STATE OF GEORGIA
COUNTY OF HENRY

The Henry County Board of Commissioners held a Regular Public Meeting ***in-person*** on Tuesday, August 4, 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
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; 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 presented by Pastor Leonard Himes.

PLEDGE OF ALLEGIANCE

The Pledge was recited by Pastor Leonard Himes.

PRESENTATIONS

A. **Recognition of Employee Years of Service** ***(Presenter: Victoria Rogers, HR Director)***

5 Years of Service

- Cynthia Bartlett — Police Department
- Lauren Byers — E-911
- Aimee Chutro — Sheriff's Office
- Steven Davenport — Sheriff's Office
- Jamey Dixon — Parks & Recreation
- Janice Love — Sheriff's Office
- Jackson Greer — Police Department

- Turreana Mathis — Tax Commissioner
- Zachary McKenzie — Police Department
- Shakayah Midgette — Tax Commissioner
- Christy Miller — Tax Commissioner
- Michael Moore — Police Department
- Natasha Powell — Sheriff's Office
- Jacob Swords — Senior Services
- Jacquelyn Vance — Sheriff's Office
- Benjamin Walker — Police Department
- Vincent Watts — Police Department

10 Years of Service

- Matthew Alexander — Parks & Recreation
- Christopher Colmenero — Parks & Recreation
- Katherine Hicks — Elections & Registration
- John Selfe — Tax Assessor

20 Years of Service

- Andre Audet — Fire Department
- Stephen Davis — Fire Department
- Ben Hollingsworth — Fire Department
- Cynthia Niblett — Code Enforcement
- Steven Poss — Fire Department
- Bradford Richardson — Fire Department
- Chad Schaefer — Fire Department
- Dustin Taylor — Fire Department
- Brian Wentz — Fire Department
- Malcom White — Fire Department
- Leah Zaglewski — Fire Department

30 Years of Service

- Michael Hobgood — Animal Control

B. Health Plan Stewardship Report - Financial Savings and Rebates ***(Presenter: Mike Gasses)***

Michael Gasses, The Michael Gasses Agency, introduced Chris Clark, Principal with EPIC Insurance Brokers & Consultants, and James Ford, who assisted with the presentation of the annual Health Plan Financial Stewardship Report for the plan year beginning June 1, 2025 and ending May 31, 2026. Mr. Clark stated that the report was intended to provide the Board with an overview of health plan budget management, pharmacy rebates, ongoing meetings with County staff, and additional cost-saving opportunities that have been reviewed with County management. The presentation was listed on the August 4, 2026 agenda as the Health Plan Stewardship Report – Financial Savings and Rebates.

Mr. Clark reviewed the County’s transition to a self-funded health plan administered by UnitedHealthcare (UHC), which began June 1, 2022. He reported that, when normalized for headcount, the County’s health plan increases over the five-year period totaled approximately 14.58%, compared with a national insured health plan trend of approximately 43.14%. The broker team estimated that the self-funded strategy represented nearly a $10 million difference in costs for the County while maintaining the existing level of employee benefits.

Mr. Clark explained that the County’s self-funded strategy followed a 2021 request for proposals and that the broker’s analysis normalizes plan costs for changes in employee headcount and enrollment so that plan-management results can be evaluated separately from growth in the workforce. He noted that the normalized annual increases under the current strategy were approximately 0%, 3%, just under 5%, 1%, and 5% over the five-year period.

Regarding the June 1, 2026 renewal, Mr. Clark addressed discussion concerning an approximately $5 million increase in the health plan budget. He explained that approximately $3 million of the increase resulted from enrollment shifts and a 5% increase in enrollment, while the broker’s calculated 5% premium rate increase for the 2026-2027 plan year represented approximately $1.9 million. He noted that changes in hiring and employee enrollment are separate from the health plan rate increases managed by the broker.

Mr. Clark also reviewed pharmacy rebates available through the County’s self-funded arrangement. The County receives an administrative fee credit of $45 per employee per month, approximately $1 million annually, with additional pharmacy rebates credited or returned to the County. The presentation reflected an additional $1.6 million for the plan year ending May 31, 2025 and $2.5 million for the plan year ending May 31, 2026. During discussion, County staff clarified that approximately $2.1 million had been received in quarterly rebate payments during calendar year 2026, while the approximately $1 million annual amount represents a credit against UHC administrative fees.

Additional cost-saving strategies discussed included UHC’s Surest option, modified reference-based pricing, prescription drug importation from Canada, and Patient Assistance Programs for high-cost prescription drugs. The broker estimated that modified reference-based pricing could produce savings of approximately 15% to 20% on medical claim costs, but advised that the strategy could be disruptive to employees and local healthcare providers. Patient Assistance

Programs were identified as another potential option, with the presentation estimating savings of more than 50% on specialty drug spending and approximately 20% to 25% of the plan's overall prescription drug spending; however, the option would require changes to the County's traditional pharmacy benefit structure.

