



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

Thursday, June 27, 2024

1:00 PM

Special Called Meeting

Meeting Started At: 1:04 PM

Attendees: Commissioners Davis Johnson, Long spears, Terry, Bradshaw, Patrick

Present 3 - Commissioner Mereda Davis Johnson, Commissioner Michelle Long Spears, and Commissioner Ted Terry

I. MINUTES

2024-0823 Commission District(s): All Districts
Minutes for the June 20, 2024, Special Called County Operations (OPS) Committee Meeting;
MOTION was made by Michelle Long Spears, seconded by Ted Terry, that this agenda item be approved. The motion carried by the following vote:

Yes: 3 - Commissioner Davis Johnson, Commissioner Long Spears, and Commissioner Terry

II. AGENDA ITEM

New Agenda Items

Board of Commissioners - District 2

2024-0797 Commission District(s): All Districts
Resolution to Create a Citizen Oversight Committee for SPLOST II
Revenues and Expenditures

MOTION was made by Michelle Long Spears, seconded by Ted Terry, that this agenda item be recommended for deferral to the Board of Commissioners, due back on 7/9/2024. The motion carried by the following vote:

Yes: 3 - Commissioner Davis Johnson, Commissioner Long Spears, and Commissioner Terry

Information provided by Commissioner Long Spears

Comments provided by Commissioner Terry

TT: If there is any; I'd like to hear any feedback from the SPLOST I Committee. I recommended changing the language of "citizen" to resident" to create more inclusivity. Additional comments provided.

Comments provided by Commissioner Davis Johnson

MLS: I am fine with the proposed change.

Question MLS: Who attended SPLOST I meetings from the administration?

COO Williams: Sharon Baker

Question MLS: can we ask Ms. Baker for any recommendations on the item? Mr. Kingsbury were you involved at all? Kingsbury: yes we provided the reports and presented to the committee

MLS: I'd like for you to also review and provided feedback to the Commission.

Terry Phillips: we would like to make some minor grammatical changes, we will assess and provide.

Comments provided by Commissioner Davis Johnson

RP: I agree with the idea for a SPLOST II oversight committee. As a non-citizen I am hesitating of non-citizens on these types of boards. Citizenship can be a contentious topic. Additional context provided.

RP: If there this a chance to reach out to the CEO Elect I think that would be in order.

Comments provided by Commissioner Terry

Question TT: is this a mirror of the first one?

MLS: yes.

Viviane Ernstes: We can provide a redline/ compared version of changes they are minimal.

-MLS: motion to defer 30 days to give law and others time to review and provide requested feedback

2024-0842 Commission District(s): All Commission Districts
Resolution to Review and Amend the Board of Commissioners
Standing Procedural Rules

MOTION was made by Michelle Long Spears, seconded by Ted Terry, that this agenda item be recommended for deferral to the Board of Commissioners, due back on 7/9/2024. The motion carried by the following vote:

Yes: 3 - Commissioner Davis Johnson, Commissioner Long Spears, and Commissioner Terry

Information provided by Commissioner Long Spears

Comments provided by Commissioner Davis Johnson

MDJ: I would suggest this be deferred and brought back

Question MDJ: County Attorney; how many votes do need to change standing procedures?

Viviane Ernstes: no less than 5 votes

MLS: I'd like to move forward on the item; the item before us today is to begin the process of review of the standing procedures.

Question MLS: who would run point on edits?

Viviane Ernstes: it can be whoever, Central Staff or Law department

MLS: I'd like central staff to review.

MDJ: I am not in support of moving forward today but will adhere to the vote of the committee

Comments provided by Commissioner Long Spears

Comments provided by Commissioner Davis Johnson

TT: I'm in support of starting the process. I have questions about the amount of time allotted of speaking time and the process. Lets begin the review.

MDJ: I agree with some of the comments provided up here today. I do know that some have their own agendas when using their public comment for purposes as they see fit. We should consider all possible changes that need to be made. Comments provided by Commissioner Davis Johnson

MLS: I'd ask central Staff to review and come up with recommendations

MDJ: John Manson, are you the only one of Central Staff present in 2019

John Manson: correct

MDJ: I'd request a 30 day deferral to give central staff time to review.

John Manson: we would support 30 days to give us time to speak to the Chief of Staff

Question SB: can we get a copy of the previous version?

MDJ: provide a copy to all Commissioners. Can you speak on the process in 2019?

