



# DeKalb County Government

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

## Minutes

### OPS-County Operations Committee

---

Tuesday, April 18, 2023

1:00 PM

---

Meeting Started At: 1:00 PM

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

**Present**            2 - Commissioner Mereda Davis Johnson, and Michelle Long Spears

**Absent**             1 - Larry Johnson

#### I. MINUTES

**2023-0379**        Commission District(s): All Districts  
Minutes for the March, 21, 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 Long Spears

**Absent:** 1 - Johnson

#### II. DISCUSSION

Slaughterhouse Litigation

-information provided by County Attorney Ernstes

[2021-2855](#)        Commission District(s): All Districts  
A Request to Consider Establishing County Website Update

*-presentation provided by Director Matelski*

*-Question MDJ: when you move away from PDF forms, will they be able to insert information on the computer?*

*J Matelski: there will be instances where PDF will be needed; what I am referring to when folks are trying to fill out a form, you will have the availability to fill that out online and eliminate any unnecessary activities from those who submit the information and those who have to manually enter that information into the system. There could be data entry issues; so our goal is to let people fill out information in the forms rather than through PDF*

*-Question TT: is every department to update their portion of the website?*

*J Matelski: that's correct*

*-Question TT: do departments have to go through you to update their information?*

*J Matelski: they will enter the contents and have the control of their page, and our department will give the final approval*

*-Question TT: has the system itself changed since 2017?*

*S Krishna: there have been updates over time but the foundation - the look and feel look about the same; additional information provided by Mr. Krishna*

*-Question MDJ: what is it Commissioner Terry, and Presiding Officer that you would like to see?*

*-responses provided by Commissioner Patrick*

*-MDJ: this may be something that I would want to push to our next OPS meeting; I think it's crucial for us to know where we're going*

### III. AGENDA ITEM

#### *New Agenda Items*

#### 2023-0263

Commission District(s): ALL

REN - Contract No. 1251271 Uninterruptible Power Supply (UPS) Systems (Annual Contract - 2nd Renewal of 2 Options to Renew): for use by the Department of Facilities Management (FM). This contract consists of providing preventive maintenance (PM) services for UPS systems. This request seeks to exercise the 2nd renewal option through April 30, 2024. Awarded to: AC & DC Power Technologies LLC. Amount Not To Exceed: \$175,000.00.

**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 4/25/2023. The motion carried by the following vote:**

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

**Absent: 1 - Johnson**

*-information provided by David Ford, Assistant Director of Maintenance - Facilities Management*

*-Question MDJ: this is the second renewal option?*

*-*

*D Ford: yes ma'am*

2023-0299

Commission District(s): ALL  
REN - Contract Nos.: 1251855 and 1252009 On-Call Painting and Wallpapering 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), Watershed Management (DWM), and Fire Rescue Services (FR). These contracts consist of providing painting and wallpapering services at County-owned facilities. This request seeks to exercise the 2nd renewal option through April 30, 2024. Awarded to A&D Painting, Inc. and Cleanstar National, Inc. Total Amount Not To Exceed: \$1,476,000.00.

**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 4/25/2023. The motion carried by the following vote:**

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

**Absent:** 1 - Johnson

*-information provided by David Ford, Assistant Director of Maintenance - Facilities Management*

2023-0303

Commission District(s): ALL  
CO - Change Order No. 1 to Contract No. 1285986 Maintenance of Swimming Pools and Lifeguard Services (Multi-Year): for use by the Departments of Facilities Management (FM) and Recreation, Parks and Cultural Affairs (RPCA). Consists of the maintenance of on-site chlorinators, chemical maintenance, seasonal preparation, and lifeguard services for swimming pools and splashpads. Awarded to StandGuard Aquatics, Inc. Amount Not To Exceed: \$72,000.00.

