

**STATE OF GEORGIA
COUNTY OF HENRY**

The Henry County Board of Commissioners held a Regular Public Meeting *in-person* on Tuesday, June 3, 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 (via phone)

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

ANNOUNCEMENTS:

- 1) The following Planning & Zoning item, originally advertised for the June 3, 2025 BOC Meeting, has been postponed by staff:

MC-25-01 (Public Hearing)

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

- 2) The following agenda item has been postponed:

Animal Control

(Public Hearing) for Dangerous Dog Classification (Presenter: Capt. Michael Hobgood, Animal Control Director)(Exhibit 12)

PROCLAMATIONS/RECOGNITIONS

- Employee anniversary recognition (*Presenter: Holly Lafontaine, HR Director*)
- Proclamation Recognizing June 2025 as National Homeownership Month (*Presenter: Raven Bodine, Community Development Specialist II*)
- Recognition of Ashley Williams for winning the Georgia GMIS Outstanding Professional Award. (*Presenter: Jamie Pownall, Technology Services Director*)

PRESENTATIONS

- **Community Improvement District (CID) Update** (*Presenters: Tayla Solomon, Planner III; and Malaika Rivers, President of Pontem Resources*)

A presentation was provided by Pontem Resources, led by Malaika Rivers, regarding the exploration of establishing Community Improvement Districts (CIDs) along the Eagle's Landing Parkway and Jonesboro Road commercial corridors. The purpose of the study was to assess the feasibility of CIDs as a tool to fund public improvements through self-imposed property taxes on commercial properties.

Background on CIDs:

CIDs are special assessment districts formed by commercial property owners who agree to impose an additional tax on themselves to fund projects that benefit their district. These may include infrastructure upgrades, public safety, beautification, and other revitalization efforts. CIDs are governed by a board composed of elected commercial property owners and appointed government representatives. Millage rates are set annually by the CID board.

Study Approach:

- **Data Collection & Mapping:** Utilized zoning maps, tax digest data, comprehensive plans, and GIS to define eligible parcels.
- **Stakeholder Engagement:** Conducted 10 meetings with 25 key stakeholders, including representatives from the County, cities, Development Authority, and commercial property owners.

- Outreach: Promotional materials and letters were sent to 332 commercial property owners within the study corridors.

Study Areas:

- Eagle's Landing Corridor: Approximately 1,100 acres (~1.8 square miles).
- Jonesboro Road Corridor: Approximately 867 acres (~1.2 square miles).

CID Eligibility & Financial Scenarios:

Eagle's Landing:

- 501 total parcels; 333 (66%) CID-eligible based on land use in the 2024 Preliminary Tax Digest.
- Annual CID assessment revenue potential (assuming 100% participation):
 - @ 3 mills: ~\$685,000
 - @ 5 mills: ~\$1.14 million
 - @ 25 mills: ~\$5.71 million

Jonesboro Road:

- 175 total parcels; 133 (76%) CID-eligible.
- Annual CID assessment revenue potential (assuming 100% participation):
 - @ 3 mills: ~\$363,000
 - @ 5 mills: ~\$613,000
 - @ 25 mills: ~\$3.07 million

Stakeholder-Identified Needs:

Common concerns across both corridors included:

- Roadway improvements (resurfacing, access management)
- Pedestrian infrastructure (sidewalks)
- Beautification and cohesive design enhancements

Evaluation & Findings:

- Eagle's Landing shows higher potential due to:
 - Greater stakeholder interest
 - Higher commercial density
 - Stronger future growth projections
 - Greater potential CID revenue
- Jonesboro Road presents some challenges:
 - Weaker stakeholder enthusiasm
 - Lower expected revenues

- Stronger case may emerge after infrastructure development (e.g., Western Parallel Connector)

Recommendations:

- Target one corridor (preferably Eagle's Landing) for continued CID development.
- Expand the geographic focus to include properties along the Western Parallel Connector to capitalize on future growth.
- Differentiate commercial from residential parcels in future mixed-use developments to ensure CID eligibility.
- Analyze how CID assessments would impact cost competitiveness compared to surrounding counties.
- Consider alternative mechanisms, such as a City Business Improvement District (BID), particularly in municipal areas.

The presentation concluded with the recommendation to continue property owner engagement and assess next steps for moving toward potential CID formation in a phased and strategic manner.

