

**STATE OF GEORGIA
COUNTY OF HENRY**

The Henry County Board of Commissioners held a Regular Public Meeting *in-person* on Tuesday, Nov. 5, 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
Kevin J. Lewis, District 5 Commissioner

Staff Present: Staff Present: Cheri Hobson-Matthews, County Manager; Kevin Johnson, Deputy County Manager; Serena Nowell, County Attorney; Stephanie Braun, County Clerk, and Jasmin Head, Deputy County Clerk

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, Nov. 5, 2024, at 9 a.m., to order.

Announcement

- A. The following Planning and Zoning item was advertised for the November 5, 2024 Board of Commissioners meeting, but has been postponed by staff:

(POSTPONED) MC-24-01

The Reservoir Group, LLC of Madison, GA requests a modification to zoning conditions for property located on west side of Willow Lane, south of Bridges Road in Land Lot 129 of the 7th District. The property consists of 26.13 +/- acres, and the request is to modify the zoning conditions. District 4

Proclamations/Recognition

- A. Senior Services “Agency of the Year” Award (Presenter: Jonathon Penn, Cluster Leader)
- B. Veterans Day Proclamation (Presenter: Melissa Robinson, Communications Director)

Presentations

- A. WorkSource Atlanta Regional in Henry County (Presenter: Rob LeBeau, Director, ARC/ Workforce Solutions Department)
- B. Henry County Unified Land Development Code Update Diagnostic Review Presentation (Presenter: Nathan Brown, TSW)
- C. Financial Update (Presenter: David Smith, Financial Services/Cluster Lead)

CONSENT AGENDA

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

County Clerk

- A. Resolution approving BOC Meeting Dates for 2025 (Presenter: Stephanie Braun, County Clerk) (Exhibit 1) Resolution 24-259
- B. Resolution approving Holiday Schedule for 2025 (Presenter: Stephanie Braun, County Clerk) (Exhibit 2) Resolution 24-260

Facilities Maintenance

- A. Resolution awarding Bid #25-14 to Metro Waterproofing Inc, Scottdale, Ga. to remove all old caulking on perimeter of Judicial Center windows, brick-to-brick, control joints and glass-to-frames and replace with new Masterseal NP1 Elastomeric Polyurethane Sealant. (Presenter: Hutch Purvis, Cluster Lead) (Exhibit 3) Resolution 24-261
- B. Resolution extending current OMNIA agreement for Elevator Maintenance to Kone, Inc., of Marietta, Georgia. (Presenter: Hutch Purvis, Cluster Lead) (Exhibit 4) Resolution 24-262

Parks & Recreation

- A. Resolution awarding Bid #25-20 to Krown USA Inc. for the purchase of Program and Youth Athletic Uniforms as an annual contract. (Presenter: Jonathon Penn, Cluster Lead) (Exhibit 5) Resolution 24-263
- B. Resolution awarding Bid #25-19 to Christaline, LLC DBA Match Point Tennis for Resurfacing of Richard Craig Tennis Courts in the amount of \$146,000.00, utilizing Impact Fees. (Presenter: Jonathon Penn, Cluster Lead) (Exhibit 6) Resolution 24-264
- C. An Ordinance of the Henry County Board of Commissioners Amending Chapter 3-13 (Parks, Recreation and Cultural Affairs), Article II. Recreation Commission (Presenter: Jonathon Penn, Cluster Lead) (Exhibit 7) Ordinance 24-09

Senior Services

- A. Resolution awarding an annual contract to Sutherland Foodservices INC, utilizing Team Marketplace, for food products and supplies for the Henry County Senior Services Department. This will be a unit/price with no fixed quantities for one (1) year with two (2) mutually agreed upon annual renewals. (Presenter: Shawn Norris, Director (Exhibit 8) Resolution 24-265

Technology Services

- A. Resolution to accept a subgrant funded by the FY2022 State and Local Cybersecurity Grant Program in the amount of \$59,000, with a 10% local match of \$5,900, which will be covered by the Technology Services budget. The purpose of the grant is to strengthen and enhance cybersecurity. (Presenter: Jamie Pownall, Technology Services Director) (Exhibit 9) Resolution 24-266

(This ends the consent agenda)

Commissioner Dee Anglyn made a motion to approve the Consent Agenda; **Commissioner Kevin J. Price** seconded. The motion carried 6-0-0.

