

May 6, 2025

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STATE OF GEORGIA COUNTY OF HENRY

The Henry County Board of Commissioners held a Regular Public Meeting *in-person* on Tuesday, May 6, 2025, at 9:00 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, 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; Rachel Mack, 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: The following Planning & Zoning item, originally advertised for the May 6, 2025 BOC Meeting, has been postponed by the Applicant:

MC-25-01 (Public Hearing - POSTPONED)

Vista Residential Partners, LLC of Atlanta, GA requests a modification to zoning conditions for property on Jonesboro Road in Land Lot 112 of the 6th District. The property consists of 33.34 +/- acres and the request is to modify the conditions. District 4

ADDED:

- (1) (Walk-on Item for the Atlanta Speedway Airport) – Resolution approving a GDOT Limited Participation Contract for the design and construction of a MALSR Lighting System at our airport in the amount of \$900,000, with a local match in the amount of \$300,000 utilizing SPLOST VI funds. (*Lynn Planchon*)

Commissioner Lewis made a motion to add the walk-on item to the agenda; Commissioner Anglyn seconded. The motion carried 6-0-0.

(2) Executive Session: “Litigation” is currently listed, but “Real Estate” is being added.

PROCLAMATIONS/RECOGNITIONS

- A. Proclamation Recognizing Building Safety Month (Presenter: Amber Smith, Public Relations Specialist)
- B. Proclamation Recognizing Older Americans Month (Presenter: Amber Smith, Public Relations Specialist)
- C. Proclamation Recognizing National Emergency Medical Services Week (*Presenter Amber Smith, Public Relations Specialist*)
- D. Proclamation Recognizing National Small Business Month (Presenter: Amber Smith, Public Relations Specialist)
- E. Employee anniversary recognition (Presenter: Holly Lafontaine, HR Director)

CONSENT AGENDA

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

Animal Control

- A. Resolution accepting donations made on behalf of citizens to the Henry County Animal Care and Control totaling \$438 in cash donations and \$500 estimated in material donations. (Presenter: Capt. Michael Hobgood, HCPD)(Exhibit 1) Resolution #25-151

County Attorney

- A. Resolution approving Public Hearing required under the Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA) for the purpose of issuing certain tax-exempt bonds, re: Fairview Terrace (a multifamily housing project in Ellenwood) (Presenter: Rachel Mack, County Attorney; and Rod Meadows, Attorney for the Henry County Development Authority)(Exhibit 2) Resolution #25-152

Financial Services

- A. Resolution awarding the rental of uniforms and miscellaneous items to Cintas Workplace Solutions utilizing the Omnia Partners Contract #13897 as a unit/price contract with no fixed quantities for one (1) year with two (2) mutually agreed upon annual extensions. (Presenter: Susan Harris, Purchasing Director)(Exhibit 3) Resolution #25-153

Fire Rescue

- A. Resolution Accepting a Reimbursement Grant from The Georgia Trauma Commission in the amount of \$24,913.02 to reimburse the purchase of Trauma Equipment and Emergency Medical Supplies for Henry County Fire Rescue (Presenter: Deron "Pat" Wilson, Fire Chief)(Exhibit 4) Resolution #25-154

Planning & Zoning

- A. Resolution approving a request for a new streetlight district for the Estates at Anderson Point (Phases 1 & 2) Subdivision on McGarity Road. District 3 (Presenter: Heidy Liahut, Planner I)(Exhibit 5) Resolution #25-155
- B. Resolution approving a request for a new streetlight district for Kingston (Phase 2A) Subdivision on Bill Gardner Parkway. District 1 (Presenter: Heidy Liahut, Planner I)(Exhibit 6) Resolution #25-156
- C. Resolution approving a request for a new streetlight district for Broder Farms (Phase 3) Subdivision on Flippen Road. District 2 (Presenter: Heidy Liahut, Planner I)(Exhibit 7) Resolution #25-157
- D. Resolution approving a request for a new streetlight district for Walker Terrace (Phase 1) Subdivision on Walker Drive. District 1 (Presenter: Heidy Liahut, Planner I)(Exhibit 8) Resolution #25-158
- E. Resolution by the Henry County Board of Commissioners to adopt the State required Capital Improvement Element annual update and CIE Community Work Program - Amended 2024. Countywide (Presenter: Toussaint Kirk, Executive Director)(Exhibit 9) Resolution #25-159

