STATE OF GEORGIA
COUNTY OF HENRY

The Henry County Board of Commissioners held a Regular Public Meeting ***in-person*** on Tuesday, May 16, 2023, 6:30 p.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
Kevin J. Lewis, Vice Chair/District 5 Commissioner

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

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 16, 2023 at 6:30 p.m. to order.

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

PRESENTATION

John Selfe, Chief Appraiser, Henry County Tax Assessor's Office, gave a presentation on the Henry County Property Tax Assessment process, which is done annually, to explain the process of calculating the property taxes in the county. He provided a brief explanation of the office with introduction and its function within the county. The date of property evaluation is January 1st. He further explained the purpose of the Tax Digest and how it is made.

Mr. Selfe explained that currently approximately 97,000 properties are valued, with approximately 15,000 deeds processed and 4,500 Multiple Listing Service (MLS) sales are reviewed. He further presented the Valuation process, the Timeline and the Assessment process. He emphasized that a common misconception is that the Assessor's Office sets the value when the county needs money; in fact, the office has to follow the fair market value by law and report what that market is doing. He then presented the breakdown of how they follow the market. He then presented the factors that impact the values of the real estate, which included the impact of interest rates when they are raised and lowered. Supply of homes was also a factor in this impact; an example being that for one home, there were 70 buyers competing to purchase one certain home, which is becoming more common, more so with people wishing to "transplant" to Henry County.

Mr. Selfe noted that some of the escalated growth has started to settle somewhat and is set to see some normalized growth in the near future. With that, he concluded his presentation and yielded the floor to the Tax Commissioner.

Michael Harris, Henry County Tax Commissioner, approached to give presentation on what happens once the technical aspects of valuations reach his office. He presented the breakdown of the collaborative function of the Tax Commissioner's office – namely, the Tax Assessor's office, the Tax Commissioner's office, the Board of Education, the Board of Commissioners and the Four Cities (Stockbridge, Locust Grove, McDonough and Hampton), the Georgia Water Authority and the Georgia Department of Revenue, where everything needs to be turned in. While the property value increases this year, Mr. Harris noted that the millage rate is the same. He explained how that millage rate is calculated. He further disclosed that the fair market value of a property is then multiplied by forty (40%) percent; that product is the value that will be taxed by the county, known as an "assessed value". He further explained the benefit of applying for frozen exemption.

Mr. Harris then went through the process of applying for, and the benefits of, the homestead/frozen exemption. He further noted that earlier this year, the governor passed a Homeowner's Tax Relief Grant which will apply specifically to residents who already have a homestead exemption in place. He presented what it means and how it works for the Board and public viewing. This calculation will also be shown as a line item on the tax bill, as they are applied to qualified properties.

There were no further questions.

CONSENT AGENDA

Cheri Hobson-Matthews, County Manager, read the Consent Agenda as follows:

Airport

A. Resolution approving a GDOT Contract accepting state funding reimbursement for Airport hangar development in the amount of $2,680,000 and local match in the amount of $893,333 using Capital Improvement Plan (CIP) funds. (Presenter: Lynn Planchon, Airport Director)(Exhibit 1) *Resolution #23-136*

Department of Transportation

A. Resolution of the Board of Commissioners awarding Bid #23-40 for an annual contract for the purchase of Liquid Asphalt Emulsion for the Henry County Department of Transportation Department to Southeast Emulsions of Perry, GA. This is a unit price agreement with no fixed quantities (Presenter: David Simmons, CE III)(Exhibit 2) *Resolution #23-137*

Facilities Maintenance

A. Resolution awarding Sealed Bid #23-43 to Natural Enclosures Fence Co. LLC, McDonough, GA in the amount of $430,716 for installing fencing and gates around the Work Camp facilities and equipment yard to provide a secure perimeter around the property. ARPA funds will be utilized for this purchase. (Presenter: Hutch Purvis, Cluster Leader)(Exhibit 3) *Resolution #23-138*

Senior Services

A. Resolution awarding Bid #23-46 to Overhead Door Co. of Atlanta for new automatic doors and installation at Locust Grove Event Center, Heritage Senior Center, and Hidden Valley Senior Center in the amount of $75,900. ARPA Funds will be utilized for this purchase. (Presenter: Jonathon Penn, Leisure Services/Cluster Lead)(Exhibit 4) *Resolution #23-139*

Sheriff's Office

A. Resolution of the Board of Commissioners accepting the GSA Online Driver Training Incentive Grant 2022-2024 for equipment in the amount of $1,000 from the Association County Commissioners of Georgia (ACCG) Local Government Risk Management Services (LGRMS) with no matching funds. (Presenter: Captain Marc Johnson/HCSO)(Exhibit 5) *Resolution #23-140*

