



DeKalb County Government

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

Minutes

OPS-County Operations Committee

Tuesday, January 4, 2022

1:00 PM

This meeting will be conducted via teleconference (Zoom). Simultaneous public access to the meeting will be available

(1) via live stream on DCTV's webpage,

(2) on DCTVChannel23.TV

Meeting Started At: 1:02PM

Attendees: Commissioners Terry, Patrick, Bradshaw, Rader, Davis Johnson, Cochran-Johnson

Present 3 - Commissioner Ted Terry, Commissioner Steve Bradshaw, and
Commissioner Robert Patrick

I. MINUTES

2021-3528 Commission District(s): All Districts
Minutes for the December 7, 2021 County Operations (OPS)
Committee Meeting;
**MOTION was made by Robert Patrick, seconded by Steve
Bradshaw, that this agenda item be approved. The motion
carried by the following vote:**

**Yes: 3 - Commissioner Terry, Commissioner Bradshaw, and
Commissioner Patrick**

2021-3582 Commission District(s): All Districts
Minutes for the December 15, 2021 Special Called County Operations
(OPS) Committee Meeting;
**MOTION was made by Robert Patrick, seconded by Steve
Bradshaw, that this agenda item be approved. The motion carried
by the following vote:**

Yes: 3 - Commissioner Terry, Commissioner Bradshaw, and Commissioner Patrick

II. DISCUSSION

2022 Committee Goals

-discussion not heard in committee

County Warming Centers

-information provided by Director Mitchell

-Question TT: what is the best thing for the average person to help someone or find help regarding this?

A Mitchell: Please call the hotline that we have established - 404-687-3100

-TT: Commissioners if there are additional questions please direct them to Director Mitchell in email; Director Mitchell please email us a copy of your presentation today, the hotline number, or anything else we can send to our constituents

-A Mitchell: I will send over shortly

Gun Storage Legislation

-RP: I'd like to see what the draft looks like and we can review in committee

-Commissioner Terry requests Central Staff work with Law department on creating the safe gun storage legislation

-TT: we will come back to this next meeting with the agenda item

III. AGENDA ITEM

Previously Heard Items:

[2021-3325](#)

Commission District(s): All
SS - Implementation of DataCloud (Sole Source): for the Department of Innovation and Technology (DoIT) for use by the Property Appraisal Department (PA). Consists of full implementation by DataCloud of MobileAssessors including licenses, field equipment, SaaS, hosting, maintenance, and support. Awarded to Woolpert, Inc. dba Data Cloud Solutions, a Woolpert Company. Amount Not To Exceed: \$670,420.98.

MOTION was made by Steve Bradshaw, seconded by Robert Patrick, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 1/11/2022. The motion carried by the following vote:

Yes: 3 - Commissioner Terry, Commissioner Bradshaw, and Commissioner Patrick

-CPO Horner: we have cleared the previous hurdles

-information provided by Director Matelski

New Agenda Items:[2021-3247](#)

Commission District(s): ALL

RFP - Request for Proposals No. 21-500570 On Call Architect and Engineering and Design Services for Facilities Management (Multiyear Contract): for use by Facilities Management (FM) and Department of Watershed Management (DWM). Consists of providing on call architect and engineering design services for a variety of planning, design and construction projects for the County. Recommend multi-award to the five (5) highest scoring proposers: POND & Company; Lyman Davidson Dooley, Inc.; Pieper O'Brien Herr Architects; WOOD Environment & Infrastructure Solutions, Inc.; and Axis Infrastructure, Inc. Total Amount Not To Exceed: \$5,500,000.00.

MOTION was made by Steve Bradshaw, seconded by Robert Patrick, that this agenda item be recommended for deferral to the Board of Commissioners, due back on 1/11/2022. The motion carried by the following vote:

Yes: 3 - Commissioner Terry, Commissioner Bradshaw, and Commissioner Patrick

-information provided by CPO Horner

-CPO Horner: substitute was submitted on December 29, 2021. There will be a request coming to request funding the remaining 4 years on the contract

-information provided by Deputy Director Asbell

-Question TT: what is currently planned this year in the contract?

D Asbell: The big projects are that we need to get started on the parking deck for Superior Court. That is the biggest we will be hitting right away. This is the parking lot across from the Maloof Building.

-Question TT: regarding the parking deck, the current parking vendor for the County. Will we revisit that contract this year? C Stovall: yes that's true. The intention is to allow this year to extend what we had, but that will come up soon on the horizon. Regarding the parking deck, behind that is the storage facility for Police, converting the animal shelter to a storage facility from Bobby Burgess. That will be coming before the Board soon, and is a complex and long project to move that product from Bobby Burgess.