Regarding prescription drug strategies, Mr. Clark stated that certain qualifying medications obtained through Canadian pharmacy programs may be available at substantially lower costs, in some cases approximately 50% less. He also clarified that the County is not currently enrolled in a Patient Assistance Program and that such programs generally require a separate, non-traditional pharmacy benefit structure or specialized vendor because eligibility may depend upon the medication not being covered through the traditional plan.

Mr. Clark noted that a detailed claims analysis was conducted in September 2025 and was followed by strategy meetings around the beginning of 2026 to evaluate Surest and other savings opportunities. He offered to provide the Board with a more detailed presentation on the available strategies and their potential employee impacts.

Mr. Clark explained that UHC's Surest option is intended to steer employees toward more cost-effective providers through plan incentives, while reference-based pricing establishes predetermined payment levels for certain medical services, often using Medicare reimbursement rates plus an additional percentage. He cautioned that reference-based pricing can result in balance-billing disputes if a provider seeks the difference from the patient, creating additional administrative burden and uncertainty for employees and their families.

Chair Harrell asked about the feasibility of separating the prescription drug benefit from the current UHC arrangement to obtain additional savings. Staff stated that other options had been explored but that implementation timing had previously been a concern. Mr. Clark advised that such a change could also be implemented mid-year and stated that the alternatives had previously been presented to County leadership.

Commissioner Wilson thanked Mr. Gasses and the broker team for their continued work to control costs while providing employee insurance benefits. Commissioner Robinson asked whether the County utilizes an employee survey to obtain feedback regarding health plan options and potential cost-saving measures. Human Resources advised that it had been several years since an employee interest survey had been conducted and stated that a new survey could be developed to gauge employee interest in various programs. Commissioner Robinson expressed support for conducting the survey.

During further Board discussion, questions were raised regarding the manner in which pharmacy rebates are received, the potential employee impact of reference-based pricing, and the reasons certain prescription drug strategies had not previously been implemented. Mr. Clark explained that the proposed alternatives could produce additional savings but may also require additional effort by employees when accessing benefits. He stated that the broker team would continue working with County management and could proceed with mid-year implementation of selected strategies if directed by the County.

The Board also revisited why specialty-drug savings programs had not previously been implemented. Mr. Clark stated that the broker team had discussed these options with County management for approximately two to three years and did not believe implementation time was the sole reason a change had not been made. He explained that greater savings can require additional steps or changes in how employees access benefits, and prior management decisions had generally favored avoiding additional disruption when plan increases were considered manageable.

Mr. Gasses stated that the broker team was scheduled to meet with County management the following morning to discuss available options, implementation timelines, and the County's direction regarding possible mid-year changes. The broker team advised that it could assist with employee education and implementation if the County elected to proceed.

In further clarification of the pharmacy rebates, County financial staff advised that approximately $2.1 million had been received during calendar year 2026 through quarterly payments, generally in the range of approximately $400,000 to $450,000 per payment. Mr. Clark reiterated that this amount is separate from the approximately $1 million annual administrative-fee credit and that rebate arrangements may be structured as direct payments or plan credits.

CALL TO ORDER

Announcements: Chair Harrell made the following two amendments to the Agenda:

- 1) Community Development: (Walk-on Item) Resolution approving the submittal of a FY26 Pathways to Removing Obstacles to House (PRO Housing) Grant application to the U.S. Department of Housing and Urban Development (HUD) in the amount of $6,833,930.50.

- 2) Added Executive Session for Pending Litigation

CONSENT AGENDA

Building & Plan Review

A. Resolution adopting a revised Building and Plan Review Department Fee Schedule; Repealing conflicting fee schedules; Authorizing implementation by the Building and Plan Review Department; and for other lawful purposes. *(Presenter: Gregory Brown II, Interim Director of Building and Plan Review)(Exhibit 1)*
Resolution 26-303

County Attorney

A. Resolution of the Board of Commissioners of Henry County, Georgia, approving an Intergovernmental Collection Agreement between Henry County, Georgia, the Henry County Tax Commissioner, and the Henry County Water Authority; authorizing the Chair to execute the agreement; and for other lawful purposes. *(Presenter: Rachel Mack, County Attorney)(Exhibit 2)*
Resolution 26-304

County Clerk

A. Resolution approving Henry County Government's Holiday Schedule for 2027. *(Presenter: Stephanie Braun, County Clerk)(Exhibit 3)*
Resolution 26-305

