

**STATE OF GEORGIA
COUNTY OF HENRY**

The Henry County Board of Commissioners held a Regular Public Meeting *in-person* on Tuesday, March 31, 2026 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 – *Not Present*
Johnny Wilson, District 1 Commissioner
Neat Robinson, District 2 Commissioner
Dee Anglyn, Vice Chair / 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; 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 presented by Pastor Leonard Himes

PLEDGE OF ALLEGIANCE

The Pledge was recited by Pastor Leonard Himes

CALL TO ORDER

- A. *ANNOUNCEMENT #1* – Walk on Item will be added to the REGULAR agenda regarding the CIE update.

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

PROCLAMATIONS/ RECOGNITIONS

- A. Employee Years of Service Recognition (*Presenter: Holly Lafontaine, HR Director*)

5 Years of Service

- Antonio Catlin – Sheriff's Office
- Ayanna Kates – Police Department
- Carl Gaines – Sheriff's Office
- Farrah Malloy – Sheriff's Office
- Hayden Warmington – Public Defender
- Kimberly Haynes – Police Department
- Lydia Tomlinson – Community Service

- Shunda Allison – District Attorney

10 Years of Service

- Brittany Dunson -E-911
- Karima Alexander – Senior Services
- Quiyana Williams – E-911

20 Years of Service

- Harlon Matthews – Parks and Recreation

25 Years of Service

- Justin Wynn

- B. Proclamation recognizing April 6-10, 2026 as National Community Development Week (*Presenter: Raven Bodine, Community Development Specialist II*)
- C. Proclamation recognizing April 2026 as National Fair Housing Month (*Presenter: Raven Bodine, Community Development Specialist II*)
- D. Proclamation recognizing County Government Month (*Presenter: Melissa Robinson, Communication Director*)
- E. Proclamation recognizing March as Women’s History Month (*Presenter: Melissa Robinson, Communication Director*)

PRESENTATIONS:

- A. SPLOST Projects Program Update (Presenter: Clayton Carte, Senior Public Relations Specialist)

Clayton Carte, Senior Public Relations Specialist updated the Board and public on SPLOST and Transportation SPLOST projects across Henry County.

Mr. Carte reported that the Henry County Aquatic Center and Outdoor Water Park is nearing completion, with water added to features and a grand opening expected in June 2026. The Locust Grove Tax and Tag Office on Tanger Boulevard is under construction and scheduled to open in fall 2026.

Key transportation updates included:

- Rock Quarry Road widening (Stockbridge): ongoing bridge, wall, and noise barrier work; completion expected late 2028–early 2029.
- McDonough Parkway Extension (Highways 42–155): bridge and elevation work in progress; completion expected late 2026.
- Fairview Road Sidewalk Project (North Henry): nearing sidewalk installation; completion expected before year-end.

Additional projects:

- Flippin Road Extension: expected completion this fall.
- Dutchtown Road Improvements: nearly complete, ribbon cutting soon.
- Berg Road Improvements (Locust Grove): culvert and paving work; completion expected this summer.
- Henry Parkway roundabout (McDonough): nearing completion, reopening soon.

Upcoming projects include State Route 81 widening in Ola (bids received) and Jonesboro Road widening near Target and Home Depot (out for bid). About 200 county roads are approved for resurfacing, with work increasing in spring.

Mr. Carte also noted the Western Parallel Connector is progressing well, with GDOT expecting completion by the end of the year. Commissioner Anglyn thanked staff, the Board, and the community for supporting SPLOST-funded projects.

Added Presentation:

During the Henry County Board of Commissioners meeting, Tax Commissioner Michael Harris and Tax Assessor John Self explained that recent tax bill concerns were caused by legislative changes (House Bills 581 and 92), adjustments to the tax timeline, and the transition to a new appraisal (CAMA) system.

Mr. Self detailed the issue with the frozen homestead exemption, explaining that some property improvements such as additions and renovations were mistakenly classified as exempt instead of taxable. He clarified this was a classification error, not a new tax or change in property values.

Michael Harris noted that this correction resulted in about 2,400 revised tax bills out of more than 100,000 total, affecting a small percentage of taxpayers.