-Question SB: has this had audit review?

-Question TT: what is the efficacy of auditing this?

JR: the typical format of the audits has been to determine the sufficiency of need for the authorized expenditure. The department would document their need to accomplish this, and there would be parameters of the bid document to ensure it was a competitively structured proposal; it is more procedural in nature

-SB: I appreciate the explanation. As a matter of public policy we established some time ago any contract over a monetary amount would be divulged some scrutiny. I would like to see this item subject to that

-RP: I agree with that as a good policy and procedure

-Question JR: one of the scopes was the renovation of the parking garage; we have had defects identified; I am wondering if we need to refer back to the facilities master plan to investigate as well as the renovation of the Maloof space, as to whether there is potential for reprogramming those spaces for more intense development. Do we have a plan for getting these downtown court-related lease holds transferred into County space? We looked at the site of the Superior Court or the site at Maloof as potential places. Have we looked at ways to also reduce our parking footprint in lieu of our transportation modes to make Decatur less of a 'parking garage destination'

Z Williams: regarding the first issue of the court house garage - this has been a primary driver of how we are investing funds in the downtown area. Looking at that garage and the necessary renovations - looking at the assumption of continuing to operate as an entire garage. We have not had those longer-term discussions; the focus has really been implementing those activities described in the SPLOST renovations, courthouse renovations, and making those improvements.

-Question JR: it's not to say we don't need parking. Is both the parking strategy and the location of that been fully vetted? This is \$11M we are proposing to invest in the status quo. How much have we set aside?

Z Williams: we will have the SPLOST team remind us of what the latest SPLOST numbers are. What we would have invested in 2016 and 2017, there would be assumed to be an increase since that time.

-information provided by Dep Director Asbell

-Question JR: Is that \$9M in the SPLOST budget?

D Asbell: yes

-Question TT: regarding parking deck renovations, is there something in this contract that would allow the engineers to provide a picture of adaptive reuse or future build-ons? Are we only looking at renovation, or is there opportunity to ask the vendors to add on to the structure in the future?

C Stovall: My professional opinion is that won't be possible structurally; the facility is outdated but we will certainly look at that when we talk to our structural engineer. Fixing the parking deck does not fix the parking problems of the court, which will continue to exist after our renovations. COVID has given us a bit of reprieve with parking, but the courts are still figuring out what will be their parking solutions in the future. As the court services increase, the need for effective parking will also increase.

-Question JR: how many spaces are in the deck?

C Stovall: it's between 550-600 parking spaces. A Majority will be to repair structural deficiencies

-TT: we will have this go to audit and come back in 2 weeks

Z Williams: at our next SPLOST COW, Mr. Kingsbury should give us a detail/briefing on the item. Discussed today were SPLOST items

-TT: regarding the Maloof property, the current master plan doesn't have much on expansion. Is there interest in having a working group discussion with Facilities on the future of the site?

Should the governing authority establish as a priority a consolidation of activities in Decatur, that would drive a discussion of a scenario. But the governing authority would need to make a policy decision where we explore that

-TT: I'm thinking along the lines of housing

-JR: Sams Street is done, and those departments that will be housed are housed there. I commend Commissioner Davis Johnson for saying we need to hang on to that. We have other court-related activities in downtown - the DA, Public Defender, and others that are in rented areas downtown that need to stay near the courthouse. As long as the courthouse is on the square they will need to be near there. That will need to be considered in the larger discussion around this and housing as well.

-TT: I suggest that because some of these discussions of higher intensity development in Decatur, Commissioner Rader and I will reach out to the City of Decatur to get a sense of where they are with their downtown master planning. We will come back with that and help move this discussion forward

-MDJ: I think those discussions should be broader. Although it is in the city you represent, it is a county issue regarding our facilities. This is something I've been working on since 2015; that discussion should be had in a COW or committee meeting so that all commissioners are privy to the conversations and can ask questions.

-TT: I agree. I was getting doing this as a courtesy to Decatur, and information gathering effort to understand what's in their master plan. I agree we should have that discussion as a whole body

-RP: regarding the facilities master plan, could staff email a copy of that?

Z Williams: we'll get it to you

-SB: Motion to defer to next OPS, pending audit review

2021-3413

Commission District(s): All

SS - Oracle integration and services for I-9 verifications and background investigations by HireRight, LLC (Sole Source): for the Department of Innovation and Technology (DoIT) for use by the Department of Human Resources & Merit System (HRMS). Consists of upgrading the HR system to Oracle HCM. Awarded to HireRight, LLC. Amount Not To Exceed: \$243,818.00.

