

**STATE OF GEORGIA
COUNTY OF HENRY**

The Henry County Board of Commissioners held a Regular Public Meeting *in-person* on Tuesday, November 7, 2023, 9 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
Neat Robinson, District 2 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; Laurie Schwartz and Scott Raftshoon, County Attorneys; Stephanie Braun, County Clerk and Jasmin Head, Deputy County Clerk

HENRY COUNTY CODE OF CONDUCT

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

INVOCATION

The Invocation was given by Pastor Leonard Himes of Henry County Fire Rescue.

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, November 7, 2023 at 9:03 a.m., to order.

Announcement

The following item was advertised for the November 7, 2023 Board of Commissioners meeting, but has been postponed by staff:

AP-23-06 - Steven Wedlow of McDonough, GA appeals the administrative interpretation and determination of the Unified Land Development Code (ULDC) for property located at 168 Summerfield Drive in Land Lot 65 of the 7th District. The property consists of 0.794+/- acres and the request is for the appeal of the administrative interpretation and determination regarding front yard fencing. District 4 (Presenter: Kenta Lanham, Planner II)(Exhibit 20)

PROCLAMATION

Proclamation recognizing November 11, 2023 as Veteran's Day, and Certificate of Recognition for Master Sgt. Patricia Baisden.

(Presenter: Nicholas Ivey, Public Relations Specialist). Presentation included a video at the Heritage Park Veterans Museum featuring Jim Joyce, Museum Curator, as well as the Certificate of Recognition. Photographs were taken with the Henry County Board of Commissioners.

(Presentations were moved to the end of agenda to be heard prior to public comment)

CONSENT AGENDA

Item moved from consent to regular agenda, but then later removed from the regular agenda:

Resolution adopting the annual update of the Capital Improvements Element. Note: This will come back to a future agenda.

County Manager Cheri Hobson-Matthews read the consent agenda as follows:

Community Development Block Grant

- A. Resolution of the Board of Commissioners to accept a donation of mattresses from Connecting Henry, Inc. to be donated to the Neighborhood Stabilization Program (NSP) and Senior Services. (Presenter: Shannan Sagnet, Cluster Lead)(Exhibit 1)
Resolution #23-311

County Manager

- A. Resolution approving the purchase of real property (Wilkins Road, Hampton, GA - 66.22 acres) for future expansion of the Atlanta Speedway Airport in the amount of \$3,238,000. (Presenter: Cheri Hobson-Matthews, County Manager)(Exhibit 2)
Resolution #23-312

Department of Transportation

- A. Resolution Authorizing the Chair to sign a Georgia Department of Transportation Local Maintenance & Improvement Grant (LMIG) Application for fiscal year 2024. (Presenter: David Simmons, Interim DOT Director)(Exhibit 3)
Resolution #23-313
- B. Resolution of the Henry County Board of Commissioners authorizing speed humps to be installed in Morgan's Pond Subdivision. (Presenter: David Simmons, DOT Director)(Exhibit 4)
Resolution #23-314

Facilities Maintenance

- A. Resolution to award contract to Trane US Inc. for the installation of an HVAC Building Automation System (BAS) at the Administration Building in the amount of \$438,032.76. After initial 3 year period a license fee for the Hosted Ensemble will be \$2,985 per year. Funding for this project is available in the Facilities Maintenance budget with partial funding of \$249,580 available through EECBG Block Grant Award. (Presenter: Hutch Purvis, Facilities Maintenance Director/Cluster Leader)(Exhibit 5)
Resolution #23-315

- B. Resolution awarding contract to Trane US Inc., for the installation of 2 new chillers and Building Automation System for the Henry County Courthouse Complex for the amount of \$992,985. Funding has been approved by the BOC in the FY2024 Capital Improvement Plan. (Presenter, Hutch Purvis, Facilities Maintenance Director/Cluster Leader)(Exhibit 6)
Resolution #23-316