SPLOST

A. Resolution of the Board of Commissioners approving the Henry County Water Authority utility relocation estimated cost for Bridges Road @ Willow Lane in the amount of $229,503. (Presenter: Roque Romero, Public Works/Cluster Lead)(Exhibit 6) *Resolution #23-141*

B. Resolution of the Board of Commissioners approving the Henry County Water Authority utility relocation estimated cost for Selfridge Road in the amount of $64,579. (Presenter: Roque Romero, Public Works/Cluster Lead)(Exhibit 7) *Resolution #23-142*

C. Resolution of the Board of Commissioners approving a Right-of Way Agreement between Henry County and Georgia Department of Transportation for SR81 Widening Phase I (Postmaster Drive to Bethany Road). District 1 and District 3 (Presenter: Roque Romero, Public Works/Cluster Lead) (Exhibit 8) *Resolution #23-143*

D. Resolution of the Board of Commissioners approving the reimbursement of Wetland and Stream Credits to Henry County Water Authority for Rock Quarry Road Widening, in the amount of $57,352. District 4 (Presenter: Roque Romero, Public Works/Cluster Lead) (Exhibit 9) *Resolution #23-144*

Transportation Planning

A. Resolution Requesting $200,000 of Safe Streets and Roads for All (SS4A) Planning and Demonstration Grant from the U.S. Department of Transportation and committing to provide $50,000 Local Match (Presenter: Sam Baker, Transportation Planning Director)(Exhibit 10) *Resolution #23-145*

This ends the Consent Agenda

Dee Anglyn III, District 3 Commissioner, moved to approve; **Vivian Thomas, District 4 Commissioner,** seconded the motion. Motion carried (5-0-0).

REGULAR AGENDA

ANNEXATION(S)

AX-23-02 (Not a Public Hearing)

The City of Stockbridge has received a request for annexation of property located at 140 Somerset Hills, consisting of 1.186+/- acres in Land Lot 18 of the 6th District - (Parcel 051F01161000). District 4 (Presenter: Toussaint Kirk, Cluster Lead)(Exhibit 11)

Toussaint Kirk, Planning & Zoning Director, gave an update on the request from the City of Stockbridge for the Board. The City requests the annexation using the 100% method; the Future Land Use Map (FLUM) designation is for Low-Density Residential. Staff evaluated the property and found that this request does not create any significant change in the surrounding land uses.

Chair Harrell asked if the one house shown on the map is annexing into the City; **Mr. Kirk** responded that was correct. Chair Harrell asked what the procedure would be to provide police services and take that one house (shown) out if the occupant(s) of that home dials 911; **Ms. Matthews** responded that when the call goes to Dispatch, the City of Stockbridge Police Services would be dispatched to that one house.

Commissioner Thomas remarked that she researched a reason for this request regarding the one house and another house; she found that the reasons were not cumbersome to this request.

There were no further questions. *No action was taken.*

AX-23-03 (Not a Public Hearing)

The City of Stockbridge has received a request for annexation of property located at 802 Black Diamond Drive, consisting of 0.65+/- acres in Land Lot 32 of the 7th District - (Parcel 051G01078000). District 4 (Presenter: Toussaint Kirk, Cluster Lead)(Exhibit 12)

Mr. Kirk presented this request and noted that staff had no objection and that it creates no significant change in the surroundings or the FLUM designation.

There were no questions. *No action was taken.*

COUNTY ATTORNEY

Intergovernmental Agreement for Police Services between Henry County and Stockbridge

Resolution authorizing negotiation and amendment to the Intergovernmental Agreement between Henry County, GA and the City of Stockbridge regarding Police Services (Presenter: Nancy Rowan, County Attorney)(Exhibit 13)

Chair Harrell announced that the County Attorney asked to have this item removed from the Agenda today and to bring it back at a future BOC meeting.

No action was taken.