Senior Services

- A. Resolution to authorize contracting with the Georgia Department of Human Services (DHS), utilizing the Community Services Block Grant (CSBG) for Federal Fiscal year 2026 in the amount of \$167,076, to assist eligible low-income seniors within Henry County. (Presenter: Shawn Norris, Director)(Exhibit 10) Resolution #25-160

SPLOST

- A. Resolution to authorize the acquisition of Right-of-Way in the amount of 60,112.80 square feet, more or less, in Land Lot 204 of the 2nd District, Henry County, Georgia, by negotiated contract or condemnation pursuant to provisions of O.C.G.A. Section 32-3-4 through 32-3-19 (Bill Gardner Widening Project, Parcel 46, TSPLOST). (Presenter: Roque Romero, SPLOST Director)(Exhibit 11) Resolution #25-161
- B. Resolution approving the Henry County Water Authority utility relocation estimated cost for Dutchtown Road in District 5 utilizing the HCWA Revenue Saving Bond in the amount of \$16,003.10. (Roque Romero, SPLOST Director)(Exhibit 12) Resolution #25-162

- C. Resolution approving the funding of stream credits for Fairview Road Sidewalks in the amount of \$307,800.00. District 2 SPLOST V Project. (Roque Romero, SPLOST Director)(Exhibit 13)
Resolution #25-163

(This ends the consent agenda)

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

Presentation

- A. Stormwater Update (Presenter: Josue O. De Jesus, Stormwater Director).

Josue O. De Jesus, Director of Stormwater, explained that stormwater runoff collects pollutants and must be managed to protect water quality and prevent flooding. He outlined how Henry County follows federal and state rules under the Clean Water Act and MS4 program, requiring public education, pollution control and infrastructure maintenance. The county currently manages over \$5.4 million in stormwater projects, funded by local fees. He invited the public to ask questions after the meeting.

REGULAR AGENDA

Financial Services

- A. **(Public Hearing)** FY 2026 Proposed Budget (*No pre-registration required to participate in Public Hearing) (Presenter: Bernita Campbell, Budget Director)(Exhibit 14)

Bernita Campbell, Budget Director, stated The FY26 proposed budget for Henry County is \$287.8 million, marking a 10.8% increase from the previous year. This budget includes funding for several key initiatives, such as the North Mount Carmel Rec Center, the Henry County Police Academy, and the construction of two new fire stations. Major budget items include \$6 million for debt payments, \$4.2 million for employee raises, and \$3.3 million for increased inmate medical and jail personnel. The county's leadership has emphasized maintaining service levels while addressing growth, with the population increasing consistently over the past 14 years. The budget also reflects a focus on public safety, road infrastructure, and park improvements, which are common priorities among the county commissioners. In addition, the county faces challenges with grant funding due to audit delays but expects to regain lost funding by June or July of 2025.

Public Hearing

(In Favor)

No speakers

(In Opposition)

No speakers

ADDED: Airport

- A. (Walk-on Item for the Atlanta Speedway Airport) – Resolution approving a GDOT Limited Participation Contract for the design and construction of a MALSR Lighting System at our airport in the amount of \$900,000, with a local match in the amount of \$300,000 utilizing SPLOST VI

funds. (Lynn Planchon)

Lynn Planchon, Capitals Project Director presents a resolution for a GDOT limited participation contract to design and construct a medium intensity approach lighting system (MALSR) at the Atlanta Speedway Airport. This improvement is part of the airport's capital improvement plan. The system, which will include steady-burning light bars and sequenced flashing lights, aims to enhance visibility and safety for pilots during low-visibility conditions. The project is funded through a state grant of \$900,000 with a local match of \$300,000, which will be covered by SPLOST VI funds, ensuring no impact on the county's general fund. Ms. Planchon also shows a visual example of the lighting system to illustrate how it will look and function for pilots.

