

**STATE OF GEORGIA
COUNTY OF HENRY**

The Henry County Board of Commissioners held a Regular Public Meeting *in-person* on Tuesday, May 26, 2026 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, District 2 Commissioner
Dee Anglyn, Vice Chair / District 3 Commissioner
Michael T. Price, District 4 Commissioner
Kevin J. Lewis, District 5 Commissioner

Staff Present: Kevin Johnson, Interim 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 presented by Pastor Leonard Himes

PLEDGE OF ALLEGIANCE

The Pledge was recited by Pastor Leonard Himes

CALL TO ORDER

PROCLAMATIONS/ RECOGNITIONS

- A. Proclamation Honoring the Life and Legacy of Congressman David Scott (*Melissa Robinsons, Communications Director*)

APPOINTMENTS:

- A. Georgia Department of Behavioral Health & Developmental Disabilities (DBHDD) Regional 6 Advisory Council Appointment: Londra Avritte (Term: 3 years) Resolution 26-234

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

- B. Council of Aging Appointment (District I): Kisha Smalley (Term: 4 years)
Resolution 26-235

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

CONSENT AGENDA

Kevin Johnson, Interim County Manager, read the consent agenda as follows:

County Attorney

- A. Resolution to authorize the transfer of temporary driveway and temporary slope easements from Henry County to WP Stockbridge Owner, LLC by quitclaim deed. (*Presenter: Rachel Mack, County Attorney*)(Exhibit 1) Resolution 26-236
- B. Resolution to authorize the grant of a utility easement to the Georgia Power Company for the property located at 95-99 Lake Dow Rd, McDonough, GA 30252 (Tax Parcel ID No. 107-01005008) in Land Lots 136 and 153 of the 7 District of Henry County, Georgia. (*Presenter: Rachel Mack, County Attorney*)(Exhibit 2) Resolution 26-237

Facilities Maintenance

- A. Resolution awarding Bid# 26-31 for On-call Electrical Services to Brown Electrical Services, LLC for the supplemental emergency and routine electrical service and maintenance needs in all County facilities. (*Presenter: Hutch Purvis, Executive Director of Info & Assets Management*)(Exhibit 3) Resolution 26-238

Fire Rescue

- A. Resolution reappointing Fire Chief Deron "Pat" Wilson and Assistant Chief Frank Robinson to the Region 4/West Georgia Emergency Medical Services Advisory Council. (*Presenter: Deron "Pat" Wilson, Fire Chief, HCFR*)(Exhibit 4) Resolution 26-239
- B. Resolution awarding a Bid (#26-34) to BoundTree Medical of Dublin, OH for the purchase of miscellaneous medical supplies (not to exceed \$450,000/annually) for Henry County Fire Rescue. Funds available in the department budget. (*Presenter: Deron "Pat" Wilson, Fire Chief, HCFR*)(Exhibit 5) Resolution 26-240

Planning & Zoning

- A. Resolution approving a request for a new streetlight district for Brighton (Phase 1) Subdivision on Locust Road. District 1 (*Presenter: Kamryn Bowen, Planner I*)(Exhibit 6)
Resolution 26-241
- B. Resolution approving a request for a new streetlight district for Heritage Point (Phases 2 & 3) Subdivision on Dutchtown Road. District 5 (*Presenter: Kamryn Bowen, Planner I*)(Exhibit 7)
Resolution 26-242
- C. Resolution approving a request for a new streetlight district for Newberry (Phase 3) Subdivision on Mount Carmel Road. District 5 (*Presenter: Kamryn Bowen, Planner I*)(Exhibit 8)
Resolution 26-243

Senior Services

- A. Resolution approving a contract with the Georgia Department of Human Services (DHS), utilizing the Community Services Block Grant (CSBG) for Federal Fiscal Year (FFY) 2027 in the amount of \$242,807.00. (Strategic Goal: 5.2.1) (*Presenter: Shawn Norris, Senior Services Director*)(Exhibit 9) Resolution 26-244

