



DeKalb County Government

Manuel J. Maloof Center
1300 Commerce Drive
Decatur, Georgia 30030

Minutes

OPS-County Operations Committee

Commissioner Mereda Davis Johnson

Commissioner Michelle Long Spears

Commissioner Ted Terry

Wednesday, May 22, 2024

1:00 PM

Special Called Meeting

Meeting Started At: 1:01 PM

Attendees: Commissioners Davis Johnson, Long Spears

Not Present: Commissioner Terry

I. MINUTES

2024-0646 Commission District(s): All Districts
Minutes for the May 7, 2024, County Operations (OPS) Committee Meeting;

MOTION was made by Michelle Long Spears, seconded by Mereda Davis Johnson, that this agenda item be approved. The motion carried by the following vote:

Yes: 2 - Commissioner Davis Johnson, and Commissioner Long Spears

Absent: 1 - Commissioner Terry

II. AGENDA ITEM

Previously Heard Items

Board Of Commissioners - District 2

2023-1331

Commission District(s): 1 & 6

RFP - Request for Proposal No. 22-500625 Eastside Aviation Development on DeKalb Peachtree Airport (Multi-Year Lease): for use by the DeKalb Peachtree (PDK) Airport. Consists of the design, construction, and management of business directly related to aviation for corporate aviation hangar development on the eastside of the airfield at the PDK Airport. Recommend award to the sole proposer: Sky Harbour, LLC. Estimated 50-Year Total Revenue Amount: \$576,607,163.00 (\$211,270,337.00 estimated towards DeKalb County).

MOTION was made by Michelle Long Spears, seconded by Mereda Davis Johnson, that this agenda item be recommended for deferral to the Board of Commissioners, due back on 5/28/2024. The motion carried by the following vote:

Yes: 2 - Commissioner Davis Johnson, and Commissioner Long Spears

Absent: 1 - Commissioner Terry

Information provided by Director Hines, PDK

Hines: we would like this to return the week of September 17th

Question MLS: Do you have the change order today?

Hines: no not today. Today we are just asking for the deferral

Question MLS: are the meeting minutes incorrect?

Hones: My understanding, yes

Question MLS: Law how can we proceed once a discrepancy is discovered?

COO: we will be bringing a change order regarding the environmental study from HMMH.

MLS: And that is separate from this. I understand.

COO: Yes

Hines: my apologies

Question MLS: With the deferral till September that will give you time for the study, I assuming?

Hones: Correct

Question MLS: Have you made any progress on the community input sessions?

Hines: we are working with Open DeKalb who promoted the strategy among the FAA and other stakeholders.

Additional information provided.

MLS: please keep Commissioners informed of these meetings if we'd like to attend

-MLS: motion defer to September 17th Meeting (September 24th BOC)

PDK (Airport)

[2024-0190](#)

Commission District(s): All Commission Districts
An Ordinance for Companion Animal Litter Permit and Transfer and Sale of Dogs and Cats in DeKalb County, Georgia

MOTION was made by Michelle Long Spears, seconded by Mereda Davis Johnson, that this agenda item be recommended for deferral to the Board of Commissioners, due back on 5/28/2024. The motion carried by the following vote:

Yes: 2 - Commissioner Davis Johnson, and Commissioner Long Spears

Absent: 1 - Commissioner Terry

Information provided by Michelle Long Spears

MLS: I'd like to defer for 2 weeks

-MLS: motion defer 2 weeks

Chief Executive Office

[2024-0535](#)

Commission District(s): All
CO - Change Order No. 4 to Contract No. 1116360 Special Purpose Local Option Sales Tax (SPLOST) Program Management Services: for use by the Chief Executive Officer (CEO). This contract consists of providing program management services for projects funded by SPLOST. This request seeks to increase the contract funds and term through June 30, 2030. Awarded to Atlas Technical Consultants, LLC. Amount Not to Exceed: \$24,804,300.00

MOTION was made by Michelle Long Spears, seconded by Mereda Davis Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 5/28/2024. The motion carried by the following vote:

Yes: 2 - Commissioner Davis Johnson, and Commissioner Long Spears

Absent: 1 - Commissioner Terry

Our review showed that the \$24,804,300 cited on agenda item 2024-0535 was supported. The attached memo provides details of the review results.

Information provided by COO Williams

Question MLS: is there a process in place on how we can make projects priority 1 in the new SPLOST

COO Williams: That would be a great topic at the next SPLOST COTW. Those requests would come through me but Mr. Kingsbury is available to answer questions.

Question MLS: the animal shelter is already at the top of the list?

COO: its among those at the top yes.

