



HENRY COUNTY BOARD OF COMMISSIONERS

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DISTRICT I COMMISSIONER

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DISTRICT III COMMISSIONER

Greg Cannon

DISTRICT IV COMMISSIONER

Vivian Thomas

DISTRICT V COMMISSIONER

Bruce Holmes



COUNTY MANAGER

Cheri Hobson-Matthews

COUNTY CLERK

Stephanie Braun

COUNTY ATTORNEY

Patrick Jaugstetter

BOC MEETING AGENDA

**Henry County Government Administration
140 Henry Parkway McDonough, GA 30253**

Website: co.henry.ga.us

Phone: 770-288-6000

Board of Commissioners

Carlotta Harrell, Chair
Johnny Wilson, District I
Dee Clemmons, District II
Greg Cannon, District III
Vivian Thomas, District IV
Bruce Holmes, District V



Henry County Government

140 Henry Parkway
McDonough, GA 30253
(770) 288-6000
www.henrycounty-ga.org

Henry County Board of Commissioners

5:30 PM, Tuesday, November 16, 2021

NOTICE: This is a public in-person meeting held at the Henry County Administration Building (Community Room), 140 Henry Parkway, McDonough, GA. HenryTV will also be streaming live online at <https://www.co.henry.ga.us/Government/Agenda-Minutes> on Charter/Spectrum Channel 180, and Facebook Live. See attachment in order "to participate" in Public Hearings and Public Comments.

**NOTE: Planning & Zoning Public Hearings which were advertised for this meeting will not begin before 6:30 p.m.*

BOC Present: Chair Carlotta Harrell, Commissioner(s) Johnny Wilson, Dee Clemmons, Greg Cannon, Vivian Thomas, and Bruce Holmes

Staff Present: Cheri Hobson-Matthews, County Manager; Patrick Jaugstetter, County Attorney; Priya Patel, Associate Attorney; Stephanie Braun, County Clerk; and Nathifa Cunningham, Deputy County Clerk

I. Instructions To Participate

A. Instructions to participate in Public Hearings and/or Public Comment

II. Invocation

III. Pledge of Allegiance

IV. Call to Order

Announcement: The following Planning & Zoning items were advertised for the **November 16, 2021 Board of Commissioners Meeting**, but have been **postponed** by the applicants:

(Public Hearing) RZ-21-14 The Reservoir Group, LLC of Madison, GA requests a rezoning from C- 2 (General Commercial) to RS (Residential Suburban) for property located on Bridges Road west of Willow Lane in Land Lots 129, 130, 159, and 160 of the 7th District. The property consists of 102.00 +/- acres, and the request is for a

single-family residential and townhomes development. **District 3**

(Public Hearing) RZ-21-22 Builders Professional Group, LLC of Fayetteville, GA requests a rezoning from R-2 (Single-Family Residence) to R-3 (Single-Family Residence) for property located at 3539 Jonesboro Road in Land Lot 105 of the 6th District. The property consists of 30.118 +/- acres, and the request is for a single-family residential subdivision. **District 2**

***** (ADDED):**

1) Proclamation honoring the life and legacy of Henry County Police Officer, Paramhans Desai (October 5, 1983-November 8, 2021).

2) Rescinding Declaration of State of Local Emergency Order(signed by Chair Carlotta Harrell on November 17, 2021 and effective November 17, 2021).

V. **Financial Update** (Presenter: David Smith, Financial Services Director)

VI. **Consent Agenda**

County Attorney

A. Resolution to authorize the acquisition of 173.87 square feet of right of way, 2,171.91 square feet of permanent easement, more or less, in land lot 130 of the 12th district, Henry County, Georgia, by negotiated contract or condemnation pursuant to provisions of O.C.G.A. Section 32-3-4 through Section 32-3-19. **Rock Quarry Road Widening (Parcel 49).** (Presenter: Priya Patel, Jarrard & Davis)(Exhibit 1)
[Resolution #21-333](#)

