STATE OF GEORGIA
COUNTY OF HENRY

The Henry County Board of Commissioners held a Regular Public Meeting ***in-person*** on Wednesday, January 5, 2022, 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 I Commissioner
Dee Clemmons, District II Commissioner
Greg Cannon, District III Commissioner
Vivian Thomas, District IV Commissioner
Bruce Holmes, District V Commissioner

Also in attendance: Cheri Hobson-Matthews, County Manager; Nancy Rowan, County Attorney; Isaac Yilma Patel, Attorney; Stephanie Braun, County Clerk; Nathifa Cunningham, Deputy County Clerk

INVOCATION

The Invocation was given.

PLEDGE OF ALLEGIANCE

The Pledge was recited.

CALL TO ORDER

Carlotta Harrell, Chair, called the Regular Meeting of the Henry County Board of Commissioners for Wednesday, January 5, 2022 to order.

- AMMENDMENT TO AGENDA from the Chair: Added Personnel to the Executive Session discussion (re: County Attorney)

PRESENTATIONS

RECOGNITION OF HENRY COUNTY EMPLOYEE RETIREMENTS

Harold Cooper, Human Resources Director, announced the retirement of the following Henry County employees:

- *Mark Spradline – Henry County Fire Department* - *34 years*
- *Angela Laslay - Henry County Police Department - 24 years*
- *Julia Laster - Henry County Fire Department - 14 years*
- *Robert Swindall – Henry County Sheriff's Office - 6 years*

AMERICAN RESCUE PLAN ACT (ARPA) UPDATE

David Smith, Finance Director, presented the American Rescue Plan Act (ARPA) Update.

Mr. Smith approached, acknowledged the Board, and began his presentation by stating Henry County was allocated $45.5 million from the American Rescue Plan. This emergency funding was approved in March 2021 for those eligible. This is a one-time federal stimulus given in two installments and we have received approximately $22 million. Funds must be expended with all work performed and completed by December 31, 2026. This means we have two (2) years to obligate the funds and four (4) years to have everything spent. He said, this gives ample time to create an impactful plan for Henry County.

Mr. Smith's subsequent slides showed:

Funding Objectives

- *Support urgent COVID-19 response efforts to continue to decrease spread of the virus and bring the pandemic under control*
- *Address systemic public health and economic challenges that have contributed to the unequal impact of the pandemic on certain populations*
- *Support immediate economic stabilization for household and businesses*
- *Replace lost revenue for eligible state, local, territorial, and tribal governments to strengthen support for vital public services and help retain jobs*

Allowable Uses

- ***Support public health response***
- *Replace public sector revenue loss*
- ***Water and sewer infrastructure***
- ***Address negative economic impacts***
- *Premium pay for essential workers*
- ***Broadband infrastructure***

Mr. Smith stated that allowable uses are in four broad categories: Broadband Infrastructure, Public Health Response, Water and Sewage Infrastructure, and Negative Economic Impact. His next slides detailed each category.

Mr. Smith said a survey was sent to the public, our partners, the community, and department heads to get an idea of what projects they are requesting. This presentation will have those requests for the Board to make recommendations for funding. In his next slides he presented requested projects with dollar amounts. This includes the Sheriff's Office ($600,000); HC Water Authority ($6.5 million); Parks & Recreation ($500,000); Atlanta Motor Speedway ($10.5 million); Piedmont Henry ($3.5 million); District Attorney ($TBD); HC Chamber of Commerce ($1 million); Clerk of Superior Court ($1.015 million); HC Community Gardens ($6000); Technology Services ($15,000); and Facilities Maintenance ($ TBD).

Mr. Smith provided a summary slide of these requests totaling approximately $23 million dollars. He said of our allocated ARP funds of $45 million, approximately $21.8 million remain for other projects. Our community was surveyed to determine where help was most needed though a public input meeting, like Transportation Planning and SPLOST, has not happened yet. The top needs are food and nutrition assistance and mental health assistance. Third is utility assistance and Mr. Smith remarked that the ERAP (I) and ERAP (II) programs were successful. Businesses were surveyed as well, and their top two needs include grants and no or low-interest loans.

Mr. Smith said they asked for the top priorities from the list of eligible options that the Board believes are most important to Henry County residents. He stated: 1) Expand our vaccination and testing programs, and 2) Provide medical, mental health and substance use treatment care. **Mr. Smith** said that as the requested plans are reviewed, he wants to ensure that we consider what the community needs as how funds are spent will have an overall impact on the community.

Mr. Smith concluded his presentation and **Chair Harrell** asked if any commissioner had questions or comments.

Dee Clemmons, District II Commissioner stated to Mr. Smith that she believed there was something on the table about us using the funds to go towards the courthouse and asked if this is part of that or is there a second set of funds. **Mr. Smith** responded that these funds are not going to be used for the courthouse project. The **District II commissioner** stated to Chair Harrell that she wanted to add a discussion to the budget workshop about the funds. She would like to see that any investments with the funds are more than just a brief stimulus to the organization and to make sure there is a trajectory that is inclusive for the economic growth for the projects that we decide to fund, and she provided examples.

Chair Harrell asked Mr. Smith if each commissioner had an opportunity to present items that fall within this realm for their district. **Mr. Smith** responded that he has not yet had conversations with each district commissioner regarding this one-time use of funds and the impact for their community. He said he mentioned doing a community outreach like what was done for SPLOST where we go to the community and listen to their input. He said, because we had time to do that, he wanted to include it as part of the plan. **Chair Harrell** asked if we were looking to do this virtually or in-person. **Mr. Smith** responded that it probably would be a virtual meeting due to COVID.

Commissioner Thomas, District IV Commissioner asked Mr. Smith if he would be making individual appointments with commissioners to get their input directly on how they would see these funds be dispersed and **Mr. Smith** said he is open to having a meeting with each commissioner. He said his goal is to come up with a plan that we could present, vote on, and begin funding that is going to impact the Henry County community in the long-term. **Commissioner Thomas** asked if he compiled the request based on the survey he sent out. **Mr. Smith** responded yes this was posted on our website, social media page as well as from conversations with departments. The **District IV commissioner** stated that there may be people watching who did not see the survey and asked if it is possible to repost it for those who would like to have some input. **Mr. Smith** stated he could repost the survey with help from Communications as well as set-up a virtual meeting so the community can provide input. **Chair Harrell** asked if the survey can be made available to the commissioners because their reach might be a little different from the reach of our network, and that would give them an opportunity to share it with their constituents to get input as they consider what is best for their district and **Mr. Smith** responded yes. **Commissioner Thomas** asked if he could put together a timeline that he would like the Board to respond. **Mr. Smith** said he will put together a timeline and will include it along with the survey.

Chair Harrell requested the presentation be shared with all commissioners and said if there were no other questions or comments from the Board to move to the next item which is the Henry County Transit Master Plan.

There were no further comments or questions from the Board.

HENRY COUNTY TRANSIT MASTER PLAN

Grady Smith, Transportation System Director/VHB presented the Henry County Transit Master Plan (TMP).

Taleim Salters, Transit Director approached, acknowledged the Board, and introduced the presenter Grady Smith.

Mr. Smith said they have worked for more than a year on this plan with support from the community and staff. Today he will cover the process from beginning to end and his first slide listed overview topics:

Planning Process
Transit Vision and Needs
What We Heard from the Community
Recommendation Types
Financial Considerations
Transit Master Plan Recommendations
Benefits of the Transit Master Plan

Mr. Smith said they may recall his next slide which is a schedule of the planning process. This began with developing existing and future conditions in which there was a lot of discussion around land use, socio-economic data, travel trends and travel information. This information was used to identify specific transit needs and those needs were taken out to the community for their input; he will discuss later in the presentation. In the final stage, they took those needs to develop, price and program a universe of projects into the Transit Master Plan in a set of recommendations which he will present. He referred to the graphic on the slide and said along the way there was extensive outreach with the community, stakeholders, and technical committee. There were virtual public meetings, one-on-one sessions with each district commissioner for their input as well as a Board work session. He reiterated there was tremendous amount of support from the community and this Board.