Comments provided by John Manson, Central Staff

John Manson: we can provide the most finalized redline version of the proposed 2019 rules, what was passed and, 2018 rules and procedures before editing occurred.

-MLS: motion to defer 30 days

Airport (PDK)

2024-0651

Commission District(s): 1 & 6

LB - Invitation No. 23-101624 Vehicle Movement Area

Transponders (VMAT) (Multi-Year Contract): for use by DeKalb Peachtree Airport. Consists of the installation, support, and maintenance for Vehicle Movement Area Transponders (VMAT) for airport vehicles. Recommend award to the lowest, responsive and responsible bidder. PASSUR Aerospace. Amount Not To Exceed: \$137,060.00.

MOTION was made by Ted Terry, seconded by Michelle Long Spears, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 7/9/2024. The motion carried by the following vote:

Yes: 3 - Commissioner Davis Johnson, Commissioner Long Spears, and Commissioner Terry

Information provided by Hunter Hines, Director

PDK -TT: motion to approve

Facilities Management

2024-0550

Commission District(s): ALL
CO - Change Order No. 3 to Contract No. 1352862, Statewide Contract (SWC) No. 99999-SPD-S20200901-007 Indefinite Quantity Construction Contract: for use by the Department of Facilities Management (FM). This contract consists of purchasing from the competitively let SWC for Indefinite Quantity Construction. This request seeks to increase contract funds to allow for the completion of the Maloof Annex Auditorium Renovation project. Awarded to: F.H. Paschen, S.N. Nielsen & Associates, LLC. Amount Not To Exceed: \$2,382,741.00.

MOTION was made by Ted Terry, seconded by Michelle Long Spears, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 7/9/2024. The motion carried by the following vote:

Yes: 3 - Commissioner Davis Johnson, Commissioner Long Spears, and Commissioner Terry

Information provided by David Asbell, Facilities Management Manger

Question TT: Was there a rendering, has it changed?

Asbell: it has not changed, I can provide copies

Question TT: What all is effected by the contract?

Response provided by David Asbell

Question TT: and there is a different contract for the rest of the building?

Asbell: Correct

Question TT: when will we get renderings for the rest of the work?

Asbell: probably 2 months or more

Question TT: When will the space be ready and we will need to move to Sams Street?

Asbell: the space will be ready August 1st we don't need to move you until construction begins. We can provide a presentation

-TT: motion to approve

[2024-0599](#) Commission District(s): ALL
LB - Invitation No. 24-101656 On Call Heating, Ventilation, and Air Conditioning (HVAC) Services (Annual Contract with 2 Options to Renew): for use by the Department of Facilities Management (FM). Consists of providing on-call HVAC services for County-owned properties. This request reserves the right to transfer funds between contracts based on the needs of the County. Recommend award to the lowest, responsive, and responsible bidders: B&W Mechanical Contractors, Inc., Galgon HVAC Mechanical Services, Inc., and Mann Mechanical Company, LLC. Total Amount Not To Exceed: \$3,625,046.00.

This agenda item was recommended holding in committee to the Board of Commissioners due back on 7/9/2024 .

Recommended holding in Committee pending Audit Review

[2024-0682](#) Commission District(s): ALL
LB - Invitation No. 23-101611, DeKalb County Juvenile Justice Courtroom 2 Buildout (270 Days): for use by the Department of Facilities Management (FM). Consists of the buildout of Courtroom 2 at the Juvenile Justice Center. Recommend award to the lowest, responsive, and responsible bidder: Diversified Construction of Georgia. Amount Not To Exceed: \$1,521,891.00.

MOTION was made by Michelle Long Spears, seconded by Ted Terry, that this agenda item be recommended for approval to the Board of Commissioners, due back on 7/9/2024. The motion carried by the following vote:

Yes: 3 - Commissioner Davis Johnson, Commissioner Long Spears, and Commissioner Terry

Information provided by David Asbell, Facilities Management Manger

-MLS: motion to approve

[2024-0738](#) Commission District(s): ALL
CO - Change Order No. 3 to Contract No. 1325127 Landscape Maintenance Services for Public Grounds (Annual Contract with 2 Options to Renew): for use by the Departments of Facilities Management (FM) and Recreation, Parks, and Cultural Affairs (RPCA). This contract consists of providing landscape maintenance services for the County's public grounds. This request seeks to increase the contract amount for additional high traffic sites. Awarded to: Let Us Love Your Lawn. Amount Not To Exceed: \$617,170.00.