DOT

A. Resolution authorizing the installation of speed humps within the Summit at Scarborough Subdivision. The estimated cost of the project is $80,000; with funding available within the Department of Transportation (DOT) Asphalt Budget. *(Presenter: Steven Cariola, Engineer II)(Exhibit 4)*
Resolution 26-306

Juvenile Court

A. Resolution to accept a grant award in the amount of $93,365 from the Office of the Governor/Criminal Justice Coordinating Council to fund the Juvenile Justice Incentive Grant for fiscal year 2027. *(Presenter: Angela Craig, Director)(Exhibit 5)*
Resolution 26-307

Planning & Zoning

A. Resolution approving a request for a new streetlight district for Heritage Point (Unit 2, Phase 4) Subdivision on Dutchtown Road. **District 5.** *(Presenter: Kamryn Bowen, Planner 1)(Exhibit 6)*
Resolution 26-308

B. Resolution approving a request for a new streetlight district for Westwind (Phase 2A) Subdivision on Babbs Mill Road. **District 5.** *(Presenter: Kamryn Bowen, Planner 1)(Exhibit 7)*
Resolution 26-309

SPLOST

A. Resolution approving adoption of the GDOT Procurement Policy for the Procurement, Management, and Administration of Engineering and Design Related Consultant Services. *(Presenter: Dana Holder, SPLOST Deputy Director)(Exhibit 8)*
Resolution 26-310

(This Ends the Consent Agenda)

Commissioner Price made a motion to approve the consent agenda items; **Vice Chair Anglyn** seconded. The motion carried 6-0-0.

REGULAR AGENDA

Community Development (Added Walk-on Item)

A. **Resolution approving the submittal of a FY26 Pathways to Removing Obstacles to House (PRO Housing) Grant application to the U.S. Department of Housing and Urban Development (HUD) in the amount of $6,833,930.50** ***(Presenter: Shannan Sagnot, Community Development Director)***

Shannan Sagnot, Community Development Director, presented a resolution approving the submission of a FY26 Pathways to Removing Obstacles to Housing (PRO Housing) Grant application to the U.S. Department of Housing and Urban Development (HUD) in partnership with Southern Crescent Habitat for Humanity. Henry County will serve as the lead applicant, with Southern Crescent Habitat for Humanity serving as the subrecipient and development partner. The purpose of the PRO Housing program is to assist communities in reducing regulatory barriers to affordable housing production and preservation and to increase housing affordability. HUD anticipates awarding approximately $50 million through ten competitive awards.

Ms. Sagnot explained that the County is requesting $6,833,930.50 to develop 23 permanently affordable homes providing homeownership opportunities to households earning between 30% and 80% of Area Median Income (AMI). Twenty homes are proposed within the Tye Street community in the City of Stockbridge, with three homes proposed on Daniel Street in the City of Hampton. Grant funding would support land acquisition, site development and infrastructure, home construction, homebuyer education and counseling, and grant administration. The proposed performance period is December 2026 through November 2032.

Ms. Sagnot stated that Southern Crescent Habitat for Humanity already owns the Daniel Street property in Hampton and intends to utilize the property for the three proposed homes. Habitat is working with property owners to acquire approximately eight acres in the Stockbridge area for the proposed 20-home development. She further explained that, due to the short turnaround time and the August 3, 2026 application deadline, the grant application had already been submitted, and the item was being presented to the Board to formally authorize the submission. The resolution acknowledges the application submitted on August 3, 2026 and establishes Southern Crescent Habitat for Humanity as the County's subrecipient and development partner if the grant is awarded.

Commissioner Robinson expressed support for the project and stated that it would provide an opportunity for working families to pursue affordable homeownership. In response to a question regarding a County match, Ms. Sagnot confirmed that no matching funds are required.

Vice Chair Anglyn asked why the County was pursuing the grant when both proposed sites are located within municipalities. Ms. Sagnot explained that the locations were selected primarily based upon property availability. Habitat already owns the Hampton property, while the Stockbridge acreage was being negotiated for acquisition and would be required to proceed through the City's applicable zoning and permitting processes.

Commissioner Lewis asked about the anticipated configuration of the developments. Ms. Sagnot explained that both sites are located within established communities. The Daniel Street property consists of one parcel that would be subdivided for the construction of three homes. She stated that the specific layout for the Tye Street development had not yet been finalized because the property remained under negotiation and that additional information could be provided once the property was secured.

Chair Harrell commented on the importance of HUD census tract eligibility when pursuing federal housing funds and emphasized the benefit of the partnership between Henry County and Southern Crescent Habitat for Humanity in creating affordable homeownership opportunities. Ms. Sagnot confirmed that both the Tye Street and Daniel Street locations are within qualifying low- and moderate-income census block groups.

