



# DeKalb County Government

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

## DRAFT Minutes

### OPS-County Operations Committee

*Chair Person: Commissioner Mereda Davis Johnson, District 5*

*Member: Larry Johnson, District 3*

*Member: Michelle Long Spears, District 2*

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Tuesday, February 6, 2024

1:00 PM

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Meeting Started At: 1:02 PM

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

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

#### I. MINUTES

**2023-1552**      Commission District(s): All Districts  
Minutes for the December 5, 2023, 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 Johnson

#### II. DISCUSSION

FY24 Budget

-presentation by Director Sigler of the following departments: Airport (PDK), Citizen Help Center (311), Facilities, IT, Animal Services, Voter Registration & Elections (VRE)

-Question LJ: regarding the fiber upgrade from Comcast, why are we paying extra money when we already have the PEG fund?

-response provided by Director Sigler

-Question MLS: will you be working with each department on their capital requests? Will it be outlined before next week as we move forward on the budget?

-TJ Sigler: that's correct

-Question MLS: the funds for the Maloof Auditorium - will that cover the entire need for the renovation?

TJ Sigler: So funding was already approved in prior years, this has been updated to cover additional costs

Question MLS: for energy efficiency, is the contractor Southface? Has a vendor been identified?

-response provided by COO Williams

-Question TT: do we have a contract for pressure washing?

-Z Williams: yes; it would be something that has come to the Board

-Question TT: the renovation is that in addition to what has already been approved?

TJ Sigler: that's correct; additional response provided by Director Sigler

Question TT: when do COLAs go into effect?

Sigler: July 1st - costs are for 6 months

Question MLS: Regarding lifeline animal shelter contract increase. This outlines what is proposed for this year. What about the \$600,000 increase at mid-year? Is this adjustment in addition to or does it incorporate that previous funding?

Sigler: That is my understanding, I can double check

Question MLS: the 2 animal control trucks are different that the mobile vet clinic?

Sigler: That is correct

-Question MLS: the two grant programs presented at the midyear budget, will those grant programs be built upon for this year?

-response provided by COO Williams

-Question MLS: regarding the shop vacs, is having two sufficient? Should we consider adding a few more?

-responses provided by COO Williams

-TT: my two requests for Animal Services Budget this year are:

1. some capacity increase for volunteer coordination to help with recruitment and management of volunteers and dog walkers.

2. what is the determination for the items that were passed by the BOC in 2023 midyear. We passes some amendments for animal services last year, how are they showing up in 2024?

response provided by Director Sigler

-Question MLS: under translation services for VRE, \$450,000 was requesting and you all recommended \$800,000?

-response provided by Director Keisha Smith

-Question TT: the temporary personnel services, what is that for?

-response provided by Director Keisha Smith

-Question TT: what is the wage for poll workers?

-K Smith: I believe it was a minimum of \$15 when I first came into this position; the pay depends on their role

-Question TT: do you have any information on how those wages are for the employees?

-response provided by Director Smith

### III. AGENDA ITEM

#### Previously Heard Items

#### Airport (PDK)

2023-1331

Commission District(s): ALL  
 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: \$575,811,313.00.

**MOTION was made by Michelle Long Spears, seconded by Larry Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 2/14/2024. The motion carried by the following vote:**

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

*Information provided by COO Williams*

*COO: We need to hold this item for 2 weeks*

*Question LJ: on the noise and environmental study; are you planning to move forward? COO: I believe it is underway.*

*Additional information provided*

*Question MLS: Commissioner are you suggesting we hold until the study?*

*LJ: not necessarily but I believe it is an important aspect.*

*COO: Our intent is to bring back a recommendation at the completion of the noise study Question MLS: when are we expecting the study to be complete?*

*COO: 12-18 months. The contract was awarded in the fall*

*TT: I have a couple of concerns that I brought up last meeting;*

*1. Market survey in the packet; interviewed four aviation companies that didn't bid*

*2. Our procurement department released this memo in March of 2023 outlining the estimated taxes, that does not all return to the governing authority, other entities such as the school system get percentages of it. Why is the estimate in the agenda item, can we get a sub acknowledging the amount we would receive?*

*MJD: please address commissioner Terry's concerns before it comes to committee*

*-MLS: motion to defer 2 weeks*

*New Agenda Items*

**Board of Commissioners - District 7**

2023-1515

Commission District(s): All Districts  
 A Resolution Of The Governing Authority Of DeKalb County, Georgia, To Provide Annual Funding To DeKalb Pro Bono