Mr. Harris also explained the billing process, including partial bills during appeals and the issuance of a third bill due to the correction. He added that affected taxpayers have 60 days to pay before interest applies.

Mr. Harris and Mr. Self emphasized that the issue has been corrected, is not expected to recur, and is unrelated to revenue changes, which are instead due to a cooling real estate market.

They acknowledged the need for improved communication and reminded residents that payment plans are available through the Tax Commissioner's Office for those needing assistance.

CONSENT AGENDA

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

SPLOST

- A. Resolution to authorize the acquisition of 4,535 square feet of right of way and 1,439 square feet of temporary easement, more or less, inland lots 190 of the 12th district, Henry County, Georgia, by negotiated contract or condemnation pursuant to provision of O.C.G.A. Section 32-3-4 through section 32-3-19 (Fairview Road - Phase II, Parcel 25, sp5510) **District 2** (*Presenter: Bert Bivins, SPLOST Transportation Director*)(Exhibit 1)**Resolution 26-104**
- B. Resolution to authorize the acquisition of 2,316 square feet of Right of Way, 1,698 square feet of Permanent Easement, 1,032 square feet of Temporary Easement, and 821 square feet of Driveway Easement, more or less, in Land Lots 190 of the 12th District, Henry County, Georgia, by negotiated contract or condemnation pursuant to provision of O.C.G.A. Section 32-3-4 through Section 32-3-19 (Fairview Road - Phase II, Parcel 26, SP5510) **District 2** (*Presenter: Bert Bivins, SPLOST Transportation Director*)(Exhibit 2) **Resolution 26-105**
- C. Resolution approving a Budget Amendment to reallocate available SPLOST II project funds and commit remaining funds to the Fire Station #7 – Sewer Service Project. **District 3** (*Presenter: Bert Bivins, SPLOST Transportation Director*)(Exhibit 3) **Resolution 26-106**
- D. Resolution approving a Budget Amendment to reallocate available SPLOST III project funds and commit remaining funds to the SR 155 at Crumbley Road intersection improvement project. **District 3.** (*Presenter: Bert Bivins, SPLOST Transportation Director*)(Exhibit 4) **Resolution 26-111**

TRANSIT DEPARTMENT:

- A. Resolution approving the Acceptance of Transit Trust Funds (TTF) Grant from the Atlanta-Transit Link Authority in the amount of \$288,600 for implementation of Automated Fare Collection (AFC 2.0) and the purchase of buses to support new fixed route transit service in Henry County. (*Presenter: Taleim Salters, Transit Director*)(Exhibit 5)**Resolution 26-107**

(This Ends the Consent Agenda)

Commissioner Robinson made a motion to approve the consent agenda; **Commissioner Lewis** seconded. The motion carried 5-0-0.

REGULAR AGENDA

Human Resources

- A. Resolution approving the Henry County Employee Benefit and Medical Insurance Plans for 2026-2027 (*Presenters: Victoria Rogers, HR Director; and James Ford, EPIC*)(Exhibit 6)**Resolution 26-108**

Victoria Rogers, Human Resources Director presented a resolution for approval of Henry County's employee benefits and medical insurance plans for the 2026–2027 plan year. She introduced **James Ford of EPIC**, who provided an overview of proposed changes and costs.

James Ford explained that medical insurance the County's largest cost driver will increase by 5%, which is below national trends of about 10–11%. He stated that the Board is recommended to absorb this increase, so employee premiums remain unchanged. **Mr. Ford** noted that dental insurance will increase by 9.45% for the second consecutive year, with employees covering the added cost through higher premiums. He also reported that vision insurance will rise by 4.6%, remaining a fully employee-paid, low-cost benefit. Mr. Ford added that most ancillary benefits will remain stable due to rate guarantees, including life insurance, AD&D, disability plans, EAP services, FMLA administration through New York Life, and the FSA program through Lively.

Victoria Rogers stated that, pending Board approval, the County will move forward with open enrollment preparations. She noted that employee communications and informational sessions are scheduled for April 13–17 to ensure staff are informed ahead of enrollment.