Commissioner Wilson made a motion to approve; Vice Chair Anglyn seconded. The motion carried **6-0-0**. **Resolution 26-311.**

<u>Capital Projects</u>

A. **Resolution approving a proposal from Trane Technologies for the replacement and upgrade of jail cell access controls and monitoring systems at the Henry County Jail utilizing OMNIA Racine Contract #3341 in the amount of $2,397,386.44.** ***(Presenter: Lynn Planchon, Capital Projects Director)(Exhibit 9)***

Lynn Planchon, Capital Projects Director, presented a resolution approving a proposal from Trane Technologies for the replacement and upgrade of the jail cell access control and monitoring systems at the Henry County Jail. She explained that the existing systems have reached the end of their useful life and require modernization to improve reliability and security.

The proposed work includes associated equipment, software, installation, integration, testing and commissioning necessary to provide a fully operational system.

Ms. Planchon stated that the project will utilize OMNIA Racine Contract #3341 at a cost not to exceed $2,397,386.44. The expected project duration is approximately 12 months, with funding available through the Facilities Maintenance Capital Improvement Account. The resolution further provides that procurement through the OMNIA contract is authorized under the County's Purchasing Policy and authorizes the Chair or County Manager to execute the necessary documents, subject to review and approval by the County Attorney.

Ms. Planchon clarified that portions of the existing system are original to the jail. While the physical cell doors and sliding locks will remain, the controls and components that operate the doors will be replaced with a fully digital system. Exhibit 9 reflects a comprehensive upgrade that includes replacement of programmable logic controllers, touchscreen control stations and related communications equipment. The project scope also includes monitoring or control of hundreds of existing devices throughout the facility, including intercom stations, swinging and sliding doors, card readers, lighting controls, water controls and duress buttons.

Colonel Daniels of the Sheriff's Office confirmed the need for the project and advised that the existing system is severely outdated, with portions already experiencing failures. He stated that a complete system failure could have significant operational consequences for the jail.

Commissioner Wilson asked for clarification regarding the source of funding. Ms. Planchon confirmed that the expenditure is being funded from a separate Facilities Maintenance capital improvement line item that was included in the adopted budget, rather than from other County capital funds. Staff further confirmed that the funding had already been approved as part of the current fiscal year budget.

Commissioner Robinson expressed appreciation for the project and emphasized the importance of ensuring that the Sheriff's Office has the equipment necessary to safely operate the jail as the County continues to grow.

Commissioner Robinson made a motion to approve; Commissioner Price seconded. The motion carried **5-1-0**, with Commissioner Wilson opposing. **Resolution 26-312.**

<u>Transportation Planning</u>

A. **Resolution authorizing application for a grant in the amount of $2,000,000 (with no local match) in response to a solicitation from The Georgia Transportation Infrastructure Bank (GTIB) for the construction of Bill Gardner Parkway widening (from I-75 to SR 155) from the State Road and Tollway Authority.** ***(Presenter: Sam Baker, Transportation Planning Director)(Exhibit 10)***

Sam Baker, Director of Transportation Planning, presented a resolution authorizing Henry County to submit a $2 million grant application to the Georgia Transportation Infrastructure Bank (GTIB) for construction of the Bill Gardner Parkway widening project. Mr. Baker explained that GTIB, an entity of the State Road and Tollway Authority, is soliciting grant and loan applications from local governments for transportation projects. The County is seeking the grant with no local match required.

Mr. Baker stated that the Bill Gardner Parkway widening was approved by Henry County voters as part of the 2021 T-SPLOST referendum, which allocated $34 million to the project. The current estimated cost to complete the project is approximately $60 million, and the requested $2 million GTIB grant would help advance the project. The presentation further indicated that the project is currently in the right-of-way acquisition phase, which is approximately 86 percent complete, and that the GTIB application deadline is August 21, 2026.

The grant application identifies the project as a 3.48-mile widening of Bill Gardner Parkway between SR 155 and I-75. The roadway would be widened from two to four travel lanes separated by a center median. The project also includes eight-foot-wide shared-use paths on both sides of the roadway and a new roundabout at Bill Gardner Parkway and Lester Mill Road. The application states that these improvements are intended to reduce congestion, improve traffic flow and provide additional opportunities for walking and bicycling.

Commissioner Wilson thanked Mr. Baker for pursuing the additional funding and commented that, given the projected cost of the project and potential construction costs, the County would benefit from obtaining the additional $2 million.