**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 2/14/2024. The motion carried by the following vote:**

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

*Information provided by Commissioner Cochran Johnson*

*LCJ: I'm not asking for a specific dollar amount today, but I want the administration to go back and review what could potentially be offered. I don't want this to be discretionary, I'd like us to have yearly allocations from the governing authority. Comments provided by Commissioner Davis Johnson*

*MDJ: I would like to know what the public defenders budget is, what types of grants and funding they receive, their partnerships they have, before we move forward on the resolution.*

*Question LJ: We've had a similar item like this, COO Williams would we focus on the same areas as before, we funded legal aid through TLAC?*

*Comments provided by COO Williams*

*LJ: I don't want us to get into a situation where we cannot fund it in the future. I've tried to provide support too before but was asked to hold off. I want to make sure we are not duplicating efforts.*

*TT: Dekalb pro bono is different from Atlanta Legal aid and some of these organizations.*

*MDJ: Ms. Anne Jordon of legal aid please get with my office, we will have you come back in two weeks*

*-MLS: motion to defer 2 weeks*

2024-0203

Commission District(s): District 7

A Resolution Of The Governing Authority Of DeKalb County, Georgia  
Requesting The CEO Of DeKalb County Conduct An External Audit  
Of DeKalb County Animal Services

**This agenda item was received and filed**

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

*Information provided by Commissioner Cochran Johnson*

*LCJ: this resolution has been reviewed by Law and the Administration, I'd like COO Williams to speak*

*COO: we have reviewed and in the coming days will have a vendor selected, we plan on keeping the board up to date on the findings*

*Comments provided by Commissioner Larry Johnson*

*LCJ: this resolution is solidifying the fact we are taking steps towards it*

*LJ: this resolution is requesting, from COO Williams comments it is already in progress*

*MDJ: let's do a two week deferral to determined, are we doing it per her request or was it prior to the request being made? When did the issue first arise?*

*COO: Around mid-summer when the issue first arouse. We've spoken with Lifeline about a performance audit*

*Question MLS: what about a friendly amendment, instead of requesting change it to supporting since it is already in motion. LCJ: I take no issue with it, I'm hoping to use this as a way to let people know this is in motion*

*-MLS: motion to approve with a friendly amendment*

**Elections (VRE)**

[2023-1599](#)

Commission District(s): All Commission Districts  
Addition to Fleet- Voter Registration and Elections (VRE)

**MOTION was made by Michelle Long Spears, seconded by Larry Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 2/14/2024. The motion carried by the following vote:**

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

*Information provided by COO Williams and Director Smith  
COO: we are expecting a substitute for the item*

### Fleet Management

[2023-1550](#)

Commission District(s): ALL  
SWC - Statewide Contract No. 99999-SPD-SPD000155-0001  
Truck Chassis and Truck Bodies:

for use by Public Works-Fleet Management. Consists of purchasing from the competitively let Statewide Contract to purchase one (1) truck with permanent stake body, liftgate and air compressor. This request will assist Fleet Management in handling roadside assistance requests and on-site tire replacements for DeKalb County Vehicles. Awarded to Rush Truck Centers of GA, Inc. Amount Not To Exceed: \$152,813.00.

**This agenda item was recommended holding in committee to the Board of Commissioners due back on 2/14/2024 .**

*No discussion - Holding in Committee*

[2023-1543](#)

Commission District(s): ALL  
REN - Contract No. 1283053 Purchase, Delivery, Installation, Maintenance & Repair of Propane Fuel Tanks (Annual Contract-2nd of 2 Options to Renew): for use by Public Works-Fleet Management. This contract consists of purchasing and delivering propane gas to propane tanks at various locations in the County. This request seeks to exercise the 2nd renewal option through February 28, 2025. Awarded to Blossman Gas Inc. of Georgia. Amount Not To Exceed: \$50,000.00.

**This agenda item was recommended holding in committee to the Board of Commissioners due back on 2/14/2024 .**

*No discussion - Holding in Committee*

[2023-1519](#)