SPLOST

- A. Resolution to authorize the acquisition of 559.652 square feet of Right of Way and 302.547 square feet of Driveway Easement more or less, in Land Lot 190 of the 11th 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 III, Parcel 96, TSP1107) District 2 (Strategic Plan #3.2.2) (*Presenter: Rachel Mack, County Attorney*)(Exhibit 10)
Resolution 26-245
- B. Resolution to authorize the acquisition of 8,496.730 square feet of Right of Way and 3,028.746 square feet of Driveway Easement more or less, in Land Lot 163 of the 11th 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 III, Parcel 101, TSP1107) District 2 (Strategic Plan #3.2.2) (*Presenter: Rachel Mack, County Attorney*)(Exhibit 11)
Resolution 26-246
- C. Resolution to authorize the acquisition of 619.627 square feet of Right of Way and 5,576.35 square feet of Driveway Easement more or less, in Land Lot 189 of the 11th 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 III, Parcel 103, TSP1107) District 2 (Strategic Plan #3.2.2)(Presenter: Rachel Mack, County Attorney)(Exhibit 12)
Resolution 26-247

(This Ends the Consent Agenda)

Commissioner Robinson made a motion to approve the consent agenda; **Commissioner Anglyn** seconded. The motion carried 6-0-0

REGULAR AGENDA

Financial Services

- A. Resolution approving adoption of the proposed Fiscal Year 2027 budget. (*Presenter: Bernita Campbell, Budget Director*)(Exhibit 13) Resolution 26-248

Ms. Bernita Campbell, Budget Director, presented the proposed FY2027 Operating Budget for the General Fund, Special Service District, and Enterprise Funds and requested Board consideration for adoption. The proposed budget is based on maintaining the current millage rate of 15.733 mills and is designed to support the Board's strategic priorities, maintain current service levels, preserve affordable employee benefits, and strengthen partnerships with external agencies.

The Budget Director stated that the FY2027 budget reflects a more conservative financial approach in response to economic uncertainty, rising operational costs, and less predictable federal and state funding sources. Budget development focuses on building reserves where possible, identifying operational efficiencies, prioritizing core government services, and closely scrutinizing discretionary expenditures.

The proposed FY2027 General Fund and Special Service District budget totals approximately \$294.2 million, representing an increase of approximately \$6.4 million, or 2.2 percent, over the FY2026 adopted budget of \$287.8 million. It was noted that the proposed expenditure increase remains below the current national inflation rate.

During budget development, significant uncertainty existed regarding the county's property tax digest, which serves as the primary funding source for county operations. Forecasts ranged from a potential 4 percent decrease to a 2 percent increase in the tax digest. To ensure fiscal sustainability, revenue projections were developed using a conservative assumption of a 2 percent decline in property tax revenues. Staff indicated this approach was intended to avoid committing to expenditures that may not be sustainable in future fiscal years.

Additional budgetary pressures identified included continued increases in construction and service costs, growth-related demands for county services, and ongoing capital infrastructure needs. To maintain current service levels and avoid interruptions in service delivery, staff proposed utilizing two financial measures: the use of approximately \$8.8 million in fund balance and a proposed 10 percent increase in fees for many county services where user fees are currently charged.

Ms. Campbell reported that the county's recently adopted Strategic Plan served as the framework for budget preparation, and all recommended expenditures were aligned with established strategic priorities.

Under Strategic Priority No. 2, Fostering Safety and Well-Being for All, the proposed budget includes:

- \$65,000 for contractual increases associated with building fire protection and monitoring services;
- Approximately \$447,000 to fund five additional positions within the Sheriff's Office to support security and operations associated with the addition of a fifth State Court judge; and
- Approximately \$669,000 to address increases in property, liability, and workers' compensation insurance premiums.

Under Strategic Priority No. 3, Delivering Standardized, Financially Efficient, and Responsive Services, the proposed budget includes:

- Approximately \$2.8 million in additional funding for E-911 operations;
- Restructuring of the Stormwater and Development/Land Development functions to allow continued service delivery without reliance on General Fund subsidies;
- Four additional positions within the Finance Department; and
- Two additional case manager positions within Superior Court to assist with increasing caseload demands.