Commissioner Lewis made a motion to approve; **Commissioner Wilson** seconded. The motion carried 6-0-0. Resolution #25-164

SPLOST

- A. Resolution approving a supplemental agreement for Kimley Horn in the amount of \$182,800.00 for the design of Bill Gardner Parkway. District 1 TSPLOST. (Presented by Roque Romero, SPLOST Director)(Exhibit 15)

Director Roque Romero presented the item and stated that Bill Gardner Parkway, located in District I, is the project location. The Water Authority has requested that the county include additional MS4 (Municipal Separate Storm Sewer System) components, including sediment ponds. One of their main concerns is the implementation of pollution and temperature reduction measures, particularly because the area impacts a water reservoir. These measures are intended to help control pollution, as requested by the Water Authority. The estimated cost for the additional design work is approximately \$182,800. Funding is available through the TSPLOST project account. Regarding right-of-way acquisition, approximately 41% has been completed. Completing this design work will help advance the right-of-way acquisition process. Mr. Romero asked if there were any questions. No questions were asked.

Commissioner Wilson made a motion to approve; **Commissioner Lewis** seconded. The motion carried 6-0-0. Resolution #25-165

- B. Resolution approving a bid award in the amount of \$15,861,270.00 for the resurfacing of various County roads to C.W. Matthews Contracting Company. Districts 1, 2, 3, 4, & 5. SPLOST VI (Roque Romero, SPLOST Director)(Exhibit 16)

Director Roque Romero presented the item and stated the resurfacing of various roads under the Batch One Resurfacing Project, which was opened approximately two weeks ago. This project is part of SPLOST VI, approved by voters in November. Collections began on April 1st, and the first project has already gone out for bid. This batch includes six roads, and the County received five sealed bids. After review by the Purchasing Department, C.W. Matthews submitted the lowest bid in the amount of \$15,861,270.

Cost breakdown by district:

District 1 Resurfacing: \$3,399,365.00

District 2 Resurfacing: \$836,313.40

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District 3 Resurfacing: \$3,149,445.00

District 4 Resurfacing: \$4,163,617.45

District 5 Resurfacing: \$338,665.50

IGA with the City of Stockbridge (per Resolution #24-193): \$3,973,863.65

The City of Stockbridge has agreed and approved its portion of the work, which totals \$3,973,863.65.

Roads to be resurfaced under Batch One include:

District 1: Keys Ferry Road

District 2: Hudson Bridge Road, Flippen Road

District 3: Kelletown Road

District 4: Eagles Landing Parkway, Hudson Bridge Road, East Lake Parkway, and Flippen Road

District 5: Flippen Road

Flippen Road spans multiple districts, so the cost will be shared between those districts and the City of Stockbridge. In total, 21 miles of roadway will be resurfaced under Batch One.

Mr. Romero also stated that Batch Two and Batch Three are in progress:

Batch Two includes 179 roads in Districts I and V, totaling 62 miles. The bid opens tomorrow.

Batch Three includes 103 roads in Districts II, III, and IV, totaling 31 miles.

The bid opens May 21st. The goal is to bring resolutions for both Batch Two and Batch Three to the May 28th Board Meeting.

Commissioner Anglyn made a motion to approve (Batch One as stated); **Vice Chair Robinson** seconded. The motion carried 6-0-0. Resolution #25-166

- C. Resolution approving the award for design services of Oak Grove Road Widening to Kimley-Horn and Associates, Inc. in the amount of \$2,775,400.00. District 4, SPLOST VI major transportation project. (Roque Romero, SPLOST Director)(Exhibit 17)

Director Roque Romero presented the resolution for design services related to the widening of Oak Grove Road. The Purchasing Department issued a request for qualifications, and six proposals were received and reviewed by a committee of Henry County staff professionals. Kimley-Horn and Associates ranked the highest among the submissions and proposed a fee of \$2,775,400 for the design services. This project is part of SPLOST VI and includes design work for the segment from Jonesboro Road to Jodeco Road. As with previous widening projects, the design will include multi-use paths, lighting, and other features based on citizen requests and input. **Commissioner Price** made a motion to approve; **Commissioner Lewis** seconded. The motion carried 6-0-0. Resolution #25-167