Commissioner Lewis made a motion to approve; **Commissioner Price** seconded. The motion carried 5-0-0.

Planning and Zoning

- A. Resolution approving bid award (RFP #26-23) to Cooper Carry Inc. for on-call consulting services to support Henry County with technical guidance on data center development, including best practices, infrastructure considerations, and development agreement frameworks. (*Presenter: Kamau As-Salaam, Assistant Director*)(*Exhibit 7*)
Resolution 26-109

Kamau As-Salaam, Assistant Director, presented a resolution recommending approval of RFP 26-23 to award an on-call consulting contract to Cooper Carry for technical support on data center development.

Mr. As-Salaam explained that data centers are highly specialized developments requiring expertise beyond the County's typical zoning and land use review. He noted the contract would provide technical guidance on infrastructure, utilities, and environmental impacts to support informed decision-making. **Mr. As-Salaam** added that **Cooper Carry** was selected through a competitive process, has prior experience with Henry County, and brings extensive expertise in data center projects and local government consulting.

Mr. As-Salaam emphasized the contract is on an as-needed basis, ensuring the County only incurs costs when services are used. **Commissioner Lewis** asked for clarification on the contract structure, and **Mr. Sama** confirmed it is strictly on-call. **Commissioner Price** clarified that approving the contract does not approve any data center project and that no specific project is currently under consideration, but rather prepares the County for future proposals. **Mr. As-Salaam** also noted that an updated fee schedule may be introduced later to help offset consulting costs related to data center reviews. **Commissioner Anglyn** added that this approach aligns with prior planning efforts, including the Unified Land Development Code (ULDC), reinforcing that this is a continuation of established policy direction.

Commissioner Lewis made a motion to approve; **Commissioner Price** seconded. The motion carried 5-0-0.

- A. **ADDED Walk on Item:** Resolution to adopt the State required Capital Improvement Element annual update and CIE Community Work Program 2025-2029. **Countywide** (*Presenter: Kamau As-Salaam, Assistant Director*) **Resolution 26-110**

Mr. Kamau As-Salaam, Assistant Director, presented a walk-on agenda item regarding the annual update to the County's Capital Improvements Element (CIE).

Mr. As-Salaam explained that the CIE is a key part of the County's comprehensive plan, outlining major capital projects such as public safety facilities, parks, and infrastructure improvements. He noted the updated CIE was reviewed and approved by the Atlanta Regional Commission and meets all state requirements. **Mr. As-Salaam** emphasized that maintaining an approved CIE is necessary for the County to retain the ability to collect impact fees, which fund growth-related infrastructure. He added that the document also promotes transparency by identifying how funds are allocated. He requested Board acceptance of the CIE for inclusion in the County's comprehensive plan and official records.

Commissioner Robinson expressed appreciation to staff, including the Planning and Zoning Department and County Manager's Office, for their work on the update.

Commissioner Lewis made the motion to approve; **Commissioner Robinson** seconded. The motion carried 5-0-0

County Manager Comments

The **County Manager** provided updates on upcoming community events and engagement opportunities.

The County Manager announced that **Madam Chair Carlotta Harrell** will deliver the annual State of the County address on April 2 at 8:00 a.m. at Stockbridge Community Church, hosted by the Council for Quality Growth and open to the public.

The County Manager also shared that the final T-SPLOST community engagement meeting will be held on April 13th from 5:00 p.m. to 8:00 p.m. at the County Administration Building, giving residents an opportunity to provide input on transportation planning initiatives.

Public Comment

There was no one signed up for Public Comment

Upcoming Meetings and Events

- A. April 14, 2026 at 4:00 p.m. is a Special Called budget workshop
- B. April 14, 2026 at 6:30 p.m. is a Regularly-scheduled BOC meeting
- C. April 28, 2026 is a Called Budget Workshop Meeting at 4:00 p.m.

Vice Chair Anglyn adjourned the meeting at 10:22 a.m.

*Vice Chair Dee Anglyn
Henry County Board of Commissioners*

*Jasmin Head
Deputy County Clerk*