Service Delivery Strategy Agreement for Police Services

Resolution approving an amendment to the Service Delivery Strategy Agreement regarding the City of Stockbridge (police services) (Presenter: Nancy Rowan, County Attorney)(Exhibit 14)

Nancy Rowan, County Attorney, provided details of this amendment for the Board. The Mutual Aid Agreement is between Henry County, Hampton, Locust Grove and McDonough with a separate agreement with the City of Stockbridge. She gave the details of the statute pertaining to same for the Board and public viewing. Currently, an Intergovernmental Agreement is with the City of Stockbridge and the County provides the residents and businesses of Stockbridge the same police services as provided for residents and businesses of the unincorporated area of Henry County. The agreement would also allow a uniformed millage rate within the Police Service District to assess costs for the service in the area of the City of Stockbridge. Stockbridge wishes to withdraw from this and states that it no longer needs Henry County Police services; also, Stockbridge requests a reimbursement from July 2022 to the present, and for the next calendar year, for any Police services which were collected by the Tax Commissioner. Ms. Rowan stated that Stockbridge alleges that not all of that money was spent and that the city is entitled to a reimbursement. The City of Stockbridge also wishes to enter into a Mutual Aid Agreement like the one entered into with Hampton, Locust Grove and McDonough.

Ms. Rowan then stated that this Resolution would authorize the County Manager to make such changes to the Service Delivery Strategy Agreement which accounts for Stockbridge's new Police Department and would allow for modification that the Henry County Police Department will no longer provide residents and businesses within the City of Stockbridge the same services as is provided for unincorporated areas of Henry County unless otherwise agreed upon by Henry County and Stockbridge. The Resolution would also allow the Chair or County Manager to sign any documents subject to approval of the County Attorney to enforce this Resolution with the County Clerk to attest and seal any additional documents therein. It would also allow the County Manager/designee to access the taxpayer revenues already collected on behalf of Stockbridge that had not been used and determine whether or not a reimbursement to Stockbridge is appropriate and to transfer same, if appropriate. The City of Stockbridge also provided an agreement for the county to sign, which was reviewed by the County Attorney. This agreement is being further reviewed by the County Attorney regarding certain provisions included therein.

Chair Harrell asked if there were already funds returned to the City of Stockbridge earlier this year with regards to police services in an approximate amount of $2 million dollars. **Ms. Matthews** responded that the Board approved a resolution which allows reimbursement to the City of Stockbridge beginning July 2022 through December 31, 2022 – said payment has been submitted to the City of Stockbridge. The Chair then asked why the request for additional funds. Ms. Matthews stated that she did not know but that the resolution was honored that was just mentioned and the payment was made to the City. When the initial payment was made, the information provided by the City was not the correct banking information and that had to be corrected. Other than that, the above-mentioned payment has been made to the City of Stockbridge, in an approximate amount of $1.2 million dollars. The Chair then stated that in January 2023 the rollback should have automatically occurred for the City. The Chair has no objection to Stockbridge opting out of the SDS Agreement and going to the Mutual Aid Agreement; however, she has a problem with the City asking for additional funds. Ms. Matthews reiterated that payment was made to the City of Stockbridge from July 2022 through December 31, 2022 in an approximate amount of $1.2 million dollars. Payment has not been remitted for 2023, since that is considered a new calendar year; therefore, that payment in the amount of approximately $2.4 million dollars is owed to the City of Stockbridge at this time.

Chair Harrell referenced the Resolution language that listed July 2022 as the start date; **Ms. Rowan** explained that the City of Stockbridge Resolution indicates that it was not paid from July 2022 up to the present. In the Resolution tendered today, the county could assess whatever the amount was, as the assessment presented by the City is not accurate. If any funds are owed to the City, the County Manager/designee has the authority to implement such transfer after the amount is determined. **Chair Harrell** stated that she is not willing to give that type of authority and the SDS could be amended to reflect same and to enforce the Mutual Aid, but nothing further.

Commissioner Thomas asked about the time period of July 2022 through December 31, 2022, if the county continued to assist the City of Stockbridge and if payment has been received for the time period that the assistance was provided to the City; **Ms. Matthews** explained that the county assists all of the Four Cities so, yes, if calls are dispatched and if there are not city officers available to respond to those calls, County does assist in those calls. Stockbridge has not been invoiced for these services beyond any basic police services, since it would require the Board of Commissioners (BOC) to direct her/her staff to invoice the City of Stockbridge (and other Cities) for those services beyond normal operations. The District 4 Commissioner asked if Henry County is going beyond what has been described thus far in the definition of what the County should be providing; **Ms. Rowan** stated that the County has provided routine police services which go beyond a Mutual Aid Agreement; right now, there still exists the Intergovernmental Agreement (IGA). In the Resolution that was passed in the City of Stockbridge, the City acknowledged same despite the fact that its own Police Department started in July 2022 – the City still receives assistance from Henry County for routine police work. Based on the City's Resolution which states that Stockbridge will opt out of the IGA, the County would not have to provide any routine Police Department services to the City. **Chair Harrell** explained that under the SDS Agreement, Henry County was required to provide police services because Stockbridge did not have a Police Department of its own; now that they do, Stockbridge wants to enter into a Mutual Aid Agreement. The Chair has no issue with that but does take issue with the City's claim that the County owes it money.