Under Strategic Priority No. 6, Cultivating, Retaining, and Empowering the Region's Top Talent, the county proposes to absorb 100 percent of employee healthcare insurance cost increases, representing an additional investment of approximately \$4.5 million.

Ms. Campbell further reported that projected FY2027 revenues total approximately \$285.4 million. Combined with the proposed use of \$8.8 million in fund balance, total available resources equal the proposed budget amount of \$294.2 million. Staff reviewed departmental budgets countywide, reallocating resources to critical operational needs and reducing or eliminating expenditures determined to be nonessential.

A summary of budget allocations by functional area was presented, indicating that more than 50 percent of total expenditures are dedicated to public safety functions. Judicial services and Asset and Information Systems represent the next largest expenditure categories. Staff noted that this allocation reflects the Board's commitment to public safety, efficient court operations, and long-term investment in county infrastructure and technology.

The Budget Director also reviewed the county's projected fund balance. At the conclusion of FY2026, total fund balance is projected at approximately \$116 million. Of this amount, approximately \$88 million is designated to satisfy the county's required 30 percent reserve policy. Additional assigned fund balance includes approximately \$800,000 for transportation project grant matches, \$5.5 million for the Western Parallel Connector project, \$3.2 million for the first year of Aquatic Center funding, and approximately \$601,000 in non-spendable assets such as inventory and

prepaid expenditures. Staff noted that the county's obligation for the Western Parallel Connector project was reduced by approximately \$3 million due to additional funding secured through the Georgia Department of Transportation. After accounting for assigned and restricted amounts, approximately \$8.7 million remains available as unassigned fund balance for unforeseen emergencies or unanticipated financial needs.

She concluded by noting that all statutory requirements related to budget adoption, including public hearings, public notices, and budget workshops, had been completed. The Board advised that adoption of the FY2027 Operating Budget was scheduled for consideration and action at the current meeting.

Upon conclusion of the presentation, Ms. Campbell thanked the Board for its consideration and responded to questions from the Commissioners.

Following the budget presentation, members of the Board discussed various aspects of the proposed FY2027 Operating Budget.

Commissioner Wilson expressed concerns regarding the allocation of travel and training funds across county departments. He noted that judicial departments and public safety agencies operate with relatively limited travel and training budgets despite extensive staffing levels and mandatory training requirements. He questioned whether the Board of Commissioners' travel and training allocations were proportionate given the county's broader fiscal constraints. Commissioner Wilson also reiterated concerns previously raised regarding the addition of personnel positions within the Finance Department and Superior Court while public safety departments continue to experience increasing service demands.

Commissioner Robinson thanked staff for their work in preparing the budget and emphasized the responsibilities associated with serving as an elected official. She noted that although commissioners are classified as part-time officials, the role requires substantial time, commitments, constituent engagement, attendance at community events, intergovernmental coordination, and participation in regional, state, and national organizations. Commissioner Robinson stated that travel and training expenditures should be viewed as investments that support advocacy efforts, strengthen governmental partnerships, and help secure funding opportunities for Henry County. She emphasized the importance of maintaining representation at state and federal levels to ensure the county remains competitive for grants and infrastructure funding.

Commissioner Anglyn discussed the county's current financial outlook and expressed concerns regarding long-term fiscal sustainability. He stated that projected revenues for FY2027 remain uncertain and emphasized that the proposed budget relies on the use of fund balance reserves to achieve balance. He clarified that the county is not experiencing "missing funds" but rather revenue shortfalls resulting from lower-than-anticipated revenues. Commissioner Anglyn cited several factors that may impact future county finances, including declining sales tax revenues, inflationary pressures, changes in state tax legislation, reductions in federal funding, property tax limitations, housing market conditions, and future debt obligations. He further expressed concern regarding the potential impact on the county's credit rating if structural budget challenges are not addressed.