Commission District(s): ALL  
REN - Contract Nos.: 1280880, 1280705, 1280725, 1281594, 1280875, 1280727, 1280728, 1281062, 1280730, 1287534, 1280732, 1280878, 1280874, 1280877, 1280750, 1280897, 1280755, 1280769, 1281593, 1280774, 1280788, 1280790, 1281575, 1280793, 1280797, 1280798, 1281598, 1281063, 1281556, 1281069, 1281237, 1281162, 1281189, 1280881, 1280826, 1280837, 1281600, 1280838, 1281064, 1280839, 1280842, 1282743, 1280843, 1280867, 1280956, 1280955, 1280977, 1282382, 1280868, 1280869, 1280870, 1281068, 1280871, 1280872, 1281239, and 1280873 Repair of Equipment: All Automobiles, On-the-Road, Off-the-Road, Vehicles, Motorcycles, Trucks, Trailers & Motorized Equipment (Annual Contract-2nd of 2 Options to Renew): for use by Public Works-Fleet Management (Fleet) and Fire Rescue Services (Fire). These contracts consist of providing vehicle & equipment repairs from qualified and/or obtaining repairs to keep vehicles on the road and equipment operating in the field from qualified and/or manufacturer dealers when the required repair is beyond the capacity or expertise of Fleet Management personnel. This request seeks to exercise the 2nd renewal option through February 28, 2025. This request also seeks to reserve the right to transfer funds between contracts based on needs. Awarded to 56 vendors (please see list below). Total Amount Not To Exceed: \$7,800,000.00.

**This agenda item was recommended holding in committee to the Board of Commissioners due back on 2/14/2024 .**

*Item pending review of OIIA*

[2024-0115](#)

Commission District(s): ALL  
SWC - Statewide Contract (SWC) No. 99999-SPD-SPD0000155-0001 Truck Chassis and Truck Bodies: for use by Public Works-Fleet Management. This request seeks to purchase from the competitively let SWC for four (4) 19,500 GVWR trucks with high utility bodies and cranes. This request will assist in servicing and repairing heavy duty trucks and off-road equipment. Awarded to Rush Truck Centers of GA, Inc. Amount Not To Exceed: \$818,924.00.

**This agenda item was recommended holding in committee to the Board of Commissioners due back on 2/14/2024 .**

*No discussion - Holding in Committee*

**Airport (PDK)**

[2024-0168](#) Commission District(s): 1 and 6  
RA - Ratification of Purchase Order No. 1362014 Replacement of Engineered Material Arresting System (EMAS) Blocks (Emergency Purchase): for use by the DeKalb Peachtree Airport (PDK). This contract consists of replacing and installing 393 blocks and 8 shields in need of repair due to an aircraft accident. This request seeks to ratify an emergency purchase. Awarded to: Runway Safe, Inc. Amount Not To Exceed: \$1,536,259.00.

**This agenda item was recommended holding in committee to the Board of Commissioners due back on 2/14/2024 .**

*No discussion - Holding in Committee*

[2024-0187](#) Commission District(s): 1 and 6  
Resolution to Accept GDOT Allocation of Federal Funding Assistance (BIL Allocated Funds) Associated with the Replacement of the Airfield Electrical System (LED Lighting) at DeKalb Peachtree Airport. There is a matching cost to the County in the amount of \$125,000.00.

**This agenda item was recommended holding in committee to the Board of Commissioners due back on 2/14/2024 .**

*No discussion - Holding in Committee*

**Innovation & Technology**

[2023-1576](#) Commission District(s): All  
CO - Change Order No. 4 to Contract No. 1171242 Implementation of Cityworks Asset Management Platform (Annual Contract With 2 Options to Renew): for use by the Department of Innovation and Technology (DoIT) to be used by the Departments of Public Works - Roads and Drainage (R&D) and Facilities Management (FM). This contract consists of providing implementation services for Cityworks Asset Management software. This request seeks to increase the contract scope of work and funds. Awarded to Woolpert, Inc. Amount Not To Exceed: \$180,929.00.

**This agenda item was recommended holding in committee to the Board of Commissioners due back on 2/14/2024 .**

*No discussion - Holding in Committee*

[2024-0111](#) Commission District(s): All  
SS - enQuesta Annual Hosting, Maintenance, and Support (Sole Source): for use by the Department of Innovation and Technology (DoIT). 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. Awarded to Systems and Software, Inc. Amount Not To Exceed: \$2,568,381.67.

**MOTION was made by Michelle Long Spears, seconded by Larry Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 2/14/2024. The motion carried by the following vote:**

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

*No discussion - Holding in Committee*

[2023-0431](#) Commission District(s): ALL  
SS - Journal Technologies Case Management Software Upgrade (Sole Source): for use by the Department of Innovation and Technology (DoIT) on behalf of State Court - Probation. Consists of upgrading from the existing JustWare software solution to the eSupervision software. Awarded To: Journal Technologies. Amount Not To Exceed: \$831,746.00.