- B. Resolution to authorize the acquisition of 82,092.32 square feet of right of way, more or less, in Land Lot 13 of the 6th District, Henry County, Georgia, by negotiated contract or condemnation pursuant to provisions of O.C.G.A. Section 32-3-4 through Section 32-3-19 **Rock Quarry Road Widening (Parcel 13)** (Presenter: Priya Patel, Jarrard & Davis)(Exhibit 2)
[Resolution #21-334](#)
- C. Resolution to authorize the acquisition of 4,517.11 square feet of right of way, 6,474.95 square feet of permanent easement, more or less, in Land Lots 4 and 29 of the 12th District, Henry County, Georgia, by negotiated contract or condemnation pursuant to provisions of O.C.G.A. Section 32-3-4 through Section 32-3-19. **Rock Quarry Road Widening (Parcel 28)** (Presenter: Priya Patel, Jarrard & Davis)(Exhibit 3)
[Resolution #21-335](#)

Department of Transportation

- A. Resolution awarding Bid #22-14 for pavement marking services to Mid-State Striping, Inc. in the estimated annual amount of services of \$304,554 (Presenter: David Simmons, CE III, DOT)(Exhibit 4)
[Resolution #21-336](#)

E-911

- A. Resolution of the Henry County Board of Commissioners approving the renewal of the L3Harris radio system maintenance agreement for December 11, 2021 through December 10, 2022 at a cost of \$75,486 to be paid from the Public Safety Communications Repairs and Maintenance account. (Presenter: Amanda Maddox, E-911 Assistant Director)(Exhibit 5)
[Resolution #21-337](#)

Fire Department

- A. A Resolution of the Board of Commissioners Authorizing Henry County to enter into a Mutual Aid Agreement with AmeriPro EMS, LLC. *(Presenter: Chief Jonathan Burnette) (Exhibit 6)*
[Resolution #21-338](#)
- B. A Resolution of the Board of Commissioners Authorizing Henry County to enter into an Automatic/Mutual Aid Agreement with Butts County, GA. *(Presenter: Chief Jonathan Burnette) (Exhibit 7)*
[Resolution #21-339](#)

Human Resources

- A. **(Moved to Regular Agenda)** Resolution for approval and adoption of the Henry County Government Personnel Policy *(Presenters: ~~Harold Cooper, HR Director; Kristi Johnson, HR Generalist III; and Holly LaFontaine, Risk Manager~~)(Exhibit 8)*

Police Department

- A. Resolution accepting a grant awarded to the Henry County Police Department by the Edward Byrne Memorial Justice Assistance Grant (JAG) Local Program in the amount of \$26,174.00 for the "Digital Vehicle Electronic Technology" *(Presenter: Major R. McGlamery)(Exhibit 9)*
[Resolution #21-340](#)
- B. Resolution declaring Henry County Police Department Canine Butar as surplus property *(Presenter: Major R. McGlamery/HCPD)(Exhibit 10)*
[Resolution #21-341](#)

Parks & Recreation

- A. **(Moved to Regular Agenda)** ~~A Resolution of the Henry County Board of Commissioners declaring the train, farm silo, and old road scraper at 101 Lake Dow Road, McDonough, GA 30252 (Heritage Park) as surplus. (Presenter: Jonathon Penn, Cluster Lead - Leisure & Public Services)(Exhibit 11)~~

Planning & Zoning

- A. Resolution approving a request for the creation of a new Street Light District for Heritage Point (Phase I) Subdivision located on Dutchtown Road **District 2** (Presenter: Kamau As-Salaam, Planner III)(Exhibit 12)
[Resolution #21-342](#)
- B. Resolution approving a request for the creation of a new Street Light District for The Gates @ Pates Creek Subdivision located on Jonesboro Road **District 2** (Presenter: Kamau As-Salaam, Planner III)(Exhibit 13)
[Resolution #21-343](#)
- C. Resolution approving a request for the creation of a new Street Light District for The Reverie @ East Lake Subdivision located on East Lake Road **District 4** (Presenter: Kamau As-Salaam, Planner III)(Exhibit 14)
[Resolution #21-344](#)

Sheriff's Office

- A. Resolution of the Board of Commissioners approving the acceptance of an Accreditation Award grant to get Henry County Sheriff's Office, (HCSO) accredited in the amount of \$74,175.00 from the COPS Office Community Policing Development (Presenter: Chief of Staff Billi Akins, HCSO)(Exhibit 15)
[Resolution #21-345](#)

