



# DeKalb County Government

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

## 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 20, 2024

1:00 PM

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

Meeting Started At: 1:02 PM

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

#### I. MINUTES

**2024-0253** Commission District(s): All Districts  
Minutes for the February 6, 2024, County Operations (OPS) Committee Meeting;  
**MOTION was made by Michelle Long Spears, seconded by Larry Johnson, that this agenda item be approved. The motion carried by the following vote:**

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

#### II. AGENDA ITEM

*Previously Heard 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  
**This agenda item was recommended holding in committee to the Board of Commissioners due back on 2/27/2024 .**

*MDJ: I'm going to bring back this item at the March 5th OPS Meeting*

*Held in Committee*

### **Innovation & Technology**

- [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.  
**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 2/27/2024. The motion carried by the following vote:**

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

*Information provided by Director Matelski -*

*MLS: motion to approve*

- [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.  
**MOTION was made by Larry Johnson, seconded by Michelle Long Spears, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 2/27/2024. The motion carried by the following vote:**

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

*Information provided by Director Matelski*

*Question TT: will this help keep track of requests?*

*JM: The system does, it would require integration from departments. Additional information provided*

*Question TT: Traditional practice is Commissioners email COO or Departments and its put in the que, how can commissioners track that?*

*JM: I don't believe you have access at this time. I would advise your department have that discussion for integration. Additional information provided.*

*TT: My office has made this request. We've requested 311 integration and more connection wit departments. Additional comments provided*

*Question TT: can Cityworks help us track metal plates?*

*JM: yes it can*

*COO: we can do a high level review of what is happening in various departments. To me Commissioner Terry's request is how can commissioners view requests. We are currently developing a COO tracker system to help breakdown requests by district. Additional information provided*

*Question LJ: if we can view it how can it help with completion ? Is that legislative or administrative*

*Comments provided by COO Williams*

*TT: my request is about operational efficacy. If our staff is spending majority of their time trying to track down where projects are they are not working for us.*

*-LJ: motion to approve*

**Fleet Management**

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.

**MOTION was made by Larry Johnson, seconded by Michelle Long Spears, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 2/27/2024. The motion carried by the following vote:**

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

*Information provided by Director Gordon*

*-LJ: motion to approve*

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.

**MOTION was made by Larry Johnson, seconded by Michelle Long Spears, that this agenda item be recommended for approval to the Board of Commissioners, due back on 2/27/2024. The motion carried by the following vote:**

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

*Information provided by Director Gordon Question*

*MLS: Can you expand this subcontractors?*

*Comments provided by Director Gordon*

*-LJ: motion to approve*

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.

**MOTION was made by Larry Johnson, seconded by Michelle Long Spears, that this agenda item be recommended for approval to the Board of Commissioners, due back on 2/27/2024. The motion carried by the following vote:**

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

*Information provided by Director Gordon*

*-LJ: motion to approve*

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.

**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 2/27/2024. The motion carried by the following vote:**

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

*OIIA review of the information provided showed that the \$7,800,000, cited on agenda item 2023-1519, was supported.*

*Information provided by Director Gordon*

*-MLS: motion to approve*

**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.

**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 2/27/2024. The motion carried by the following vote:**

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

*Information provided by Director Hines, PDK*

*Question MDJ: is the claim being contested*

*HH: no, Additional context provided*

*Question MLS: can you elaborate on the claimed risk to public safety? Additional information provided*

*Question MLS: does the FAA have to approve?*

*HH: the manufacture would have to*

*-MLS: motion to approve*

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.

**MOTION was made by Larry Johnson, seconded by Michelle Long Spears, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 2/27/2024. The motion carried by the following vote:**

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

*Information provided by Director Hines, PDK*

*Question MLS: Can you expand on the GDOT letter, did you all notify them as requested?*

*HH: yes*

*-LJ: motion to approve*

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 deferral to the Board of Commissioners, due back on 2/27/2024. The motion carried by the following vote:**

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

*COO: we would like this substitute held in committee. We are still in discussions with the contractor and want to hold a townhall meeting before OPS Discussion*

*Question MLS: How long for deferral, can you hold the townhall and debrief the commission in that time?*

*COO: I believe so. Additional context provided*

*MLS: It doesn't sound like you have a requested date for the town hall. my request then would be to hold 30 days. Question TT: did this tax analysis come from the tax commissioner?*

*COO: I believe it is a part of the RFP. We can confirm.*

*Additional comments provided by Commissioner Terry*

*MDJ: please get with commissioner Terry before this item comes back*

*-MLS: motion to defer SUB 30 days*

**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.

**MOTION was made by Larry Johnson, seconded by Michelle Long Spears, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 2/27/2024. The motion carried by the following vote:**

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

*Information provided by Deputy Director Buford*

*TT: I would propose we consider an operational audit. This contract has been out since*

*May. Question LJ: can you speak to the process of the purchase of LED lights*

*Comments provided by Deputy Director Buford*

*-LJ: motion to approve*

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.

**MOTION was made by Larry Johnson, seconded by Michelle Long Spears, that this agenda item be recommended for approval to the Board of Commissioners, due back on 2/27/2024. The motion carried by the following vote:**

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

*Information provided by Deputy Director Buford*

*-LJ: motion to approve*

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 approval to the Board of Commissioners, due back on 2/27/2024. The motion carried by the following vote:**

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



*Information provided by Deputy Director Buford*

*Question TT: what was the reduction? What was pulled out?*

*Comments provided by Deputy Director Buford*

*Question TT: They are not taking away rubbish but taking it to the facilities*

*dumpsters? Comments provided by Deputy Director Buford*

*Question TT: is it at all possible recycling could be co-mingled an put in the trash?*

*KB: I cannot speak to that but I can inquire under the COO*

*-LJ: motion to approve SUB*

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.

**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 2/27/2024. The motion carried by the following vote:**

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

*Information provided by Director Stovall*

*Question MLS: can you expand on the purpose of this contract?*

*Response provided Director Stovall*

*Comments provided by Commissioner Terry*

*Question TT: who is doing the concrete slab?*

*CS: we have an onsite contractor to facilitate. We are working on a notice to proceed.*

*Question TT: the long term goal is to get 4 more units? We know the need is 10 but we only got 6.*

*-MLS: motion to approve*

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 by Michelle Long Spears, seconded by Larry Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 2/27/2024. The motion carried by the following vote:**

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

*Information provided by Deputy Director Buford*

*-MLS: motion to approve*

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.

**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 2/27/2024. The motion carried by the following vote:**

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

*Information provided by Deputy Director Buford*

*-MLS: motion to approve*

*New Agenda Items*

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

2024-0190

Commission District(s): All Commission Districts  
An Ordinance for Companion Animal Litter Permit and Transfer and Sale of Dogs and Cats in DeKalb County, Georgia

**MOTION was made by Michelle Long Spears, seconded by Larry Johnson, that this agenda item be recommended for deferral to the Board of Commissioners, due back on 2/27/2024. The motion carried by the following vote:**

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

*Information provided by Commissioner Spears*

*MLS: lets hold this, I need to review with the law department.*

*-MLS: motion to defer 2 weeks*

Meeting Ended At: 2:13 PM

**MOTION was made by Larry Johnson, 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 Johnson, and Commissioner Long Spears**

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Barbara H. Sanders-Norwood CCC, CMC