Comments provided by Commissioner Davis Johnson

-MLS: motion to approve

Facilities Management

2024-0220

Commission District(s): All

RES - Rescission of Award under ITB No. 23-101581 Juvenile Justice Center Canopy Installation: for use by the Department of Facilities Management (FM). Consists of construction services for the installation of a canopy over the Judges' parking lot at the DeKalb County Juvenile Justice Center. This request seeks to rescind the award to Greenheart Construction, Inc. and re-award to the next lowest, responsive and responsible bidder, Brad Construction Company II, LLC. Amount Not To Exceed: \$443,831.19.

MOTION was made by Michelle Long Spears, seconded by Mereda Davis Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 5/28/2024. The motion carried by the following vote:

Yes: 2 - Commissioner Davis Johnson, and Commissioner Long Spears

Absent: 1 - Commissioner Terry

Information provided by Director Stovall, Facilities Management

Question MDJ: Last time we had this item I asked why we are resending and awarding to another bidder, can you remind me of the reasoning

County Attorney: there is a litigation matter we can talk more offline

MLS: please keep me in the loop as well

-MLS: motion to approve

Fleet Management

[2024-0505](#)

Commission District(s): ALL
REN - Contract Nos.: 1294461, 1294463, 1294464, 1294465, 1294470 and 1294469 Purchase of Tires Including Recapping and Repair (Annual Contract - 2nd of 2 Options to Renew): for use by Public Works-Fleet Management. These contracts consist of the purchase of new tires and tubes, tire recapping and/or repair services. This request seeks to exercise the 2nd renewal option through June 30, 2025. Fleet also reserves the right to transfer funds between awardees based on department needs. Awarded to Action Tire Co.; Atlanta Commercial Tire; Best Drive Tire, LLC.; J&R Tire, Inc.; Nextire Commercial Inc.; and Southern Tire Mart, LLC. Total Amount Not To Exceed: \$3,350,000.00.

MOTION was made by Michelle Long Spears, seconded by Mereda Davis Johnson, that this agenda item be recommended for approval to the Board of Commissioners, due back on 5/28/2024. The motion carried by the following vote:

Yes: 2 - Commissioner Davis Johnson, and Commissioner Long Spears

Absent: 1 - Commissioner Terry

Our review showed that the \$3,350,000 cited on agenda item 2024-0505 was not supported. Our review of the agenda item showed that \$3,100,000 was supported, which is \$250,000 less than the amount cited on the agenda item.

Information provided by Fleet Management Staff

Question MDJ: it came back at 3.1 million

Staff: that is correct

-MLS: motion to approve Substitute

New Agenda Items

Board of Commissioners

[2024-0614](#)

Commission District(s): All
REN - Contract No. 1313812 Clean Energy Transportation Transition Plan (Annual Contract - 1st Renewal of 3 Options to Renew): for use by the Board of Commissioners (BOC). This contract consists of providing professional consultant services to develop a Transition Plan for Clean Energy and Clean Transportation powering of the County's needs by 2050. This request is to exercise the 1st renewal option through June 30, 2025. Awarded to Southface Energy Institute, Inc. Amount Not To Exceed: \$181,737.05.

MOTION was made by Michelle Long Spears, seconded by Mereda Davis Johnson, that this agenda item be recommended for approval to the Board of Commissioners, due back on 5/28/2024. The motion carried by the following vote:

Yes: 2 - Commissioner Davis Johnson, and Commissioner Long Spears

Absent: 1 - Commissioner Terry

Information provided by Dr. Kwasi Obeng, BOC Chief of Staff

Question MLS: they are requesting an additional year?

KO: that is correct

Question MDJ: is it an extension or renewal? Can we get an explanation by the County Attorney

Comments provided by County Attorney

Question MDJ: so why is it a change order?

County Attorney: they are renewing the work and extending the work with addition of funds

Question MLS: they are asking for a full 12 months? Do they need the full time?

KO: they will not need the full time

MLS: can we change that then?

MDJ: this not a change order then it's a renewal. This is what I'm struggling with

County Attorney: they want to expend the time period for the first deliverable

MLS: so why are we extending?

Comments provided by John Manson, Senior Analysis BOC

MLS: Commissioner, can we consider bringing in Southface to committee for a update and directly address the request. I'm comfortable moving the item forward.

MDJ: yes let's bring them in

-MLS: motion to approve

PDK (Airport)

[2024-0589](#)

Commission District(s): 1 & 6

LB - Invitation No. 24-101630 Airfield Lighting - LED Design at the DeKalb Peachtree (PDK) Airport: for use by the DeKalb Peachtree (PDK) Airport. Consist of upgrading the existing lighting systems from incandescent (quartz) to light-emitting diode (LED) systems at the PDK airport. Recommend award to the lowest responsive and responsible bidder: Trinity Electrical Services, Inc. Amount Not To Exceed: \$2,231,910.00.