There being no further questions or comments, Commissioner Wilson made a motion to approve; Vice Chair Anglyn seconded. The motion carried **6-0-0**. **Resolution 26-313.**

B. Resolution accepting a grant in the amount of $1,000,000 (with no local match) in response to a solicitation from The Georgia Transportation Infrastructure Bank (GTIB) for the construction of Airline Road extension (from State Route 81 to Rodgers Road) from the State Road and Tollway Authority. ***(Presenter: Sam Baker, Transportation Director)(Exhibit 11)***

Sam Baker, Director of Transportation Planning, presented a resolution to accept a $1 million Georgia Transportation Infrastructure Bank (GTIB) grant for the Airline Road extension project. Mr. Baker announced that Henry County was awarded the funding through a competitive statewide grant process. The agenda materials confirm that the County previously applied for construction funding to extend Airline Road from State Route 81 to Rodgers Road and was subsequently awarded $1 million by GTIB. No local match is required.

Mr. Baker stated that the grant would support construction of the Airline Road extension. The presentation identifies the State Road and Tollway Authority as the funding source and the $1 million award as being designated for Airline Road extension construction. The map included on page 2 of the presentation illustrates the extension between the Old Jackson Road/SR 81 area and Rodgers Road.

The grant agreement describes the project as construction of a new one-mile, two-lane roadway that will provide an alternate route to SR 42 and SR 155 and improve travel efficiency within the corridor. The total project budget is approximately $10.03 million, including $5 million in construction costs, of which $1 million will be funded through the GTIB grant. The anticipated project completion date is December 2030.

There being no further questions or comments, Vice Chair Anglyn made a motion to approve; Commissioner Robinson seconded. The motion carried **6-0-0**. **Resolution 26-314.**

SPLOST

A. **Resolution approving the bid award for Resurfacing of Various County Roads to Blount Construction Company, Inc. in the amount of $3,275,264.34 and approving a Budget Amendment in the amount of $7,910.26 from SPLOST IV unassigned interest earnings to SPLOST IV District I road resurfacing.** ***(Presenter: Dana Holder, SPLOST Deputy Director)(Exhibit 12)***

Dana Holder, SPLOST Deputy Director, presented a resolution requesting approval of a contract with Blount Construction Company, Inc. for the resurfacing of approximately nine miles of county roads. Henry County solicited bids through Bid No. 26-40 and received nine sealed bids on July 10, 2026. Blount Construction Company submitted the most responsive bid in the amount of $3,275,264.34.

Funding for the project includes $2,186,467.58 in LRA 2024 grant funding and available SPLOST IV resurfacing funds from Districts 1 through 5. A budget amendment of $7,910.26 from SPLOST IV unassigned interest earnings to the District 1 road resurfacing account is also required.

Ms. Holder reviewed the resurfacing work planned throughout the five commission districts. District 1 includes approximately 2.49 miles within the Grove Pointe Subdivision. District 2 includes approximately 2.02 miles within Mays Landing, Royal Oaks, Palisade Point and other communities. District 3 includes approximately 0.62 miles within a portion of the White Acres Subdivision and Walnut Way. District 4 includes approximately 1.42 miles within Carlyle at Rockport, Lakepointe Court and Woodfield Subdivision. District 5 includes approximately 1.67 miles within Orleans Place Subdivision.

The SPLOST Department recommended approval of the bid award and associated budget amendment. Ms. Holder stated that some resurfacing work is expected to begin in fall 2026, with most work scheduled for spring 2027. Winter resurfacing is generally limited because cold temperatures and precipitation can affect asphalt paving.

There were no questions or comments from the Board.

Commissioner Price made a motion to approve; Vice Chair Anglyn seconded. The motion carried **6-0-0. Resolution 26-315.**

ADDED:

Executive Session (re: Litigation)

Commissioner Robinson made a motion to enter into executive session (10:11 a.m.); Commissioner Price seconded. The motion carried 6-0-0.

Reconvene from Executive Session

Vice Chair Anglyn made a motion to reconvene (10:38 a.m.); Commissioner Wilson seconded. The motion carried 6-0-0.

Approval of an Affidavit and Resolution pertaining to Executive Session

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

SPLOST (continued)

B. **Resolution approving the Henry County Transportation T-SPLOST 2 project list. (*Presenter: Clayton Carte, Henry County SPLOST)(Exhibit 13)***

Staff presented the proposed Transportation SPLOST 2 program for consideration by the Board. Henry County voters approved the County's first T-SPLOST in November 2021, with collections beginning in April 2022 and continuing through March 2027. The proposed T-SPLOST 2 would renew the program for an additional six years and is estimated to generate approximately $330 million for transportation improvements throughout Henry County and its municipalities.

