

**STATE OF GEORGIA
COUNTY OF HENRY**

The Henry County Board of Commissioners held a Regular Public Meeting *in-person* on Tuesday, August 19, 2025, at 6:30 p.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; and Stephanie Braun, 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 #1: The following Planning & Zoning items were advertised for the August 19, 2025 BOC Meeting, but have been **removed by the Applicant**:

COMP-AM-25-01 (Public Hearing - POSTPONED)

DR Horton of Conyers, GA requests an amendment to the Comprehensive Plan for property located south of Mount Carmel Road and west of Jones Road in Land Lots 150 and 151 of the 6th District. The property consists of 110.885 +/- acres and the request is to amend the Future Land Use Map designation from Medium Density Suburban Residential to Low Density Suburban Residential. **District 5**

RZ-24-16 (Public Hearing - POSTPONED)

DR Horton of Conyers, GA requests a rezoning from RA (Residential Agricultural) to R-2 (Single-Family Residence) for property located south of Mount Carmel Road and west of Jones Road in Land Lots 150 and 151 of the 6th District. The property consists of 110.885 +/- acres and the request is for a single-family subdivision on septic. **District 5**

Proclamation

- A. Proclamation recognizing Community Bible Church (*Presenter: Amber Smith, Public Relations Specialist*)
- B. (Added): Johnny Holland's Retirement Video – Department of Transportation)

REGULAR AGENDA

Capital Projects

Resolution approving a contract with Prime Contractors, Inc. for the construction of a new Pre-Engineered Metal Building for HCDOT, through Sourcewell EZIQC Contract No. GA-ST02-040820-PCI, in the amount of \$468,676.16, utilizing Capital Improvement Plan (CIP) Funds. (*Presenter: Lynn Planchon, Capital Projects Director*)(*Exhibit 1*) Resolution 25-273

Lynn Planchon, Capital Projects Director, presented a resolution for the approval of a contract to construct a new pre-engineered metal building in the Fairview community for use by the Henry County Department of Transportation (DOT). The building will measure 50 feet by 100 feet and will be completed through the Sourcewell EasyIQC contract, with Prime Contractors serving as the contractor. Funding for the project will come from the Capital Improvement Plan bond funds. The building will be located behind the current fuel area at the old Station 6 in Fairview. It will not be visible from the road, ensuring it blends into the surrounding area while still serving as a functional addition to county infrastructure. The design will provide a practical, durable structure that also includes a small meeting space for employees working in that area. An example image of the building was shared to illustrate its size and style, though the final configuration may vary slightly.

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

Department of Transportation

- A. Resolution approving the purchase of two (2) HD110WT 4F Hydra Digs from Wespro JCB for Henry County DOT in the amount of \$357,136.28 through Sourcewell Contract #020223-JCB, utilizing Capital Improvement Plan (CIP) Bond Funds. (*Presenter: Scott Morris, HCDOT Director*)(*Exhibit 2*) Resolution #25-274

Scott Morris, HCDOT Director, presented a resolution for the approval of the purchase of two Hydrodigs, part number HD1110WT4F, from Westpro JCB for the Henry County Department of Transportation. The total purchase amount is \$357,136.28 and will be made through the Sourcewell Contract 020223-JCB. Funding for this purchase is available through the Capital Improvement Plan bond funds. An example of the Hydrodig equipment was also provided for reference.

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

- B. Resolution approving the purchase of two (2) 100C-2 T4 Mini Excavators from Wespro JCB for Henry County DOT in the amount of \$231,600.00 through Sourcewell Contract #020223-JCB, utilizing Capital Improvement Plan (CIP) Bond Funds. *(Presenter: Scott Morris, HCDOT Director)(Exhibit 3) Resolution #25-275*

Scott Morris, HCDOT Director presented a resolution to approve the purchase of two mini excavators, part number 10C-2T4, from Westpro JCB for the Henry County Department of Transportation. The total purchase amount is \$231,600 and will be made through the Sourcewell Contract 020223-JCB. Funding for this purchase is available through Capital Improvement Plan bond funds. An example of the mini excavator was also provided for reference.