Commissioner Anglyn proposed several District 3 budget reductions, including placing discretionary funds and constituent aid funding into fund balance, reducing education and travel expenditures, and eliminating overnight travel expenditures for the Executive Protection Team. He stated that he could not support discretionary spending increases while employees were not receiving a cost-of-living adjustment. He also proposed requiring Board approval for departmental budget reallocations exceeding \$10,000.

Commissioner Lewis thanked staff for their efforts during the budget development process and noted the challenges associated with preparing the budget under compressed timelines. He stated that, after accounting for major expenditures such as employee healthcare cost increases and the addition of a fifth State Court judge, the proposed budget remains largely consistent with the prior year's budget levels. Commissioner Lewis emphasized the need to closely monitor overtime expenditures, particularly within public safety departments, noting that staffing shortages and vacancies continue to drive overtime costs. He discussed the competitive environment for recruiting and retaining public safety personnel and highlighted ongoing federal funding uncertainties that may affect future county budgets. Commissioner Lewis stated his support for maintaining a fiscally responsible budget while continuing to provide essential services to county residents.

Commissioner Price also thanked staff for their work and addressed comments related to commissioner travel and training expenditures. He stated that while commissioners are officially classified as part-time officials, the responsibilities of the position often extend far beyond part-time commitments. Commissioner Price outlined the training requirements available to county commissioners through state-sponsored certification programs, including mandatory new commissioner training, core certification courses, and specialty certification tracks. He noted that participation in these programs provides commissioners with valuable knowledge in areas such as public safety, economic development, ethics, finance, and governance. Commissioner Price emphasized that travel and training expenditures should be viewed as investments in effective leadership and informed decision-making. He also highlighted the importance of maintaining relationships with state and federal officials and participating in advocacy efforts that help secure funding for county projects.

In response to questions from the Chair, staff confirmed that prior reallocations of Board of Commissioners' discretionary and constituent aid funding had already been incorporated into the proposed budget and used to support operational needs in other departments. Staff advised that returning those funds to fund balance at this stage would require corresponding reductions elsewhere in the budget.

Staff further explained that departmental budget transfers between line items are a common administrative practice, provided departments remain within their overall approved budget appropriations. Staff indicated that such transfers are often necessary to address unforeseen expenses while maintaining operational continuity.

At the request of the Chair, staff reviewed information regarding grant funding secured for the county and noted that Board of Commissioners' expenditures represent a small percentage of the

overall county budget. Discussion also occurred regarding pending property tax relief options authorized through recent state legislation. Staff advised that the county is working with municipal partners to evaluate implementation options and that any approved local sales tax mechanism would be used exclusively to provide property tax relief to eligible homeowners.

Commissioner Robinson made a motion to approve; **Commissioner Lewis** seconded. The motion carried 4-2-0 (with Commissioners Wilson and Anglyn voting in opposition).

Planning & Zoning

- A. HC-CODE-AM-25-01 An Ordinance by Henry County, Georgia, to amend the Henry County Code of Ordinances regarding the regulation of tethering of animals in Henry County. Countywide (Strategic Plan #2.2.1) (*Presenters: Toussaint Kirk, Executive Director, Planning and Zoning; and Captain Michael Hobgood, Animal Care and Control Director*)(Exhibit 14) Ordinance 26-004

Captain Michael Hobgood, Director of Animal Care and Control, presented a proposed amendment to the County's Animal Control Ordinance relating to tethering regulations for animals.

Captain Hobgood advised that the proposed modifications were developed in consultation with Commissioner Price, who had requested revisions to the existing tethering provisions.

The amendment would revise Section 12 of the ordinance to permit an animal to be attached to a tether connected to a swiveling anchor under specific circumstances and subject to defined conditions.

The proposed modifications would allow temporary tethering when the animal is being groomed, receiving veterinary care, actively engaged in training, or participating in organized events such as dog shows, field trials, agility competitions, herding contests, or similar exhibitions involving the evaluation or judging of animals.