Commissioner Michael Price, District 4, asked if any of the CID funds can be used for exit ramp improvements -- or just the corridors. Ms. Rivers stated that although CIDs bring commercial property owners private sector's dollars to the table, you can only spend them on public rights of way and not on private property. She added that you can do roads, bridges and sidewalks (any type of public facility). CIDs brings new money to the table, but it is considered seed money that leverages other sources of funds (i.e. state transportation infrastructure bank, federal formula funds, discretionary funds, county SPLOST funds or city funds, the CID brings its dollar to the table and on average it leverages four extra dollars for every one dollar the CID brings.

Chair Carlotta Harrell asked for next steps and Ms. Rivers advised that she would defer to the Planning Department because the county will need to see what type of appetite there is with the commercial property owners but stated that she will be glad to assist when the time comes if needed. She stated that there is still a lot of education that needs to happen at this point.

Chair Harrell mentioned that a lot of the Eagles Landing corridor is located within city limits and asked about the BID (Business Improvement District). Chair Harrell asked if there could be a collaboration between the county and the City of Stockbridge since both entities are located within the corridor? Ms. Rivers stated that if that corridor is targeted, she would suggest focusing on the CID and that her conversations with the City of Stockbridge suggested that they would be very amenable to collaboration.

Commissioner Robinson added that when she served on the City of Stockbridge council, they started research on CIDs in 2017 and feels there is a need. She believes it will attract tourism due to the beautification of the exit.

- **SPLOST/TSPLOST Update (*Presenter: Roque Romero, SPLOST Director*)**

The Board of Commissioners received an update on the progress of the Special Purpose Local Option Sales Tax (SPLOST) VI program, which officially began collections on April 1, 2025. *(video played)* SPLOST VI represents the continuation of the one-cent sales tax approved by Henry County voters to fund essential transportation and capital improvement projects across all five commission districts.

As of May 6, 2025, the Board of Commissioners has approved just over \$26 million in project funding under SPLOST VI. The SPLOST Department has actively initiated work and awarded contracts for several major transportation projects. Below is a summary of key project approvals:

Approved SPLOST VI Projects (as of May 6, 2025):

1. Jodeco Road Widening (from Hudson Bridge Road to I-75)
 - Project Phase: Design Only
 - Serves Districts: 2, 4, 5
 - Awarded Vendor: Transystems Corporation
 - Approved Funding: \$1,985,000.00
 - BOC Approval Date: May 6, 2025
2. East Atlanta Road Widening (from Rex Road to Fairview Road)
 - Project Scope:
 - Design and construction of intersection improvements at East Atlanta Road and Rex Road
 - Widening component is for design only
 - Awarded Vendor: STV Services
 - Approved Funding: \$1,219,800.00
 - BOC Approval Date: May 6, 2025
3. Jonesboro Road (Phase II – from North Mount Carmel Road to County Line)
 - Project Phase: Design Only
 - Serves Districts: 2 & 5
 - Awarded Vendor: Kimley Horn and Associates, Inc.
 - Approved Funding: \$3,474,000.00
 - BOC Approval Date: May 6, 2025
4. Oak Grove Road Widening (from Jonesboro Road to Jodeco Road)
 - Project Phase: Design & Right-of-Way Acquisition
 - Awarded Vendor: Kimley Horn and Associates, Inc.
 - Approved Funding: \$2,775,400.00
 - BOC Approval Date: May 6, 2025

These project approvals mark a significant step in the implementation of SPLOST VI and reflect the County's commitment to advancing infrastructure improvements that were prioritized by

voters. Additional updates will be provided as projects progress through design, right-of-way, and construction phases.

- **Financial Services Update (*Presenter: David Smith, Financial Services Director*)**

Henry County's financial position as of April 2025 demonstrates strong revenue performance with total year-to-date revenues reaching \$247.4 million, representing 95.3% of the total budgeted revenue for fiscal year 2025. The county continues to show fiscal responsibility with expenditures at 79.1% of budgeted amounts.

General Fund and Special Services Districts

Revenue Performance

- Total YTD Revenues: \$247.4 million (95.3% of FY 2025 budget)
- Key Driver: Property tax revenues increased by \$30 million compared to the same period last year
- Contributing Factors:
 - Increase in millage rate
 - Higher property values
- Status: Majority of the county's revenues have been received

Expenditure Analysis

- Total YTD Expenditures: \$205.4 million (79.1% of FY 2025 budgeted expenditures of \$259.7 million)
- Year-over-Year Increase: \$18.5 million driven by:
 - General Government: \$4.3 million in countywide insurance premium payments and \$1.9 million in countywide technology contracts
 - Public Safety: \$6.7 million increase in inmate expenses
 - Public Works: \$1.2 million increase in DOT-ROW road maintenance
 - Other Financing Uses: \$4.8 million in debt service on certificates of participation

SPLOST V Performance

Revenue Collections

- Status: Collections trending higher than average monthly collections
- Total Revenue: \$74 million over projected budgeted amount since inception
- March Performance: Collections continued to exceed average monthly trends

Expenditure Activity

- Recent Trend: Expenses increased compared to previous month
- Primary Driver: Increase in construction spending

- Notable Project: North Mt. Carmel Recreation Center construction activities

T-SPLOST Program

The Transportation Special Purpose Local Option Sales Tax (T-SPLOST) program continues with dedicated county-only collections and expenditures tracked separately from SPLOST V activities.