- D. Resolution approving the award for design services of Jonesboro Road Widening (Phase II) to Kimley-Horn and Associates, Inc in the amount of \$3,474,000.00. District 2, and District 5, SPLOST VI. (Presenter: Roque Romero, SPLOST Director)(Exhibit 18)

Director Roque Romero stated that this resolution is for design services related to the widening of Jonesboro Road, Phase Two. This phase covers the segment from North Mount Carmel Road to the County Line and is part of the SPLOST VI program. In November 2024, the Purchasing Department issued a request for qualifications. The County received six proposals, which were reviewed by a

committee of Henry County staff professionals. Kimley-Horn and Associates ranked the highest and proposed a fee of \$3,474,000 for the design services. Funding for this project is available under SPLOST VI.

Commissioner Lewis a motion to approve; **Vice Chair Robinson seconded**. The motion carried 6-0-0. Resolution #25-168

- E. Resolution approving the award for design services of East Atlanta Road Widening to American Engineers, Inc. dba STV Services in the amount of \$1,219,600.00. District 2 SPLOST VI major transportation project (SP6213). (Roque Romero, SPLOST Director)(Exhibit 19)

Director Roque Romero stated that this resolution is for design services for improvements along East Atlanta Road, from Rex Road to Fairview Road. The project also includes intersection improvements at East Atlanta Road and Rex Road. This is a SPLOST VI project. The Purchasing Department received six sealed bids, and STV Incorporated ranked the highest. They proposed a design cost of \$1,219,600.

Vice Chair Robinson made a motion to approve; **Commissioner Lewis** seconded. The motion carried 6-0-0. Resolution #25-169

- F. Resolution approving the award for design services of Jodeco Road Widening in District 2, District 4 and District 5 SPLOST VI, to Transystems Corporation in the amount of \$1,985,000.00. (Roque Romero, SPLOST Director)(Exhibit 20)

Director Roque Romero stated that this resolution is for design services related to the widening of Jodeco Road. This SPLOST VI project covers the area from I-75 to Hudson Bridge Road. The project spans three districts: Districts 2, 4, and 5, which are collectively funding the design. Five proposals were received and reviewed by Henry County staff professionals. Transystems Corporation ranked the highest and submitted a proposed design fee of \$1,985,000.

Commissioner Price made a motion to approve; **Commissioner Lewis** seconded. The motion carried 6-0-0. Resolution #25-170

Transit Department

- A. Resolution Approving Implementation of Henry Connect Pilot Fixed Bus Route Stockbridge to McDonough Connector (Presenter: Taleim Salters, Transit Director)(Exhibit 21)

Tye Salter, Director of Transit, presented an update on the pilot local bus route, supported by a video and comments from consultants Allison Bell and Deanna Murphy of VHB.

Allison Bell, VHB, provided an overview of the pilot route, which will run from the Stockbridge Express Park and Ride to downtown McDonough, serving key locations such as Piedmont Henry Hospital and downtown Stockbridge. The service will operate Monday through Friday from 6:00 a.m. to 6:00 p.m., with 60-minute frequency and a fare of \$2.50. The initial capital cost is \$850,000, with an estimated annual operating cost of \$650,000. The route is expected to benefit over 23,800 residents and 9,100 jobs within a half-mile radius. It will enhance access to essential services and connect with existing micro-

transit and dial-a-ride services. Next steps include completing the required NEPA checklist, scheduling, installing stop amenities, driver hiring, and a fall launch. The Board was invited to ask questions.

Commissioner Wilson stated he did not see Locust Grove or Hampton.

Tye Salter, Director of Transit, stated that all cities were invited to participate in the pilot transit plan. Hampton did not participate, and there is currently low demand in Locust Grove. However, the Transit Master Plan includes 17 proposed routes, and Locust Grove is included in the long-term planning.