**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 4/25/2023. The motion carried by the following vote:**

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

**Absent:** 1 - Johnson

*-information provided by Director Chuck Ellis*

[2023-0314](#) Commission District(s): ALL  
CO - Change Order No. 1 to Contract 1218894 Chiller Inspection, Repair and Preventative Maintenance (Annual Contract with 2 Options to Renew): for use by the Department of Facilities Management (FM). This contract consists of providing, inspection, repair and preventative maintenance services for County chillers. Awarded to B&W Mechanical Contractors, Inc. Amount Not To Exceed: \$452,044.00.  
**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 4/25/2023. The motion carried by the following vote:**

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

**Absent:** 1 - Johnson

*-information provided by David Ford, Assistant Director of Maintenance - Facilities Management*

[2023-0317](#) Commission District(s): ALL  
CO - Change Order No. 2 to Contract No. 1223931 Professional Services for the Implementation of an Oracle HCM Cloud System: for use by the Department of Innovation and Technology (DoIT). This contract consists of providing professional services for the Oracle HCM Cloud system. Awarded to Deloitte Consulting, LLP. Amount Not To Exceed: \$2,597,750.00.  
**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 4/25/2023. The motion carried by the following vote:**

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

**Absent:** 1 - Johnson

*-information provided by Director Matelski*

*-Question MLS: this is in addition to their existing contract?*

*J Matelski: the contract already existed, we are requesting this amount to add additional funds and an additional year for them to continue supporting us*

*-Question MLS: what is the plan after next year?*

*-response provided by Director Matelski*

*-Question MLS: do you think the work described is reasonable to be completed in 12 months?*

*J Matelski: to your point it's a lot, but we believe it's reasonable; additional response provided by Director Matelski*

*-Question MLS: you'll be looking at the option to provide additional support?*

*J Matelski: that's correct*

2023-0346

Commission District(s): ALL  
CA - Cooperative Agreement for Diesel, Truck-Road Tractor (Sourcewell Contract No. 060920-PMC): for use by Public Works-Fleet Management to be used by the Department of Watershed Management (DWM). Consists of piggybacking off the competitively let Sourcewell Contract No. 060920-PMC to purchase four (4) diesel, truck-road tractors used to transfer trailers containing sludge from the water treatment facilities to the landfill for disposal. Awarded to Peterbilt of Atlanta, LLC. Amount Not To Exceed: \$903,660.00.

**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 4/25/2023. The motion carried by the following vote:**

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

**Absent:** 1 - Johnson

*-information provided by COO Williams*

*-Question MLS: what is sludge?*

*Z Williams: it's a waste product coming out of sewage, a byproduct of muck that is taken to the landfill*

2023-0354

Commission District(s): ALL  
LB - Invitation No. 22-101550 On Call Electrical Services (Annul Contract with 2 Options to Renew): for use by the Departments of Facilities Management and Fire Rescue Services. Consists of providing inspections, maintenance repairs and installations of electrical systems, components, and equipment in County owned facilities. Recommend award to the lowest, responsive, and responsible bidders: GC&E Systems Group, LLC and Electrical Contractor Incorporated. Total Amount Not To Exceed: \$550,000.00.

**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 4/25/2023. The motion carried by the following vote:**

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

**Absent:** 1 - Johnson

*-information provided by David Ford*

[2023-0372](#)

Commission District(s): ALL  
REN - Contract Nos.: 1297373, 1297382, 1297392, 1297411, 1297397, 1297401, 1297403, 1297409, 1297473 and 1297474 Filters (Annual Contract-1st of 2 Options to Renew): for use by Public Works-Fleet Management. These contracts consist of providing various filters for vehicles and equipment. Awarded to Interstate Truck Equipment, Inc., Napa Auto Parts, Truck Pro, O'Reilly Automotive Stores, Inc. dba O'Reilly Auto Parts, Fleetpride, Rush Truck Centers of GA, Inc. dba Rush Truck Center Atlanta, AgPro, LLC., Advance Stores Co., Inc. dba Advance Auto Parts, Tidewater Fleet Supply dba TNT Parts and Parts Authority, LLC. This request seeks to exercise the 1st renewal option through July 31, 2024. Total Amount Not To Exceed: \$280,000.00.

**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 4/25/2023. The motion carried by the following vote:**

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

**Absent:** 1 - Johnson

*-information provided by COO Williams*

[2023-0376](#)

Commission District(s): ALL  
CA - Cooperative Agreement for Ansible Automation (GSA Schedule Contract No. GS-35F-0119W): for use by the Department of Innovation and Technology (DoIT). Consists of piggybacking off the competitively let GSA Schedule Contract No. GS-35F-0119W for the creation of new accounts for new employees in association with the CV360 human resources system. Awarded to Emergent, LLC. Amount Not to Exceed: \$114,280.00.