Impact Fees

Collection and Usage Guidelines

- Impact fees are restricted to use within the specific district and category where collected
- Library impact fees are collected and paid on a monthly basis
- Current usage includes debt payments for:
 - Jail construction
 - Government annex
 - Nash Farm facility

Financial Health Indicators

The county's financial position reflects strong fiscal management with:

- Revenue collections at 95.3% of budget with four months remaining in the fiscal year
- Expenditure control at 79.1% of budget
- Significant surplus in SPLOST V collections (\$74 million over projections)
- Steady progress on capital improvement projects

This financial update demonstrates Henry County's continued commitment to responsible fiscal stewardship while maintaining essential services and infrastructure investments.

CONSENT AGENDA

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

County Attorney

- A. Resolution of the Board of Commissioners of Henry County, Georgia approving and authorizing the issuance of a revenue bond of the Henry County Building and Facilities Authority and the terms thereof; and approving certain documents in that connection, including an intergovernmental contract and related matters. (*Presenter: Rachel Mack, County Attorney*)(*Exhibit 1*) Resolution #25-188

Community Service

- A. Resolution awarding Bid #25-63 for moving services throughout Henry County Government to G & C Lawncare LLC as the primary vendor and to Nature Transportation LLC as the secondary vendor, as a unit/price agreement with no fixed quantities for one (1) year, with two (2) mutually agreed upon annual renewals. *(Presenter: Major Keith Shumate, Community Service Director)(Exhibit 2)*
Resolution #25-189

Fire Rescue

- A. Resolution authorizing Henry County Fire Rescue to enter into an Automatic and Mutual Aid Agreement with Rockdale County, Georgia *(Presenter: Fire Chief Deron "Pat" Wilson, HCFR)(Exhibit 3)* Resolution #25-190
- B. Resolution reappointing Deputy Chief, Billy Petite to the Region 4/West Georgia Emergency Medical Services Advisory Council. *(Presenter: Fire Chief Deron "Pat" Wilson, HCFR)(Exhibit 4)* Resolution #25-191

Financial Services

- A. Resolution authorizing surplus and disposal of vehicles and equipment. *(Presenter: Susan Harris, Purchasing Deputy Director)(Exhibit 5)* Resolution #25-192

Planning & Zoning

- A. Resolution approving a request for a new streetlight district for Quinn Residences (Phase 1) Subdivision on Snapping Shoals Road. District 3 *(Presenter: Heidy Liahut, Planner I)(Exhibit 6)* Resolution #25-193

SPLOST

- A. (Item Removed) ~~Resolution to authorize the acquisition of 5,944.82 square feet of right of way, a permanent easement of 1,180.80 square feet, and a driveway easement of 914.76 square feet, more or less, in Land Lot 135 of the 7th District, Henry County, Georgia. S.R. 81, Parcel 1(TSPLOST) District 1, District 3. (Presenter: Roque Romero, SPLOST Director)(Exhibit 7)~~
- B. (Item Removed) ~~Resolution to authorize the acquisition of 6,798.67 square feet of right of way, a permanent easement of 4,855.77 square feet, and a driveway easement of 9,321.84 square feet, more or less, in Land Lot 136 of the 7th District, Henry County, Georgia. S.R. 81, Parcel 10 (TSPLOST) District 1, District 3. (Presenter: Roque Romero, SPLOST Director)(Exhibit 8)~~
- C. (Item Removed) ~~Resolution to authorize the acquisition of 2,583.27 square feet of right of way, a temporary easement of 242.10.00 square feet, and a driveway~~

~~easement of 8287.64 square feet, more or less, in Land Lot 171 of the 7th District, Henry County, Georgia. S.R. 81, Parcel 112 (TSPLIST) District 1, District 3. (Presenter: Roque Romero, SPLIST Director)(Exhibit 9)~~

- ~~D. (Item Removed) Resolution to authorize the acquisition of 2,830.44 square feet of right of way, a permanent easement of 1,420.36 square feet, and a driveway easement of 1,045.44 square feet, more or less, in Land Lot 152 of the 7th District, Henry County, Georgia. S.R. 81, Parcel 42 (TSPLIST) District 1, District 3. (Presenter: Roque Romero SPLIST Director)(Exhibit 10)~~

Technology Services

- A. Resolution for Approval for a Technology Maintenance Agreement in the amount of \$124,123.32 per year for up to five (5) years, utilizing State Contract #99999-SP-T20120501-0006. (Presenter: Jamie Pownall, Technology Services Director)(Exhibit 11) Resolution #25-194

(This Ends the Consent Agenda)

Commissioner Wilson made a motion to approve the Consent Agenda; **Commissioner Anglyn** seconded. The motion carried 6-0-0.