Mr. Smith's next slide showed the transit vision:

To provide a safe and dependable high-quality transit system that enhances the quality of life and delivers mobility options for all county residents.

Mr. Smith said this was used to identify needs and develop recommendations. His next slide recapped the need for a Transit Master Plan in Henry County:

Rapid population growth and urbanization
Rising demand for community options
Growing needs of transit-reliant populations

Mr. Smith next slide summarized the key needs that are used to evaluate projects and recommendations:

Increase transit accessibility and connectivity to jobs and opportunities
Expand multimodal transportation choices
Provide a safe, equitable, and cost-effective transit system
Support land use and economic development
Reduce travel times and traffic congestion

Mr. Smith said extensive outreach activities included public meetings, a survey, interviews with stakeholders including the commissioners, and an interactive website. His next slide provided a snapshot of what they received from the survey and some of the outreach. The statistical data showed that though some people were not in support of transit services, overall they received great support of the plan as a whole.

Mr. Smith said they wanted to be comprehensive about how they form the recommendations on implementing the Transit Master Plan and in his next slide he summarized this in three categories. The first is programmatic elements which includes marketing and rebranding, regional fare integration, administrative and oversight activities, and additional planning studies. He said, the second recommendation is complimentary capital elements which includes building more park-and-ride facilities and mobility hubs. He stated there should also be an operational facility for vehicle maintenance, staff training and anything else associated with operating and maintaining service over time. The final recommendation is performance-based transit projects which incudes local bus routes, express commuter bus routes, rapid regional connectors as well as more high-capacity transit in Henry County. He said they reviewed everything associated with performance of these projects and evaluated costs.

Mr. Smith reiterated that a stable local funding source for transit is something that must be in place if they want to take advantage of more federal or state dollars to support the system. His next slide was a financial forecast that supports this plan. He said for the short-range we are looking at five (5) year increments. Mr. Salters' budget is about $2.5 million dollars and they have identified several things in the short-range period to advance transit in the county. He said the key to the short-range is leverage as much federal dollars as possible. The county is urbanizing and there are two kinds of money that comes from the federal government. One is for rural services and the other for urban transit services. Historically, Henry County has received a lot of rural money but has gotten urbanized and dollars associated with urban fund were left on the table. He reiterated the short-range is to take all the federal money that we can and leverage the current investment. They estimate the budget for this is $25 million to $30 million. He said the mid-range is about bringing transit into future TSPLOST programs while looking at dedicated funding sources for transit but taking it in an incremental process. He said House Bill 930 allows counties to leverage up to one penny in additional sales tax for transit and they are recommending a half penny in the outer years of 2038-2050.

Mr. Smith said when talking about the project's phases it's important to note this is a thirty (30) year plan and a lot can change. The sequence of these projects might change but this ultimately provides a compass to them delivering a transit system in Henry County. In the first five (5) years, he noted that Commissioner Clemmons stressed having marketing and promotional branding as part of the process. He said they did some initial branding but one of the key recommendations in this first phase is take it even further and develop a more strategic marketing promotional campaign for transit in Henry County.

Phase 1 (Short Range)

Develop and implement a marketing and promotional rebranding campaign for Henry Connect
Maintain Dial-a-Ride service for Senior Center and DDS Trips
Conduct microtransit feasibility study and implement recommended scenario
Initiate regional fare system integration discussions and process
LB-17 local bus pilot route
XPR-1 Express commuter bus from Stockbridge to H-JAIA (PE only)

Mr. Smith said in the mid-range to leverage SPLOST dollars to implement a significant investment in fixed local bus route services, mobility hubs and park-and-ride lots for Henry County. He said here is where to begin activities to identify operations and maintenance facility as well as integration of our fare policy into the regional fare system.

Phase 2 (Medium Range)

MH-1 – McDonough Mobility Hub
MH-3 – Henry Medical Center Mobility Hub
MH-4 – Stockbridge Mobility Hub
PNR-1 – Mt. Carmel Park-and-Ride
XPR-1 – Xpress Bus from Stockbridge to Airport
LB-16 – McDonough to Southlake Mall Local Bus
LB-7 – McDonough to Hampton Local Bus
LB-6 – McDonough to Locust Grove Local Bus

Mr. Smith said the final phase would be more mobility-hubs and understands there was a need for one in Hampton from one of the district commissioners. They have included that and the rapid regional connector, which is connection between Stockbridge and McDonough, but potentially could be the beginning of the rail or bus rapid transit investment along the way that ties into the regional system here in Atlanta. He said, it ties into the MARTA system and a programmatic process of delivering additional sidewalk infrastructure, safe crossings and all the necessary things to make the transit system work.

Mr. Smith's next slide summed up some of the benefits of the transit master plan. He said he talked about reducing congestion and air quality in carbon emissions, but also better access to jobs, not only for the transit-reliant population but for everybody. There will also be better on-time performance, getting around the county and to other destinations. He said overall this thirty (30) year plan provides a lot a benefit to the county in terms of economic development, better mobility, and accessibility within the county, but also to broad Atlanta region.

Mr. Smith concluded his presentation and **Chair Harrell** asked if there were any questions or comments from the Board. She acknowledged Commissioner Clemmons and said to proceed.

Commissioner Clemmons thanked Mr. Smith for his presentation. She said the community engagement and meeting with the commissioners was important regarding decision-making in what happens in our communities from a transit perspective. She said she did not see the eco-friendly part in his presentation and asked how we are protecting our environment if we are adding more transit on our streets. She said he talked about a large amount of federal funding that is coming that we may not have access to because of a suburban community, but if we are looking at environmentally friendly then she believes there is another route to go. This is what she has heard from the citizens in her community regarding pollution, buses, and fuel and how it is impacting our streets. She wants to make sure citizens know that transit does not mean just putting buses in our communities. She said she is pushing for a more eco-friendly, walkable community because we are still the suburbs, not a large city, and we need to maintain that for Henry County. She would like to see something more environmentally friendly added to the plan for the county.

Mr. Smith stated this is a part of the recommendation that he did not talk about. He said a big part of this is also technology, and the types of vehicles and fleet recommendations that are included in the plan are electric vehicles. He said the federal government has set aside special money for that and we want to take advantage so it's not the fossil-fuel burning buses that currently operate on our system. He said it is looking at the eco-friendly vehicles that are electric and providing the infrastructure that will be needed to maintain and operate those vehicles well into the future. He reiterated that is a part of the recommendations and he did not speak to it.

Commissioner Clemmons acknowledged Mr. Smith's remarks and there were no further comments or questions from the Board.

Chair Harrell stated the next presentation is the COVID-19 update and introduced the speakers. **She** noted the Mid-Year Budget presentation was skipped but will return to this.

COVID-19 UPDATE

HC Fire Chief Jonathan Burnette; HC Deputy Director of Emergency Management Kevin Johnson; HC Risk Management Director Holly LaFontaine; and Donovan Stephens, DPH District4 Epidemiologist presented COVID-19 Update

Chief Burnette acknowledged the Board, stated there are COVID updates and they will hear from a few people including a presenter from DPH. He said she would cover the Fire Department's part of the presentation which includes updates from 2020-2021 and a two-week time span.

Chief Burnette said in 2020 when COVID ramped up, that year was a bit of a decrease for the Fire Department from 2019 and there are several factors that go into that. In 2020 they ran 31,259 calls and in 2021 they had 35, 455 calls which is an increase of approximately 13.4%. He stated this is the largest increase in percentage of call volume he has experienced in his tenure with the county. In previous years, the average was about a five (5) to six (6) percent in call volume, but this more than doubled last year. The last two-week timespan from December 20th, 2021 to January 3rd, 2022 the average was about 125 calls per day. There were two (2) peak days in that two-week timespan where they averaged 170 calls per day. Wall time has been significant to them to transport patients to the hospital, leave and go back out and run more calls. Over the past fourteen days, 90% of the time they were able to make a turn-around at the hospital in about an hour. The peak time is about 12:00p.m. to 8p.m. That wall time extends about an hour to an hour and forty-five minutes, which decreases the amount of time they have to get back on the street, because they have to stay at the hospital longer during the durations of that time.

