



# DeKalb County Government

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

## DRAFT - Minutes

### OPS-County Operations Committee

*Commissioner Mereda Davis Johnson*  
*Commissioner Michelle Long Spears*  
*Commissioner Ted Terry*

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Tuesday, September 17, 2024

1:00 PM

Manuel J. Maloof Auditorium

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Meeting Started At: 1:01 PM

Attendees: Commissioners Davis Johnson, Terry, Patrick, Long Spears

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

#### I. MINUTES

**2024-1072**      Commission District(s): All Districts  
Minutes for the August 20, 2024 County Operations (OPS) Committee Meeting;  
**MOTION was made by Ted Terry, 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 Terry

**Absent:** 1 - Commissioner Long Spears

**2024-1117**      Commission District(s): All Districts  
Minutes for the August 29, 2024 Special Called County Operations (OPS) Committee Meeting;  
**MOTION was made by Ted Terry, 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 Terry

**Absent:** 1 - Commissioner Long Spears

## II. AGENDA ITEM

### *Previously Heard Items*

#### **Airport (PDK)**

[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 Ted Terry, seconded by Mereda Davis Johnson, that this agenda item be recommended for deferral to the Board of Commissioners, due back on 9/24/2024. The motion carried by the following vote:**

**Yes:** 2 - Commissioner Davis Johnson, and Commissioner Terry

**Absent:** 1 - Commissioner Long Spears

*Information provided by Hunter Hines, PDK*

*HH: we would like to defer this item to the first meeting in February.*

*-TT: motion to defer to the first meeting in February 2025*

#### **Board of Commissioners - District 2**

[2024-0380](#)

Commission District(s): All Commission Districts

Resolution Requesting Accountability and Compliance with Essential Functions Identified within the Classification Specification for the Chief of Staff, Board of Commissioners

**MOTION was made by Michelle Long Spears, seconded by Ted Terry, that this agenda item be recommended for withdrawal to the Board of Commissioners, due back on 9/24/2024. The motion carried by the following vote:**

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

*MDJ: I'd like to defer this item 2 weeks*

*-TT: motion to defer to this item to the next OPS Meeting*

*Second MDJ*

*Vote: yes 2-0 MLS Absent*

*MLS: can we do a reconsideration of this item, I would like to withdraw it*

*TT: motion to reconsider*

*Second MLS*

*Vote: yes unanimous*

*MLS: Motion to withdraw*

*Second TT*

*Vote: yes unanimous*

*New Agenda Items*

**Facilities Management**

2024-0487

Commission District(s): ALL

CO - Change Order No. 1 to Contract No. 1334184 DeKalb County Courthouse Parking Deck Renovation Project (445 days): for use by the Department of Facilities Management (FM). This contract consists of repairs to concrete and steel beams, columns, connections, steel plates, expansion joints, waterproofing, new electrical LED lighting, inspection of existing panel boards, plumbing, HVAC unit, fire protection piping, etc. This request seeks to increase contract funds and term through July 14, 2025. This increase will assist in obtaining security fencing, reimbursement of permit fees, and additional needed services discovered while performing structure rehabilitation. Awarded to Restocon Corporation. Amount Not To Exceed: \$642,150.95.

**MOTION was made by Ted Terry, seconded by Mereda Davis Johnson, that this agenda item be recommended for approval to the Board of Commissioners, due back on 9/24/2024. The motion carried by the following vote:**

**Yes: 2 - Commissioner Davis Johnson, and Commissioner Terry**

**Absent: 1 - Commissioner Long Spears**

*Information provided by Kevin Buford, Facilities Management*

*Question MDJ: What was the original contract price?*

*KB: \$11-12 Million. Additional comments provided.*

*-TT: motion to approve*

[2024-1043](#)

Commission District(s): ALL  
REN - Contract No. 1344391 Inspection and Testing of Water Based Fire Protection Systems (Annual Contract - 1st Renewal of 2 Options to Renew): for Use by the Department of Facilities Management. This contract consists of providing inspection, testing, maintenance, and repair of existing water-based fire protection equipment throughout the County. This request seeks to exercise the 1st renewal option through August 31, 2025. This request also seeks to ratify a previously provided thirty (30) day contract term increase, effective September 1, 2024. Awarded To: All-Star Fire, LLC. Amount Not To Exceed: \$177,340.00.