REGULAR AGENDA

Animal Control

- A. This item was postponed prior to the meeting. ~~(Public Hearing) for Dangerous Dog Classification (Presenter: Capt. Michael Hobgood, Animal Control Director)(Exhibit 12)~~

Planning & Zoning

- A. AX-25-05 (Not a Public Hearing)
The City of Locust Grove has received a request for annexation of properties at 1117, 1141, 158, and 1170 Peeksville Road, consisting of 71.603 +/- acres in Land Lot 196 of the 2nd District. **District 1** (Presenter: Toussaint Kirk, Executive Director)(Exhibit 13)

Toussaint Kirk, Executive Director, came forward to present. The City of Locust Grove has submitted an annexation request (AX-25-05) to incorporate unincorporated Henry County property consisting of 71.603 acres on Peeksville Road. The subject property is currently zoned RA (Residential-Agricultural) with a Future Land Use Map designation of Rural Residential, allowing up to 1.0 dwelling units per acre on a net basis. The City of Locust Grove has indicated

that no changes to the current zoning or FLUM designation are planned as part of this annexation request.

The evaluation of this annexation request is conducted under O.C.G.A. 36-36-113, which establishes the legal framework for county review of municipal annexation proposals. Under this state law, a county's objection to an annexation is considered valid only if the proposed annexation would create a substantial or significant change in zoning or land use, result in an increase in density, or cause an increase in infrastructure demands that would negatively impact the county.

Following a comprehensive review of the annexation request, the Planning and Zoning Department staff has determined that the proposed annexation would not create a significant change in the surrounding land uses and that the future land use designation for the properties would remain consistent with the current rural residential character of the area. The staff assessment concludes that no substantial impact on infrastructure demands is anticipated as a result of this boundary adjustment.

The Board of Commissioners had no objection to the annexation request.

SPLOST

- A. Resolution awarding RFP #25-59 for the construction of a New Disc Golf Course at Bud Kelley Park to J.R. Bowman Construction Company of McDonough, Georgia in the amount of \$584,717.00 utilizing **District 4 SPLOST V Funds (SP5401)**. *(Note: Bud Kelley Park is now located in District 3) (Presenter: Lynn Planchon, Capital Projects Director)(Exhibit 14)*

Lynn Planchon, Capital Projects Director, presented a resolution to award RFP #25-59 for the construction of a new disc golf course at Bud Kelley Park in the total amount of \$584,717.00, utilizing SPLOST V funds under project SP5401. The SPLOST V program was approved by Henry County voters in November 2019, and District 4 Park Improvements is an approved project within this special purpose local option sales tax initiative.

The Henry County Purchasing Department solicited construction proposals for the new disc golf course facility and posted RFP #25-59 on multiple platforms including the County's website, Team Georgia Market Place, and the Association County Commissioners of Georgia/Georgia Local Government Association (ACCG/GLGA) websites to ensure broad vendor participation. Three proposals were received and underwent review and evaluation by a designated Review Committee, with J.R. Bowman Construction Company, Inc. of McDonough, Georgia emerging as the highest-rated proposer.

J.R. Bowman Construction Company, Inc. submitted a comprehensive proposal consisting of a base construction amount of \$298,507.00 along with several optional alternates to enhance the facility. The alternates include \$113,807.50 for thirty-five benches positioned behind all tee pads

throughout the course, \$18,750.00 for two seat walls with concrete slabs and connecting sidewalks, \$2,625.00 for six shade trees around the seating areas, and \$151,027.50 for an overhead structure to provide weather protection over the main seating area. The total project cost of \$584,717.00, which includes the base construction and all proposed alternates, is fully funded through the District 4 SPLOST V account (SP5401), ensuring no impact on the county's general fund operations. This new recreational facility will provide residents with an additional outdoor recreation opportunity and enhance the amenities available at Bud Kelley Park.

Ms. Planchon clarified that this property was originally in District 4, but with the redistricting it is now located in District 3.