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

Planning & Zoning

- A. **AX-25-06** (Not a Public Hearing)

The City of Hampton has received a request for annexation of properties along Fortson Drive, north of Lower Woosley Drive, consisting of 158.37 +/- acres in Land Lot 15 & 16 of the 3rd District. **District 1** *(Presenter: Kenta, Lanham, Planner III)(Exhibit 4)* Resolution 25-276

Kenta, Lanham, Planner III, came forward to present. The property regarding the annexation is located on Fortson Road, north of Lower Woolsey Road, totaling approximately 158.37 acres. The property is currently zoned M1 (Light Manufacturing), shown in gray, and RA (Residential Agricultural), shown in white. The future land use map designates the area as low-density mixed use. One of the three subject property owners has submitted an annexation application to the City of Hampton using the 60% method, which requires signatures from owners of at least 60% of the land area. The first signature has been obtained from the owner of the larger M1 parcel, and the remaining signatures must be acquired within one year from the date of the first signature. According to the application materials, the City of Hampton proposes to annex the subject properties without changing the current zoning classifications, meaning they would move to Hampton's equivalent RA and M1 districts. While the annexation would not appear to create a

significant change in zoning, density or infrastructure demands, it would exacerbate an existing island of unincorporated territory, which is prohibited under OCGA § 36-36-4. The green area on the map represents existing City of Hampton property, while the unincorporated Henry County portion would remain as an island if the annexation is approved. Based on this conflict with state law, staff is of the opinion that valid grounds for objection to this annexation request are present under OCGA § 36-36-4.

Commissioner Wilson made a motion to object the annexation per code O.C.G.A 36-36-4; Commissioner Anglyn seconded. The motion carried 6-0-0.

SPLOST

- A. Resolution approving the purchase of Playground Equipment and Poured Rubber Surface for J.P. Moseley Park from GameTime in the amount of \$622,457.79 through Omnia Partners Contract #2017001134, utilizing **District IV**, SPLOST V funds (SP5401).
(Presenter: Jonathon Penn, Executive Director)(Exhibit 5) Resolution 25-277

Jonathon Penn, Executive Director, presented a resolution approving the purchase of playground equipment and poured rubber surface for JP Mosley Park from Game Time in the amount of \$622,457.79 through Omnia Partners Contract #2017001134, utilizing District IV SPLOST V funds. He noted the existing playground, in place since the park opened, has flooding issues after rain. The new project will address drainage concerns and provide two age-appropriate play areas (ages 2–5 and 6–12) with ADA-compliant, inclusive equipment. He also mentioned future plans to replace the park’s pavilions, emphasizing that the upgrades will provide a safe, modern and attractive play environment for the community.

Vice Chair Robinson asked what the time frame of this project is being completed? **Mr. Penn** stated that it should be completed by the beginning of next year.

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

- B. Resolution approving the Project Framework Agreement (PFA) between Henry County and Georgia Department of Transportation for Camp Creek Greenway (PI No. 0021215) **District 5**, SPLOST VI. (Presenter: Roque Romero, SPLOST Director)(Exhibit 6)
Resolution 25-277

Roque Romero, SPLOST Director, Roque Romero, SPLOST Director, presented a resolution approving the Project Framework Agreement (PFA) between Henry County and the Georgia Department of Transportation for the Camp Creek Greenway Trail, located in District 5 and funded through SPLOST VI. This agreement allows the County to partner with GDOT on the trail’s design and is a joint project with the City of McDonough, with which an Intergovernmental Agreement (IGA) is already in place from the passage of SPLOST VI. Under

the funding arrangement, Henry County will provide 30% of the matching funds, while the City of McDonough will provide 70%. The trail will begin near McDonough Square and extend to the front of the County building.

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

Tax Commissioner

(3rd **Public Hearing** and Adoption): 2025-2026 Millage Rate (*Presenters: Michael Harris, Tax Commissioner and Bernita Campbell, Budget Director*)(Exhibit 7) Resolution #25-279

Bernita Campbell, Budget Director stated tonight marked the third and final millage discussion for 2025. Budget Director Bernita Campbell reminded attendees that the primary source of funding for the general fund and special service district budgets comes from property taxes and highlighted several key points from the adopted FY26 budget, which was approved on May 28, 2025. The FY26 general fund and special service district budget totals \$287,797,000—an increase of \$28.1 million, or 10.8%, over FY25. The budget is based on the current millage rate of 15.733 mills and reflects board priorities, including road improvements, judicial system expansion, continued support for public safety personnel and equipment and competitive compensation and benefits for county employees. It also provides for essential departmental funding to maintain service levels. Notably, the budget was balanced without use of fund balance, relying solely on available revenues. Over 50% of the budget is dedicated to public safety, with government operations at 16%, the judicial system at 11%, and public works at 6%. Following this overview, the presentation was turned over to Tax Commissioner Mr. Harris for the remainder of the discussion.