SPLOST

- A. A Resolution awarding the bid for construction of a temporary signal for Lester Mill Road @ Bill Gardner Parkway to Reedwick, LLC, in the amount of \$69,327.00. *(Presenter: Roque Romero, SPLOST Transportation Director)(Exhibit 16)*
[Resolution #21-346](#)
- B. A Resolution approving the purchase of 27 Fitness Stations from Ready Fitness for the Heritage Senior Center Fitness Room Addition in the amount of \$85,255.08 through NCPA Contract #08-23 using SPLOST V Funds (SP5302). *(Presenter: Lynn Planchon, Capital Projects Director and Susan Harris, Purchasing Manager)(Exhibit 17)*
[Resolution #21-347](#)

Stormwater

- A. Resolution of the Henry County Board of Commissioners approving the bid award to The Dickerson Group, Inc. for the construction of Beaver Run Trace storm drainage replacement in the amount of \$91,485. **District 3** *(Presenter: Alex Mohajer, DOT Director)(Exhibit 18)*
[Resolution #21-348](#)
- B. **(Moved to Regular Agenda)** ~~Resolution approving RFQ #21-93 for on-call engineering design services for the Stormwater Management Department to the following five consultants: American Engineers, Inc., Atlas Technical Consultants, LLC, Heath & Lineback Engineers, Inc., Pond & Company and Prime Engineering, Inc. (Presenter: Alex Mohajer, Stormwater Director)(Exhibit 19)~~

Transit Department

- A. FTA GDOT 5311 FY 23 Grant Application for Rural Public Transportation Operating and Capital Assistance. Henry County's total amount of operating allocation for this program is \$1,371,946, of which \$685,973 is the 50% federal portion, and the local match portion of 50% is also \$685,973. The capital allocation for this program is \$919,671.74, of which \$735,737.34 is the 80% federal portion, \$91,967.20 is the 10% state portion and the local match portion of 10% is also \$91,967.20.
(Presenter: Taleim Salters, Transit Director)(Exhibit 20)
[Resolution #21-350](#)

(This Ends The Consent Agenda)

VOTE: Commissioner Cannon made a motion to approve items listed on Consent Agenda; Commissioner Wilson seconded. Commissioner Thomas had a question regarding Transit Item A regarding capital allocation which was answered; and also requested to move Human Resources Item A regarding Personnel Policy to the regular agenda. Chair Harrell move forward with the vote as motioned without the Personnel Policy being moved. The motion failed 3-3-0 with Commissioner(s) Holmes, Thomas and Clemmons voting in opposition. Cheri Matthews, County Manager remarked that without another motion, all items on Consent would need to be moved to the Regular Agenda.

Commissioner Clemmons made a motion to approve the Consent Agenda (with the initial changes by the Chair: moving Stormwater Item B and Parks & Recreation Item A to regular agenda), but in addition moving Human Resources Item A regarding Personnel Policy to the regular agenda; Commissioner Thomas seconded. The motion carried 4-2-0 with Commissioner(s) Cannon and Wilson voting in opposition.

Regular Agenda

****Moved from Consent Agenda**

Resolution approving RFQ #21-93 for on-call engineering design services for the Stormwater Management Department to the following five consultants: American Engineers, Inc., Atlas Technical Consultants, LLC., Heath & Lineback Engineers, Inc., Pond & Company and Prime Engineering, Inc. *(Presenter: Alex Mohajer, Stormwater Director)* *(Exhibit 19)*

VOTE: Commissioner Holmes made a motion to approve and include all twelve (12) vendors on the list; Commissioner Clemmons seconded. The motion carried 5-1-0 with Commissioner Cannon voting in opposition.

Resolution #21-349

**** Moved due to agenda order change by Chair Harrell**

A Resolution of the Henry County Board of Commissioners authorizing the General Assembly, on behalf of Henry County, Georgia, to redistrict and change the composition of the districts from which Board of Commissioner members are elected; to authorize the repeal of conflicting laws; to authorize the local legislative delegation and county agents to take such actions are necessary to change the charter; and for other purposes. (Presenter: Priya Patel, Jarrard & Davis) *(Exhibit 31)*

Tabled for additional discussion.