REGULAR AGENDA

Animal Control

- A. Resolution to amend the Henry County Animal Control Ordinance to require mandatory microchipping of all dogs and cats that reside in Henry County. (Presenter: Captain Michael Hobgood, Director of Animal Care and Control) (Exhibit 10)

Director of Animal Control Captain Michael Hobgood presented a resolution to amend Henry County Animal Control ordinance to require all microchipping of cats and dogs in Henry County which included an explanation of what a microchip is and what it does.

Chair Harrell asked why such a mandate is necessary.

Captain Hobgood mentioned that several constituents have expressed interest in implementing a registration system for animals. This would help the department and the county identify the owners of animals picked up as strays, which are overcrowding the animal shelter. Additionally, it would hold pet owners accountable for abandoning their animals.

Chair Harrell asked how microchipping would save lives.

Captain Hobgood stated that it does save lives because they are taking in strays that take up space and they have to create room. Once there is no space, they unfortunately have to euthanize animals. He mentioned that they are euthanizing animals on a weekly basis due to lack of space. Microchipping could help return animals to their owners before euthanasia becomes necessary. He said that 80% of the time, the animals are owned by someone.

Commissioner Dee Anglyn said he was concerned the resolution is a mandate. He asked if there's a process to work toward this goal over time before making it a mandate.

Captain Hobgood said several counties around the metro area have such mandates in place. He said the mandate is a baby step instead of requiring registration which requires an annual fee. Microchipping is not a full registration mandate.

Commissioner Kevin J. Lewis said he didn't like the word "mandate," pointing out that not everyone keeps up with new rules. He also felt that it wasn't the government's job to require microchipping. He added that it would be difficult for the county to enforce the rule and make sure all pet owners microchip their animals.

Commissioner Michael Price asked the percentage of the animals taken in compared to how many are euthanized and how many are picked up by their owners. He said he agrees with Commissioner Lewis stating he believes this will work for responsible pet owners, not those who are not. He said he thinks it's a good thing, but questions how it will be enforced.

Captain Hobgood said he did not have the information on hand but could supply the information after the meeting.

Commissioner Neat Robinson asked if there's a way to do a campaign for pet owners similar to registration for kindergarten for children. To let people, know how to get their animals chipped via signage and campaign.

Commissioner Neat Robinson made the motion to approve; **Chair Harrell** seconded. The motion failed 2-4-0 with Chair Harrell and Commissioner Neat Robinson voting in favor; and Vice Chair Johnny Wilson and Commissioners Dee Anglyn, Michael Price, and Kevin Lewis voting in opposition.

Human Resources

- A. Resolution approving Medicare Advantage Plan for post-65 retirees (Presenters: Holly Lafontaine, HR Director; and James Ford, EPIC)(Exhibit 11) Resolution 24-267

James Ford presented the Medicare Advantage Plan proposal for post age 65 retirees. The Medicare advantage plan was implemented in 2017 for retirees ages 65 and older who have both Medicare Part A and Part B. The current Medicare Advantages carriers, CIGNA, unexpectedly opted not to renew the Medicare Advantage Plan. The inflation Reduction Act of 2022 was signed into law and has made significant changes to the Medicare Advantage Plans, resulting in increased premiums in some cases. Therefore, there is an anticipated increase in the cost to the plan. There are 177 Medicare Advantage Plan members for Henry County.

Mr. Ford stated they received proposal from three carriers and one carrier declined to quote. The RFP required proposed benefits match existing retiree benefits with CIGNA. The Gasses/EPIC team recommend the carrier and cost strategy for Medicare Advantage Plans for 2025. Kaiser Senior Advantage will remain or Kaiser members 2025 monthly rate is \$220.96. The Anthem Medicare Advantage replaces Cigna for 2025 with a low plan option, giving the retiree two choices the High option monthly rate is \$252.30 and the Low option monthly rate is \$116.80. The new Medicare Advantage Plan begins January 1, 2025 if approved by the Board of Commissioners.

Vice Chair Johnny Wilson asked about the changes.

