

**STATE OF GEORGIA
COUNTY OF HENRY**

The Henry County Board of Commissioners held a Regular Public Meeting *virtually* on Tuesday, January 21, 2025, at 6:30 p.m. Due to the State of Emergency (winter weather), the meeting has been changed to a virtual meeting.

To watch: HenryTV will be streaming live online at
<https://www.henrycountyga.gov/383/Agenda-Minutes>, and Facebook Live:
<https://www.facebook.com/HenryCountyBOC/>

Carlotta Harrell, Chair
Johnny Wilson, District 1 Commissioner
Neat Robinson, Vice Chair/District 2 Commissioner
Dee Anglyn, III, District 3 Commissioner
Michael T. Price, District 4 Commissioner
Kevin J. Lewis, District 5 Commissioner

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

Announcement

ANNOUNCEMENT: The following Planning & Zoning items, originally advertised for the January 21, 2025 BOC Meeting, have been withdrawn or postponed by applicant (as noted below):

(Withdrawn by Applicant) RZ-24-23 (Public Hearing)

Tushar Patel of McDonough, GA requests a rezoning from RA (Residential- Agricultural) to C-1 (Neighborhood Commercial) for property located at the northwest corner of Highway 155 and Millers Mill Road in Land Lots 27 and 38 of the 11th District. The property consists of 2.21 acres and the request is for a gas station with a convenience store. District 4

(Withdrawn by Applicant) COMP-AM-24-07 (Public Hearing)

Tushar Patel of McDonough, GA requests an amendment to the Comprehensive Plan for property located at the northwest corner of Highway 155 and Millers Mill Road in Land Lots 27 and 38 of the 11th District. The property consists of 2.21 acres and the request is to amend the Future Land Use Map designation from Medium Density Suburban to Commercial. District 4

(Postponed by Applicant) RZ-22-14 (Public Hearing)

John Valdivieso of McDonough, GA requests a rezoning from RA (Residential- Agricultural) to R-1 (Single-Family Residence) for property located at the south of Highway 81 East and west of Keys Ferry Road in Land Lots 145, 176, and 177 of the 8th District. The property consists of 239.40 +/- acres, and the request is for a single- family residential subdivision. District 1

(Postponed by Applicant) MC-MDP-24-02 (Public Hearing)

JRC Farris, LLC of Johns Creek, GA requests a modification to Master Development Plan for property located south of the intersection of Westridge Parkway and Loop Road in Land Lot 208 of the 6th District. The property consists of 12.817 acres and the request is to allow a condominium development. District 5

Chair Harrell announced amendments to the Agenda:

- 1) Executive Session, re: Personnel and Potential Litigation
- 2) City of Stockbridge TAD (Tax Allocation District)
- 3) Appointment of County Attorney

Presentations

- A. **(Postponed)** Georgia Recreation & Park Association (GRPA) State Award "Volunteer of the Year" (Presenter: Jonathon Penn, Cluster Lead)

Appointments

- A. Recreation Board (Term Expiration: 12/31/2028) • District II: Andre Byrd
Resolution #25-44

Vice Chair Neat Robinson made the motion to approve; **Commissioner Michael Price** seconded. The motion carried 6-0-0.

CONSENT AGENDA

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

County Manager

- A. **(Moved to Regular Agenda)** Resolution awarding proposal (RFP #25-32) Henry County Comprehensive Strategic Plan to K.L Scott and Associates, LLC. (Presenter: Kevin Johnson, Deputy County Manager)(Exhibit 1)
- B. Resolution awarding RFP #25-26 to the Wrecker Services Annual Contract (Presenter: Kevin Johnson/Deputy County Manager)(Exhibit 2) Resolution #25-45

Deannexations

- A. **DE-AX-24-05 (Not a Public Hearing)**
Henry County has received a request for deannexation from the City of Stockbridge to Unincorporated Henry County for a total of eight (8) properties located at 610, 620, 630, 635, 640, 645, 650, & 655 Edgcombe consisting of a combined 9.053 +/- acres in Land Lot 8 of the 12th District. District 2 (Presenter: Toussaint Kirk, Cluster Leader)(Exhibit 3) Resolution #25-46
- B. **DE-AX-24-06 (Not a Public Hearing)**
Henry County has received a request for deannexation from the City of Stockbridge to Unincorporated Henry County for a total of two (2) properties located at 110 and 120 Jasper Drive consisting of a combined 2.207 +/- acres in Land Lots 8 and 25 of the 12th District. District 2 (Presenter: Toussaint Kirk, Cluster Leader)(Exhibit 4) Resolution #25-47
- C. **DE-AX-24-07 (Not a Public Hearing)**
Henry County has received a request for deannexation from the City of Stockbridge to Unincorporated Henry County for a total of three (3) properties located at 170 and 175 Jasper Drive & 315 Kerrith Drive consisting of a combined 3.447 +/- acres in Land Lots 8, 9 & 25 of the 12th District. District 2 (Presenter: Toussaint Kirk, Cluster Leader)(Exhibit 5) Resolution #25-48
- D. **DE-AX-24-08 (Not a Public Hearing)**
Henry County has received a request for deannexation from the City of Stockbridge to Unincorporated Henry County for a total of three (3) properties located at 20 and 21 Devon Court & 200 Whitesand Bay Drive consisting of a combined 4.499 +/- acres in Land Lot 9 of the 12th District. District 2 (Presenter: Toussaint Kirk, Cluster Leader)(Exhibit 6) Resolution #25-49