Ms. Rowan advised that the Board could approve the Resolution and remove the provision allowing for the County Manager/designee to assess taxpayer revenue collected for police services. The Resolution does allow the County Manager to negotiate with the City of Stockbridge and find out if there are routine services still being provided to the City and what, if any, financial contribution is being made for that. **Ms. Matthews** added that prior to Stockbridge having its own police department, the city residents were assessed the same property taxes as unincorporated residents; however, the city will now receive a rollback since that service is no longer provided for those city residents and that will go to Stockbridge as General Fund revenue. **Chair Harrell** stated that the county reimbursed Stockbridge from July 1, 2022 through December 31, 2022; County Manager affirmed same. The Chair stated that the City claims that Henry County owes more for that time period. Ms. Matthews explained that the City stated it is owed reimbursement from July 2022 going forward.

Johnny Wilson, District 1 Commissioner, asked if rollbacks can be equivalent to the City at 2.22 mils. **Ms. Matthews** responded it would be based upon their assessed value but the other Cities have a rollback amount, as does Stockbridge.

Ms. Rowan asked the Board to consider approving this Resolution for the amendment to the SDS Agreement regarding the City of Stockbridge and that the County Manager/designee is authorized to access taxpayer revenue collection for police services on behalf of Stockbridge that has not been used and to have it removed and reimbursed to Stockbridge.

Chair Harrell moved to approve the Resolution with the change to remove the SDS Agreement and make it a Mutual Aid Agreement.

Ms. Matthews advised the Chair that this could not be done. The SDS is for all of the Cities. The City of Stockbridge created its own police department and there should been an amendment to the SDS in place already. She stated that if the county is to start invoicing the Cities for services above and beyond police services (with a definition of that in place) then it needs to be implemented, but the Board does not have the option to amend the SDS since the City was already reimbursed, which acknowledges that Stockbridge is operating its own Police Department. **Chair Harrell** asked if the date can be changed to read January 1, 2023 to the present within the Resolution.

Ms. Rowan then asked the Board to approve the Resolution for the amendment to the SDS Agreement regarding the City of Stockbridge, with the amendment in paragraph 4 to be changed to allowing the County Manager/designee to assess taxpayer revenue collected for police services on behalf of Stockbridge that is unused and owed to Stockbridge from the date of January 1, 2023 to the present. The Chair acknowledged that as her motion and directed County Manager and staff to move forward with additional aid not covered under the Mutual Aid or SDS Agreement; **Kevin J. Lewis, Vice Chair/District 5 Commissioner,** seconded that motion. Motion carried (5-0-0).

Resolution #23-146

<u>FINANCIAL SERVICES</u> (Public Hearing)

Public Hearing and Adoption of FY2024 Proposed Budget (Presenter: Bernita Campbell, Budget Director)(Exhibit 15)

Chair Harrell announced the details of participating in the Public Hearing.

Bernita Campbell, Budget Director, approached and announced that tonight is the last of the two (2) Public Hearings for the FY24 Budget. Adoption of the Budget will be held after the Public

Hearing. She again went through the presentation which was previously seen at the May 2, 2023 meeting. She again covered the Operating Budget while Ms. Sorrow covered the Capital Budget.

Angie Sorrow, Court & Capital Financial Administrator, repeated her presentation of the Capital Improvement Plan for the Board and public viewing. After her presentation, **Chair Harrell** asked if Mr. Swords will make presentation as well.

Jody Swords, Director, Fleet Services, approached and stated that several requests from each department have been received and evaluated, replacing some old vehicles, as summarized by Ms. Sorrow, and added that as the vehicles' ages and mileages are higher, the requests get more detailed. **Chair Harrell** asked if there was a copy of the Fleet Replacement Plan that can be shared with the Board. **Ms. Matthews** explained that will be provided to the Board members. Mr. Swords also noted that auctions were held and about 100-120 were sold; therefore, a request will be presented to the Board in the near future for approximately 100 vehicles to be replaced, as the older vehicles were taken out of service.

Commissioner Wilson asked Ms. Sorrow about a document showing $69 million dollars deficit; **Ms. Sorrow** explained that was in the previous presentation and that has since been updated to the attached currently in the Board's packet, which is showing balanced at this point. Some changes were made with the 5-year Plan from the previous meeting such as added SPLOST-VI as a funding source and Public Financing Authority as a funding source.