Chief Burnette publicly thanked Chief Petite, Henry County EMS Operations and Kathie Lunsford, Piedmont Henry Emergency Director for their hard work and dedication since COVID started.

Chief Burnette provided a brief update on the hospitals as they receive information daily. This morning they reported their total census is 261 persons in the hospital and of those the COVID-positive summary is currently at 136. He stated this number has been going up in the past two-weeks and this is the last of the information they have from them.

Chief Burnette concluded his presentation and asked for questions. **Chair Harrell** stated that the remainder of the presentation will continue, and questions will follow. **Chief Burnette** introduced **Kevin Johnson, HC EMA Deputy Director**.

Mr. Johnson acknowledged the Board and stated that as they continue their testing site, they are seeing a rapid increase in numbers. On December 16th, 2021, there were thirty-two (32) tests being administered. The average was ten (10) to fifteen (15) tests prior to this. Yesterday six hundred seventy-seven (677) people were tested at the Red Hawk facility. A large group of members were added to facilitate the pattern and make it more efficient in getting more cars through. They are averaging one-hundred twenty (120) cars an hour. He said our EMA department is making resource requests to the state with a couple pertaining to Piedmont Henry Hospital. They have requested twenty (20) National Guard Members and they will be receiving ten (10) next Tuesday to facilitate their operations. They have requested a Disaster Medical Assistance Team to assist with their E.R staffing and medical operations there and also requested National Guardsmen to assist with testing.

Mr. Johnson provided no further updates and concluded his presentation.

Holly LaFontaine, **HC Risk Management Director** approached and stated she would provide updates regarding Henry County employees. She said, from January 2021 to January 2022, we have had approximately three hundred fifty (350) employees test positive and report. However, just between Christmas and yesterday we have had ninety-four (94), so the numbers are going back here recently. The county manager is staying on top of recommendations from the Department of Health (DPH) and Center for Disease Control (CDC). This is passed on to Risk Management to put together for an updated protocol for employees and they send it out, sometimes multiple times a day if it changes. It is sent to every employee in email and is available on Power DMS, Intranet as will department heads are asked to share with employees who don't check emails on a regular basis. They work to keep employees informed of what to do and how to stay safe but unfortunately, they are seeing a rise in numbers over the holidays.

Ms. LaFontaine provided no further updates and there were no comments or questions from the Board. **Donovan Stephens, DPH District4 Epidemiologist** approached with the final COVID update.

Mr. Stephens stated that in Henry County there is an increase of over 1000% new cases. Starting from the first week of December there were approximately 271 cases and through January 3rd there were 3,627 cases. During the last surge that occurred which began around July 4th, two weeks after was the beginning of the next surge. During that case surge, the highest count for Henry County was 1261. We are currently 287% higher than where we were during the last highest surge. Similarly, the spike can be seen with transmission positivity rate as well. During the first week of December, there was a positivity rate of 3.6% and transmission rate of 113% per 100,000. From January 3rd the positivity rate was 41.8% and transmission rate was 1512% and that is an increase of 1338%.

Mr. Stephens said looking at the outbreaks they identified one (1) outbreak for November at a school. For December, they have identified fourteen (14) outbreaks so far with ten (10) concentrated in our daycares. Looking at the vaccination rates from ages zero (0) to fifty-four (54) they noticed that they are all below the national average of seventy-three (73) however for ages fifty-five (55) and up, most of those individuals are vaccinated and above national average. Many hospitalizations currently found in age group eighteen (18) to thirty-nine (39) followed by forty (40) to fifty-nine (59) and sixty (60) through seventy-nine (79) year-olds for the past two weeks. There were a lower number of elderly persons in the hospitals, but he said he just stated that most individuals above the age of fifty-five (55) are vaccinated and this indicative to the fact that the vaccine protection is still working.

Mr. Stephens highlighted four points:

1. Vaccination is below the national and state average; total being PCR and antigen testing (at-home tests)
2. These cases are above the state average
3. Transmission and positivity rates are above the state and district average
4. Hospitalizations have increased throughout December with the largest increase being between ages zero to seventeen. We had two cases for the first two weeks in December and thirteen cases for the last weeks in December. This pattern is similar for all other age groups as well.

Mr. Stephens concluded his presentation and **Chair Harrell** stated she had a couple questions with regards to testing.

Chair Harrell asked if the county's health clinic will provide tests for employees and if at-home tests will be offered for residents, additionally, a hybrid work model for employees until this is under control.

Cheri Matthews, County Manager approached and acknowledged the Board. She said regarding the Employee Wellness Center, details are being finalized with Everside for testing employees. Chief Burnette ordered test kits, not just for the county, but with hopes to distribute to the commissioners for the respective districts. The kits are set arrive this week and some will be at the Wellness Center for employees who are experiencing symptoms. She said we returned to hybrid beginning yesterday particularly for departments seeing an uptick in cases and several key county leaders are missing due to COVID related issues with them or family members. She said we are looking to continue this over the next couple weeks, but decisions are dependent on information DPH provides to our emergency management team. **Ms. Matthews** said she does not recall the last question. **Chair Harrell** said that she answered them and echoed her response. She asked if we are opening another testing site. A concern is DPH closed a testing site and she and other commissioners received calls regarding this. From a county perspective she understands there were staffing issues but does not want this to happen again. With the increase in numbers people need to get tested so they can do the right things and hopefully reduce the numbers. **Chair Harrell** reiterated that she and the commissioners are concerned about the site and wants to ensure it does not happen again. **Ms. Matthews** asked Chief Burnette to approach and discuss some of the initiatives we have taken on.

Chief Burnette said the closing was unfortunate and after conversation with DPH they realized that was one of the largest test sites around. He said there was not enough allocated resources to maintain the line. He remarked that the line was backed-up to the connector outside this morning. Mr. Johnson and his team needed to close the line prior to 10:00am which was contracted to be open from 9:00a.m. to 3:00p.m. They had to coordinate with Mark Amerman, Henry County Police Chief and have a police car not let any more cars get in due to the amount of time to complete that line. Though the line was closed at 10:00am it took until 4:30pm to test the remainder of cars in line. Yesterday they were able to provide the highest number of tests so far. With the allocation of resources DPH provided they were able to contain the line down to the parking lot of Red Hawk around 12:30pm yesterday afternoon. Before that it backed up to Highway 155 on the connector. He said the allocation of resources helped and if those remain on site from the state and DPH they do not see any problems with being able to run the line with the consistency they were running it yesterday. He echoed Ms. Matthews' comment and said they are in conversation with another group to open a test site on Mount Carmel Park as provided before and details are expected by the end of the week.

Chair Harrell asked if any commissioner had questions. She acknowledged Commissioner Thomas's raised hand followed by Commissioner Clemmons.

Commissioner Thomas said in lieu of fact they have numbers of about 1000% increase or more in the county, she asked Mr. Johnson if he and his team put together a plan of how to tackle this and if he can share that today.

Mr. Johnson approached and said it starts with notification. Identifying the need to get the information out to the public. They are working with county department heads pushing out PPE, making sure employees are staying safe and following the correct protocols but, also making sure that our citizens understand what they need to do as well. He stated he relies on DPH and health professionals for guidance. They do not have an initial plan in place, but they understand the first step is getting the word out. He said, we have been living with this for two (2) years and this is probably the fastest increase in COVID numbers that they have seen. He sated, everyone is combatting this and they are getting the information out and it's critical to make sure the resources are there.

