STATE OF GEORGIA
COUNTY OF HENRY

The Henry County Board of Commissioners held a Regular Public Meeting ***in-person*** on Tuesday, August 5, 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; Candace Brown, Staff 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

PRESENTATIONS

A. Henry County Parks and Recreation Department Summer Camp 2025 (Presenter: Jonathon Penn, Executive Director)

B. Georgia's Multi-Step List Maintenance Audit of Voter Lists (Presenter: Leigh Phillips, Director of Henry County Elections & Voter Registration)

C. Employee anniversary recognitions (Presenter: Holly Lafontaine, HR Director)

D. Special Purpose Local Option Sales Tax (SPLOST) Update (Presenter: Roque Romero, SPLOST Director)

CONSENT AGENDA

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

Board of Elections & Voter Registration

A. Resolution approving IGA with Cities of Hampton, Locust Grove, McDonough and Stockbridge for the provision of municipal election services. *(Presenter: Leigh Phillips, Director)(Exhibit 1)* Resolution #25-247

Capital Projects

A. Resolution approving the purchase of a 2024 Ford F250 4x4 Super Duty Crew Cab for Henry County Department of Transportation (HCDOT) from Akins Ford in the amount of $51,700.00, utilizing Capital Improvement Plan COPS Funds. (*Presenter: Lynn Planchon, Capital Projects Director)(Exhibit 2)*Resolution 25-248

B. Resolution approving a contract with Prime Contractors, Inc. for the construction of a new Pre-Engineered Metal Building for Facilities Maintenance, through Sourcewell EZIQC Contract No. GA-ST02-040820-PCI, in the amount of $392,955.43, utilizing Capital Improvement Plan (CIP) Funds. (*Presenter: Lynn Planchon, Capital Projects Director)(Exhibit 3)* Resolution 25-249

Courts

A. State Court - Misdemeanor DUI/Drug Court: Resolution approving expenditure of Drug Abuse Treatment and Education Funds in the amount of $95,000 for the purpose of operating the Henry County Misdemeanor DUI/Drug Accountability Court. *(Presenter: Lisa King, DUI Court Coordinator)(Exhibit 4)*Resolution 25-250

DOT

A. Resolution authorizing the Acquisition of 8,964 Square Feet of Right of Way, 1,661 Square Feet of Permanent Easement, 2,206 Square Feet of Temporary Easement in Land Lot 215 of the 7th 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 Rabbit Run Road Bridge Replacement (Parcel 1). **District 1** *(Presenter: Steven Cariola, Engineer II)(Exhibit 5)* Resolution #25-251

E-911

A. Resolution for the execution of the renewal of the L3Harris Radio System Maintenance Agreement for fiscal year 2025/2026 at a cost of $637,222.80 to be funded through Repairs and Maintenance Account 21500120-522200 *(Presenter: Tamika Kendrick, E911 Director)(Exhibit 6)* Resolution 25-252

Emergency Management Agency

A. Resolution awarding a contract to DRC Emergency Services, LLC for debris removal and management services during declared disasters. *(Presenter: Ryan Morrison, EMA Director)(Exhibit 7)* Resolution 25-253

B. Resolution awarding Bid #25-64 to Thompson Consulting Services, LLC for Debris Monitoring Services, as a unit/ price agreement with no fixed quantities for one (1) year with two (2) mutually agreed-upon annual renewals. *(Presenter: Ryan Morrison, EMA Director)(Exhibit 8)* Resolution 25-254

Parks & Recreation

A. Resolution accepting donations and sponsorships for Parks and Recreation from January 2025 until June 2025. *(Presenter: Jonathon Penn, Cluster Lead)(Exhibit 9)* Resolution 25-255

B. Resolution awarding RFP #25-75 for Groundskeeping and Landscaping Services on Annual Contract to Tri Scapes LLC in the amount of $129,000.00 for select County Facilities as defined in the RFP documents.*(Presenter: Jonathon Penn, Executive Director)(Exhibit 10)* Resolution 25-256

Public Safety

A. (HCFR) Resolution approving the purchase of Fire Department Uniforms utilizing Hall County Contract with Nafeco (not to exceed an amount of $400,000). Funds are available in Henry County Fire Rescue operational budget. *(Presenter: Chief Deron "Pat" Wilson, HCFR)(Exhibit 11)*Resolution 25-257