Jonathon Penn, Executive Director/Parks & Recreation Department came forward to expound on the project. He stated that this will be a pro-level course, as well as intermediate and beginner. They had some disc golf pros come in and assist in designing the course so that will help with our rating with public courses across the nation. As of now, JP Moseley Disc Golf Course is one of the top-rated public courses and this new project only helps the county bring in those national disc golf tournaments.

Commissioner Anglyn made a motion to approve; **Commissioner Price** seconded. The motion carried 6-0-0. (Resolution 25-195)

- B. Resolution approving bid award #25-53 for design services of Keys Ferry Extension to Heath and Lineback Engineers in the amount of \$494,880.00 (SPLOST VI, **District 3**)(Presenter: *Roque Romero, SPLOST Director*)(Exhibit 15)

Roque Romero, SPLOST Director presented a resolution to award a contract for design services related to the Keys Ferry Road Extension project, which extends from SR 81 to North Ola Road in District 3 under SPLOST VI. The Purchasing Department issued RFQ #25-53, and five sealed bids were received and reviewed. Based on evaluations by county staff and professionals, BCC Engineering, LLC, doing business as Heath and Lineback Engineers, was ranked the highest and submitted a cost proposal of \$494,880. Funding for the project is available in the SPLOST VI District 3 project account, and staff recommended awarding the contract to BCC Engineering, LLC.

Commissioner Anglyn made a motion to approve; **Commissioner Price** seconded. The motion carried 6-0-0. (Resolution 25-196)

- C. Resolution authorizing bid award #25-69 for the resurfacing of various roads to E.R. Snell Contractor, Inc. in the amount of \$13,951,706.00. SPLOST VI (**District 1, District 5**). (*Presenter: Bert Bivins, SPLOST Deputy Director*)(Exhibit 16)

Bert Bivins, SPLOST Deputy Director, presented a resolution to award Bid #25-69 for the resurfacing of various county roads to E.R. Snell in the amount of \$13,951,706.00. This project is funded through SPLOST VI, which was approved by voters in November 2024. The bid was solicited through the Purchasing Department, and five sealed bids were received and evaluated. E.R. Snell submitted the lowest bid and was selected for the contract. The resurfacing work will span Districts 1 and 5, with \$6,357,315.65 allocated for District 1 (covering 33 roads) and \$7,594,390.35 for District 5 (covering 46 roads) – approximately 34 miles of roadway. The presentation also included detailed lists and road ratings for each road to be resurfaced, along with district-specific maps. SPLOST will be submitting another resurfacing project in two weeks for approval which will include an additional 103 roads (and 30 more miles of roadway) in Districts 2, 3 and 4.

Commissioner Wilson made a motion to approve; **Commissioner Anglyn** seconded. The motion carried 6-0-0 (Resolution 25-197)

- D. Resolution approving bid award #25-67 for the construction of Henry Parkway @ Henry Parkway Connector Intersection Improvement Project to B.R.T.U. Construction, Inc. in the amount of \$2,134,590.10, utilizing **District 5** SPLOST VI funds and an Intergovernmental Agreement with the City of McDonough. (*Presenter: Roque Romero, SPLOST Director*)(Exhibit 17)

Roque Romero, SPLOST Director, presented a resolution to award Bid #25-67 for the construction of the Henry Parkway at Henry Connector Intersection Improvement project. This project, located in District 5, is part of the SPLOST VI program approved by voters in November 2024, following the execution of an Intergovernmental Agreement (IGA #24-193) on July 7, 2024. This is a project the county shares with the City of McDonough and is a 50/50 split. Fourteen sealed bids were received and reviewed by a selection committee comprised of Henry County staff and professionals. B.R.T.U. Construction, Incorporated submitted the lowest bid in the amount of \$2,134,590.10 and was recommended for the award. Funding for the project will be provided through the SPLOST VI District 5 project account and the City of McDonough, per the terms of the IGA.

Commissioner Price made a motion to approve; **Vice Chair Robinson** seconded. The motion carried 6-0-0. (Resolution #25-198)

County Manager Comments

The County Manager did not have any comments.

Public Comments

No one signed up for Public Comment.

Approval of Minutes

May 6, 2025 Regularly Scheduled BOC Meeting

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

Upcoming Meetings and Events

- A. June 17, 2025 at 6:30 p.m. is a regularly-scheduled BOC Meeting
- B. July 1, 2025 at 9:00 a.m. is a regularly-scheduled BOC Meeting

Adjournment

10:23 a.m.

Carlotta Harrell, Chair

Stephanie Braun, County Clerk