Commissioner Thomas referenced the Fleet Replacement Plan and asked if this is more for maintenance/repair and to rotate the vehicles out for purchasing, or if there is a plan for integrating leasing of vehicles vs which vehicles must be purchased. **Mr. Swords** explained that most of the lower cost vehicles that will be kept are not leased; some of the fire apparatus is under a lease agreement on a 7-year term. Staff reviews what vehicles are appropriate for leasing; vehicles which are purchased for long-term use, such as the DOT trucks, are repaired and kept on the road as long as possible. A lot of the vehicles up for auction are at end-of-life-service and reflect that at the time of purchase to the time of auction, serviceability was optimal. The District 4 Commissioner asked about a written process on how this is done, leasing vs purchasing, in the event that the Board would need to review same and requested that process and recommendations on which vehicles are appropriate for leasing vs purchasing and how that will affect the bottom line, i.e., if this saves the County money. **Chair Harrell** directed the County Manager to provide this request in the next thirty (30) days, namely the current plan in place and the pros and cons of leasing vs purchasing and which vehicles fall under those categories, in an effort to provide detailed clarity to the Board; County Manager acknowledged same and will update these as well.

Chair Harrell noted that there is competition on the lease options; **Ms. Matthews** affirmed same and explained that several conversations were had with Enterprise Leasing about leasing administrative type vehicles; lease options are not appropriate in some cases, such as for Fire Department – with the exception of ladder trucks available for leasing. She noted that many times the leasing company cannot provide requested vehicles for leasing any faster than any other method and therefore, timing becomes critical in keeping serviceable vehicles on the road for usage in county services. Some challenges regarding purchasing vs leasing were discussed as well as options for electric vehicles in the future, in terms of who would be most suited for them and how charging stations could be incorporated in some of the new developments going forward.

Commissioner Thomas then asked the Budget Director about the denial of new personnel in certain clusters/departments. She added that the Financial Services Director was able to go over this with her. The District 4 Commissioner noted that 200 positions are considered vacant at this time; she wanted to know if a process could be created for reclassifications of positions to ensure if there are vacancies, that requests can be digitally made to have vacant positions reclassified or combined to fill a need within the department. She then requested what impact would be made to the department via cost, positive or negative, regarding reclassification of position; positions that are transferred in and around, if they can be reclassified for an extended period of time or if there is a cluster in need of people and funds can be moved around from one cluster to another to provide those positions without requests being made by the cluster leaders and delegated to cluster management. She is asking that clusters seeking new personnel to review their in-house positions to find openings that can be reclassified, then request to management, then to Human Resources, in order to fill positions; with a quarterly report sent to the BOC on the impact of doing this and possibly reduce the number of positions currently vacant. **Chair Harrell** restated that the positions "on the books" should be reviewed by the cluster leaders or managers and determine if any can be reclassified; if so, some requested positions could be filled that are currently unable to be filled. The Chair wanted to ensure that any reclassifications or position changes decided by a cluster leader/manager are clarified and are then sent to the County Manager. The District 4 Commissioner also stated that she would be available to give further detail if needed. Ms. Matthews stated that she will provide a list of current vacancies and follow up with respective departments/clusters to see if any of those positions could be reclassified and report back to the Board. This is currently being done anyway but the County Manager wanted to know further detail to provide the correct report to the Commissioners.

Commissioner Thomas noted that there are a number of unanswered questions in the Class & Comp Study and the representative for that study did not have answers that were needed; she does not feel that the study was done to the best of its ability and would like to see this redone and ensure the accuracy of the figures provided within the study, by class, by job description, etc. The District 4 Commissioner also wanted to see the Board keep the $10.3 million dollars in the Budget as-is but place it on hold to not be used until the personnel vacancy and Study are presented, with recommendations on spending that money. **Ms. Matthews** acknowledged same and stated that she will follow up with the Board and discuss this with staff; she thanked the Board for leaving the funding in place and on hold.

Commissioner Wilson referenced the plan for vehicle replacement and asked how the vehicles purchased in the last couple of years will be replaced, including several hundred Police Department cars, Fire Department vehicles and ladder trucks. **Mr. Swords** explained that the fleet has around 1,300 pieces of equipment/vehicles, some getting used more than others (Police, Sheriff and Fire being the top 3 for most used). Some can be purchased in phases and some can be taken out for other use and try to make that cycle work better. The District 1 Commissioner would like to see something in place to review yearly (July 1st) to avoid having this "all hitting us at one time". Mr. Swords stated that is possible and added that cycling vehicles is very difficult right now, as there is a 3-year wait for some orders due to specifications and modifications needed on certain vehicles. **Ms. Matthews** added that part of that conversation would be identifying the ability to fund them, which was a question that was asked when the initial Capital Projects list was presented. The Board should also let the County Manager know the amount allowed to be spent in a particular calendar year for vehicle replacement to assist Mr. Swords in determining the viability of meeting the priorities and needs of Fleet Services.