B. (HCFR) Resolution approving a 36-month contract with Versaterm Public Safety US, Inc. (Versaterm) to support body-worn cameras for the Henry County Fire Department. Funding for year one of the contract will be provided by the Henry County Police Department's Small Equipment account in the amount of $80,823.68. *(Presenter: Chief Deron "Pat" Wilson, HCFD)(Exhibit 12)* Resolution 25-258

C. (HCPD) Resolution approving a 36-month contract with Versaterm Public Safety US, Inc. in the amount of $1,057,281.43 to support body-worn cameras for the Henry County Police Department utilizing funds from the Small Equipment account *(Presenter: Captain W. Powell, HCPD)(Exhibit 13)* Resolution 25-259

Stormwater

A. Resolution approving the construction services for the Detention Pond Retrofit for North Mount Carmel Park located in District 5 to Backbone Infrastructure, LLC in the amount of $298,461.00 utilizing Stormwater Enterprise funds. *(Presenter: Josue De Jesus, Stormwater Director)(Exhibit 14)* Resolution 25-260

(This Ends the Consent Agenda)

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

REGULAR AGENDA

Community Development Block Grant

Resolution requesting approval of the proposed FY2025-2029 Consolidated Plan and FY 2025 Annual Action Plan for the CDBG Program, and to authorize the Chair to execute related documents and staff to submit the plans to the U.S. Department of Housing and Urban Development. *(Presenter: Shannan Sagnot, Executive Director)(Exhibit 15)* Resolution #25-261 and Resolution #25-262

Shannan Sagnot, Executive Director came forward and presented the Consolidated Plan for Henry County's Community Development Block Grant (CDBG) and HOME Investment Partnerships Program funding from the U.S. Department of Housing and Urban Development (HUD). The Consolidated Plan serves as the County's application to HUD and outlines local housing, homelessness, and community development needs, along with strategies to address them. The accompanying Annual Action Plan specifies the projects that will use CDBG and HOME funds to carry out these priorities. A Notice of Funding Availability was published in January 2025 and needs assessment meetings were held from March 12–28, with surveys available in person, online, and via email. HUD announced the FY2025 funding on May 13, 2025, and the proposed plan will be submitted to HUD around August 12, 2025. The County anticipates $1,175,509 in CDBG funding to support public facility and infrastructure improvements, housing rehabilitation, public housing modernization, public services, and planning and administration. Additionally, more than $450,812.81 in HOME funds will be used for administrative costs and Community Housing Development Organization (CHDO) housing projects. A public hearing was held in July 2025, and the public comment period is now closed, with no comments received outside of the hearing.
Commissioner Lewis made a motion to approve; **Vice Chair Robinson s**econded. The motion carried 6-0-0.

<u>Facilities Maintenance</u>

A. Resolution approving a contract to Building Envelope Management, via OMNIA Partners 04-29 JOC, Tecta America, for the replacement of the membrane roofing, gutters and downspouts at Fairview Recreation Center **(District 2)** in the amount of $1,393,394.72, utilizing Capital funding. *(Presenter: Hutch Purvis, Executive Director)(Exhibit 16)* Resolution #25-263

Hutch Purvis, Executive Director presented a funding allocation request for the approval of a contract with Building Envelope Management through the OMNIA Partners 04-29 JOC agreement for the replacement of the membrane roofing, gutters, and downspouts at the Fairview Recreation Center in District 2. The facility, constructed in 2010 and totaling 31,184 square feet, has experienced extensive deterioration of its metal and membrane roofing, causing major leaks and water damage to the underlying structure and interior. The proposed scope of work includes cleaning the metal roof areas, installing a FLEXbase E80 membrane system with new 24-gauge Kynar-coated sheet metal details, and covering flat roof areas with ½" DensDeck recovery board, FLEXbase E80 membrane sheeting, and GarlaBrite Sealant coating for a watertight finish, as well as replacing roof flashing, coping, gutters, and downspouts. Three quotes were obtained through Building Envelope Management and the OMNIA Partners contract, with subcontractor ARX submitting the lowest bid of $1,393,394.72. Funding for the project is available through the FY26 Capital Improvement Plan.
Vice Chair Robinson made a motion to approve; **Commissioner Lewis** seconded. The motion carried 6-0-0

B. Resolution approving a contract to Trane US, Inc, via Omnia Partners Co-op contract# OMNIA Racine #3341, for installation of Tracer SC+ Building Automation System (BAS) to existing HVAC equipment at the Henry County Jail, **Countywide**, and the Heritage Senior Center, **District 3**, for a cost of $1,035,714.30. *(Presenter: Hutch Purvis, Executive Director)(Exhibit 17)* Resolution #25-264