**This agenda item was recommended holding in committee to the Board of Commissioners due back on 2/14/2024 .**

*No discussion - Holding in Committee*

[2024-0169](#) Commission District(s): All  
CO - Change Order No. 1 to Contract No. 1349754 Installation of Data, Voice and Multimedia Cabling (Annual Contract with 4 Options to Renew): for use by the Department of Innovation and Technology (DoIT). This contract consists of providing low-voltage and security camera installations, as well as moves, adds and changes of data, voice and multimedia cabling at various facilities within the County. This request seeks to increase contract funds to allow for the provision of data, voice, and multimedia cabling to multiple new facilities and for remodels. Awarded to R. B. Communications, Inc. Amount Not To Exceed: \$500,000.00.

**This agenda item was recommended holding in committee to the Board of Commissioners due back on 2/14/2024 .**



*No discussion - Holding in Committee*

### Facilities Management

2023-1568 Commission District(s): All  
LB - Invitation No. 23-101576 Light Bulbs, Fixtures, Lamps, and Ballasts (Annual Contract with 2 Options To Renew): for use by the Department of Facilities Management (FM). Consists of the purchase of light bulbs, fixtures, lamps, and ballasts. Recommend award to the lowest, responsive, and responsible bidder: Summit Lighting Solutions. Amount Not To Exceed: \$125,000.00.  
**This agenda item was recommended holding in committee to the Board of Commissioners due back on 2/14/2024 .**

*No discussion - Holding in Committee*

2024-0140 Commission District(s): ALL  
CO - Change Order No. 3 to Contract No. 1307812 Repair, Maintenance, and Installation of Fire Intrusion Alarm Systems (Emergency Contract): for use by the Department of Facilities Management (FM). This contract consists of providing maintenance, repair and installation of fire intrusion alarms. This request is to increase contract funds. Awarded to: All-Star Fire, LLC. Amount Not To Exceed: \$485,680.00.  
**This agenda item was recommended holding in committee to the Board of Commissioners due back on 2/14/2024 .**

*No discussion - Holding in Committee*

[2024-0154](#) Commission District(s): ALL  
CO - Change Order No. 6 to Contract Nos.: 1213631, 1213634 and 1213635 Commercial Janitorial Services (Multiyear Contract): for use by the Departments of Facilities Management (FM) and Recreation, Parks and Cultural Affairs (RPCA). This contract consists of the development, management, and monitoring of high quality commercial janitorial/cleaning/ custodial services and Day Porters. This request seeks to increase contract funds to support services for FY2024. Awarded to Building Maintenance Services, Cleanstar National, Inc., and A-Action Janitorial. Total Amount Not To Exceed: \$4,466,689.24.  
**MOTION was made by Larry Johnson, seconded by Michelle Long Spears, that this agenda item be recommended for deferral to the Board of Commissioners, due back on 2/14/2024. The motion carried by the following vote:**

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

-LJ: motion defer 2 weeks pending OIIA results

*No discussion - Holding in Committee*

[2024-0159](#) Commission District(s): All  
EM - Prefabricated Animal Kennels (Emergency Purchase): for use by the Department of Facilities Management. Consists of the construction and installation of six (6) prefabricated animal kennels. This request seeks to ratify the emergency purchase. Awarded to Horizon Structures, LLC. Amount Not To Exceed: \$1,091,775.00.  
**This agenda item was recommended holding in committee to the Board of Commissioners due back on 2/14/2024 .**

*No discussion - Holding in Committee*

[2024-0170](#) Commission District(s): ALL  
REN - Contract No. 1323437 Pest Control Services (Annual Contract - 1st Renewal of 2 Options to Renew): for use by the Department of Facilities Management (FM). This contract consists of providing pest control services at County-owned facilities. This request is to exercise the 1st renewal option through February 28, 2025. Awarded to: Power House Termite and Pest Control, Inc. Amount Not To Exceed: \$220,000.00  
**MOTION was made that this agenda item be recommended holding in committee to the Board of Commissioners, due back on 2/14/2024. The motion carried by the following vote:**

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

*No discussion - Holding in Committee*

2024-0197 Commission District(s): ALL  
CO - Change Order No. 3 to Contract No. 1325124 and Change Order No. 2 to Contract Nos.: 1325126 and 1325127 Landscape Maintenance Services for Public Grounds (Annual Contract with 2 Options to Renew): for use by the Departments of Facilities Management and Public Works - Sanitation. These contracts consist of providing landscape maintenance services for public grounds. This request is to increase funds to all three (3) contracts to continue services through the existing contract term. Awarded to: Artscape, Inc., The Simmons Group, and Let Us Love Your Lawn. Total Amount Not To Exceed: \$433,332.00.

**This agenda item was recommended holding in committee to the Board of Commissioners due back on 2/14/2024 .**

*No discussion - Holding in Committee*

Meeting Ended At: 2:18 PM

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

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

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Barbara H. Sanders-Norwood CCC, CMC