Commissioner Thomas acknowledged his remarks and said this is the normal things people are doing but she is looking for something over and above that. She is looking at him and his team in addressing COVID in the county. She understands there have been changes in personnel and he is the contact person. She reiterated that we need something over and above that with 1000% or more of an increase in Henry County. She asked what are the requirements that will be placed on personnel and requirements that they are trying to get out into the community. She said we need a written plan. The Board needs to be able to review it for any changes and she challenges him to expedite the plan so that they can see what they are doing to try to curve the numbers in Henry County.

The District IV commissioner remarked that she does not have any of the COVID-19 presentations attached and asked for them in writing. She stated the Board must share information with their constituents and it's not enough to say we are following protocol.

Chief Burnette approached and said he would like to add to Mr. Johnson's comments regarding informing the public. He said when they find a new testing site or clinic that's open in the county or another area that offers vaccines, information is pushed out to the public on a consistent basis along with DPH and CDC information. The **District IV commissioner** said we have alternatives and maybe marketing need not be about informing people about the testing sites but start informing people about the advantages of being vaccinated and alternatives for protections as well. She said testing is good but eliminating some of the transmittal of the disease is what we must worry about.

Commissioner Clemmons, District II commissioner, said part of the reason they are moving efficiently across the street is because there is another testing site in Henry County. Before they had bottleneck issues with one site to handle the entire county and this was not enough for the growth of the county and where we are located. She thanked them for opening back up quickly but does not want to underestimate that we have more than one testing site and she wanted Commissioner Thomas to be aware.

Commissioner Clemmons directed her comment to Epidemiologist Mr. Stephens and asked him to speak to the importance, effectiveness, and expiration dates of at-home testing kits. Also, if what Chief Burnette ordered is PCR or not and why we should not be using at-home kits that are not PCR. She stated if staff know about this, they will not spend money on things we should not when we have free testing that's PCR.

Mr. Stephens stated that rapid antigen test work but are not their gold standard. The gold standard is the PCR test. PCR will detect a drop if you come in contact and it is in your system. Antigens work well if you are symptomatic only. If you are not feverish, producing a cough or cold, it is not likely that it will be detected. You may be asymptomatic and able to transmit it but the likelihood of testing positive with a rapid antigen is not as likely as it would be with a PCR test. You are most likely to receive a false negative with a rapid antigen than you are with a PCR. Therefore, PCR is still their gold standard. The downside is PCR's take a little time to get back from lab. He said regarding the expiration date, when Abbott first did the Binax kits they began to see how long those kits were until they expired, and over time they began to increase that expiration date. This process has gone on for the past six (6) to eight (8) months and figured out how long it should last exactly. He does not have that exact number but when the test kits are going out, they go out with the exact expiration date that they are to last for.

Commissioner Clemmons remarked to Ms. Matthews that if we are going to be using take home kits and using that as a standard, and if an employee or someone says they did a take home kit and it's negative, you must decide if that is going to be sufficient based on what the Mr. Stephens and DPH are saying. She said PCR is the best way to know if they have Omicron and the take home kits are not effective enough for us to use. She said that is why we have a high percentage of contamination because people are taking take-home kits are saying they are negative, and they go take a test and are positive. She just wants to make sure because this is what is happening.

Chief Burnette approached and said he wants to add to Mr. Stephens comments. He echoed that the PCR lab tests are the gold standard. He said one of the things he mentioned was the timeframe it takes to get the lab test back which is about four to five days. What they are seeing with the Omicron variant is that the symptoms last for about that four-to-five-day timeframe. He said most who are asymptomatic don't get tested as they are not having any symptoms. He said when you are having symptoms that is when most people get tested, and tests the county purchased are about 96% effective with a two (2) year shelf life. He said he prefers the 96% effectiveness when someone is symptomatic than nothing. He reiterated the PCR lab test is the gold standard, but you can be at the end of your cycle and it could come back negative or at the beginning and you can be done by the time you get the test results back. He said rapid test is what many of our local doctors and clinics are providing to people that are symptomatic because they have to test so many.

Bruce Holmes, District V Commissioner asked if it is a 1000% increase with patients tested in Henry County or did he extrapolate county residents out of the number of patients that were tested to come up with the 1000%.

Mr. Stephens responded that's Henry County residents. For this presentation, most of his data was pulled from the DPH Daily Status Report and these results are updated at 2:30pm daily. **Commissioner Holmes** asked if it was from the site across the street. **Mr. Stephens** it's pulled from all testing areas in Henry County. **Commissioner Holmes** thanked Mr. Stephens for his response.

Commissioner Clemmons asked if it is four to five days for lab tests to come back and if this is what MAKO is because the other sites are twenty-four hours. **Mr. Stephens** said it could vary by company but also by demand. They are using MAKO, and they have noticed that as the demand for tests has increased the time to return the results has also increased. It was about forty-eight hours before the surge and now it's about four to five days.

There were no further comments or questions from the Board. **Chair Harrell** thanked everyone for their updates and called for the Mid-Year Budget presentation.

MID-YEAR REPORT re: BOARD of COMMISSIONERS BUDGETS

(Moved to final presentation by Chair Harrell)

David Smith, Financial Services Director presented the Mid-Year Report re: Board of Commissioners Budgets.

Mr. Smith acknowledged the Board and stated this is not the Mid-Year Budget, but it will be discussed at the January 19th called meeting at 5:00pm. He said for this presentation a commissioner requested to see how their budget looked, where we stand over the past four (4) years, as well as year-to-date. He directed the Board to their packet and said the first slide shows how the Board of Commissioners is spending their money for the past four (4) years. This is broken down by Salary & Benefits, Contracted Services, Materials & Supplies and Other Costs.

	FY 2018		FY 2019		FY 2020		FY 2021		YTD FY 2022	
Salaries & Benefits	$ 407,609	59%	$ 433,003	58%	$ 466,317	58%	$ 557,105	62%	$ 301,051	43%
Contracted Svcs[1]	25,927	4%	53,629	7%	71,708	9%	69,034	8%	57,156	8%
Materials & Supplies[2]	4,313	1%	7,294	1%	3,894	0%	6,700	1%	4,918	1%
Other Costs[3]	252,415	37%	258,685	34%	265,313	33%	272,558	30%	340,862	48%
Total	**$ 690,264**	**100%**	**$ 752,612**	**100%**	**$ 807,232**	**100%**	**$ 905,395**	**100%**	**$ 703,987**	**100%**

Notes:
1--Includes Professional Svc fees, Repairs & Maintenance, Dues & Fees and Other Purchased Services
2--Includes General Supplies, Food, Gasoline, Small Equipment, Tires, Batteries & Parts
3--Includes payments to other agencies [Atlanta Regional Commission]

Mr. Smith said they would see an increase in Salaries & Benefits starting in 2019 going forward and this was the timeframe when Constituent Aides were added. This had not been utilized before, but that increase was not as significant as our population began increasing where ARC dues began to increase.

Mr. Smith's next slide showed spending by commission district.

BOC Training & Travel Spend by District
YTD FY 2022
** YTD FY22 expenses cover July 1-November 30, 2021*

Chair - $4,178
District I - $1, 992
District II - $ 25
District III - $2,081
District IV - $6,980
District V - $ 2,462

He said ninety (90) to ninety-five (95) percent of the cost in each of the commissioner district budgets is based on training, lodging and travel. For the Chair and District IV, our most recent commissioners outside from Greg Cannon, District III Commissioner, they can see a lot of their money was spent on training and travel, but all training and travel makes about ninety (90) to ninety-five (95) percent of training, travel, and lodging. Mr. Smith reiterated this was clearer in their packets as it was not very legible on screen.

Mr. Smith concluded his presentation and Chair Harrell asked the Board if there were any comments or questions. There were no questions or comments and Chair Harrell moved to the next item on appointments.