MOTION was made by Ted Terry, seconded by Michelle Long Spears, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 7/9/2024. The motion carried by the following vote:

Yes: 3 - Commissioner Davis Johnson, Commissioner Long Spears, and Commissioner Terry

Information provided by Kevin Buford, Deputy Director Facilities Management

Manger Question MLS: thy do landscaping at the shelter?

Buford: that's correct

Question MDJ: Flat Shoals landscaping is done by this contract?

Buford: that was through beautification and Director Hutchinson

Comments provided by Commissioner Terry

-TT: motion to approve

[2024-0746](#) Commission District(s): ALL
REN - Contract Nos.: 1297570 and 1297560 On-Call Plumbing Services (Annual Contract - 2nd Renewal of 2 Options to Renew): for use by the Departments of Facilities Management (FM), Recreation, Parks and Cultural Affairs (RPCA), Fire Rescue (FR), Watershed Management (DWM). These contracts consist of the repair, replacement, maintenance, and installation of plumbing fixtures at County owned facilities. This request is to exercise the 2nd renewal option and reserve the right to transfer funds between contracts based on the needs of the County. Awarded to J2 Connect, Inc. and B&W Mechanical Contractors, Inc. Total Amount Not To Exceed: \$1,390,000.00.

MOTION was made by Michelle Long Spears, seconded by Ted Terry, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 7/9/2024. The motion carried by the following vote:

Yes: 3 - Commissioner Davis Johnson, Commissioner Long Spears, and Commissioner Terry

Information provided by Kevin Buford, Deputy Director Facilities Management

Manger -MLS: motion to approve

Innovation & Technology

2024-0668 Commission District(s): ALL
CA - Cooperative Agreement for Xerox Managed Print Services: for use by the Department of Innovation and Technology (DoIT). Consists of purchasing the competitively let Omnia Region 4 ESC-TX Contract No. R191104 for purchasing forty-eight (48) months of managed print services with Xerox. Awarded to Xerox Corporation. Amount Not To Exceed: \$3,648,000.00.
This agenda item was No recommendation to the Board of Commissioners due back on 7/9/2024 .

Recommended holding in Committee pending Audit Review

2024-0710 Commission District(s): ALL
SS - Microsoft Unified Support Services (Sole Source): for use by the Department of Innovation and Technology (DoIT). Consists of support services that help minimize downtime in the event an issue occurs and impact the Microsoft environment within the County. Awarded to Microsoft Corporation. Amount Not To Exceed: \$999,627.00.
MOTION was made by Michelle Long Spears, seconded by Ted Terry, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 7/9/2024. The motion carried by the following vote:

Yes: 3 - Commissioner Davis Johnson, Commissioner Long Spears, and Commissioner Terry

Information provided by John Matelski, Director Innovation &

Technology -MLS: motion to approve

Fleet Management

2024-0708

Commission District(s): ALL

CA - Cooperative Agreement for Ambulance and Emergency Medical Service Vehicles (Sourcewell No. 122123-DEM): for use by Public Works-Fleet Management to be used by the Department of Fire & Rescue (FR). This request seeks to purchase from the competitively let Sourcewell Contract for five (5) 2024 Ford F-350 ambulance chassis with Type 1 bodies in order to respond to emergency calls throughout the County. Awarded to Ten 8 Fire & Safety, LLC. Amount Not To Exceed: \$1,366,880.00.

MOTION was made by Michelle Long Spears, seconded by Ted Terry, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 7/9/2024. The motion carried by the following vote:

Yes: 3 - Commissioner Davis Johnson, Commissioner Long Spears, and Commissioner Terry

Information provided by Robert Gordon, Director Fleet Management Question MDJ: who is the user department?

Gordon: Fire Rescue

Question MLS: this is to support response times?

Chief Fullum: that is correct. Additional comments provided

-MLS: motion to approve

2024-0725

Commission District(s): ALL

CA- Cooperative Agreement for Firefighting Apparatus and Fire Service Vehicles (Sourcewell Agreement No. 113021-SUT): for use by Public Works-Fleet Management to be used by the Department of Fire & Rescue (FR). This request seeks to purchase from the competitively let Sourcewell Contract for four (4) Sutphen heavy duty custom pumpers to respond to emergency fire calls throughout the County. Awarded to Sutphen Corporation. Amount Not To Exceed: \$4,798,924.00

This agenda item was No recommendation to the Board of Commissioners due back on 7/9/2024 .

