

**STATE OF GEORGIA
COUNTY OF HENRY**

The Henry County Board of Commissioners held a Regular Public Meeting *in-person* on Tuesday, July 9, 2024, at 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, Vice Chair/District 1 Commissioner
Neat Robinson, District 2 Commissioner
Dee Anglyn, III, District 3 Commissioner
Michael T. Price, District 4 Commissioner (not present)
Kevin J. Lewis, District 5 Commissioner

Staff Present: Ashley Larrow, Chief of Staff; Serena Nowell, County Attorney; Stephanie Braun, County Clerk; and Jasmin Head, Deputy County Clerk

Not Present: County Manager Cheri Hobson-Matthews and Commissioner Michael Price

INSTRUCTIONS TO PARTICIPATE

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, July 9, 2024, at 9 a.m., to order.

Announcements

Chair Harrell announced the presentation discussing the Henry County Logo Use Policy has been removed from the agenda.

CONSENT AGENDA

Ashley Larrow, Chief of Staff read the consent agenda as follows:

County Manager

- A. Resolution approving Memorandum of Understanding between Henry County, GA and the Henry County Board of Education, re: School Crossing Guards (Presenter: Ashley Larrow, Chief of Staff)(Exhibit 1) Resolution 24-176

Financial Services

- A. Resolution authorizing the disposal of Surplus Property. (Presenter Susan Harris, Purchasing Deputy Director)(Exhibit 2) Resolution 24-177

Henry County Police Department

- A. Resolution approving the purchase of fifteen (15) fully equipped 2024 Ford Police Interceptor AWD V6 SUV from Brannen Motor Company of Unadilla, Georgia in the amount of \$843,300.00 for the School Resource Officer (SRO) program using Capital Improvement Plan (CIP) Funds (*Note: Said funds to be reimbursed by the Board of Education per the MOU/Resolution 22-190). (Presenter: Major Jeff Maddox/HCPD) (Exhibit 3) Resolution 24-178

Leisure Services

- A. Resolution approving the easement agreement with D.R. Horton, Inc. for installation of a sewer line at Cochran Park located at 305 E. Atlanta Road, Stockbridge, GA 30281. (Presenter: Jonathon Penn, Leisure Services Cluster Lead)(Exhibit 4) Resolution 24-179

Senior Services

- A. Resolution authorizing the Aging Subgrant Contract with the Atlanta Regional Commission for Fiscal Year 2025. Henry County is scheduled to receive \$979,057, with a local match of \$72,866, totaling \$1,051,924. (Presenter: Shawn Norris, Senior Services Director) (Exhibit 5) Resolution 24-180

SPLOST

- A. Resolution approving Intergovernmental Agreement with the City of McDonough for the Improvement of Bridges Road. The City agrees to contribute 50% of the cost for this project for a total sum not to exceed \$375,000. (Presenter: Roque Romero, Public Works/Cluster Lead) (Exhibit 6) Resolution 24-181
- B. Resolution to Authorize the Acquisition of 311 Square Feet of Right of Way, and 1,259 Square Feet of Permanent Easement, More or Less, in Land Lot 106 of the 6th District, Henry County, Georgia, by Negotiated Contract or Condemnation Pursuant to Provisions of O.C.G.A. Section 32-3-4 through Section 32-3-19. Dutchtown Road (Parcel 26) (Presenter: Roque Romero-Muniz, Cluster Lead/Public Works)(Exhibit 7) Resolution 24-182
- C. Resolution to Authorize the Acquisition of 311 Square Feet of Right of Way, and 1,103 Square Feet of Permanent Easement, More or Less, in Land Lot 106 of the 6th District, Henry County, Georgia, by Negotiated Contract or Condemnation Pursuant to Provisions of O.C.G.A. Section 32-3-4 through Section 32-3-19. Dutchtown Road (Parcel 24) (Presenter: Roque Romero-Muniz, Cluster Lead/Public Works)(Exhibit 8) Resolution 24-183

Transportation Planning

- A. Resolution Accepting a \$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 9) Resolution 24-184

Building & Plan Review Department

- B. Resolution approving Building and Permitting fee schedule per House Bill 461 (Presenter: Toussaint Kirk, Cluster Leader, and Santo Bowles, Building and Plan Review Director)(Exhibit 10) Resolution 24-185

(This ends the consent agenda)

Commissioner Kevin J. Lewis made a motion to approve the Consent Agenda; Commissioner Dee Anglyn seconded. The motion carried 5-0-0.

REGULAR AGENDA

Planning & Zoning

A. (Public Hearing) Impact Fee Schedule Update

The Board of Commissioners will conduct the first of two public hearings for the purpose of adopting an updated impact fee schedule. Countywide (Presenter: Toussaint Kirk, Cluster Lead) (Exhibit 11)

Toussaint Kirk presented the history of impact fees in Henry County and a recent study on the topic. Three options were proposed to increase these fees, which help offset the financial burden new developments place on public infrastructure, including roads, schools, parks, recreational facilities, and other services. These funds must be used within the district where they are collected and cannot be used for the operation or maintenance of existing facilities.

Mr. Kirk stated that staff is recommending Option 2, which raises the impact fee from \$3,544 to \$8,088, effective immediately. These fees will be paid at the time of permit issuance and apply only to new developments.

A second public hearing will be held on July 23, 2024, during the regular Board of Commissioners (BOC) meeting.

Chair Harrell opened the public hearing.

In Favor

No one spoke in favor.

In Opposition

No one spoke in opposition.

Vice Chair Johnny Wilson and **Commissioner Neat Robinson** requested a breakdown for the maximum increase to \$10,442.08.

Commissioner Anglyn stated that he wants to make sure that it is on the record that there was an increase of impact fees in 2023.

Mr. Kirk confirmed and stated that they went from \$1,664 up to \$3,544.

Commissioner Anglyn commented that the collected impact fees are not going into the general fund budget and cannot be used to offset it. Chair Harrell reiterated that these fees will not be used to offset the general budget or pay salaries. Instead, Chair Harrell stated that the impact fees will be used for enhancements, building new parks, or any type of new infrastructure that impacts the area.

Commissioner Lewis stated that the County needs a way to capture funds from warehouses and new industrial uses. These funds should be allocated to improving our road infrastructure.

Mr. Kirk stated that prior to 2023 the County did not collect any road improvements fees.

Chair Harrell requested additional informational slides to show how the fees impact what warehousing and industrial complexes are paying in impact fees.

PUBLIC COMMENT

No one signed up for public comment.

EXECUTIVE SESSION

Chair Harrell postponed the executive session to the July 23, 2024 meeting.

UPCOMING MEETINGS AND EVENTS

- A. July 23, 2024 Called BOC Meeting, re: Millage (1st Public Hearing) at 10 a.m.
- B. July 23, 2024 Regular BOC Meeting at 6:30 p.m. (fourth Tuesday of the month) *Includes 2nd Public Hearing, re: Millage
- C. July 30, 2024 Called BOC Meeting at 1 p.m., re: Millage (3rd Public Hearing & Adoption)

ADJOURNMENT

Meeting adjourned at 9:25 a.m.

Carlotta Harrell, Chair

Stephanie Braun, County Clerk