****Moved from Consent Agenda**

A Resolution of the Henry County Board of Commissioners declaring the train, farm silo, and old road scraper at 101 Lake Dow Road, McDonough, GA 30252 (Heritage Park) as surplus. *(Presenter: Jonathon Penn, Cluster Lead - Leisure & Public Services)* *(Exhibit 11)*

VOTE: Commissioner Cannon made a motion to table; Chair Harrell seconded. The motion carried 6-0-0.

**** Moved due to agenda order change by Chair Harrell**

Public Comments

We welcome citizens to voice their county-related concerns and opinions **regarding items which are listed on this agenda or on the previous regular meeting agenda.** All persons wishing to speak during Public Comment must pre-register with the County Clerk in writing or via email:

sbraun@co.henry.ga.us no later than 12:00 p.m. on the day immediately prior to the meeting. Each speaker will have three (3) minutes to speak.

No member of the public shall be permitted to make personal, impertinent, slanderous or profane remarks to any member of the board, staff or general public. Any person who makes such remarks, or who utters loud, threatening, personal or abusive language, or engages in any other disorderly conduct which disrupts, disturbs or otherwise impedes the orderly conduct of any board meeting shall, at the discretion of the chair or a majority of the council, be barred from further audience before the board during that meeting.

Four (4) individuals signed up for public comment on Parks & Recreation Item A regarding surplus of train, silo, and old road scraper at Heritage Park.

- 1) Gretchen Konas
- 2) Don Dunlap
- 3) Arolue Prater
- 4) Robert Kolpak

VII. Transportation Planning

- A. Resolution requesting federal funds for transportation projects in response to a solicitation from the Atlanta Regional Commission. ARC is currently soliciting transportation projects from the local governments for submission. The projects submitted to ARC will be considered for funding by going through a competitive selection process based on the limited amount of funds available. *(Presenter: Sam Baker, Transportation Planning Director)(Exhibit 21)*

VOTE: Commissioner Thomas made a motion to approve with stipulations to consider new funding that may come and to consider current available ARC funds; Commissioner Cannon seconded. The motion carried 6-0-0.
[Resolution #21-35](#)

VIII. Financial Services

- A. An Ordinance of the Henry County Board of Commissioners Amending Sec. 2-2-33 (Purchases, Bids, Etc.-Generally) regarding Constitutional Officers *(Presenter: David Smith, Financial Services*

Director)(Exhibit 22)

VOTE: Commissioner Cannon made a motion to approve; Commissioner Cannon seconded. The motion failed 3-3-0 with Commissioner(s) Holmes, Thomas and Clemmons voting in opposition.

- B. A Resolution of the Board of Commissioners Awarding RFQ 21-92 for a Comprehensive Disparity Study to Griffin & Strong, PC. in the amount of \$300,000 (*Presenter: David Smith, Financial Services Director)(Exhibit 23)*

VOTE: Commissioner Thomas made a motion to approve; Commissioner Clemmons seconded. The motion carried 6-0-0.

Resolution #21-353

IX. Fleet Services

- A. Resolution approving the purchase of nine (9) Ford F-150's from Allan Vigil Ford in Morrow, GA, in the amount of \$248,545.00 through State Contract #99999-SPD-ES40199373-002. Nine replacement trucks: (4/Parks & Recreation; 4/Code Enforcement; and 1/DOT) using Capital Improvement Plan (COPS) funds, as approved by the Board in the CIP. (*Presenter: Jody Swords, Director of Fleet Services) (Exhibit 24)*

VOTE: Commissioner Wilson made a motion to approve; Commissioner Cannon seconded. The motion carried 6-0-0.

Resolution #21-354

X. Parks & Recreation

- A. Resolution to approve an option for the lease or purchase of artificial holiday trees for parks using general funds (*Presenter: Jonathon Penn, Cluster Lead - Leisure & Public Services)(Exhibit 25)*

Chair Harrell asked for a motion for each of the 3 options provided. No motions made.