Chair Harrell opened the floor for Public Hearing on the Budget and that speakers will have three (3) minutes each to make comment.

Stephanie Braun, County Clerk, stated that ten (10) individuals have signed up to speak.

Kathy Pillatzki, Henry County Library Director, approached and stated that the libraries are at a crisis point. Over 35% staff turnover was identified in the past 12 months, citing low pay as the reason for leaving. One library was closed on Saturday due to lack of staff to provide service. The Board of Commissioners appoints the Library Board of Trustees and allocates tax revenues to pay hourly staff. All library employees are employed by the Library Board, which is a pass-through agency for BOC allocated funds. There are no state, federal or private grant funds which can be used to pay staff. Library staff are not county employees and have been excluded from pay raises provided to county staff. She requests that these positions be included in the Class & Comp Study. She gave the qualifications required for entry level, new hires with Masters, and added that McDonald's employees are starting off at hourly rates higher than provided to these staff positions. The majority of the Library staff are also residents of Henry County. Without funding, more resignations are forthcoming from trained professionals currently working at "poverty level" wages because they are not part of the Henry County employee category. Misinformation about funding to the libraries have been ongoing long before the current Board was in place. Ms. Pillatzki has made this request each year for the past 6 years and asked the Board to revisit funding for the libraries this budget cycle to address and dismantle assumptions and misinformation carried by the libraries for these years.

The following individuals also came forward to speak on behalf of Henry County Library System:

1. *Kathy Pillatzki*
2. *Gina Riffey*
3. *Cecilia Venditti*
4. *Leslie Wantland*
5. *Amanda Pope*
6. *Roy Farod (spoke later)*
7. *Anne Franklin*
8. *Amanda Mays-Chester*
9. *Jamie Barnas*
10. *Andrell White*

Chair Harrell called for a motion.

Commissioner Thomas moved to approve the FY2024 Budget with the highlights to include the Class & Comp Study, position reclassification, and that the Fleet/Vehicle Replacement Plan be added as described and detailed to the Budget; **Commissioner Anglyn** seconded the motion. Motion carried (5-0-0).

Resolution #23-147

<u>HUMAN RESOURCES</u>

Update on the Henry County Employee Classification and Compensation Plan (Presenter: Cheri Hobson-Matthews, County Manager)(Exhibit 16)

Ms. Matthews noted that in August 2022 the Board authorized staff to solicit proposals to look at classifications for county employees. The Class & Comp Study does not mean an across-the-board raise – rather, it is to provide equitable pay to employees. The positions that are hard to fill are further reviewed and would come back with the recommendation to compete with market level or exceed same. There were a lot of concerns in the initial recommendations, which did not address hard-to-fill positions and retaining a qualified workforce. The County Manager asked staff to take each position identified, compare to surrounding counties and to the private sector; a plan has been made but the County Manager is not comfortable in presenting same as of yet, since it does not clearly identify the methodology utilized. She will revisit the plan and capture further comments from the Commissioners to bring back an equitable plan for review and action. This plan should also include supplemental pay for the hard-to-fill positions that may require working in an area needing special certification.

Ms. Matthews explained that the consultant on this makes recommendations and the BOC has the final say on pay classifications. She asked for a little more time to go through the recommendations presented and to look at the hard-to-fill positions and get them into competitive status, as the currently drafted plan does not include that. The current Budget does allocate funding but the County Manager is aware of concerns regarding same; a final plan will be brought back to set the pay structure moving forward. The County Manager recommended updating this plan every 2 years to remain competitive – the current plan has not been updated in 4-5 years.

Chair Harrell asked if a commitment can be made to bring the plan back to the Board for implementing by July 1st; **Ms. Matthews** assured the Chair that it can be done and if a plan could be ready by the 2nd meeting in June, that would provide enough time to draft and make changes as necessary. The Chair stated that if any Commissioners have any questions or concerns between now and the 2nd Board meeting in June, they should contact staff at the County Manager's office.