Michael Harris, Tax Commissioner, came forward to present. He reiterated that this is the third and final public hearing prior to adoption of the 2025 millage rate. Mr. Harris explained the purpose of the millage rate, explaining it as the tax rate applied to assessed property values (40% of fair market value) to calculate local property taxes, and provided examples of tax calculations for homesteaded and non-homesteaded properties. Mr. Harris highlighted exemptions available in Henry County, including the standard L1 exemption, the frozen exemption established in 2004, and age-based school tax exemptions beginning at age 62. Mr. Harris demonstrated how exemptions, particularly the frozen exemption, protect taxpayers from rising property values by maintaining a consistent taxable value. Mr. Harris noted that approximately 55% of tax bills fund schools, 5% fund the water authority bond, and 40% fund county services at the proposed millage rate of 15.733 mills, which will remain unchanged for the second consecutive year. Mr. Harris also described the digest process, the collaborative role of multiple entities in finalizing assessments and exemptions, and ongoing work to meet the September mailing deadline despite challenges from new legislation. Mr. Harris concluded by noting that the total 2025 combined millage rate for county residents is projected at 39.733 mills, reflecting slight reductions across most taxing entities, and that updated tax bills will include clearer information to assist residents. Mr. Harris then opened the floor for board questions and comments.

Public Hearing:

Chair Harrell called the Public Hearing to Order and invited anyone wishing to speak to come forward to the podium and state their name and address for the record.

No one came forward and Chair Harrell closed the public hearing portion.

Chair Harrell asked **Mr. Harris** to provide additional information about FLOST. Mr. Harris explained that in 2025 legislation was passed under House Bill 581 (re: FLOST, or the Floating Local Option Sales Tax), as a mechanism for the counties and their cities to offset millage rates and reduce the property tax burden on residents. He clarified that House Bill 581 also introduced a floating homestead exemption tied to the Consumer Price Index (CPI), which would typically cap valuation increases between 2% and 6% annually. However, Mr. Harris emphasized that Henry County's frozen exemption remains more beneficial, effectively capping increases at 0% versus the CPI-based cap, especially given recent property value increases of 5–20% in prior years. He noted that to participate in FLOST, the county and all four cities were required to opt in, which they did, while the school board was not required to participate. Mr. Harris stressed that each parcel must be analyzed to ensure residents receive the more favorable exemption, with about 99.5% of Henry County residents continuing to benefit from the local frozen exemption. He compared FLOST to SPLOST, explaining that revenues from FLOST must be used solely to reduce millage rates for the county and cities. Mr. Harris concluded by noting that while FLOST provides a potential benefit to residents, county agencies are still engaged in ongoing discussions regarding its implementation.

County Manager Cheri Matthews emphasized that the most critical step at this stage is reaching an intergovernmental agreement (IGA) between the county and the cities in order to place FLOST on the November ballot. She noted that county staff has presented at least two options that would provide an equal distribution of the rollback amount, while the cities have proposed an alternative approach that requires further discussion. Ms. Matthews stressed that this initiative is designed as a tax relief measure for residents and differs from LOST negotiations, as the parties are not bound by set criteria but must agree on the percentage distribution. She further explained that although the legislation allows the county to move forward with an agreement involving only the two most populous cities, the county's goal is to ensure that all residents benefit. Ms. Matthews concluded by underscoring the urgency of finalizing the agreement, given the tight deadline to provide ballot information to the Elections Department by September 5, 2025.

Vice Chair Robinson made a motion to approve the millage rate at 15.733; **Commissioner Price** seconded. The motion carried 6-0-0.

Technology Services

Resolution approving the Purchase of Dell Computers, Monitors, Laptops and Docking Stations in the amount of \$613,400.00 utilizing Capital Improvement Planning (CIP) Funds (*Presenter: Jamie Pownall, Chief Information Officer*)(*Exhibit 8*) Resolution #25-280

Jamie Pownall presented a resolution requesting approval to purchase new hardware for the county, including approximately 200 Dell computers, 200 laptops, 600 monitors, and 200 docking stations. Mr. Pownall explained that the purchase is necessary due to Microsoft's announced end of support for Windows 10 in October, which will require the county to transition systems to Windows 11. The new equipment will replace devices that are unable to upgrade, ensuring continued security and functionality across county operations. He noted that the purchase will be funded through capital improvement funds and invited questions from the board.

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

County Manager Comments

- **Burg Road Repaving:** Groundbreaking has begun in District 1 as part of the SPLOST 5 project.
- **Glow-in-the-Park 5K:** September 13, 2025
- **Community Cleanups:**
 - District 1 – September 20, 2025
 - District 3 – October 25, 2025

Public Comments

No one signed up.

Approval of Minutes

A. July 15, 2025 BOC Meeting

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

Upcoming Meetings and Events

- A. September 3, 2025 is a regular BOC meeting at 9:00 a.m. (note: Date change to Wednesday due to holiday)
- B. September 23, 2025 is a regular BOC meeting at 6:30 p.m. (note: Date change to fourth Tuesday of the month)

Adjournment

7:52 p.m.

*Carlotta Harrell, Chair
Henry County Board of Commissioners*

*Stephanie Braun
County Clerk*