XI. Annexation(s)

- A. AX-21-08 City of McDonough has received a revised request for annexation of properties located at 343 Turner Church Road.
District 3 (Presenter: Stacey Jordan-Rudeseal, P&Z Assistant Director) (Exhibit 26)
For information purposes only

XII. Planning & Zoning

- A. **(Public Hearing)** RZ-21-13 The Reservoir Group, LLC of Madison, GA requests a rezoning from RA (Residential-Agricultural) to R-2 (Single-Family Residence) (Sewer) for property located at 565 Elliott Road in Land Lots 57 and 72 of the 7th District. The property consists of 42.312 +/- acres, and the request is for a single-family residential subdivision. **District 3** (Presenter: Kenta Lanham, Planner II) (Exhibit 27)
VOTE: Commissioner Cannon made a motion to approve with conditions read into record; Commissioner Holmes seconded. The motion carried 5-1-0 with Commissioner Wilson voting in opposition.
Resolution #21-355
- B. **(ITEM POSTPONED BY APPLICANT)(Public Hearing)** ~~RZ-21-14~~ The Reservoir Group, LLC of Madison, GA requests a rezoning from ~~C-2 (General Commercial)~~ to RS (Residential Suburban) for property located on Bridges Road west of Willow Lane in Land Lots 129, 130, 159, and 160 of the 7th District. The property consists of 102.00 +/- acres, and the request is for a single-family residential and townhomes development. **District 3** (Presenter: ~~Kamau As-Salaam, Planner III~~) (Exhibit 28)

- C. **(Public Hearing)** RZ-21-12 Hearn Road Henry 24, LLC of Stockbridge, GA requests a rezoning from RA (Residential-Agricultural) to R-2 (Single-Family Residential) for property located at 6152 Hearn Road in Land Lot 193 of the 12th District. The property consists of 17.07 +/- acres, and the request is for a single-family residential subdivision. **District 5** (Presenter: Kamau As-Salaam, Planner III) (Exhibit 29)

VOTE: Commissioner Holmes made a motion to approve with conditions read into record; Commissioner Cannon seconded. The motion carried 6-0-0.
Resolution #21-356

- D. **(ITEM POSTPONED BY APPLICANT) (Public Hearing)** ~~RZ-21-22- Builders Professional Group, LLC of Fayetteville, GA requests a rezoning from R-2 (Single-Family Residence) to R-3 (Single-Family Residence) for property located at 3539 Jonesboro Road in Land Lot 105 of the 6th District. The property consists of 30.118 +/- acres, and the request is for a single-family residential subdivision. **District 2** (Presenter: Kenta Lanham, Planner II) (Exhibit 30)~~

XIII. Board of Commissioners

- A. **(Moved up to second item on Regular Agenda)** ~~A Resolution of the Henry County Board of Commissioners authorizing the General Assembly, on behalf of Henry County, Georgia, to redistrict and change the composition of the districts from which Board of Commissioner members are elected; to authorize the repeal of conflicting laws; to authorize the local legislative delegation and county agents to take such actions are necessary to change the charter; and for other purposes. (Presenter: Priya Patel, Jarrard & Davis) (Exhibit 31)~~

****Moved from Consent Agenda**

Resolution for approval and adoption of the Henry County Government Personnel Policy (*Presenters: Harold Cooper, HR Director; Kristi Johnson, HR Generalist III; and Holly LaFontaine, Risk Manager*)(Exhibit 8)

VOTE: Commissioner Wilson made a motion to approve; Chair Harrell seconded. The motion failed 3-3-0 with Commissioners Clemmons, Thomas and Holmes voting in opposition.

- XIV. (Moved up on agenda per Chair Harrell) Public Comments We welcome citizens to voice their county-related concerns and opinions ~~regarding items which are listed on this agenda or on the previous regular meeting agenda.~~ All persons wishing to speak during Public Comment must pre-register with the County Clerk in writing or via email: sbraun@co.henry.ga.us no later than 12:00 p.m. on the day immediately prior to the meeting. Each speaker will have three (3) minutes to speak.

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XV. Approval of Minutes

- A. September 8, 2021 Regular BOC Meeting
 - B. September 21, 2021 Regular BOC Meeting
 - C. September 22, 2021 Virtual Called Workshop Meeting re: Transit Master Plan
- VOTE: Commissioner Cannon made a motion to approve; Commissioner Thomas seconded. The motion carried 6-0-0.

XVI. Upcoming Meetings and Events

- A. November 30, 2021 at 9:00 a.m. is a regular BOC Meeting (Note:
*will be held as 1st December Meeting due to holidays)
- B. December 14, 2021 Regular BOC Meeting at 6:30 p.m.
(CANCELLED)

XVII. Adjournment

(Meeting adjourned @ 08:29pm)