Staff reported that the estimated collections would be distributed based on the U.S. Census Bureau's 2024 population estimates. Henry County's unincorporated population represents 65.430% of the total, resulting in an estimated County share of approximately $215.919 million. The remaining collections would be distributed among Hampton, Locust Grove, McDonough and Stockbridge based on their respective population percentages.

Staff also summarized the public engagement process used to develop the proposed project list. The presentation reflected seven public open houses with approximately 40 to 50 attendees and more than 900 online survey responses.

The Board was asked to consider several documents associated with the proposed T-SPLOST 2 program, including the project list, six-year financial plan, intergovernmental agreement and call for a ballot referendum. The project list establishes the County's transportation priorities, while the six-year financial plan provides a fiscally constrained schedule intended to pace projects with anticipated collections.

Staff explained that the County's project list is organized into four priority tiers. Tier 1 contains the highest-priority projects and is limited to the first 80% of anticipated County collections. Tier 2 represents projects funded between 80% and 100% of anticipated collections. Tier 3 and Tier 4 projects would be initiated only if collections exceed the original revenue estimate.

The proposed program includes major road widening projects, intersection improvements, road resurfacing, trails and greenways, roadway safety improvements, grant matching funds, program management and contingency funding. Major projects include Jonesboro Road Phase II, Fairview Road Phases II/IIIA, Bill Gardner Parkway and Jodeco Road. The presentation also identified approximately 12.5 miles of major county arterial and collector resurfacing at an estimated cost of $7.5 million, along with an additional $8 million for district-based resurfacing in Tier 2.

Additional project details reviewed by staff included approximately $22 million for Bill Gardner Parkway construction and utilities, including a new signal at Bandy Parkway, a roundabout at Lester Mill Road, and an eight-foot shared-use path. Staff also identified State Route 81 Phase 2, Mill Road Phase 2, State Route 42 widening, the Willow Lane Industrial Boulevard corridor, and Patrick Henry Parkway widening for grant matching, engineering, design, or right-of-way funding.

Among the major widening projects, approximately $44 million is proposed for Jonesboro Road Phase II between North Mt. Carmel Road and Moore's Church, including intersection upgrades, shared-use paths and widening of the existing bridge over Walnut Creek. Fairview Road Phases II/IIIA would receive approximately $27.5 million in supplemental T-SPLOST 2 funding for improvements between Panola Road and Austin Road/Swan Lake, including a new roundabout, shared-use paths and a trail connection to the Fairview area.

Regarding the widening at Jodeco, the Board questioned why we were not starting the project at the other end by I-75 Interstate instead of in the middle to avoid a bottleneck situation at the elementary school at Pates Creek, but ultimately, they agreed to leave it "as is" because Staff explained that it was due to funding issues which is why we split it into the two phases.

Commissioner Lewis expressed concern that completing only part of the corridor could create a bottleneck. Staff advised that the Western Parallel Connector and Flippin Road Extension are expected to alleviate some traffic in the area while the full Jodeco Road corridor remains a future priority.

The Board also discussed congestion at Kings Mill Road and State Route 155, particularly morning backups in the left-turn lane. Staff advised that GDOT's planned State Route 155 widening should ultimately improve the intersection and agreed to evaluate interim options, including extending the turn lane or modifying the median using transportation impact fees or other available funding. Commissioners also emphasized coordinating roadway design schedules with anticipated construction funding so that completed designs do not become outdated before projects can be built.

Staff explained that the Jodeco Road/Flippin Road area had experienced approximately 100 crashes during the preceding five years and that the section from I-75 toward Hudson Bridge Road was already in design through SPLOST VI. The estimated cost to widen the approximately two-mile Jodeco Road corridor in its entirety was approximately $41.5 million. Commissioners discussed whether contingency or other T-SPLOST funds could be used to advance the full corridor, but staff cautioned that exhausting the contingency reserve would reduce the County's ability to address future right-of-way, construction, and utility cost increases.

Intersection improvements include proposed dual roundabouts at Chambers Road/McCullough Road and Chambers Road/Mt. Olive Road, as well as improvements at McDonough Parkway/Jonesboro Road/Bridges Road in partnership with the City of McDonough. The program also includes trail and greenway projects such as the Camp Creek Greenway Trail, Hampton-area trails and the North Henry Greenway Trail.

Staff advised that the overall recommended County project program totals approximately $225.1 million, including approximately $123.65 million for major road projects, $27 million for intersection improvements, $15.5 million for road resurfacing and funding for other transportation categories, program management and contingency.