Commissioner Wilson asked if there are any plans to provide transit service from the senior centers in Locust Grove and Hampton to central locations such as the town square. She emphasized the need for seniors to have access to transportation that would connect them to key destinations like Stockbridge.

Tye Salter responded that Henry County currently provides transit service for seniors. They can schedule rides Monday through Friday, from 7:00 a.m. to 12:00 p.m., to travel anywhere within the county.

Commissioner Wilson asked whether the new bus stop shelters will include lighting, noting that the service ends around 6 p.m. when it begins to get dark. **Tye Salter** responded that security lighting and other community-appropriate features will be included as part of the bus stop design plan.

Commissioner Wilson also inquired about the presence of crosswalks and pedestrian safety measures, especially for seniors. **Tye Salter** explained that some stops are already located at existing intersections with crosswalks. Others may not have such infrastructure in place yet, but most stops are located about a quarter mile apart, near subdivisions or corners. He noted that any additional design features would fall under future transportation planning.

Vice Chair Robinson emphasized the importance of involving all cities in the planning process, noting the impact of transit on their communities and encouraging their participation moving forward. Also, **Vice Chair Robinson** expressed appreciation for the route planning, specifically highlighting the stop located near the new STEM school in Stockbridge. She noted the positive impact this will have for high school students, allowing them access to retail areas and after-school activities. She thanked the team for strategically placing the stop in that location.

Commissioner Anglyn shared that the City of McDonough will implement a trolley system serving various routes within the city. He encouraged other cities to do the same if the bus route passes through their area. He acknowledged the changing needs of the county, once mostly farmland, and now benefiting from public transit, especially around the McDonough Square. He called the project a major win, especially with federal funding support.

Commissioner Price raised concerns about constructing permanent bus stops in areas slated for future road widening. He suggested the use of temporary stops until construction is completed.

Director Tye Salter responded that if widening projects interfere with current bus stops, they would be temporarily removed and reinstalled afterward. He confirmed that temporary accommodations would be used where necessary, and permanent structures would only be built after construction concludes.

Chair Harrell reiterated that 23,800 residents and 91,000 jobs are located within a half-mile of the planned bus stops. She confirmed with **Tye Salters** that all cities were invited to participate in the planning, with Stockbridge being particularly active. She asked about the planning process and how

routes were chosen. **Mr. Salters** explained that the plan was adopted in 2022, focusing on areas with high demand, including access to MARTA, schools, medical centers, and job hubs. He emphasized that this is the first of multiple planned routes, with others expected in areas like Fairview, 42, 138, and 155 corridors.

Chair Harrell concluded by highlighting the importance of the pilot route in supporting workers, non-drivers, and those commuting to Atlanta. She called it a much-needed service that will benefit the community and reduce traffic congestion.

Vice Chair Robinson made a motion to approve; **Commissioner Price** seconded. The motion carried 6-0-0. Resolution #25-171

- B. Resolution approving Implementation of Henry County Bus Stop Placemaking Plan (Presenter: Taleim Salters, Transit Director)(Exhibit 22)

Deanna Murphy with Sizemore Group shared that during the planning of fixed bus routes, they collaborated with the county to design four “place-making” bus stop shelters that go beyond typical shelters by incorporating community storytelling and unique design elements. Initially, three stops were planned, but a fourth was added by adjusting the scope.

The project prioritized safe pedestrian and cyclist access and included extensive community engagement through three meetings, workshops with about 100 middle school students, interviews with potential users and local businesses, and collaboration with local artists to create culturally relevant designs.

The shelters are themed to reflect local identity:

- Henry County’s logo-inspired design
- Historical architecture in McDonough near the courthouse
- A train-themed stop at Alexander Park West
- A music and cultural heritage-inspired stop near Stockbridge City Hall

Next steps outlined include plan adoption, identifying partners and funding opportunities, developing design standards, conducting site surveys, and preparing an RFP to select a design team to begin implementation within 100 days.

Ms. Murphy thanked the county staff and expressed appreciation for the collaborative process.

Commissioner Wilson expressed concern about citizen safety, specifically regarding lighting and crosswalks at bus stops.