**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 4/25/2023. The motion carried by the following vote:**

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

**Absent:** 1 - Johnson

*-information provided by Director Matelski*

*-Question MLS: you said there was more than CV360, does that need to be reflected here?*

*J Matelski: I don't believe so; additional response provided by Director Matelski*

*-Question MLS: have we had any security concerns with CV360*

*J Matelski: no; additional information provided by Director Matelski*

*-Question TT: I agree with automation systems; are you exploring AI to assist with those automations discussed? J Matelski: we definitely have been; additional response provided by Director Matelski*

2023-0389

Commission District(s): ALL

CA - Cooperative Agreement for Compact Track Loaders with Bucket and Attachments (Sourcewell Contract No. 032119-JDC): for use by Public Works-Fleet Management to be used by Public Works-Road and Drainage (R&D). Consists of piggybacking off the competitively let Sourcewell Contract No. 032119-JDC to purchase three (3) compact track loaders with bucket and attachments for the purpose of maintaining all inlets in functioning order and preventing contamination due to unclean discharges to the storm drains. Awarded to Dobbs Equipment Southeast, LLC. Amount Not To Exceed: \$204,871.00.

**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 4/25/2023. The motion carried by the following vote:**

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

**Absent: 1 - Johnson**

*-information provided by COO Williams*

*-Question MLS: are these funded through ARPA?*

*Z Williams: these are not*

2023-0375

Commission District(s): ALL

REN - Contract Nos.: 1294461, 1294463, 1294464, 1294465, 1294470 and 1294469 Purchase of Tires (Annual Contract-1st of 2 Options to Renew): for use by Public Works-Fleet Management. These contracts consist of the purchase of new tires & tubes, tire recapping and/or repair services. Awarded to Action Tire Co., Atlanta Commercial Tire, Best Drive Tire, LLC., J&R Tire, Inc., Nextire Commercial Inc. & Southern Tire Mart, LLC. This request seeks to exercise the 1st renewal option through June 30, 2024. 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 deferral to the Board of Commissioners, due back on 4/25/2023. The motion carried by the following vote:**

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

**Absent:** 1 - Johnson

*-information provided by COO Williams*

*-MLS: motion to defer 2 weeks*

2023-0490

Commission District(s): All

Proposed approval of lease renewal for certain property located at 2994 Turner Hill Road, Stonecrest, Georgia 30038, consisting of approximately 141,000 square feet of space, tax parcel identification number

16 183 01 006, owned by the Urban Redevelopment Authority of the City of Stonecrest (the "URA"), for use as a warehouse and office space to facilitate County voter registrations and elections operations and/or other essential County activities. The proposed renewal is for one twelve month period.

**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 4/25/2023. The motion carried by the following vote:**

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

**Absent:** 1 - Johnson



*-information provided by COO Williams*

*-Question MDJ: Commissioner Cochran-Johnson discussed other options that we may need; we want to bring that back to OPS to discuss. When would you be ready?*

*-Z Williams: I would like to bring it back around the midyear budget, so that we know what the posture of the city may be. I would like to request 60 days*

*-Question LCJ: when does the current contract on the facility expire?*

*-Z Williams: the end of May*

*-Question LCJ: with the current agreement are we able to go month to month*

*-Z Williams: I don't think that was the provision; additional information provided by COO Williams*

*-Question MDJ: how much is the current agreement?*

*-Z Williams: \$30,000 and change*

*-Question MDJ: even if you were to do a month to month rent, usually those are much more than a set timeframe. If we discuss this and implement, can we do it in a year's time*

*-responses provided by Attorney Phillips*

*-Question MLS: is there a clause for a 90 day termination of the agreement?*

*T Phillips: yes*

*-additional comments provided by Director Smith - VRE*

*-Question MLS: we're going to explore options in the next 2 months?*

*T Phillips: that is correct Commissioner'*

*-Question MDJ: is the Memorial Drive location ideal for the elections office to be in?*

*K Smith: From my observation we have outgrown that space*

*-Question MDJ: would you like to see the options that would be inclusive of all the things the office would need to perform the duties of the election office?*

*K Smith: absolutely*

*-additional comments provided by COO Williams*

*-Question TT: I think that the contract makes sense to extend for another year. To the committee, does Stonecrest want us to be there, or do they want funds right now and will later want us to leave? I think the ultimate goal for us would be a place that we can control for the long term. Additional information provided by Commissioner Terry*

*-comments provided by Commissioner Davis Johnson*

Meeting Ended At:2:16 PM

**This agenda item was adjourned meeting**

---

Barbara H. Sanders-Norwood CCC, CMC