Following the presentation and Board discussion, Mr. Carte read the following changes into the record to be added as part of the Motion:

- 1) Add a notation that, following completion of the Jodeco Road Widening project/Phase I (Summer Leigh Drive to Pates Creek Elementary), any remaining funding will be allocated to the Jodeco Road Phase II project.
- 2) Move the design phase for the Old Jackson Road at South Ola Road project into Tier 1 in FY 2030 at an estimated cost of $500,000.
- 3) Transfer $500,000 from the Tier 1 allocation to the Tier 2 contingency fund to maintain a balanced funding plan.

Commissioner Lewis made a motion to approve with the above (3) amendments; Commissioner Robinson seconded. The motion carried **6-0-0. Resolution 26-316.**

C. Resolution approving an Intergovernmental Agreement with the Cities of Hampton, Locust Grove, McDonough and Stockbridge for the use and distribution of proceeds generated from the reimposition of the Transportation Special Purpose Local Option Sales and Use Tax (T-SPLOST); authorizing the Chair to execute the Agreement; and authorizing related actions. (*Presenter: Rachel Mack, County Attorney)(Exhibit 14)*

Rachel Mack, County Attorney, presented a resolution requesting approval of an Intergovernmental Agreement (IGA) between Henry County and the Cities of Hampton, Locust Grove, McDonough and Stockbridge for the proposed reimposition of the one-percent Transportation Special Purpose Local Option Sales and Use Tax. The Board was also asked to authorize the Chair to execute the agreement and to issue the required call to the Henry County Board of Elections and Voter Registration for a referendum to be held on November 3, 2026.

The County Attorney explained that the current T-SPLOST expires March 31, 2027. If approved by voters, the proposed T-SPLOST would begin April 1, 2027 and continue through March 31, 2033, allowing transportation funding to continue without interruption. The IGA establishes the framework for the County and participating municipalities to jointly administer and distribute the proceeds and identifies the transportation purposes for which the funds may be used.

The agreement provides that T-SPLOST revenues may be used for eligible transportation purposes, including roadway construction and widening, bridge improvements, sidewalks, bicycle facilities, right-of-way acquisition, utility relocation, drainage improvements and resurfacing or preservation activities.

The distribution of proceeds is based on the agreed population percentages: Henry County, 65.430%; Hampton, 3.548%; Locust Grove, 4.531%; McDonough, 12.650%; and Stockbridge, 13.841%. The parties estimate total collections of approximately $330 million during the six-year term.

The County Attorney also reviewed accountability provisions contained in the IGA. Each jurisdiction is required to maintain separate T-SPLOST accounts, and proceeds may not be commingled with other revenues. Interest earned on the funds must remain dedicated to eligible transportation purposes. The agreement also requires detailed financial records, annual audits and annual public reporting of project expenditures and progress.

The agreement further provides that Henry County may issue up to $80 million in general obligation debt for eligible County transportation projects. The County Attorney emphasized that any such debt would be the sole responsibility of Henry County and would not create an obligation for the participating municipalities.

Staff clarified that the County is not required to issue the debt or to issue the full $80 million; the provision simply preserves a financing option if needed. During Board discussion, staff also clarified that T-SPLOST 2 is a renewal of the existing transportation sales tax program rather than an additional new tax, with the proposed program beginning upon expiration of the current T-SPLOST if approved by voters.

The Board was asked to approve the IGA, authorize the Chair to execute the agreement, authorize appropriate County staff to implement its provisions, and issue the call for the November 3, 2026 referendum.

Commissioner Robinson made a motion to approve; Commissioner Lewis seconded. The motion carried **6-0-0. Resolution 26-317.**

Chair Harrell asked for clarity on voting separately for the Call for a TSPLOST 2 Referendum on the November 2026 ballot, and the County Attorney confirmed that a separate motion would be cleaner for the record so Chair Harrell asked for a Motion from the Board.

D. Resolution to approve calling for the T-SPLOST 2 referendum during the November 2026 election. ***(Presenter: Rachel Mack, County Attorney)(Exhibit 15)***

Commissioner Price made a motion to approve; Commissioner Lewis seconded. The motion carried **6-0-0. Resolution 26-318.**

<u>County Attorney</u>

A. Resolution of the Henry County Board of Commissioners approving and adopting the 2026 Floating Local Option Sales Tax (FLOST) Intergovernmental Agreement; authorizing the Chair to execute the agreement; authorizing appropriate county officials to take all actions necessary to implement the agreement ; and for other lawful purposes. ***(Presenter: Rachel Mack, County Attorney)(Exhibit 16)***

Rachel Mack, County Attorney, presented the proposed 2026 Floating Local Option Sales Tax (FLOST) Intergovernmental Agreement between Henry County and the Cities of Hampton, Locust Grove, McDonough and Stockbridge. The agreement establishes the terms necessary for the participating governments to jointly submit a referendum to voters for implementation of a one-percent FLOST pursuant to Georgia law.