APPOINTMENTS

Resolution approving Hospital Authority Nominee Submittals:
District I (Peggy Carter; Geoffrey Cauble; and Shannon Brown) District V (Toni Holmes; Herman Hammond; and Tim Taylor) (* Note: The Hospital Authority will complete their due diligence with the nominees and choose one final Board Member for each District)

Bruce Holmes, District V Commissioner made a motion to approve the appointments; **Johnny Wilson, District I Commissioner** seconded the motion. The motion carried (6-0-0).

Resolution 22-32

Appointment to the Board of Health: Dr. Keri Norris (Term: 1/5/22 - 1/5/28)

Vivian Thomas, District IV Commissioner made a motion to approve the appointment; **Dee Clemmons, District II Commissioner** seconded the motion. The motion carried 6-0-0.

Resolution 22-30

Reappointment to the Department of Families and Children Services (DFCS) Board: Rev. Terrance Gattis (Term: 1/3/2022 - 1/3/2027); Pastor Timothy McBride (Term: 1/3/2022 - 1/3/2027).

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

Resolution 22-30(b)
Resolution 22-30(a)

Appointment to McIntosh Trail Board: David Smith, Financial Services Director (Term: 11/30/21 - 11/30/24)

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

BOC Chair Appointment to Council on Aging: Joni McRae (Term: 1/5/22 - 1/5/26)

Commissioner Thomas made a motion to approve appointment; **Commissioner Holmes** seconded. The motion carried 6-0-0.

Resolution 22-31

<u>CONSENT AGENDA</u>

Ms. Hobson-Matthews presented the Consent Agenda as follows:

Airport

A. A Resolution Awarding a Multi-Year Master Agreement for Area Class No. 1.08 Airport Master Planning to Michael Baker International, Inc. and Area Class No. 2.09 Airport Design to Croy Engineering, LLC for the Atlanta Speedway Airport (Presenters: Lynn Planchon, Capital Projects Director and Susan Harris, Purchasing Manager)(Exhibit 1) (Resolution 22-1)

B. A Resolution Awarding an Annual Contract for the Purchase of Aviation Fuel and the Lease of Refueler Trucks to Titan Aviation Fuels as a unit price agreement with no fixed quantities for the Atlanta Speedway Airport. (Presenter: Lynn Planchon, Airport Director)(Exhibit 2) (Resolution 22-2)

District Attorney

A. Resolution accepting the continuation of allocation for the Victims of Crime Act (VOCA) sub-grant funding awarded to the Prosecuting Attorney's Council of Georgia (PACGA) by the Criminal Justice Coordinating Council of Georgia (CJCC) to be administered for the continuation of existing Early Notification Advocate position for FY 2021-2022 (10/1/21-9/30/22) in the amount of $66,488, with an in-kind match of $16,622 (Presenters: Darius Pattillo, District Attorney; and Kiauna Rosemond, Victim Services Director)(Exhibit 3) (Resolution 22-3)

E-911

A. Resolution of the Henry County Board of Commissioners authorizing approval of annual reoccurring broadband data purchase through Loudoun Communications for LTE systems on public safety radios, at a cost of $85,060 to be paid out of E911 Funds. (Presenter: Tamika Kendrick, E911 Director) (Exhibit 4) (Resolution 22-4)

Financial Services

A. A Resolution of the Board of Commissioners awarding Sealed Bid 22-23 to Georgia Waste Systems, LLC dba Waste Management of Lake City, GA Solid Waste Removal and Disposal Services as a unit/price agreement with no fixed quantities for one (1) year with two (2) mutually agreed upon annual renewals (Presenter: Susan Harris, Purchasing Manager) (Exhibit 5) (Resolutions 22-5)

B. A Resolution of the Board of Commissioners Identifying and Authorizing the Disposal of Surplus Items, Vehicles and Equipment. Vehicle and Equipment listed on Attachment A no longer maintain a serviceable function due to high mileage and inoperability and, with the approval of the Board of Commissioners, can be designated as surplus property through the online auction process via GovDeals.com (Presenter: Susan Harris, Purchasing Manager) (Exhibit 6) (Resolution 22-6)

C. A Resolution of the Board of Commissioners Awarding a Proposal for Fire Protection System Services – Annual Contract to ACOM Fire Solutions of Stockbridge, GA as a unit/price agreement with no fixed quantities for one (1) year with two (2) mutually agreed upon annual renewals (Presenters: Susan Harris, Purchasing Manager; and Hutch Purvis, Facilities Maintenance/Cluster Lead) (Exhibit 7) (Resolution 22-7)

Parks & Recreation

A. A Resolution of the Board of Commissioners Awarding RFP #22-21 to South Atlanta Basketball Officials, LLC. for Referee Services for Youth Basketball in the amount of $23,540 with no fixed quantities for (1) year with two (2) mutually agreed upon annual renewals, using funds from the Department's budget (Presenter: Jonathon Penn, Cluster Lead Leisure & Public Services) (Exhibit 8) (Resolution 22-8)

B. A Resolution of the Board of Commissioners declaring split rail fence at (Nash Farm Park) 4361 Jonesboro Road Hampton, GA 30228 as surplus (Presenter: Jonathon Penn, Cluster Lead - Leisure & Public Services) (Exhibit 9) (Resolution 22-9)

Planning & Zoning

A. Resolution approving a request for the creation of a new Street Light District for Broder Farms (Phase I) Subdivision located on Flippen Road District 5 (Presenter: Kamau As-Salaam, Planner III) (Exhibit 10) (Resolution 22-10)

B. Resolution approving a request for the creation of a new Street Light District for Everleigh Subdivision located on Hampton Locust Grove Road District 1 (Presenter: Kamau As-Salaam, Planner III) (Exhibit 11) (Resolution 22-11)

C. Resolution approving a request for the creation of a new Street Light District for Lake Irise 5B Subdivision located on King Mill Road District 1 (Presenter: Kamau As-Salaam, Planner III)(Exhibit 12) (Resolution 22-12)

D. Resolution approving a request for the creation of a new Street Light District for Luella Grove Phase III Subdivision located on Donovan Avenue District 1 (Presenter: Kamau As-Salaam, Planner III) (Exhibit 13) (Resolution 22-13)

E. Resolution approving a request for the creation of a new Street Light District for North Hampton Crossing Subdivision located on Amah Lee Road Road District 2 (Presenter: Kamau As-Salaam, Planner III)(Exhibit 14) (Resolution 22-14)

F. Resolution approving a request for the creation of a new Street Light District for Pembrooke Townhomes Subdivision located on Swindon Drive District 3 (Presenter: Kamau As-Salaam, Planner III)(Exhibit 15) (Resolution 22-15)

G. Resolution to correct scrivener's error on the January 22, 2019 resolution (Resolution 19-28) to clarify zoning conditions for property located at 1007 Flippen Road (Broder Farms) consisting of 168.51 +/- acres. The scriveners error was heard on appeal by a special called meeting on October 13, 2021. (Presenter: Toussaint Kirk, P&Z Director) (Exhibit 16) (Resolution 22-16)

H. Resolution adopting an update of the Capital Improvement Element and Community Work Program which has been approved for adoption by the Georgia Department of Community Affairs. All local governments that utilize an impact fee system are required by the Department of Community Affairs (DCA) to include a Capital Improvements Element (CIE) report and community work program in their comprehensive plans and keep it updated. DCA has approved the update to be adopted. (Presenter: Stacey Jordan-Rudeseal, Assistant Planning Director) (Exhibit 17) (Resolution 22-17)

I. Resolution of the Henry County Board of Commissioners supporting reform to the State of Georgia’s Annexation Dispute Resolution Law. (Presenter: Toussaint Kirk, P&Z Director) (Exhibit 18) (Resolution 22-18)

Police Department

A. Request acceptance of a donation of five hundred dollars from Tanger Outlet Center (Presenter: Major R. McGlamery/HCPD) (Exhibit 19) (Resolution 22-19)