PLANNING & ZONING

RZ-22-12 (Not a Public Hearing)

Eagles Landing Equity Holdings, LLC of Chamblee, GA requests a rezoning from RA (Residential-Agricultural) to C-1 (Neighborhood Commercial) for property located at 235 Springdale Road in Land Lot 3 of the 11th District. The property consists of 7.733+/- acres, and the request is for a commercial development. District 4 (Presented by: Kamau As-Salaam, Interim Assistant Director)(Exhibit 17)

Kamau As-Salaam, Interim Assistant Director, Henry County Planning & Zoning, presented the Resolution to the Board. Applicant seeks rezoning for commercial retail development. Future Land Use Map classifies the subject property as Mixed Use (MU). The development would include a gas station/convenience store, retail space and quick-service restaurants. FLUM supports this request and is supported by Unified Land Development Code (ULDC). The property is within the Highway Corridor Overlay District and will be required to comply with those standards. He presented the Site Plan for visual emphasis. Traffic Impact Study will be required through the DOT. Staff notes applicant is consistent with character of area and recommends approval with seven (7) conditions, including Master Site Plan requirement and Prohibited Uses.

Commissioner Thomas praised Mr. As-Salaam for his cooperation in finding a product that can be presented with her support and bringing a new standard for this type of development to Henry County. There is a rooftop restaurant feature with standalone buildings, doubling the greenery, wider (14') sidewalks around the perimeter, etc. The District 4 Commissioner highly complimented the appearance and layout of this development and supports this request.

Commissioner Anglyn voiced a concern on the Site Plan that there is only one-way in and one-way out from the gas station in a high traffic area and does not have multiple access points; **Mr. As-Salaam** stated this still has to go through Development Review, DOT and SPLOST; this may be a requirement in that review.

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

Resolution #23-148

RZ-22-23 (Public Hearing)

Xavier McKnight of McDonough, GA requests a rezoning from RA (Residential-Agricultural) to R-2 (Single-Family Residence) for property located on the west side of Moseley Road, north of Bennington Drive, in Land Lot 68 of the 11th District. The property consists of 2.705+/- acres, and the request is for three single family residences. District 4 (Presented By: Kenta Lanham, Planner II)(Exhibit 18)

Kenta Lanham, Planner II, presented the request to the Board. FLUM designates the subject property as Low-Density Residential, allowing up to two (2) dwelling units per net acre. Site Plan indicates three (3) lots meeting the Single-Family Residence (R-2) with septic and is a simple lot division. On February 9, 2023 the Zoning Advisory Board (ZAB) recommended approval with conditions. Since that meeting, staff has revised conditions and the final list is shown on the overhead screen and included in the Commissioners' packets. Concerns regarding potential owners of these lots were voiced as to backing out onto Moseley Road and the potential for collisions; therefore, Condition #8 will include the driveways to be turn-around or circular in nature.

Commissioner Thomas asked to confirm that only 3 dwelling units are to be placed; **Mr. Lanham** affirmed same. The minimum home size in R-2 is 1,600 square feet; however, Condition #2 will require minimum 1,800 square feet. The District 4 Commissioner wanted to make sure that nothing can be changed if this is approved and that only 3 units will be placed. Mr. Lanham stated that it can be specified as maximum of 3 units in the Conditions. The Commissioner asked for the reason regarding septic. Mr. Lanham deferred to the applicant. **Chair Harrell** asked if this property has access to sewer. Mr. Lanham explained that water and sewer is available to the subject property; however, because it is a lot division and not a subdivision, it would not be obligated to connect to public sewer. The Chair asked if the septic tanks will be above or below ground; Mr. Lanham stated it is to be decided of the Health Department but believes them to be underground. The Commissioner wants a reason for the septic tanks.

Chair Harrell opened the floor for Public Hearing. Persons wishing to speak in favor of the request, including the applicant, will have a collective total of ten (10) minutes to address the Board. Anyone wishing to speak in favor of this request is to come forward and state their name.

Xavier McKnight, applicant, came forward and explained that Public Works and he reviewed a sewerage map which would require him to run almost 800' of a line going down the main road, costing at $80,000-100,000 just to run that line for the duration of the entire property; he, therefore, elected to go with R-2 and not Single-Family Residential (R-3). He is agreeing to the septic requirements for each lot and each lot size will accommodate the septic tank to be tucked away, out of sight and underground. **Commissioner Thomas** asked if each dwelling unit will have its own septic tank; Mr. McKnight affirmed same and that it is in compliance with county and state guidelines. **Chair Harrell** asked that it be made part of the Conditions; **Mr. Lanham** stated that there is no above ground septic tank seen in recent developments with septic. The District 4 Commissioner noted that pipes have to be reinforced in the septic system to prevent intrusion or breakage, and asked if that can be part of the Conditions if approved. She is concerned about the tanks and the surrounding area. The Chair stated that the Environmental Protection Agency (EPA) has the requirements for the applicant to have septic, which will supersede any county requirements. The Commissioner then asked if there any other concerns that need to be addressed at this time. Mr. Lanham noted that there were concerns regarding buffers between the existing lots that back up to the subject property; the ZAB recommended Condition #9 regarding the buffers. **Mr. McKnight** further commented on that Condition, asking that if a tree falls within the 10' buffer, if he is responsible for damages incurred therein; the Chair responded he would be responsible.