Human Resources

- A. Resolution of the Henry County Board of Commissioners to approve Medicare advantage program renewals as part of the Henry County Retiree Medical Insurance Plan for 2024 (Presenters: Holly Lafontaine, Interim HR Director)(Exhibit 7)
Resolution #23-317

Police Department

- A. Resolution of the Board of Commissioners to declare two vehicles assigned to the Henry County Police department as surplus property and suitable for disposal. (Presenter: Lt. William Powell, HCPD)(Exhibit 9)
Resolution #23-318
- B. Resolution of the Board of Commissioners authorizing the Henry County Police Department to donate surplus police vehicles to the City of Molena (Presenter: Lt. William Powell, HCPD)(Exhibit 10)
Resolution #23-319
- C. Resolution of the Board of Commissioners authorizing the Henry County Police Department to amend Resolution #23-197 to accurately reflect the terms for acquiring gunshot detection technology and necessary accessories. (Presenter: Lt. William Powell, HCPD)(Exhibit 11)
Resolution #23-320

Sheriff's Office

- A. Resolution of the Board of Commissioners approving the acceptance of an equipment award grant agreement in the amount of \$3,000.00 from the Georgia Emergency Management and Homeland Security Agency (GEMA/HS). (Presenter: Lamarion Green-Hughey)(Exhibit 12)
Resolution #23-321

SPLOST

- A. Resolution of the Board of Commissioners awarding the bid for construction of a temporary signal for East Lake Road @ Elliott Road to Reedwick, LLC in the amount of \$90,913, utilizing funding from SPLOST V for Districts 3 and 4. (Presenter: Roque Romero-Muniz, SPLOST Director/Cluster Lead)(Exhibit 13)
Resolution #23-322

- B. Resolution approving the funding of Legacy Stream and Legacy Wetland Credits for Dutchtown Road in the amount of \$277,778 from the SPLOST V Project Account. (Presenter: Roque Romero, Public Works Director/Cluster Lead)(Exhibit 14)
Resolution #23-323
- C. Resolution of the Board of Commissioners approving a Budget Amendment and awarding an emergency contract for the Design and Construction of replacement Fire Station #5 in District 1 to J.R. Bowman Construction Company of McDonough, Georgia in the amount of \$4,219,182.24 using SPLOST V Funds. (Presenter: Lynn Planchon, Capital Projects Director)(Exhibit 15)
Resolution #23-324

Transportation Planning

- A. Resolution approving a contract with Sizemore Group, LLC to conduct the Henry County Bus Stops Creative Placemaking Plan for \$139,950. (Presenter: Sam Baker, Transportation Director)(Exhibit 16)
Resolution #23-325

(This ends the consent agenda)

With no questions from the board, Chair Harrell called for a motion to approve the consent agent.

Commissioner Neat Robinson made the motion to approve; **Commissioner Dee Anglyn** seconded.

Motion carried (6-0-0)

REGULAR AGENDA

County Manager/Fire Rescue

Resolution approving purchase of property located on Harold Drive (4.97 acres) for District 4 Fire Station in the amount of \$350,000 (Presenters: Cheri Hobson-Matthews, County Manager; and Chief Jonathan Burnette, Fire Rescue)(Exhibit 17)

The new fire station will be classified as a volume station, per Chief Jonathan Burnette, due to the large call volume in the area. Improvements on Harold Drive and Tunis Drive will require the turning radiuses to be widened to allow fire trucks to turn without blocking opposing traffic.

Commissioner Vivian Thomas moved to approve; **Vice Chair Kevin Lewis** seconded. Motion carried (6-0-0). *Resolution #23-326*

Annexation: AX-23-09 (Not a Public Hearing)

The City of Stockbridge has received a request for annexation of property located at Patrick Henry Parkway, consisting of a combined 20.9071 +/- acres in Land Lot 46 of the 6th District - (Parcels 052-01025021, 052-01025024, 052-01025027, and 052-01025028). District 4 (Presenter: Toussaint Kirk, Cluster Leader)(Exhibit 18)

The future road widening project to make Patrick Henry Parkway four lanes, as well as plans to make the corridor into a medical and professional location, prompted the board to object to the requested annexation. The basis of the objection would be for services (i.e. police and fire), as well as infrastructure.