MOTION was made by Michelle Long Spears, seconded by Mereda Davis Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 5/28/2024. The motion carried by the following vote:

Yes: 2 - Commissioner Davis Johnson, and Commissioner Long Spears

Absent: 1 - Commissioner Terry

Information provided by Director Hines, PDK

Question MLS: Was an energy savings analysis conducted?Hines:

that was not a part of the Scope

Question MLS: do you anticipate any?

Hines: yes. We are moving all lighting to LED

Question MLS: could we get an analysis from the vendor ?Hines:

yes I will reach out to the vendor to see what we can provide

-MLS: motion to approve

Facilities Management

[2024-0215](#)

Commission District(s): ALL

RA - Ratification of Emergency Contract No. 1357887 Parking Management Services for Trinity Garage and Camp Road (Revenue Generating Contract): for use by the Department of Facilities Management (FM). This contract consists of providing parking management services for the Trinity Parking Deck and Camp Road Surface Lots. This request seeks to ratify an Emergency Agreement, effective December 29, 2023. This request also seeks to continue services through September 30, 2024. Awarded to: Universal Global Parking, LLC. Estimated Gross Revenue: \$24,797.50 per month and Estimated Payment to DeKalb County (35% of gross revenue): \$8,679.13 per month.

MOTION was made by Michelle Long Spears, seconded by Mereda Davis Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 5/28/2024. The motion carried by the following vote:

Yes: 2 - Commissioner Davis Johnson, and Commissioner Long Spears

Absent: 1 - Commissioner Terry

Information provided by Director Stovall, Facilities Management -

MLS: motion to approve

2024-0451

Commission District(s): All
CO - Change Order No. 1 to Contract Nos.: 1309686 and 1309666 On Call Roof Maintenance, Repair and Replacement Services (Annual Contract with 2 Options to Renew): for use by the Departments of Facilities Management (FM), Recreation Parks and Cultural Affairs (RPCA), and Watershed Management (DWM). These contracts consist of roof maintenance, repair, and replacement services at County owned facilities. This request seeks to increase contract funds to repair an influx of damaged roofs at County owned facilities due to storm damage and reserve the right to transfer funds between contracts based on Department needs. Awarded to: Hawk Construction Company, LLC, and National Building Contractors, Inc. Total Amount Not To Exceed: \$125,000.00.

MOTION was made by Michelle Long Spears, seconded by Mereda Davis Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 5/28/2024. The motion carried by the following vote:

Yes: 2 - Commissioner Davis Johnson, and Commissioner Long Spears

Absent: 1 - Commissioner Terry

Information provided by Director Ellis, Parks (RPCA)

Ellis: this addresses the parks portion of the contract. This is projecting out what would be needed for rest of the year Question MDJ: are we self-insured?

Ellis: yes. Additional comments provided

-MLS: motion to approve

Innovation & Technology

[2024-0578](#) Commission District(s): All
SS - LABWORKS software, licenses, maintenance support, and training (Multiyear Contract) [Sole Source]: for use by the Department of Innovation and Technology (DoIT) to be used by the Department of Watershed Management. Consists of software used for water and wastewater pollution tracking, analysis, and reporting. This request seeks to continue use of a previously approved sole source vendor for three (3) years and ratify the issuance of Purchase Order No. 1373603 for the first year of use. Awarded to: LABWORKS, LLC. Amount Not To Exceed: \$159,498.00.

MOTION was made by Michelle Long Spears, seconded by Mereda Davis Johnson, that this agenda item be recommended for approval to the Board of Commissioners, due back on 5/28/2024. The motion carried by the following vote:

Yes: 2 - Commissioner Davis Johnson, and Commissioner Long Spears

Absent: 1 - Commissioner Terry

Information provided by Director Matelski, IT

MLS: just as a correction in the agenda item Ms. Butlers name is spelled wrong, please

correct. Question MLS: this was effective as of April

Matelski: Correct thus the reason for the ratification

-MLS: motion to approve

[2024-0590](#) Commission District(s): ALL
CA - TIPS Contract No. 230901 Audio Visual Equipment, Supplies, and Services (The Interlocal Purchasing System/Department of Texas Region 8 Education Service Center [TIPS/Region 8 ESC]: for use by the Department of Innovation and Technology (DoIT). This request seeks to purchase from the competitively let TIPS/Region 8 ESC contract to equip 178 Sams Street with audio-visual capabilities to hold Board of Commissioners (BOC) meetings. Awarded to Business Information Systems, Inc. Amount Not To Exceed: \$178,852.37.