The County Attorney explained that the proposed FLOST would be imposed at a rate of one percent for a five-year period, subject to voter approval at the November 3, 2026 referendum. If approved, collections are expected to begin January 1, 2027 and continue through December 31, 2032, unless renewed as permitted by law. The proceeds are required to be used exclusively for property tax relief through reductions in ad valorem property taxes and rollback millage rates.

The agreement establishes the allocation and distribution formula for FLOST proceeds among the participating jurisdictions. As reflected in Exhibit "A," Henry County would receive 64.72%; the City of Hampton, 3.55%; the City of Locust Grove, 5.45%; the City of McDonough, 13.00%; and the City of Stockbridge, 13.28%. The County Attorney stated that the allocation formula was developed collaboratively among the County and participating municipalities.

The County Attorney also reviewed the financial accountability provisions of the agreement. FLOST revenues must be maintained in separate accounts with records sufficient for audit purposes, and the funds may only be expended for reducing property taxes as authorized by law. The agreement also provides procedures for distributing proceeds and limits each jurisdiction from receiving FLOST proceeds in excess of its applicable ad valorem property taxes.

Commissioners expressed support for the proposed agreement and commented on the opportunity for residents to receive property tax relief. The Board also recognized the collaborative efforts of the County and participating cities in developing the allocation formula.

Chair Harrell asked whether staff could provide a future presentation illustrating the estimated property tax savings for homeowners at various property values. The County Manager confirmed that those calculations were available and stated that staff would schedule a presentation for a future Board meeting. Chair Harrell noted that a sales-tax-based program would also allow purchases made by individuals traveling through Henry County to contribute toward the property tax relief provided to residents.

The Board was asked to approve and adopt the FLOST IGA, authorize the Chair to execute the agreement, authorize County officials to take the necessary implementation actions, and issue the call to the Henry County Board of Elections and Voter Registration for the November 3, 2026 referendum. The resolution further authorizes appropriate County officials to coordinate with the participating municipalities and the Georgia Department of Revenue as required.

Commissioner Robinson made a motion to approve; Commissioner Price seconded. The motion carried **6-0-0. Resolution 26-319**

Chair Harrell asked for clarity on voting separately for the Call for a FLOST Referendum on the November 2026 ballot, and the County Attorney confirmed that a separate motion would be cleaner for the record so Chair Harrell asked for a Motion from the Board.

B. **Resolution of the Henry County Board of Commissioners calling for the imposition of a Floating Local Option Sales Tax (FLOST) as authorized by Article 2B of Chapter 8 of Title 48 of the Official Code of Georgia Annotated; specifying the purposes for which the proceeds of such tax are to be used; specifying the rate and duration of such tax; requesting the Board of Elections and Voter Registration of Henry County to join in the call for an election of the voters of Henry County to approve the imposition of such tax; approving the form of ballot to be used in such election; approving an intergovernmental agreement related to the distribution and use of FLOST proceeds; and for other purposes.** ***(Presenter: Rachel Mack, County Attorney)(Exhibit 17)***

Commissioner Robinson made a motion to approve; Commissioner Price seconded. The motion carried **6-0-0. Resolution 26-320.**

<u>County Manager Comments</u>
No comments.

<u>Public Comments</u>

1) Brie Smith, re: TSPLOST and FLOST items.

During public comment, resident Brie Smith spoke after registering to address the T-SPLOST and FLOST agenda items. Ms. Smith expressed concerns regarding the County's management of taxpayer funds, priorities, fiscal stewardship, public trust, accountability, and transparency, and stated that residents expect public resources to be directed toward projects that provide meaningful benefit to Henry County residents. Her remarks then shifted to personnel and administrative matters outside the T-SPLOST and FLOST agenda items, including actions involving a constitutional officer's office, a firefighter's termination, attorney fees related to a former budget director, the consistency of County policies and procedures, and the County's stated commitment to diversity, equity, and inclusion. Chair Harrell reminded Ms. Smith that public comment was limited to the agenda items for which she had registered and directed her to remain on topic. Ms. Smith continued speaking after her allotted three-minute period expired and, after being advised that her time had concluded, Chair Harrell directed security to escort Ms. Smith from the meeting for failing to comply with the Board's public comment rules.

<u>Upcoming Meetings and Events</u>

A. NOTICE of Date Change: August 18, 2026: The regularly scheduled BOC Meeting has been **<u>rescheduled to Monday, August 17, 2026 at 6:30 p.m.</u>**

B. September 1, 2026 is a Regular BOC Meeting at 9:00 a.m.

Adjourned the meeting at 12:00 p.m.

Carlotta Harrell, Chair
Henry County Board of Commissioners

Stephanie Braun
County Clerk