Hutch Purvis, Executive Director, recommended awarding a contract to Trane US, Inc. for the installation of a Tracer SC+ Building Automation System (BAS) at the Henry County Jail and the Heritage Senior Center for a total cost of $1,035,714.30. The BAS will optimize climate control, reduce greenhouse gas emissions, and improve energy efficiency through online monitoring and adaptive air flow management, providing optimal comfort levels during occupancy while minimizing energy use. The system integrates seamlessly with existing Trane HVAC equipment at both facilities. Proposal amounts include $976,898.08 for the Henry County Jail and $58,816.22 for the Heritage Senior Center. Funding for the project is available through the FY2026 Capital Improvement Plan, and procurement will be completed via Omnia Partners Contract #3341. **Commissioner Anglyn** made a motion to approve; **Commissioner Lewis** seconded. The motion carried 6-0-0.

C. Resolution approving a contract to Trane US, Inc., via Co-op OMNIA Racine #3341, for providing and installing new HVAC equipment and BAS HVAC Control Systems for the Locust Grove Event Center **(District 1)** and Fairview Recreation Center **(District 2).** Funding will be available through the FY26 Capital Improvement Plan (CIP). *(Presenter: Hutch Purvis, Executive Director)(Exhibit 18)* Resolution #25-265

Hutch Purvis, Executive Director, presented a request to award a contract to Trane US, Inc., via OMNIA Racine #3341, for the purchase and installation of new HVAC equipment and a BAS HVAC Control System at the Fairview Recreation Center (District 2) and the Locust Grove Event Center (District 1) for a total amount of $1,032,551.76, funded through the FY26 Capital Improvement Plan. The Fairview Recreation Center, constructed in 2010 with 31,000 square feet of space, will have its original and failing HVAC units replaced with one 2-ton split system, one 3-ton packaged rooftop unit, three 25-ton packaged rooftop units, and a Tracer SC+ Controller and panel, at a cost of $673,332.40. This work will be coordinated with a scheduled roof replacement to avoid retrofitting and protect the new roof warranty. The Locust Grove Event Center, built in 2009 and measuring 11,336 square feet, will replace its original and failing HVAC units with three 3-ton split system heat pumps, one 4-ton split system heat pump, and a Tracer SC+ Controller, at a cost of $359,219.36. Both facilities' systems use outdated refrigerant, which has become limited in availability, causing extended downtime when repairs are needed. The new equipment will use EPA-approved refrigerant and include BAS control systems to maximize efficiency. The Locust Grove Event Center is heavily used for revenue-generating public events where dependable climate control is vital. All necessary equipment, labor, and startup costs, using existing ductwork, are included in the proposals. **Commissioner Wilson** made a motion to approve; **Vice Chair Robinson** seconded. The motion carried 6-0-0.

D. Resolution approving a contract to Trane US, Inc. via OMNIA #1153, for purchase and installation of four (4) rooftop HVAC units to replace existing, aged and failing units at the McDonough Library **(District 3)** for the amount of $118,673.10. Funding is available in the FY26 Capital Improvement Plan (CIP). *(Presenter: Hutch Purvis, Executive Director)(Exhibit 19)* Resolution #25-266

Hutch Purvis, Executive Director, presented a proposal to award a contract to Trane US, Inc. through OMNIA #1153 for the purchase and installation of new HVAC equipment at the McDonough Library, totaling $118,673.10 and funded by the FY26 Capital Improvement Plan. The current HVAC units, original to the building's 2005 construction, require replacement due to age and deterioration. The new system will integrate seamlessly with a recently installed Building Automation System (BAS) funded by a federal grant, enhancing energy efficiency and occupant comfort. The project includes installing two 3-ton, one 10-ton, and one 6-ton rooftop packaged heat pumps. **Commissioner Anglyn** made a motion to approve; **Commissioner Price** seconded. The motion carried 6-0-0.