B. A Resolution of the Board of Commissioners approving a new three year contract for Visual Labs (sole source body camera provider) in the amount of $287,352/per year for the Henry County Police Department; and $21,600/per year for the Henry County Fire Department (Presenter: Major R. McGlamery/HCPD) (Exhibit 20) (Resolution 22-20)

C. Resolution accepting a grant from Georgia Emergency Management and Homeland Security Agency (GEMA/HS) in the amount of $3,000.00 to the Henry County Police Department Explosive Ordinance Detection K9 Unit (Presenter: Major R. McGlamery/HCPD) (Exhibit 21) (Resolution 22-21)

D. Resolution awarding Bid #22-27 to Galls, LLC of Lexington, KY, for the purchase of Body Armor for the Henry County Police Department using the Small Equipment Funds account, 10002140-531600, as a unit/price agreement with no fixed quantities for one (1) year with two (2) mutually agreed upon renewals. (Presenter: Major R. McGlamery/HCPD) (Exhibit 22) (Resolution 22-22)

Risk Management

A. A Resolution of the Board of Commissioners Awarding a Contract for Occupational Medical Services to Caduceus USA as a unit/price agreement with no fixed quantities for one year, with two agreed upon annual extensions (Presenter: Holly LaFontaine, Risk Manager) (Exhibit 23) (Resolution 22-23)

SPLOST

A. A Resolution approving the purchase of (50) Panasonic Toughbooks from CDW-G through Sourcewell Contract #081419-CDW in the amount of $123,250.00 and (50) Dash Camera Hardware Kits from Visual Labs, Sole Source, in the amount of 77,750.00 for the Police Department's (50) Ford Explorer Pursuit Vehicles approved on 10/19/21, Res. #21-323, using SPLOST V Funds (SP5011). (Presenter: Lynn Planchon, Capital Projects Director) (Exhibit 24) (Resolution 22-24)

Sheriff's Office

A. A Request Approving Local Law Enforcement Grant from the Criminal Justice Coordinating Council in the amount of $21,000.00 for the purchase of Naloxone Kits (Presenter: Captain Marc Johnson/HCSO) (Exhibit 25) (Resolution 22-25)

Technology Services

A. Resolution approving the purchase of backup software from SHI in the amount of $357,813.50 via Sourcewell Contract #081419-SHI using Capital Improvement Funds as approved by the Board in the CIP (Presenter: Jamie Pownall, Technology Services Director) (Exhibit 26) (Resolution 22-26)

County Attorney

A. Resolution to authorize the acquisition of 400 square feet of permanent easement, more or less, in Land Lot 197 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. 164 Fairview Road, Stockbridge, Ga 30281 (Presenter: Nancy Rowan, County Attorney) (Exhibit 27) (Resolution 22-27)

****This ends the Consent Agenda****

Dee Clemmons, District II Commissioner made a motion to approve the Consent Agenda; **Greg Cannon, District III Commissioner** seconded the motion.

Commissioner Thomas said she had a question and referred to Planning & Zoning item H, Risk Management's item A, and SPLOST item A. She said there are a lot of automatic renewals and two-year extensions on some of these. She asked if we are doing an automatic renewal with the same dollar figures or an automatic renewal with additional dollar figures, and how is this being managed.

Ms. Hobson-Matthews approached and said those are automatic renewals with the same dollar amount unless it specifies an increase. She provided an example under a Police item where the cost changed after the next year, but it would be based on the cost that was approved by the Board. She said if they come back with a change, it would have to come back before the Board for approval.

Commissioner Thomas referred to the Airport item B and asked if this is the same contract that we constantly use or if after the automatic renewal it goes back through the procurement process.

Ms. Matthews responded yes and once the contract expires that will go back through purchasing for the process the begin again. The **District IV commissioner** thanked Ms. Hobson-Matthews for her response.

Chair Harrell repeated there was a motion on the floor from Commissioner Clemmons and seconded by Commissioner Cannon. She asked for those in favor and if any opposed. The motion carried by a vote of 6-0-0.

<u>REGULAR AGENDA</u>

<u>PLANNING & ZONING</u>

(Public Hearing) RZ-21-17

HSHA, LLC of Johns Creek, GA requests a rezoning from RA (Residential-Agricultural) to C-1 (Neighborhood Commercial) for property located at 3818 North Henry Boulevard in Land Lot 34 of the 12th District. The property consists of 1.653+/- acres and the request is for a gasoline service station and associated convenience store. District 5 (Presenter: Kamau As-Salaam, Planner III) (Exhibit 28)

Mr. As-Salaam presented this request and the land use map, as well as the site plan for the proposed gas station and convenience store. The Future Land Use Map supports this request and is also supported by Unified Land Development Code (ULDC) §4.03.09 Supplemental Standards for gas stations. The property will have to comply with the Highway Corridor Overlay District standards as well, since it lies within same. Staff recommends approval of rezoning from RA to C-1.

Chair Harrell called for public hearing and opened the floor for ten (10) minutes collectively to anyone wishing to speak in favor of this request.

<u>In Favor</u>

Den Webb, Smith, Gambrell & Russell, 1230 Peachtree Street, Atlanta GA 30309, approached representing the applicant in this request. The property has an older single-family ranch home and a shed currently on it. The proposed building is 3,500 square feet with gas pumps, eco friendly charging stations and free Wi-Fi. He also detailed the proposed buffers and the building material to be four-side brick. Six (6) neighbors have signed petition in support of the project. This will be consistent with uses in the area as well and allows for the gas station that is proposed. The applicant is flexible with the architecture to hopefully satisfy the Board, the residents and the overall character of the area.

Commissioner Holmes asked if this was discussed with anyone since he was never contacted about this and knows nothing about it except for what he sees in the resolution. **Mr. Webb** stated he emailed the Commissioner on three (3) separate occasions. The Commissioner stated he reached out the day before this meeting; Mr. Webb contends he reached out to the Commissioner in November. The Commissioner does not support something like this in the area and Mr. Webb offered to discuss this and the support received from the neighbors with the Commissioner. The Commissioner does not see this as a "quality of life" type of development that he visions for the area. Mr. Webb persisted and offered again to discuss this with the Commissioner to try and persuade him otherwise.

Evelyn Dockery approached to speak in favor of this rezoning request. She lives next door to the subject property, which is part of her mother's estate. She is in favor of the gas station to be built and it would be convenient for her to buy her lottery tickets.

John Oladokun approached to speak in favor of this rezoning request. He owns the two (2) properties to the west and has no problem with having a gas station on the subject property.

Chair Harrell opened the floor for the Public Hearing and called for anyone wishing to speak in opposition of this request to come and make comment, allowing a total of ten (10) minutes. No one came forward and the Chair closed the Public Hearing.

Commissioner Holmes made a motion to deny this request; **Commissioner Thomas** seconded the motion. The motion carried (6-0-0).

(Public Hearing) RZ-21-24

Pulte Homes, Inc. of Alpharetta, GA requests a rezoning from RA (Residential-Agricultural) to R-3 (Single-Family Residence) for property located at 1088 McGarity Road in Land Lots 119 and 120 of the 7th District. The property consists of 89.43 +/- acres, and the request is for a single-family residential subdivision. **District 3** (Presenter: Kamau As-Salaam, Planner III) (Exhibit 29)

Mr. As-Salaam presented the request for the Board along with the site plan. The FLUM supports the R-3 zoning district and the property consists of 128 lots which meet the R-3 zoning standards. On November 11, 2021, the Zoning Advisory Board (ZAB) recommended approval of this request with staff conditions. Mr. As-Salaam believes that there will be a change in the thirteen (13) conditions presented.

Chair Harrell opened the floor for the Public Hearing and called for anyone wishing to speak in favor of this request, including the applicant, to come and make comment, allowing a total of ten (10) minutes.