E-911

- A. Resolution approving an annual reoccurring broadband data purchase through Loudoun Communications for LTE systems on public safety radios at a cost of \$109,780.00, from E911 Fund/Repairs & Maintenance Account (Presenter: Tamika Kendrick, E911 Director)(Exhibit 7) Resolution #25-50

Planning & Zoning

- A. Resolution approving a request for a new streetlight district for Kendall Grove (Phase 1) Subdivision on Willow Lane. District 4 (Presenter: Heidy Liahut, Planner I)(Exhibit 8) Resolution #25-51
- B. Resolution approving a request for a new streetlight district for Grandview (Phases 1 & 2) Subdivision on Millers Mill Road. District 4 (Presenter: Heidy Liahut, Planner I)(Exhibit 9) Resolution #25-52

Police Department

- A. Resolution rescinding Resolution 24-300 (List of Roadways for use of speed detection devices) and approving the amended List of Roadways for use of speed detection devices, attached as Exhibit "C", List Number 0125-151. (Presenter: Capt. William Powell, HCPD)(Exhibit 10) Resolution #25-53
- B. Resolution approving the acceptance of the Henry County Board of Educations' one-time pay supplement to Henry County School Resource Officers. (Presenter: Joey Smith/Deputy Police Chief)(Exhibit 11) Resolution #25-54

Technology Services

- A. Resolution to approve the purchase and maintenance of new backup solution equipment from Surelock in the amount of \$199,964.00, with funding available in the Repairs and Maintenance budget of the Technology Services Department. (Presenter: Jamie Pownall, Technology Services Director)(Exhibit 12) Resolution #25-55

(This ends the consent agenda)

Commissioner Dee Anglyn made the motion to approve the consent agenda; **Vice Chair Neat Robinson** seconded. The motion carried 6-0-0.

REGULAR AGENDA

County Manager

- A. **(Moved to Regular Agenda)** Resolution awarding proposal (RFP #25-32) Henry County Comprehensive Strategic Plan to K.L Scott and Associates, LLC. (Presenter: Kevin Johnson, Deputy County Manager)(Exhibit 1) Resolution #25-56

Susan Harris, Purchasing Director, presented the resolution awarding RFP #25-32 to K.L. Scott and Associates, LLC, for \$395,772 for the Henry County Comprehensive Strategic Plan. The funding has been identified within existing unallocated professional services accounts shared by multiple departments. Only one proposal was received, which was reviewed and scored. The staff recommended approval of this Request for Proposal.

Kevin Johnson, Deputy County Manager, stated that the Comprehensive Strategic Plan is critical to planning Henry County's future. He explained that this plan will establish a roadmap for the next 25 to 30 years as development and growth continue. He added that it will help determine budget allocation. The planning process will include community engagement through town hall meetings in each district. Additionally, the plans will undergo an annual review and require approval from the board.

Commissioner Dee Anglyn made the motion to approve; **Vice Chair Neat Robinson** seconded. The motion carried 6-0-0.

County Attorney

- A. **(Second Reading)** A Home Rule Ordinance by the Henry County Board of Commissioners under the Home Rule Provisions for Counties of the Constitution of the State of Georgia, to Amend an Act of the General Assembly of 2021, found in Ga. L. 2021, p. 4168, Act No. 123, et seq., as Amended, Amending and Restating the Henry County Development Authority Act. (Presenter: Serena Nowell, County Attorney)(Exhibit 13) Ordinance #25-1 (2nd Reading)

Senera Nowell, County Attorney, stated that this is a second reading, and the purpose of this amendment is to clarify that the appointments of the Board of Commissioners serve at the pleasure of the appointing Chair and Commissioner. If there is a change in the Chair or Commissioner during their term of service, the current Chair or Commissioner has the opportunity to appoint a new member to the Board.

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

Human Resources & Risk Management

- A. Resolution to participate in the ACCG-IRMA First Responder PTSD Program, as required by state law and outlined in HB451.(Presenter: Holly Lafontaine, Human Resources & Risk Management Director)(Exhibit 14) Resolution #25-57

Holly Lafontaine, Human Resources & Risk Management Director, presented the resolution to participate in the ACCG-IRMA First Responder PTSD Program for first responders.