Recommended holding in Committee pending Audit Review

[2024-0726](#) Commission District(s): ALL
CA - Cooperative Agreement for Firefighting Apparatus and Fire Service Vehicles (Sourcewell Contract No. 113021-SUT): for use by Public Works-Fleet Management to be used by the Department of Fire & Rescue (FR). This request seeks to purchase from the competitively let Sourcewell Cooperative Contract for two (2) 100 ft. mid-mount aerial ladder trucks to respond to emergency fire calls throughout the County. Awarded to Sutphen Corporation. Amount Not To Exceed: \$4,057,094.20.

This agenda item was No recommendation to the Board of Commissioners due back on 7/9/2024 .

Recommended holding in Committee pending Audit Review

[2024-0727](#) Commission District(s): ALL
CA - Cooperative Agreement Firefighting Apparatus and Fire Service Vehicles (Sourcewell Contract No. 113021-SUT): for use by Public Works-Fleet Management to be used by the Department of Fire & Rescue (FR). This request seeks to purchase from the competitively let Sourcewell Cooperative Contract for two (2) 100 ft. mid-mount aluminum aerial platform trucks to respond to emergency fire calls throughout the County. Awarded to Sutphen Corporation. Amount Not To Exceed: \$4,760,276.00.

This agenda item was No recommendation to the Board of Commissioners due back on 7/9/2024 .

Recommended holding in Committee pending Audit Review

[2024-0733](#) Commission District(s): ALL
LB - Invitation No. 24-101657 Chiller Inspection, Repair, and Preventative Maintenance Service (Annual Contract with 2 Options to Renew): for use by the Department of Facilities Management (FM). Consists of providing inspection, repair and preventative maintenance services for County chillers. This request reserves the right to transfer funds between contracts based on the needs of the County. Recommend award to the lowest, responsive and responsible bidders: Daikin Applied Americas and Mann Mechanical Company, Inc. Total Amount Not To Exceed: \$600,000.00.

MOTION was made by Ted Terry, seconded by Michelle Long Spears, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 7/9/2024. The motion carried by the following vote:

Yes: 3 - Commissioner Davis Johnson, Commissioner Long Spears, and Commissioner Terry

Information provided by Kevin Buford, Deputy Director Facilities Management

Manger Question TT: Do we currently have a chiller contract?

Response provided by Kevin Buford

Question TT: how long is the contract?

KB: 1 year with two options to renew

Question TT: so the \$600,000 is for one year?

KB: that is correct.

Question TT: Do we have chillers out currently here and at the jail?

Response provided by Kevin Buford

2024-0734

Commission District(s): All

RFP - Request for Proposals No. 23-500656 Staff Augmentation for Information Technology Services (Multi-year): for use by the Department of Innovation and Technology (DoIT). Consists of providing staffing augmentation and consulting resources to support County initiatives across the entire spectrum of its information technology stack. Recommend award to the highest scoring proposer: 22nd Century Technologies, Inc. Amount Not To Exceed: \$15,290,815.68

This agenda item was No recommendation to the Board of Commissioners due back on 7/9/2024 .

Recommended holding in Committee pending Audit Review

III. DISCUSSION

Charter Review Recommendations

MDJ: I understand we do not have a speaker today

Review of previous discussion provided by Shannon McGraw, BOC Central Staff

MDJ: lets send more invitations out to all Former CEOs

Comments provided by Commissioner Bradshaw

SB: My recommendation is for the CEO to present the annual budget by September 15th giving the board time to review by the end of the year allowing the County to start with a budget at the beginning of the year. I believe the budget cycle is entirely too compressed. I believe the Charter review board also supported budget cycle adjustment.

MDJ: if we this year started the process; would that mean CEO Thurmond would be setting the budget CEO elect?

SB: nothing would happen until passed by the general assembly.

Comments provided by County Attorney

MLS: My suggestion would be introduction by October 1st and adoption by December 15th

SB: I'm open to that, my goal would be the board would use the last board meeting in a given year to pass a budget.

TT: I'm in support of the suggestion. Just from looking at the other governments I'm more in favor of adopting a fiscal year budget adopted on July 1st. Additional comments provided

Meeting Ended At: 2:19 PM

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

Yes: 3 - Commissioner Davis Johnson, Commissioner Long Spears, and Commissioner Terry

Barbara H. Sanders-Norwood CCC, CMC