<u>In Favor</u>

Andrew J. Welch, III, Manager, Smith Welch Webb & White, LLC, representing the applicant, approached and made some comments regarding the request. This will be a larger lot development in the midst of the smaller lot developments which will enhance marketability. He also presented the renderings for the Board as well as the conditions recommended by staff. He did propose on Condition #8 that staff originally requested 70% of the homes have a minimum 2,800 square feet of heated living space. Applicant countered with 75%, but the district Commissioner insisted on the condition being no less than 80% of the homes with a minimum 2,800 square feet heated living space.

Chair Harrell opened the floor for the Public Hearing and called for anyone wishing to speak in opposition of this request to come and make comment, allowing a total of ten (10) minutes. No one came forward.

Commissioner Cannon made a motion to approve with the conditions and the change in Condition #8 that 80% of the homes have a minimum 2,800 square feet and no more than 20% of the homes shall be ranch style with a minimum 2,200 square feet. **Mr. As-Salaam** noted that there is a change on Condition #12 and that staff would request that each condition be read into the record, as follows, with the changes included therein:

1. *The entrances shall be located such that the minimum intersection sight distance and the minimum spacing requirement are met per the road's posted speed limit and shall have a deceleration lane and acceleration taper designed and constructed to HCDOT standards. The requirements of the TIS shall be constructed, including a left-turn lane(s).*
2. *Two entrances shall be required within the subdivision along McGarity Road; provided, however, if developer makes a vehicular connection to the Anderson Pointe subdivision to the south for a second entrance/exit then only one entrance on McGarity will be required. The thru street to the Anderson Pointe subdivision must have traffic calming devices installed by the developer including, but not limited to, a four-way stop.*
3. *Each home shall have a minimum two-car garage. Garages shall be side entry where feasible.*
4. *All houses shall be built on site (no modular or manufactured homes).*
5. *All of the disturbed areas shall be sodded and landscaped.*
6. *Except for in front of Lot 128, the developer shall provide landscaping and structured fencing within the buffer area along McGarity Road similar to that of Clearwater subdivision; except along McGarity Road, the developer ensure that existing trees within the buffer area along the property boundary remain, except where utilities are installed and, in such event, the disturbed area shall be re-planted with vegetation which does not conflict with the installed utility.*
7. *All homes' front facades shall consist of brick, stone, stucco, or any combination thereof, and one (1) or more of the following materials on all other sides: brick, stone, stucco or cementitious or wood fiberboard. Vinyl products are only permitted in soffits, eaves and*

fascia. To avoid the monotonous appearance of homes, a minimum of 20% of the homes shall be four-sides brick or stone with accents, including but not limited to, 20-50% accented material of board and batten, cementitious or wood fiberboard or shaped to increase the variety and visual appeal of the homes. Water tables shall be required on all sides of all homes.

8. *80% of the homes shall have a minimum of 2,800 square feet of heated floor space, and no more than 20% of homes shall be ranch style with a minimum of 2,200 square feet of heated floor space.*
9. *An HOA shall be required.*
10. *The subdivision shall be developed as an owner-occupied community. No more than five percent (5%) of the homes may be rented or lease-purchased at any one time.*
11. *All Stormwater management facilities shall be on their own lot and secured by a 5- foot-high fence. All driveways, access easements, emergency access easements must be paved and dirt free.*
12. *If Pulte Homes, LLC, sells any undeveloped lots in the subdivision to another person or entity then each permitted home on such lots in the development shall be compatible with existing homes as determined by the Planning & Zoning Department; and the Planning & Zoning Department is authorized to require the heated square footage to be increased and/or the architectural style to be modified to render such homes compatible with existing homes.*
13. *The number of total dwelling units shall not exceed 128.*
14. *The developer/owner shall place a centralized mailbox unit outside of the public right-of-way for the use of all lots in the subdivision. This must be shown on the final plan for approval.*

Chair Harrell asked how many homes are to be built in this development; **Mr. Welch** stated that there is a home already on there, so the number would be 127. The Chair then referred to Condition #2 and asked if a thru street will be built into another subdivision. Mr. Welch explained that applicant will construct it to allow for different points of access for better traffic flow between the subdivisions.

Commissioner Thomas asked the homes in the area are larger or smaller; **Mr. Welch** explained that they are similar and the average price point for the Pulte Homes will be the high $300,000 which is more than the surrounding subdivisions. The District IV Commissioner referred to Condition #7 and asked for clarification on the material combination; Mr. Welch explained that some will have front facades with brick, some will have a variety and because of the requirements, most of them will be all four sides brick (20%) that cannot look "institutionalized" and will have accents.

Commissioner Clemmons asked about the water; **Mr. Welch** explained that it will be Henry County water but City of McDonough sewer. The District II Commissioner commented that a City Council member expressed concern. Mr. Welch stated the request was made to the City and there is sewer available and there is a letter confirming same. The Commissioner noted that there were three (3) new members sworn in and were not convinced that the city system can handle the impact and suggested that applicant reach out to them and give them better clarification.

Commissioner Clemmons further commented that there is proof from the City that their system can handle the impact upon availability. **Ms. Hobson-Matthews** read a letter that the developer shall have their engineer confirm the sewer capacity is sufficient for the development and associated costs are the responsibility of the developer. The Commissioner contended that it does not confirm; but the County Manager read an excerpt that while it is not confirmed it is still pending (according to the understanding of the District II Commissioner).

Motion previously made by the District III Commissioner; **Commissioner Wilson** seconded the motion. The motion was carried by a vote of 5-1-0.

(***Chair Harrell, Commissioners Wilson, Cannon, Thomas*** *and* ***Holmes*** *voted in favor;* ***Commissioner Clemmons*** *voted in opposition)*

(Resolution 22-28)

Public Hearing (RZ-21-11)

Ladson International Consulting of Stockbridge, GA requests a rezoning from RA (Residential-Agricultural) to C-3 (Highway Commercial) for property located at 3860 North Henry Boulevard in Land Lots 34 and 63 of the 12th District. The property consists of 0.621+/- acres, and the request is for automotive sales. District 5 (Presenter: Kenta Lanham, Planner II) (Exhibit 30)

Mr. Lanham presented the request for the Board with the site plan and the FLUM, which does support the rezoning to C-3 for used auto sales. The existing home on the property will be converted to office and the property will have to meet all standards for Highway Corridor Overlay District. On May 27, 2021, the ZAB did approve a variance request for some relief from the standards of the Overlay District, providing reduction in lot area, lot width and street frontage. Staff recommended approval with two (2) conditions.

Chair Harrell opened the floor for the Public Hearing and called for anyone wishing to speak in favor of this request, including the applicant, to come and make comment, allowing a total of ten (10) minutes.

<u>In Favor</u>

John Oladokun, 445 Hood Road, Stockbridge GA 30281, approached and made some remarks on the subject property and the rezoning request. He stated there is no new construction planned on this site and there is a home that will be converted to office space.

Chair Harrell asked if there is any rendering for this building; **Mr. Lanham** stated that there are no current pictures of the home which is a four-sided brick, single-story home that will be converted to office.

Chair Harrell opened the floor for the Public Hearing and called for anyone wishing to speak in opposition of this request to come and make comment, allowing a total of ten (10) minutes. No one came forward.

Commissioner Holmes expressed the need to change the direction of that area, which is full of tire lots, car lots and the like and it is not needed in this area. He made the motion to <u>*deny*</u> this request, partly because he has not talked to the applicant and is relying on information solely provided in the resolution and he has not had any meeting with any of the parties on this. **Commissioner Clemmons** seconded the motion. The motion carried (6-0-0).

<u>STORMWATER</u>

Resolution of the Board of Commissioners to approve RFP #22-19 for an update of the Henry County Flood Plain to House Moran Consulting, Inc. from Kennesaw, GA in the amount of $2,284,000. (Presenter: Alex Mohajer/DOT)(Exhibit 31)

Mr. Mohajer explained the need to update the Flood Plain maps and the RFPs which were sent out for this project per County procedure. After review of the RFP, staff recommends approval of the Flood Plain study to House Moran Consulting. Funding is available in the Stormwater account. He gave brief remarks on the benefits of Flood Plain management and mapping.