James Ford explained the changes and costs for copays and pharmacy drugs.

Commissioner Dee Anglyn made the motion to approve; **Commissioner Kevin J. Lewis** seconded. The motion carried 6-0-0.

Planning & Zoning

A. RZ-24-10 (Public Hearing)

Smith Douglas Homes of Woodstock, GA requests a rezoning from RA (Residential-Agricultural) and C-2 (General Commercial) to RM (Multifamily Residence) for property located at 1356 Highway 155 South in Land Lots 226 and 227 of the 7th District. The property consists of 42.65 +/- acres, and the request is for a single-family and townhome development. District 5 (Presenter: Kenta Lanham, Planner III)(Exhibit 12)-Cloe Meadows (155 area) Resolution 24-268

Assistant Director Kamau As-Salaam presented the rezoning request from Residential-Agricultural and General Commercial to Multifamily Residence at 1356 Highway 155 South. Staff recommended approval with conditions presented.

Public Hearing

(In Favor)

Steve Moore, Moore Bass Consulting, spoke on behalf of the applicant, reiterating the presentation and site plan to include a 90-foot buffer, alley accessed homes of single family homes and townhomes. He noted the project has 14 acres of open space with four parks throughout the community with amenity building. He said the builder is fine with the conditions.

(In Opposition)

Chloe Meadows lives off GA. 155. She said it is very crowded on Ga. Highway 155. She said it can take up to 30 minutes to get home from work which is two miles away. She said she definitely is opposed and feels the city needs more green space. She would rather it be turned into a park.

Chair Harrell asked the proposed date to start construction.

Steve Moore said if the request is approved today, he estimated construction to begin in the middle of 2025 for clearing and approximately 18 months before the first buildings are constructed with another 2.5 years to finish construction.

Chair Harrell asked Roque Romero the proposed dates to widen Highway 155.

Roque Romero said GDOT has just started the concept. He estimated about 8-10 years before construction would start on the widening.

Commissioner Kevin J. Lewis asked about the Henry County Water Authority's recommendation of no more than 8 units per acre because it is part of a Henry County Watershed. The plan calls for 10.5 units per acre.

Steve Moore said that number is more of a preference and not an ordinance. He said they went with Henry County's guidelines.

Kevin J. Lewis asked about walking trails in the community. He said he would like residents to be able to connect with each other and recreate within their community.

Steve Moore said yes. He said there are sidewalks throughout and the alleyway is a 12-14 foot-wide paved area. He said they could connect the area to the amenity center. **Kevin J. Lewis** asked about the price point that showed it would start in the \$200,000 instead of \$300,000.

Steve Moore said with the prices going up it could creep up into the low \$300,000. He said they will do their best to keep the price lower.

Kamau As-Salaam noted that walking trails are required as part of the ULDC code.

Vice Chair Johnny Wilson said he doesn't support these types of developments - interior streets and width of the structure impact both public safety and traffic.

Commissioner Neat Robinson said she is concerned about the congestion already on Highway 155. Widening of the road is coming, but Mr. Romero stated it was not going to happen for about 10 years which will create a lot of traffic beforehand.

Commissioner Dee Anglyn addressed the comments that it's about private property rights. People have the right, and the county was not given the opportunity to purchase the property.

Commissioner Michael Price echoed Commissioner Dee Anglyn comment about private property rights.

Kamau As-Salaam said a condition will be added that the walking trails be asphalt or concrete.

Commissioner Kevin J. Lewis said the board worries about traffic and congestion every day. The county is not able to make changes because Highway 155 is a state road, and they are lobbying to get the project moved up via GDOT. He said the development is attainable housing and around where people work.

Commissioner Kevin J. Lewis made the motion to approve with an added condition regarding the walking trails being concrete; **Commissioner Michael Price** seconded. The motion carried 4-1-1 with Vice Chair Johnny Wilson voting in opposition and Chair Harrell abstaining.