Ms. Murphy confirmed that safety was a key community concern and that the report includes recommendations for security measures such as lighting, cameras, and call buttons. She noted that for stops lacking existing crosswalks—like the one in front of Alexander West Park alternative crossing options were recommended. When asked if these safety features would be implemented with the project, Ms. Murphy said that contingent on funding and inclusion in the RFP process, these features are possible.

County Manager Cheri Hobson-Matthews added that the transit team will coordinate with SPLOST and DOT teams during construction to ensure safety concerns are addressed without duplicating work.

She emphasized that safety will be prioritized in final designs and incorporated into relevant SPLOST projects.

Commissioner Lewis made a motion to approve; **Commissioner Anglyn** seconded. The motion carried 6-0-0. Resolution #25-172

Planning & Zoning

A. RZ-24-30 (Public Hearing)

Tim Broyles of Jackson, GA requests a rezoning from RA (Residential-Agricultural) to C-1 (Neighborhood Commercial) for property at 8 Old South Ola Road in Land Lot 145 of the 7th District. The property consists of 0.543 +/- acres and the request is for a commercial office. District 1 (Presenter: Tayla Solomon, Planner III)(Exhibit 23)

The applicant seeks to rezone the property from RA (residential agricultural) to C1 (neighborhood commercial) to operate a single office space. No exterior changes or additions are proposed only interior modifications. The zoning advisory board recommended approval on March 13, 2025, with the condition that the office use be limited to finance, insurance, or similar business activities. The applicant confirmed no other uses or changes are planned.

Public Hearing (In Favor)

No speakers

(In Opposition)

No speakers

Commissioner Wilson made a motion to approve; **Commissioner Anglyn** seconded. The motion carried 6-0-0. Resolution #25-173

County Manager Comments

Announced surprise recognition of employees through **Pillars of Excellence**.

- ☐ **Collaboration** – Teixeria Fontanez, Animal Care & Control
- ☐ **Integrity** – Carlos McGill, Stormwater
- ☐ **Service** – Emily Barnett, Human Resources
- ☐ **Fiscal Stewardship** – Michelle McElwaney, Extension Services
- ☐ **Accountability** – John Teague, Superior Clerk's Office
- ☐ May 9, 2025 10 AM–2 PM: Senior Services Spring Clean @ J.C. Harper Event Center
- ☐ May 10, 2025 10 AM–2 PM: Spring Parade & Festival @ Red Hall Park
- ☐ Today at 1 PM: Swearing-in of Fire Chief and Deputy Chief

Public Comments

no one signed up.

Approval of Minutes

- A. March 18, 2025 Regular BOC Meeting
- B. April 1, 2025 Regular BOC Meeting
- C. April 15, 2025 Called BOC Meeting
- D. April 15, 2025 Regular BOC Meeting

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

Executive Session (Re: Litigation) (added: Real Estate)

VOTE: Commissioner Price made a motion to enter into Executive Session (11:16 a.m.); **Commissioner Lewis** seconded. The motion carried 6-0-0.

Reconvene from Executive Session

VOTE: Commissioner Price made a motion to reconvene from executive session (11:56 a.m.); **Commissioner Vice Chair Robinson** seconded. The motion carried 4-0-0 with **Commissioners Wilson** and **Anglyn** not being present.

Approval of an Affidavit and Resolution pertaining to Executive Session

VOTE: Vice Chair Robinson made a motion to approve the Affidavit and Resolution pertaining to Executive Session; **Commissioner Wilson** seconded. The motion carried 5-0-0 with **Commissioner Anglyn** not being present.

Upcoming Meetings and Events

- A. May 28, 2025 at 6:30 p.m. is a regularly-scheduled BOC Meeting (Note: the May 20, 2025 BOC Meeting was changed to May 28, 2025 due to scheduling conflicts)
- B. June 3, 2025 at 9:00 a.m. is a regularly-scheduled BOC Meeting

Adjournment

11:57 a.m.

Carlotta Harrell, Chair

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Stephanie Braun, County Clerk