Commissioner Thomas asked if there has been any significant flooding within Henry County; **Mr. Mohajer** responded that there are structures in a flood plain and this will help to better regulate them and the County is not as dense as others so the flooding has not gotten to that point. The District IV Commissioner asked if this was done before; Mr. Mohajer stated that this was done back in 2010 and some of the assumptions were questioned, found that certain structures were not in a flood plain and some were and were inaccurate on the old study; this would update the mapping and would calibrate the study to better serve citizens with more accurate and true information. The Commissioner asked if this can be placed on hold until the infrastructure money is received from the federal government; Mr. Mohajer stated that the funding would not affect General Fund. He stated that this study and mapping would be extremely beneficial and would take some time to complete and would require a lot of survey to be done throughout the County.

Commissioner Holmes asked if the flood plain could change that much over 10 years; **Mr. Mohajer** stated that there is change of land use and development which would impact that but there are some studies which are limited and some which are detailed; this proposed study would be detailed and would provide the best information on flood plains within the County that may not have been identified 10 years ago. The District V Commissioner states that citizens call in all the time with flood issues, so they are being identified; sometimes it is the responsibility of the homeowner to resolve that. He cannot see the viability in spending $2.5 million dollars on a study; Mr. Mohajer noted that some complaints are for nuisance flooding and the like, but this study would help to alleviate those complaints and identify homes which are and are not in flood plains; this would help better regulate future development. The Commissioner asked for a listing of all flood threats in the County over the last 10 years; Mr. Mohajer stated he did not have that information but that the County is not as dense as other counties. This study would provide the tool needed to better serve the citizens and would help in homeowners' flood insurances as well. The Commissioner still does not see the urgency in spending this money where there is already a map that shows flood plains in the county already. Mr. Mohajer maintained that with the assumptions of the old study are deficient and it is his job to bring this before the Board to update the study and provide more accurate information on the flood plains throughout the County.

Commissioner Cannon commented that this study would provide a tool for developers to more accurately identify whether or not a property is in the flood plain; Mr. Mohajer affirmed same.

Commissioner Wilson stated he has pictures from a flood event in 2019 on Good Friday and another flood event in 2014 Christmas Eve where the Tussahaw Creek had overflowed. He recalled several complaints from citizens on these events and offered to share those pictures with the District V Commissioner in a meeting between the two. **Mr. Mohajer** explained that the study will further identify flood plains that were not previously identified in the old study and is really needed.

Chair Harrell noted that with land disturbance over the last 10 years can cause shifting and cause flooding where there was not before. There have been many residential and commercial developments as well and asked if this would better prepare the County and help residents save money on flood insurance; **Mr. Mohajer** responded that this is a calibrated study and with the County developing, he is uncomfortable giving permits to homes in as-yet identified flood plains as it could be disastrous later on. He insists the study will pay for itself, provide for flood insurance discounts and can provide certificates to get these benefits with their flood insurance.

Commissioner Clemmons asked where the funding would come from and if this can be used from the emergency funds or the new T-SPLOST; **Mr. Smith** stated that it is not eligible for T-SPLOST, there is money available. The District II Commissioner asked how this would impact providing services if this is used for a study. **Mr. Mohajer** explained that this with the infrastructure would tackle the areas that need improvement. The District II Commissioner asked if the money can be gotten from somewhere else then the money in Stormwater can be used to repairs found in the study.

Commissioner Thomas agrees that finding another source for funding is appropriate and leave the Stormwater money for fixing infrastructure issues; she understands the value of the mapping and such but was concerned about where to get the money. **Mr. Mohajer** explained that the survey has to take place throughout the creeks and beaches and waters throughout the county and will take some time before the study is even conducted. **Ms. Hobson-Matthews** stated that right now, there is $27 million dollars and that the $2.5 million-dollar funding could be allocated through American Rescue Plan Act (ARPA) upon approval of this Resolution today. The District IV Commissioner asked if this can be added to the list that the Financial Services Director would present; **Mr. Smith** stated that it can be added at the Board's wishes.

Commissioner Clemmons made a motion to table this item and have this added to the ARPA list; **Commissioner Thomas** seconded the motion. The motion carried (6-0-0).

FINANCIAL SERVICES

Resolution of the Board of Commissioners further amending Resolution #20-245 authorizing amendment which changes percentage allocation of funds and approving additional transfer of funds in order to further assist non-profits due to COVID-19 (Presenter: David Smith, Financial Services Director)(Exhibit 32)

Mr. Smith approached and explained that this is a continuing Resolution. He gave some background for the Board. Staff has recommended approval of this to the attached list of recommended non-profits along with the allocation percentages.

Chair Harrell asked how much was remaining; **Mr. Smith** responded $626,924. The Chair asked how the money will be split with the recommended non-profits; Mr. Smith responded that they will be split in the same method as before. The Chair asked to identify the non-profits and the amount of allocated funds. Mr. Smith listed the following:

- *Berean Christian Church* *$ 54,245* *8.65%*
- *Connecting Henry* *$ 245,879* *39.22%*
- *Dream Center of Henry County* *$ 13,049* *2.08%*
- *Global Impact Christian Ministries* *$ 54,245* *8.65%*
- *Grace Baptist Church of Georgia* *$ 135,467* *21.61%*
- *Light of the World Christian Tabernacle* *$ 60,754* *9.69%*
- *Miracle Mission Hope House* *$ 27,122* *4.33%*
- *Samaritans Together* *$ 36,163* *5.77%*

There being no questions or comments from the Board, **Commissioner Thomas** made a motion to approve; **Commissioner Cannon** seconded the motion. The motion carried (6-0-0).

PUBLIC COMMENTS

There were none.

APPROVAL OF MINUTES

Commissioner Cannon made a motion to approve the Minutes of the meetings from *October 5, 2021 (Regular Meeting), October 11, 2021 (Virtual Called Workshop Meeting re: Impact Fees), October 13, 2021 (Virtual Called Meeting re: Zoning Appeal Hearing), October 19, 2021 (Regular Meeting), November 9, 2021 (Virtual Called Meeting re Impact Fees, Purchasing Policy, State Contract Process, and Capital Project Update, November 16, 2021 (Regular Meeting), and December 14th, 2021 (Called Virtual Meeting re Pay Increase, COVID Incentive and Annexation);* **Commissioner Wilson** seconded the motion. The motion carried (6-0-0).

UPCOMING MEETINGS & EVENTS

A. Wednesday, January 19, 2022 at 5:00 p.m., Called BOC Meeting re: FY22 Mid-Year Budget Workshop
B. Wednesday, January 19, 2022 at 6:30 p.m., Regular BOC Meeting

EXECUTIVE SESSON (Re: Property Acquisition and Pending Litigation)
Added: Personnel (re: County Attorney)

Commissioner Cannon made a motion to enter into Executive Session to discuss Property Acquisition, Pending Litigation and Personnel Matter; **Commissioner Thomas** seconded the motion. The motion carried (6-0-0).

EXECUTIVE SESSION
(Began at 11:42 a.m.)

RECONVENE FROM EXECUTIVE SESSION

Commissioner Thomas made a motion to reconvene from Executive Session into Regular Session; **Commissioner Wilson** seconded the motion. The motion carried (5-0-1) with Commissioner Cannon having left the meeting and not present during vote.

AFFIDAVIT & RESOLUTION PERTAINING TO EXECUITVE SESSION

Commissioner Clemmons made a motion to approve the Affidavit & Resolution pertaining to Executive Session; **Commissioner Thomas** seconded the motion. The motion carried (5-0-1) with Commissioner Cannon having left the meeting and not present during vote.

ADJOURNMENT

There being no further business at this time, **Chair Harrell** adjourned the meeting. ***Meeting adjourned at 1:44 p.m.***

Carlotta Harrell, Chair

Stephanie Braun, County Clerk