Participation is required by state law and is outlined in House Bill 451. House Bill 451, also known as the Ashley Wilson Act, mandates that all entities in Georgia offer a supplemental benefit program for first responders diagnosed with PTSD resulting from exposure to traumatic events in the line of duty. The program provides a one-time financial safety net to assist with uninsured costs associated with PTSD treatment and recovery. First responders can access these benefits quickly and confidentially, without fear of stigma or job loss. The Human Resources budget will initially absorb the cost of this unfunded mandate; however, in the next budget year, additional funding will be requested to cover the increased expenses.

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

SPLOST

- A. Resolution approving the purchase of Shade Structures for the Aquatic Center Outdoor Water Park through Sourcewell Contract #010521-LTS in the amount of \$493,409.23 using SPLOST V funds (SP5001). (Presenter: Lynn Planchon, Capital Projects Director)(Exhibit 15) Resolution #25-58

Lynn Planchon, Capital Projects Director presented the resolution to approve the purchase of shade structures for the Aquatic Center Outdoor Water Park for \$493,409.23 using SPLOST V funds. Playworx has provided a proposal for nine entrance shade structures and eighteen poolside shade structures. The scope of work includes surveying, delivery, and installation of all listed structures.

Ms. Planchon stated that the entrance shade structures will provide shelter from the summer heat for patrons. The shade structures around the perimeter of the water park will be available for rent, serving as a continuous revenue source throughout the season. She also stated that they are requesting authorization to use SPLOST V funds to purchase these shade structures through a Sourcewell contract. Funds are available in the SPLOST V Aquatic Center project account.

Commissioner Johnny Wilson asked if the shade structures had been left out of the original design for the Aquatic Center. Ms. Planchon responded that while a few pavilions were included initially, after recognizing the potential revenue, they decided based on consultation with their aquatic consultant and discussions with Spivey Splash that it would benefit the County to install shade structures around the water park for rental purposes.

Ms. Planchon stated that this would provide continuous revenue for years to come and that there would be a return on investment through rental revenue from the shade structures. Additionally, the entrance shade structures will provide cover for those waiting in line to enter the park, enhancing safety and comfort.

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

County Manager Comments

County Manager Cheri Hobson-Matthews noted a weather updated will be given at the end of the meeting.

PUBLIC COMMENT

Postponed to next meeting due to the State of Emergency

Upcoming Meetings and Events

A. February 4, 2025 at 9:00 a.m. is a regularly scheduled BOC meeting.

B. February 25, 2025 at 6:30 p.m. is a regularly scheduled BOC meeting.

Added Item by Chair Harrell during Call to Order:

A. (City of Stockbridge TAD)

Resolution of the Henry County Board of Commissioners consenting to the inclusion of certain Henry County ad valorem taxes in the computation of tax allocation increments for the City of Stockbridge Tax Allocation District (TAD) Number One – Downtown and North Henry Boulevard Corridor, subject to an Intergovernmental Agreement entered into by Henry County and the City Of Stockbridge. (Presenter: Fred Gardiner, City Manager; Mayor Anthony Ford; and Gary Mongeon, KB Advisory Group) Resolution #25-59

Mayor Anthony Ford and City Manager Fred Gardiner, and Gary Mongeon, presented the TAD resolution on behalf of the City of Stockbridge. The TAD will fund Stockbridge Redevelopment Plan.

County Manager Cheri Hobson-Matthews said the project is a benefit to the County and is supported by staff.

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

Executive Session (Potential Litigation and Personnel Matters) Added

Vice Chair Neat Robinson made a motion to enter into Executive Session (7:50 p.m.); **Commissioner Dee Anglyn** seconded. The motion carried 6-0-0.

Reconvene from executive session (Added)

Vice Chair Neat Robinson made a motion to reconvene from executive session (8:37 p.m.); **Commissioner Dee Anglyn** seconded. The motion carried 6-0-0.

Approval of an affidavit and resolution pertaining to executive session (Added)

Commissioner Richard J. Lewis made a motion to approve the Affidavit and Resolution pertaining to Executive Session; **Commissioner Dee Anglyn** seconded. The motion carried 6-0-0.

Added Items/Announcement made by Chair Harrell

1. Order of the Chair of the Henry County Board of Commissioners appointing the firm of Hecht Walker Jordan, P.C. to serve as County Attorney(s) for Henry County. Order #25-1
2. Order of the Chair of the Henry County Board of Commissioners appointing the Firm of Buckley Christopher & Hensel, P.C. to serve as Litigation Counsel for Henry County. Order #25-2

ADJOURNMENT

Meeting adjourned at 8:45 p.m.

Carlotta Harrell, Chair

Stephanie Braun, County Clerk