**MOTION was made by Ted Terry, seconded by Mereda Davis Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 9/24/2024. The motion carried by the following vote:**

**Yes:** 2 - Commissioner Davis Johnson, and Commissioner Terry

**Absent:** 1 - Commissioner Long Spears

*Information provided by Kevin Buford, Facilities*

*Management Question TT: this is for every DeKalb facility?*

*KB: That is correct. Additional comments provided.*

*-TT: motion to approve*

### **Innovation & Technology**

[2024-0964](#)

Commission District(s): All  
SS - Maintenance and Support of the County's Audio-Visual Equipment (Sole Source): for use by the Department of Innovation and Technology (DoIT). This request consists of maintenance and support of the County's audio-visual equipment. Awarded to BIS Digital, Inc. (Business Information Systems). Amount Not To Exceed: \$112,091.63.

**MOTION was made by Ted Terry, seconded by Mereda Davis Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 9/24/2024. The motion carried by the following vote:**

**Yes:** 2 - Commissioner Davis Johnson, and Commissioner Terry

**Absent:** 1 - Commissioner Long Spears

*Information provided by Barry Puckett, IT*

*Question TT: this includes Sams street?*

*BP: yes*

*-TT: motion to approve*

2024-1078

Commission District(s): All

CO - Change Order No. 1 to Contract No. 1365939 enQuesta Annual Hosting, Maintenance, and Support (Sole Source): for use by the Department of Innovation and Technology (DoIT). This contract consists of the annual hosting, maintenance, and support of a state-of-the-art Customer Information System (CIS) solution for the County's customer billing system integration. This request seeks to add the Department of Watershed Management (DWM) to the contract and increase the contract scope of work and funding. Awarded to Systems and Software, Inc. Amount Not To Exceed: \$5,674,248.85.

**MOTION was made by Ted Terry, seconded by Mereda Davis Johnson, that this agenda item be recommended for deferral to the Board of Commissioners, due back on 9/24/2024. The motion carried by the following vote:**

**Yes:** 2 - Commissioner Davis Johnson, and Commissioner Terry

**Absent:** 1 - Commissioner Long Spears

*Item not out of Audit*

*Information provided by Barry Puckett, IT*

*-TT: motion to defer 2 weeks pending Audit Results*

2024-1085

Commission District(s): ALL

SS - Hewlett Packard Enterprise (HPE) Software, License, and Server Maintenance Support (Sole Source): for use by the Department of Innovation and Technology (DoIT). Consists of providing proprietary hardware and software maintenance needed to support HPE equipment and software currently used by the County. This request seeks to continue use of a previously approved sole source for one year and ratification of Purchase Order No. 5003031. Amount Not To Exceed: \$260,870.34.

**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 9/24/2024. The motion carried by the following vote:**

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

*Information provided by Barry Puckett, IT -*

*TT: motion to approve*

### **Airport (PDK)**

#### 2024-1084

Commission District(s): All  
CO - Change Order No. 1 to Contract No. 1349658 Air Quality and Noise Assessment Study at DeKalb Peachtree Airport: for use by the DeKalb Peachtree Airport (Airport). This contract consists of providing data about the relative pollutant, noise emissions, and air quality impacts in the County. This request seeks to increase contract funds and term through December 31, 2025. Awarded to Harris, Miller, Miller and Hanson. Amount Not To Exceed: \$126,000.00.