E. Resolution approving a contract to Building Envelope Management, OMNIA Partners #04-29 Tecta America contract, for the cleaning and sealing the exterior walls and windows at the Jail Training Center for the amount of $141,065.09 using Facilities funding. *(Presenter: Hutch Purvis, Executive Director)(Exhibit 20)* Resolution #25-267

Hutch Purvis, Executive Director is presented a proposal to award a contract to Building Envelope Management, through OMNIA Partners 04-29 JOC, for $141,065.09 to clean and seal the exterior walls and windows at the Henry County Jail Training Center, funded by the Facilities Maintenance Budget. This work addresses urgent water intrusion issues to prevent further structural and interior damage. Three quotes were obtained under the contract, with sub-contractor Atlanta Sheet Metal submitting the lowest bid, which is below the RS Means national average cost estimate of $146,705.80. The project scope includes cleaning the entire exterior, removing loose mortar, brushing lintels to remove rust and corrosion, filling wall holes, reapplying mortar, wet glazing around windows, sealing window frames, and applying appropriate sealants to all exterior surfaces for a watertight finish. The contractor will provide a one-year workmanship warranty and a five-year materials warranty.
Vice Chair Robinson made a motion to approve; Commissioner Price seconded. The motion carried 6-0-0.

<u>SPLOST</u>

A. Resolution approving the award for design services of Bridge Replacement on Dailey Mill Road over Walnut Creek to Atlas Technical Consulting LLC in the amount of $818,000.00. **District 4**, SPLOST VI *(Presenter: Roque Romero, SPLOST Director)(Exhibit 21)* Resolution #25-268

Roque Romero, SPLOST Director presented a resolution for the Board of Commissioners to approve design services for the Dailey Mill Road over Walnut Creek bridge replacement. The Purchasing Department issued RFQ #25-74 for these services, receiving five proposals that were reviewed by Henry County staff and professionals. Atlas ranked highest in the evaluation and subsequently submitted a cost proposal of $818,000.00 for the design work. Funding is available through the SPLOST VI, District 4 project account. Staff recommends awarding RFQ #25-74 to Atlas in the amount of $818,000.00 **Commissioner Price** made a motion to approve; **Commissioner Lewis** seconded. The motion carried 6-0-0.

B. Resolution approving a Budget Amendment to reallocate available SPLOST III District project funds to various active SPLOST III District projects. **Districts 1, 2, 3, and 4**. *(Presenter: Roque Romero, SPLOST Director)(Exhibit 22) Resolution #25-269*

Roque Romero, SPLOST Director, presented that Henry County voters approved the SPLOST III program in 2007. Sales tax collections spanned from April 2008 to March 2014. A budget amendment is needed to reallocate available funds from various SPLOST III District projects to various active SPLOST III District projects as follows:

District 1

From:

- SP3088 – Lester Mill Road – $250.00

  Total: $250.00

To:

- D1R13 – District 1 Resurfacing – $250.00

  Total: $250.00

District 2 *(Current District 2, Previous District 5)*

From:

- SP3030 – Hudson Bridge Road – $1.00
- SP3056 – Old Highway 3 @ SR 81 – $5,233.00
- SP3071 – Oakland Road – $1.00

  Total: $5,235.00

To:

- D2R13 – District 2 Resurfacing – $1.00
- D2R13 – District 2 Resurfacing – $5,233.00
- D2R13 – District 2 Resurfacing – $1.00

  Total: $5,235.00

District 3

From:

- SP3051 – Keys Ferry Road – $1.00

  Total: $1.00

To:

- D3R13 – District 3 Resurfacing – $1.00

  Total: $1.00

District 4

From:

- D4R13 – District 4 Resurfacing – $4,187.00
- SP3027 – Eagles Landing Parkway – $1.00

  Total: $4,188.00

To:

- SP3016 – Moseley Park – $4,187.00
- D4R13 – District 4 Resurfacing – $1.00

  Total: $4,188.00

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

C. Resolution approving a Supplemental Agreement in the amount of $5,870.00 to Moffat & Nichol in the amount for the design services of SR 81 Widening. SPLOST V, **District 1, District 3**. *(Presenter: Roque Romero, SPLOST Director)(Exhibit 23) Resolution #25-270*

Roque Romero, SPLOST Director, presented a Supplemental Design Agreement for the State Route 81 Widening Phase 1 project, an approved SPLOST V program supported by Henry County voters in November 2019. Moffatt and Nichol submitted a Supplemental Agreement in the amount of $5,870.00 for additional services, including revising the box culvert analysis in HEC-RAS, as the proposed 10'x9' box culvert at Kalves Creek does not meet the required 12' bank full width. The recommendation is to upgrade to a double 6'x8' barrel culvert to meet GDOT standards. The scope also includes revising the box culvert profile and 39-series sheets, updating plan sheets 13, 15, 19, 23, and 54 series, and calculating updated box culvert quantities and cost estimates. The SR81 Widening is a 50/50 cost share major transportation improvement project between District 1 and District 3 (SP 5110 and SP 5310). Funding for the Supplemental Agreement is available in the SPLOST V District 1 project account, and staff recommended approval.
Commissioner Anglyn made a motion to approve; **Commissioner Wilson** seconded. The motion carried 6-0-0.