Chair Harrell then called for persons wishing to speak in opposition of the request, to be given a collective total of ten (10) minutes to address the Board. Anyone wishing to speak in opposition of this request is to come forward and state their name.

<u>In Opposition</u>

Charles Lane, 65 Bennington Court, Stockbridge, GA 30281 spoke in opposition of the request. He noted that the applicant also owns another six (6) acres adjacent to the subject property and believes that he is trying to set a precedence. He asked the Board to make a note of this and if applicant makes a rezoning request in the future on those 6 acres, since all surrounding area properties are zoned Residential-Agricultural (RA).

Chair Harrell asked if this changes the Comp Plan; **Mr. Lanham** responded that the FLUM designation is Low-Density Residential and supports up to 2 dwelling units per net acre; there are 3 lots with a Net Density of 1.1 units, thus supported by the Comp Plan.

Commissioner Thomas remarked that she will not support anything more than the 3 dwelling units and if that does come back on the 6 acres on septic, she will not support it. She can support the current request as there are only 3 units on the property; anything more than that will not be supported by her.

Chair Harrell asked what is in the area; **Mr. Lanham** displayed the zoning map and noted that there is a subdivision for R-2 and R-3 zoning; an area to the north zoned RA and R-1.

Commissioner Thomas asked if the applicant has any renderings on what he intends to build; **Mr. Lanham** responded that there are none but that nearby Bella Landings subdivision has 4-side brick and masonry and thus that material construction is made part of the Conditions for this request. The District 4 Commissioner asked about the price point of these homes. She is concerned that there are no renderings and that she has not met the applicant till today. **Chair Harrell** asked if this is a proposed subdivision; Mr. Lanham responded this property is outside of the Bella Landing subdivision. The Commissioner stated that she would like to reconsider this request.

Commissioner Thomas moved to table this item to the meeting on June 20, 2023; **Commissioner Anglyn** seconded the motion. Motion carried (5-0-0).

Item was tabled

ULDC-AM-22-08 (Not a Public Hearing)

Ordinance by Henry County, Georgia, to amend various sections of the Unified Land Development Code (ULDC) to provide for new and/or amended definitions, regulating standards for special events facilities/special events, vineyards, and for other purposes. Countywide (Presenter: Kamau As-Salaam, Interim Assistant Director)(Exhibit 1)

Item was tabled by Chair Harrell and was not heard

<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

APPROVAL OF MINUTES

Commissioner Thomas moved to approve the Minutes from the *May 2, 2023 Regular BOC Meeting*; **Commissioner Anglyn** seconded the motion. Motion carried (5-0-0).

UPCOMING MEETINGS AND EVENTS

A. Transportation Town Hall Meetings 6:00 p.m.-7:30 p.m.
   - June 6th (Henry County Administration Building)
   - June 13th (Locust Grove Event Center)
   - June 27th (Black Box Theater at Nash Farm Park)
   - June 29th (Merle Manders Event Center in Stockbridge)

B. June 6, 2023 at 9:00a.m. is a regularly scheduled BOC meeting

C. June 20, 2023 at 6:30 p.m. is a regularly scheduled BOC meeting

EXECUTIVE SESSION

Commissioner Anglyn moved to convene to Executive Session to discuss personnel matters; **Vice-Chair Lewis** seconded the motion. Motion carried (5-0-0).

EXECUTIVE SESSION
9:07 p.m.

RECONVENE

Commissioner Wilson made a motion to reconvene; **Commissioner Anglyn** seconded the motion. Motion carried (5-0-0).

AFFIDAVIT & RESOLUTION

Commissioner Wilson moved to approve the Affidavit & Resolution pertaining to Executive Session; **Vice-Chair Lewis** seconded the motion. Motion carried (5-0-0).

Added Item

Amendment #8 to ACCG Defined Benefit Plan for Henry County Employees Adoption Agreement

Chair Harrell called for motion to approve the Amendment as stated above.

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

Resolution #23-149

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 9:19 p.m.***

Carlotta Harrell, Chair

Stephanie Braun, County Clerk