Additional provisions would limit the duration of such tethering to no more than four (4) hours and require the owner or handler to remain in close enough proximity to maintain control of the animal if necessary.

The amendment would also require that alleged violations be verified prior to officer response through photographic or video evidence sufficient to establish the reported violation before dispatching Animal Care and Control personnel to the scene.

Captain Hobgood concluded his presentation by stating that these revisions were intended to clarify permissible tethering activities while maintaining safeguards for animal welfare and enforcement consistency.

Following the presentation of the proposed amendments to the Animal Control Ordinance regarding tethering regulations, **Commissioner Price** thanked staff for their work in developing the proposed revisions and stated that the modifications addressed concerns regarding the prolonged tethering of animals.

Commissioner Price explained that one of the primary objectives of the amendment was to prevent animals from being continuously tethered for extended periods of time while still allowing temporary tethering for legitimate purposes. He expressed support for the proposed four-hour limitation included in the ordinance and stated that he was satisfied with the language as presented.

Commissioner Price also raised concerns regarding the ordinance's existing inclement weather provisions, noting that the current language may be subjective and difficult for residents to interpret. He suggested incorporating specific temperature thresholds into the ordinance to provide clearer guidance regarding when animals should not remain outdoors. He referenced information regarding the effects of cold temperatures on short-haired, small, and senior dogs and suggested that temperatures at or below freezing could present health risks, including hypothermia and frostbite.

Captain Hobgood responded that while he understood the concern, adding specific temperature thresholds could create enforcement challenges. He stated that the current ordinance provides Animal Care and Control officers with the discretion necessary to evaluate weather-related conditions and determine whether an animal's welfare is at risk. He further noted that the department has not experienced issues enforcing the existing inclement weather provisions and that officers consistently prioritize the safety and welfare of animals when making enforcement decisions.

County staff advised that the county's emergency management protocols already utilize established weather-related thresholds for emergency response activities, including extreme heat and cold weather events. Staff indicated that similar thresholds could potentially be referenced within the ordinance and monitored through the county's emergency management processes if the Board desired additional specificity.

During Board discussion, **Vice Chair Anglyn** inquired whether the existing tethering ordinance had proven effective. Captain Hobgood responded that the current ordinance has generally functioned as intended and has not presented significant enforcement difficulties for Animal Care and Control staff. He noted that the proposed amendments were developed in response to concerns raised regarding situations observed in other jurisdictions and were intended to further strengthen protections against prolonged tethering.

Additional discussion occurred regarding potential enforcement considerations and possible impacts on pet owners. **Vice Chair Anglyn** expressed concern that additional restrictions could create unintended burdens for certain residents, including lower-income families and kennel operators, while emphasizing support for responsible animal care and welfare. **Vice Chair Anglyn** thanked Commissioner Price for seeking stakeholder input throughout the process and stated a preference for maintaining provisions that are practical and enforceable.

In response, **Commissioner Price** reiterated that the primary purpose of the amendment was to establish reasonable limitations on the amount of time an animal may remain tethered and to address situations where animals could otherwise remain continuously restrained for extended periods.

Following discussion, Commissioner Price made a motion to approve the proposed ordinance amendment as presented, including the modifications to Section 12 governing tethering regulations.

Commissioner Price made a motion to approve the ordinance, as presented; **Commissioner Lewis** seconded. The motion carried 4-2-0 (with Commissioners Wilson and Anglyn voting in opposition).

County Manager Comments

Public Comments

Approval of Minutes

A. April 28, 2026 Called BOC Meeting

B. May 5, 2026 Regular BOC Meeting

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

Upcoming Meetings and Events

A. June 2, 2026 is a Regular BOC Meeting at 9:00 a.m.

Added: Tuesday, June 2, 2026 at 10:30 a.m. - Special Called Joint Meeting with the Cities, re: T-SPLOST 2.

B. June 16, 2026 is a Regular BOC Meeting at 6:30 p.m.

Adjournment 7:42 p.m.

*Carlotta Harrell, Chair
Henry County Board of Commissioners*

*Stephanie Braun
County Clerk*