D. Resolution approving a Supplemental Agreement in the amount of $163,890.00 and a Budget Amendment in the amount of $125,000 to Croy Engineering for the design of Ellistown Road Improvement Project. SPLOST V, **District 1**. *(Presenter: Roque Romero, SPLOST Director)(Exhibit 24) Resolution #25-271*

Roque Romero, SPLOST Director, presented a Supplemental Design Agreement for the Ellistown Road dirt road improvements project, an approved SPLOST V District 1 program supported by Henry County voters in November 2019. Croy Engineering submitted a Supplemental Agreement in the amount of $163,890.00 to revise typical sections to include curb and gutter on both sides of the roadway along the full corridor, adjust construction limits and roadway geometry to accommodate the urban section with enclosed drainage, fully redesign the stormwater drainage system to a closed pipe system with inlets, manholes, and outlet locations, coordinate with utility providers to minimize relocation needs particularly for the 24” water main and other longitudinal utilities and revise right-of-way plans to reflect updated and potentially reduced easement needs for drainage and slope. A budget amendment in the amount of $125,000 from SPLOST V District 1 SR 81 Widening Phase 2 is required to fund the Supplemental Agreement and related costs. Staff recommended approval of both the Supplemental Agreement and the associated budget amendment. **Commissioner Wilson** made a motion to approve; **Vice Chair Robinson** seconded. The motion carried 6-0-0.

E. Resolution approving a Supplemental Agreement in the amount of $28,500 to EXP US Services, Inc. and a Budget Amendment in the amount of $75,000.00 for additional design services and related costs incurred on the Airline Road Extension Project. SPLOST V, **District 3**. *(Roque Romero, SPLOST Director)(Exhibit 25) Resolution #25-272*

Roque Romero, SPLOST Director, presented a Supplemental Design Agreement for the Airline Road Extension project, an approved SPLOST V District 3 program supported by Henry County voters in November 2019. EXP US Services submitted a Supplemental Agreement in the amount of $28,500.00 to revise the right-of-way width on plans to reflect updated field conditions and alignment adjustments, requiring modifications to the design plans to accommodate the revised right-of-way limits, and to provide additional staking services for reducing project limits and revising right-of-way boundaries to support accurate construction and property acquisition activities. A budget amendment in the amount of $75,000 from SPLOST V District 3 SR 81 Widening Phase 2 is required to fund the Supplemental Agreement and related costs. Staff recommended approval of both the Supplemental Agreement and the associated budget amendment.

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

County Manager Comments

- September 13th Glow in Park 5K
- September 20th District 1 Community Clean up
- October 25th District 3 Community Clean up

Public Comments

No one signed up.

Approval of Minutes

A. July 1, 2025 BOC meeting
B. July 15, 2025 Called BOC meeting

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

Upcoming Meetings and Events

A. Millage Rate - 1st Public Hearing (RESCHEDULED to August 12, 2025 at 9:00 a.m. ~~August 5, 2025 at 6:00 p.m. is a called BOC Meeting~~,
B. Millage Rate - 2nd Public Hearing (RESCHEDULED to August 19, 2025 at 9:00 a.m.) ~~August 5, 2025 Called BOC Meeting_ re: Millage Hearing 2nd Public Hearing~~
C. Millage Rate - 3rd Public Hearing & Adoption (to be held during the regularly scheduled Board of Commissioners Meeting on August 19, 2025, at 6:30 p.m.

Executive Session (Re: Litigation and Real Estate)

VOTE: Commissioner Anglyn made a motion to enter into Executive Session (10:17 a.m.); Commissioner Lewis seconded. The motion carried 6-0-0.

Reconvene from Executive Session

VOTE: Commissioner Anglyn made a motion to reconvene from executive session (11:15 a.m.); Commissioner Lewis seconded. The motion carried 6-0-0.

Approval of an Affidavit and Resolution pertaining to Executive Session

VOTE: Commissioner Anglyn made a motion to approve the Affidavit and Resolution pertaining to Executive Session; Commissioner Lewis seconded. The motion carried 6-0-0.

Adjournment

11:16 a.m.

Carlotta Harrell, Chair
Henry County Board of Commissioners

Stephanie Braun
County Clerk