MOTION was made by Michelle Long Spears, seconded by Mereda Davis Johnson, that this agenda item be recommended for approval to the Board of Commissioners, due back on 5/28/2024. The motion carried by the following vote:

Yes: 2 - Commissioner Davis Johnson, and Commissioner Long Spears

Absent: 1 - Commissioner Terry

Information provided by Director Matelski, IT

-MLS: motion to approve

2024-0607

Commission District(s): All
CO- Change Order No. 9 to Contract No. 1070633 End User Computing (Statewide Contract): for use by the Department of Innovation and Technology (DoIT). This request seeks to purchase from the competitively let Statewide Contract (SWC) No. 99999-SPD0000161-0004 to purchase additional equipment to supply remote workers with laptops and peripherals such as docks. This request seeks to increase contract funds and extend term through June 02, 2025. Amount Not To Exceed \$2,500,000.00.

MOTION was made by Michelle Long Spears, seconded by Mereda Davis Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 5/28/2024. The motion carried by the following vote:

Yes: 2 - Commissioner Davis Johnson, and Commissioner Long Spears

Absent: 1 - Commissioner Terry

Information provided by Director Matelski, IT

-MLS: motion to approve

COO Williams: I just sent you a message Director Smith is here if the committee would like a brief Elections Update. Update provided by Director Smith, Voter Registration and Elections

Smith: We submitted our unofficial results to the Secretary of State's Office last night. We processed over 94,000 voters for the May 21 primary. Of those 56,865 voted on election day. Roughly 11% of registered voters in the county. For advance voting/absentee we received about 37,000. Turnout was 18.72% of registered voters. We are currently preparing for certification which will take place next Tuesday. Additional comments provided.

Question MDJ: did we have any problems at any precincts?

Smith: nothing out of the normal that we could not address. We had software issues with Jarvis and were in contact with the Secretary of State's office throughout the process

Question MDJ: is the in person voter turnout consistent with previous elections?

Smith: This is incomplete numbers at the moment but when compared to the previous presidential primary in March there was a bump in turnout. Additional comments provided.

Question MDJ: how does the delay in mail effect absentee ballot counting?

Smith: we cannot control postal service however we strive to meet requirements of processing ballots in short period once we receive them. Our goal is 24 hours processing time. Since Georgia is experiencing postal delays we do ask voters to plan accordingly.

Comments provided by Commissioner Long Spears

MLS: Can you repeat what percentage of registered voters turned out?

Smith: 18.72 %

Question MLS: how does this election compare to 2020 or 2016.

Smith: I don't have it in front of me but I can follow up and provide that information to you

Charter Review

MDJ: we will be discussing the Charter Review recommendations throughout this year in committee when times permits at the end of each meeting. I want to allocate 10-15 minutes of each meeting. I believe a good starting place would be the CEO memorandum and attachment. If we go through them I believe we could make recommendations by the end of the year to our state delegates before the next legislative session. We will redistribute copies to Commissioners. Our discussions will begin at the next OPS meeting

MLS: thank you for considering the recommendations and discussing in committee. One suggestion is to the timeline of the BOC review of this. If we could wrap it but by August and provide it to the delegation that would give them plenty of time for review and address how they want to move forward. Additional comments provided.

MDJ: we should be able to get through it in that timeframe but I do not want to rush the process. It's our job now to digest and talk about the recommendations and try to address any unintended circumstances. Additional comments provided.

MLS: to make sure I'm clear, you feel we will be able to from June - August to review recommendations and be ready to provide our analysis. You are comfortable with that timeline?

MDJ: yes. We should get through this by September.

MLS: I agree. For the record I do not feel rushed on this. I am look forward to the next OPS meeting to get started. Do you have a recommendation for the process?

MDJ: I want to go through all the concerns. Additional comments provided

MLS: as we are planning for these discussions; we had also talked at one point about some of the items where we wanted other folks to speak. The biggest concern I remember raised by Commissioner Bradshaw is former CEOs and Commissioners felt they did not have ample opportunity to speak on the Charter Recommendations. Maybe we can work through our Staff identify which ones we would want to speak in the next meeting. And if it does result we would like to speak to Former CEOs we can prepare in advance

MDJ: Central Staff please provide a list of all previous CEOs and Commission members.

Meeting Ended At:2:05 PM

MOTION was made by Michelle Long Spears, seconded by Mereda Davis Johnson, that this agenda item be adjourned meeting. The motion carried by the following vote:

Yes: 2 - Commissioner Davis Johnson, and Commissioner Long Spears

Absent: 1 - Commissioner Terry

Barbara H. Sanders-Norwood CCC, CMC