MOTION was made by Robert Patrick, seconded by Steve Bradshaw, that this agenda item be recommended for deferral to the Board of Commissioners, due back on 1/11/2022. The motion carried by the following vote:

Yes: 3 - Commissioner Terry, Commissioner Bradshaw, and Commissioner Patrick

-information provided by CPO Horner

-CPO Horner: we ask for deferral to the next meeting due to an issue regarding the negotiation of this product

2021-3501

Commission District(s): ALL

CO - Change Order No 2 to Contract No.: 1213635 for Commercial Janitorial Services (Multiyear Contact): for use by the Department of Facilities Management to be use by the DeKalb Peachtree Airport (Airport). This contract consists of the development, management and monitoring of high quality commercial janitorial/cleaning/custodial services and Day Porters at various County facilities. Award to: A-Action Janitorial Service, Inc. Amount Not To Exceed: \$61,062.48.

MOTION was made by Robert Patrick, seconded by Steve Bradshaw, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 1/11/2022. The motion carried by the following vote:

Yes: 3 - Commissioner Terry, Commissioner Bradshaw, and Commissioner Patrick

-information provided by Director Evans

2021-3505

Commission District(s): ALL
LB-Invitation No. 21-101429- Repair of Equipment: All Automobiles, On-the-Road, Off-the-Road, Vehicles, Motorcycles, Trucks, Trailers & Motorized Equipment (Annual Contract with 2 Options To Renew): for use by Public Works-Fleet Management. Consists of obtaining repairs for County vehicles to include on the road and off the road equipment. Recommend Award to (56) vendors (please see list below). Total Amount Not To Exceed: \$7,500,000.00.

MOTION was made by Steve Bradshaw, seconded by Robert Patrick, that this agenda item be recommended for deferral to the Board of Commissioners, due back on 1/11/2022. The motion carried by the following vote:

Yes: 3 - Commissioner Terry, Commissioner Bradshaw, and Commissioner Patrick

-information provided by Director Gordon

-SB: Motion to defer to next OPS, pending audit review

2021-3572

Commission District(s): All
SS - Oracle On-Premises Services, Oracle Support Service No. 20721008: for use by the Department of Innovation and Technology (DoIT). Consists of providing technical support and services for Oracle On-Premises Services and Support. Awarded to Oracle America, Inc. Amount Not To Exceed: \$200,000.00.

MOTION was made by Robert Patrick, seconded by Steve Bradshaw, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 1/11/2022. The motion carried by the following vote:

Yes: 3 - Commissioner Terry, Commissioner Bradshaw, and Commissioner Patrick

-information provided by Director Matelski

[2021-3574](#) Commission District(s): All
REN - Oracle Technical Support Services and Software Licensing (Annual Maintenance Renewal) Sole Source: Contract Nos: 1247705, 1247711, 1247713 and 1247714 for use by the Department of Innovation and Technology (DoIT). These contracts consist of the provision of licensing and support for all Oracle Applications. Awarded to Oracle America, Inc. Total Amount Not To Exceed: \$1,388,563.22.
MOTION was made by Steve Bradshaw, seconded by Robert Patrick, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 1/11/2022. The motion carried by the following vote:

Yes: 3 - Commissioner Terry, Commissioner Bradshaw, and Commissioner Patrick

-information provided by Director Matelski

[2022-1044](#) Commission District(s): All Districts
County Resolution Supporting Reform to Georgia's Annexation Dispute Resolution Law
MOTION was made by Robert Patrick, seconded by Steve Bradshaw, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 1/11/2022. The motion carried by the following vote:

Yes: 3 - Commissioner Terry, Commissioner Bradshaw, and Commissioner Patrick

-legislative agenda item information provided by Commissioner Rader

-Question RP: regarding annexation, there are times where its perceived that a commission is tone deaf to the needs of a community. The process currently in state law does need improvement; however sometimes there are reasons that annexations are requested. While the process we have in place is not perfect, the check on authority as of right now, the state legislation has said that annexations are a viable option. I acknowledge and am in support of this; we are not perfect and there are times when governments need to provide a check

-JR: the taskforce identified areas in which annexations are needed; this describes weaknesses in the arbitration process, and allows that process to be more effective in arbitrating those differences.

-information provided by County Attorney Ernstes

-JR: We will have the names and updated portions provided ahead of the BOC meeting on Tuesday

Meeting Ended At: 2:24 PM

MOTION was made by Steve Bradshaw, seconded by Robert Patrick, that this agenda item be adjourned meeting. The motion carried by the following vote:

Yes: 3 - Commissioner Terry, Commissioner Bradshaw, and Commissioner Patrick

Barbara H. Sanders-Norwood CCC, CMC