**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 9/24/2024. The motion carried by the following vote:**

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

*Information provided by Hunter Hines, PDK*

*Question MLS: the vendor came back to you requesting additional time?*

*Hines: the amendment reflects the 18 month contract.*

*Question MLS: this will be a small study focused on the East side, before the broader study?*

*Hines: correct.*

*Question TT: we expect the work to be done beginning of the year?*

*Hines: that is correct*

*-TT: motion to approve*

### **Animal Services**

[2024-0965](#)

Commission District(s): ALL  
CO - Change Order No. 1 to Contract No. 1386227 Public Safety Communications Technology and Hardware Solutions (Sourcewell Contract No. 042021-MOT) [Cooperative Agreement]: for use by Police Services - Animal Enforcement Services. This contract consists of purchasing from the competitively let Sourcewell contract for the purchase of remote speaker microphones, chargers, batteries, APX 900 radios, as well as device software, installation, and programming. This request will allow animal enforcement officers continued use of equipment for emergency services. Awarded to Motorola Solutions, Inc. Amount Not To Exceed: \$55,278.79.

**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 9/24/2024. The motion carried by the following vote:**

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

*Information provided by Natasha Wallen, Animal Enforcement Services*

*-MLS: motion to approve*

### **Fleet Management**

[2024-1017](#)

Commission District(s): All Commissioner District  
Net Revenue Generating Service - 2024 County Auction

**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 9/24/2024. The motion carried by the following vote:**

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

*Information provided by Robert Gordon, Fleet Management*

*-MLS: motion to approve*

### **III. DISCUSSION**

Clean Energy Transition Plan

*Presentation provided by Robert Reed and Stacy Berzahar, Southface Institute and ib Environmental*

*Question MDJ: can you expand on the initial cost?*

*Reed: that is a layered question, that was not a part of our deliverable.*

*Question MLS: have you quantified the level of community input?*

*Reed: We tried to build community engagement around empowerment and how it can impact residents day to day lives and community engagement and activism at the state level.*

*Question MLS: regarding philanthropic input; is there still an appeal to stay involved when it comes to finding solutions and ensuring energy equity? Is it more state or national?*

*Response provided by Robert Reed, Southface Institute*

*Question MLS: what other counties have a sustainability officer role?*

*Reed: not too many, a lot of cities have energy managers. that position focusing on tracking energy use and providing better tax payer value*

*Berzahar: in Atlanta, a lot of the work is conducted through a sustainability board. That would be a model to consider*

*Question MLS: are your recommendations based on City of Atlanta model?*

*Reed: no. we wanted to make the recommendation in sync with DeKalb's governing structure and the introduction of the idea of an environmental commission.*

*Question MLS: do you think one officer could do the work that is recommended or would this need to be a broader office? Reed: The initial thought would be implantation of the plan. The cabinet would be the cross departmental positions in planning and others that have various roles in sustainability.*

*Question TT: What is the timeframe for giving feedback and comments on the draft report?*

*Reed: We would like feedback by the end of the month and want to try to provide any provisions by mid-October and be available to work though and support any adoptions you would want to pursue.*

*Question TT: for COO Williams, would the administration need a formal adoption by the board*

*COO: I think adoption would be appropriate once we get there. We can comb through the draft over the next several weeks and put a cost to some items and review feasibility.*

*Question TT: regarding cost, I think there is a lot of opportunities for savings on the back end through energy savings. Was the ballpark on renewable energy 25%?*

*Reed: that number came from Cherry Street estimations for solar, there are other options as well.*

*TT: maybe we can get some ball park estimates on costs and show where revue generation can come from and what the overall fiscal impact maybe.*

*Question MDJ: you stated you are not seeing many counties, what's your opinion on seeing more municipalities take this on over Counties.*

*Reed: At a national level it is more balanced with cities and Counties, in the Metro area it is cities leading this effort.*

*Question MDJ: are there any other counties in the metro right now?*

*Reed: not with a pure sustainability officer role, no. We see energy managers.*

*Question MDJ: you would come back with cost associations and types of savings, how would that be documented?*

*Reed: we can provide current levels of County's energy use and expectations of fiscal impact at goal levels*

Meeting Ended At:2:01 PM

**MOTION was made by Ted Terry, seconded by Michelle Long Spears, 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**



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Barbara H. Sanders-Norwood CCC, CMC