The requestors plan to create a mixed-use development with several hundred townhomes, apartments,

hotels and retail center.

The County Attorney was tasked with developing changes to the Service Delivery Strategy that would require cities who annex property follow county ordinances especially when it comes to fire service.

Commissioner Vivian Thomas made a motion to object to the annexation request; **Commissioner Johnny Wilson** seconded. Motion carried (6-0-0) *Resolution #23-327*

Deannexation: DE-AX-23-01 (Not a Public Hearing)

Henry County has received a request for deannexation of a total of ten (10) properties located at 10 & 11 Devon Court, 200, 205, 215, 225, 235, and 245 Jasper Drive, and 201 & 211 Whitesand Bay Drive consisting of a combined 12.748 +/- acres in Land Lot 9 of the 12th District - (Parcels 013A01128005, 013A01132000, 013A01051000, 013A01061000, 013A01060000, 013A01059000, 013A01058000, 013A01057000, 013A01127000, and 013A01138000). District 2 (Presenter: Toussaint Kirk, Cluster Leader)(Exhibit 19)

Mandalay Subdivision residents who were annexed into the City of Stockbridge in 2023 as a result of Senate Bill 612 requested deannexation to become part of unincorporated Henry County again. Commissioner Thomas stated that she wanted the public to know the new law allows property owners to come together and make a request for the deannexation from the city. **County Manager, Cheri Hobson-Matthews** added that once the county approves, the city still has the right to object (just as we have done in the above annexation).

Commissioner Neat Robinson made the motion to accept the deannexation request; **Commissioner Vivian Thomas** seconded. Motion carried (6-0-0). *Resolution #23-328*

Planning and Zoning (Discussion Only)

Resolution of the Board of Commissioners awarding RFP #24-05 to Croy Engineering, LLC in the amount of \$263,170.00 for the preparation and implementation of a Jonesboro Road Master Plan. (Presenter: Toussaint Kirk, Cluster Leader)(Exhibit 21)

It was decided at the direction of Chair Harrell, that county staff would meet with the commissioners over the Eastside and Westside of Jonesboro Road to determine a game plan for what the road, pertaining to businesses, would look like in its entirety rather than project by project. This is in lieu of pursuing the master plan and using the county's Highway Overlay currently in place.

In addition, staff will work with the consultant and Request for Proposal to ensure it goes above and beyond the overlay while also attempting to get the cost down.

SPLOST

Resolution regarding Special Purpose Local Option Sales Tax (Creation of SPLOST VI Committee)(Presenter: Roque Romero-Muniz, SPLOST Director/Cluster Lead)(Exhibit 22)

A committee made up of residents for the SPLOST 6 referendum was created to help the board form a list of projects and amount of revenue needed per project. Each commissioner is responsible for appointing a member, one by the county manager and one by Chair Harrell.

Appointees:

Chair Harrell: Travis Wines

District I: Oliver Hawkins

District II: Rodney Lemons

District III: Craig Burns

District IV: Anne Fields

District V: Denise Syliva

County Manager: Lourdes Kearney

Commissioner Robinson made a motion to approve the creation of the SPLOST VI Committee; **Vice Chair Lewis** seconded. Motion carried (6-0-0) *Resolution #23-239*

Stormwater (Discussion Only)

Amendment to Stormwater Ordinance (Presenter: Roque Romero-Muniz, Cluster Lead)(Exhibit 23)

Updating four ordinances: Post-Development Stormwater Management Ordinance; Stream Buffer Protection Ordinance; Litter Control Ordinance; and New Car Washes to Recycle Water.