SPLOST

- A. Resolution approving the Henry County Water Authority utility relocation estimated cost for Fairview Road Sidewalks in the amount of \$552,776.68. (Presenter: Roque Romero, Public Works/Cluster Lead) (Exhibit 13) Resolution 24-269

Assistant Director of SPLOST Bert Bivins presented the resolution requesting funding for utility relocation for the Fairview Road sidewalks project in the amount of \$552,776.68. The project will be paid for using Henry County Water Authority District 2 Revenue Savings Bonds (\$325,342) and District 2 impact fees (\$227,434.68).

Commissioner Neat Robinson commented that this is the county's impact fees at work.

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

- B. Resolution approving the purchase of 45 Fitness Stations from Ready Fitness for the N. Mt. Carmel Park Recreation Center Fitness Room in the amount of \$162,145.49 through OMNIA Contract #156948 utilizing SPLOST V Funds (SP5202). (Presenter: Lynn Planchon, Capital Projects Director) (Exhibit 14) Resolution 24-270

Capital Projects Director Lynn Planchon presented the resolution to purchase 45 fitness stations for the N. Mt. Carmel Park Recreation Fitness Room in the amount of \$162,145.49 using SPLOST 5 funds.

Commissioner Kevin J. Lewis thanked Lynn for the work done at the recreation center.

Commissioner Kevin J. Lewis made the motion to approve; **Commissioner Dee Anglyn** seconded. The motion carried 5-1-0 with Vice Chair Johnny Wilson opposing.

County Manager Comments

County Manager Cheri Hobson-Matthews recognized Lynn Planchon for her Henry Heroes Raising the Bar Award.

Cheri Hobson-Matthews also explained the new Election Day features added to the Henry County Government website that include an Election Day Wait Times Dashboard which gives voters their polling location and estimated wait times to vote. Also, an election question phone number was added to give voters a number to call to report any issues or concerns or to ask a question.

County Manager Matthews recognized Henry County Emergency Management Agency for the progressive programs that are drawing other agencies from around the country to learn how the department is being run.

Fire Chief Johnathan Burnett shared recent apparatus purchases for the Henry County Fire Department. The department is moving toward a six-week hiring campaign instead of hosting and hiring twice per year. Applicants are applying all over the metro and answer to the department who calls first. A new recruiter has been hired and is making contact with about 100 applicants monthly. It allows the interview panel to select the best candidates that start the PAT process.

Chair Harrell asked if the department has a program that starts in the high schools or technical college to recruit.

Chief Burnett explained the department has both working with Board of Education to select candidates to go through EMT program. Also have affiliation with Southern Crescent Technical College with paramedic program.

County Manager Matthews said the County's HR Department is preparing to launch an apprenticeship program with Southern Crescent Technical College and Henry County Departments such as Facilities Maintenance, Technology Services and Parks and Recreation.

County Manager Matthews announced upcoming events to include Veteran's Day Ceremony, National Wheelchair Tennis Tournament, and Turkey Trot 5K.

PUBLIC COMMENT

No one signed up for public comment.

Approval of Minutes

A. October 1, 2024 Regular BOC Meeting

B. October 15, 2024 Regular BOC Meeting

Commissioner Kevin J. Lewis made a motion to approve; **Commissioner Dee Anglyn** seconded. The motion carried 6-0-0.

Upcoming Meetings and Events

A. November 19, 2024 at 6:30 p.m. is a regularly scheduled BOC meeting.

B. December 3, 2024 at 9:00 a.m. is a regularly scheduled BOC meeting.

Executive Session (Re: Property Acquisition/Real Estate and Litigation)

Commissioner Michael Price made the motion to enter into executive session; **Commissioner Kevin J. Lewis** seconded. The motion carried 6-0-0.

Reconvene from Executive Session

Commissioner Kevin J. Lewis made the motion to reconvene from executive session; **Commissioner Michael Price** seconded. The motion carried 4-0-0 with Commissioners Neat Robinson and Dee Anglyn not present.

Approval of Affidavit and Resolution pertaining to Executive Session

Commissioner Kevin J. Lewis made the motion to approve the affidavit and resolution pertaining to executive session; **Vice Chair Johnny Wilson** seconded. The motion carried 4-0-0 with Commissioners Neat Robinson and Dee Anglyn not present.

ADJOURNMENT

Meeting adjourned at 1:45 p.m.

Carlotta Harrell, Chair

Stephanie Braun, County Clerk