The ordinances will be presented over the next four meetings for consideration. Chair Harrell advised commissioners to read each ordinance with updates and reach out to Roque Romero with any questions prior to the next board meeting.

PRESENTATIONS

(Note: Chair Harrell moved the presentations to the end of the agenda prior to public comment.)

Emergency Rental Assistance Program (ERAP) Closeout Presentation (Presenters: David Smith, HC Financial Services Director/Cluster Lead; Elizabeth Wilson, GMEN; and Karen Curry Davis, Curry Davis Consulting)

Elizabeth Wilson stated that the program started in April 2021 through October 2023. GMEN had 3 audits with no findings showing that GMEN successfully managed \$38 million dollars to provide rental and utility assistance to Henry County residents. Four rounds of ERAP fundings were received by the county.

Everside/Employee Wellness Center Update (Presenter: Brandon King, Everside Client Success Manager; and Holly Lafontaine, Interim HR Director)

Henry Cares Health Clinic is open to employees, spouses, dependents, retirees and their spouses and retiree dependents. An overview of usage from October 2022 to September 2023 was provided.

Henry County Disparity Study - Findings & Recommendations (Presenters: Susan Harris, Purchasing Administrator; and Michelle Clark Jenkins and David Maher, Griffin & Strong)

The Request for Findings was awarded by the BOC in November 2021 to conduct a comprehensive disparity study based on who county projects are awarded to and broken down by locality, gender, ethnicity and race. The findings of the study and recommendations were presented to the Board of Commission.

Financial Update (Presenter: David Smith, Financial Services Director/Cluster Lead)

A financial summary of the county was presented to the Board of Commissioners. Included was Year-to-Date revenues, expenditures and SPLOST V collections. In addition, Year-Over-Year collections and expenditures were presented.

American Rescue Plan Act (ARPA) Presentation by Prism Management (Presenters: Monique Franklin, HC Grant Administrator; and Donna Stevenson, Prism Compliance Management)
Year-in-Review ARPA funding, allocations and expenditures for Henry County were presented.

(Discussion Only) The Grove Tax Allocation District (TAD). District 5 (Presenters: Geosam)

A proposed tax allocation district for The Grove development proposed along Lake Talmadge consisting of 2 million acres of commercial and 7,000 homes. Goesam is the developer. This will allow use of public infrastructure as part of a private development. Chair Harrell told presenters they have more work to do before coming back before the board and the public hearing.

PUBLIC COMMENT

No one signed up for public comment.

APPROVAL OF MINUTES

Approval of minutes for Oct. 3, 2023 and Oct. 30, 2023.

Commissioner Neat Robinson made the motion to approve the minutes; **Vice Chair Kevin Lewis** seconded. The motion carried 6-0-0.

UPCOMING MEETINGS AND EVENTS

- November 28, 2023 (fourth Tuesday) is a regularly scheduled BOC Meeting at 6:30 p.m
- December 5, 2023 is a regularly scheduled BOC Meeting at 9:00 a.m.

EXECUTIVE SESSION (12:35 p.m.)

Vice Chair Kevin Lewis made a motion to enter into Executive Session to discuss Litigation; **Commissioner Dee Anglyn** seconded. Motion carried 6-0-0.

RECONVENE FROM EXECUTIVE SESSION (1:06 p.m.)

Commissioner Neat Robinson made the motion to reconvene; **Commissioner Dee Anglyn** seconded. Motion carried 6-0-0.

APPROVAL OF AN AFFIDAVIT AND RESOLUTION PERTAINING TO EXECUTIVE SESSION

Vice Chair Kevin Lewis made the motion to approve the affidavit and resolution; **Commissioner Dee Anglyn** seconded. Motion carried 6-0-0.

ADJOURNMENT

Meeting adjourned at 1:06 p.m.

Carlotta Harrell, Chair

Stephanie Braun, County Clerk