

CLAYTON COUNTY BOARD OF COMMISSIONERS

Regular Business Meeting
7:00 P.M.

March 5, 2013

POST SUMMARY MINUTES

PRESENT: Chairman Jeffrey E. Turner, Vice-Chairman Michael Edmondson, Commissioner Sonna Singleton, Commissioner Gail Hambrick, Commissioner Shana M. Rooks, and Clerk Shelby D. Haywood.

1. Chairman Turner called the meeting to order.
2. Invocation was led Pastor Keith L. Reynolds of Christian Fellowship Baptist Church in College Park, Georgia. Pledge of allegiance to the flag was led by Chairman Turner.
3. Amended the agenda by adding Resolution 2013-72 (Authorizing Clayton County to approve a Work Authorization form for an additional service request from Silverman Construction Program Management for the Fire & Multipurpose Facility project; to authorize the Chairman to execute the Work Authorization form and any other documents necessary; etc.) and holding item #7 (Appointment to the Water Authority Board. The term of John L. Westervelt expired on March 1, 2013. New term is for five (5) years, expiring on March 1, 2018). The agenda was adopted, as amended, as all commissioners had copies before them. Vote unanimous.
4. Approved the February 19, 2013 Regular Business Meeting minutes. Vote unanimous.
5. PUBLIC COMMENT: Citizens will be given a three (3)-minute maximum time limit to speak before the Board of Commissioners about various topics, issues, and concerns. Following thirty minutes of hearing from the public, the Board of Commissioners will allow the remainder of citizens who have signed up for public comment to be heard at the next Tuesday business meeting.

1) Dr. Henry Anderson, a Clayton County resident, strongly encouraged and requested that the Board increase the number of new police officer slots for hire when it is time to set the budget. He stressed that he has always been a supporter of the Police Department and has been outspoken about the need to have a well-manned police force in the County. Some of his concerns have consistently been about the ratio of uniformed patrol officers to the county citizens, and the number of uniformed patrol officers is seriously lacking. Dr. Anderson referenced e-mails dated four years ago that Chairman Turner had before him when he was the Chief of Police. One previous e-mail from then Deputy Chief Tim Robinson indicated that the County had a total of 365 sworn officers; however, there were only 186 uniformed police officers in the County, which calculates to one (1) police offer per 1,450 citizens. Police Chief Greg Porter has been aware of his concern and informed him that he had already submitted a very comprehensive, professional plan to increase the number of police officers to better handle crime

CLAYTON COUNTY BOARD OF COMMISSIONERS

Regular Business Meeting
7:00 P.M.

March 5, 2013

POST SUMMARY MINUTES

in the County. Dr. Anderson urged the Board to be supportive of this request. From the knowledge he has gleaned from reading articles about fighting crime, Dr. Anderson stated that a sufficient ratio of uniformed patrol officers to citizens should be one (1) police officer per 500 citizens. Sadly, Clayton County's citizens outnumber that ratio by almost 1,000. Dr. Anderson alerted the Board that he would be coming back in subsequent meetings with updated information about code enforcement and crime data to which any citizen would have access; i.e., GBI/FBI 2012 data which encompasses all of the County (including cities and unincorporated areas). To countermand and suppress crime perpetrated by criminals, Dr. Anderson reiterated that the Board needs to support increasing the number of police in the County. He was very pleased when he read a February 8, 2013 Clayton News Daily article entitled "Crime Rates Down in Clayton County" as a result of implementing the TITAN program (Targeted Investigations Through Analysis of Networks). Dr. Anderson added that he had been privileged to attend a TITAN meeting held by Chief Porter that helps map out/track crime with Clayton County's four sectors as well as the community-oriented policing program. Dr. Anderson hoped the Board would take positive and favorable action regarding his request when the time comes for budgets to be submitted, and he thanked the Board for taking this time to hear his concerns.

2) Ken Slagle, a Clayton County resident, stated that his request may be considered petty. He was compelled to respond to the Board's passage of Resolution 2013-25 on January 15, 2013 which allowed a "2013 Funk Fest" celebration to be held at the Clayton County International Park. Mr. Slagle opined that such a name as "Funk Fest" was not a positive name to portray in the County. He believed the County and its citizens would want a better name; i.e., "Fun Fest" or "Summer Fest."

3) Chuck Ware, a senior citizens' advocate and Clayton County resident, noted that House Bill 399 (an airport bill) is detrimental to Clayton County in terms of revenue. He beseeched the Board to send people to the Georgia General Assembly to help him lobby against it. Mr. Ware knew that Tax Commissioner Terry Baskin was concerned about its potential effect on the County's taxpayer revenue. Mr. Ware stated he understood that Delta Airlines had received approximately \$25,000,000.00 from the County in the past. Chairman Turner advised Mr. Ware that the Board was aware of this bill and concerted efforts were underway to fight it.

6. PROCLAMATION: "Clayton County Recognizes the 2013 March For Meals Campaign" (presented by Chairman Jeffrey E. Turner).

CLAYTON COUNTY BOARD OF COMMISSIONERS

Regular Business Meeting
7:00 P.M.

March 5, 2013

POST SUMMARY MINUTES

7. PROCLAMATION: "Clayton County Recognizes March 2013 as Professional Social Work Month and March 4-8, 2013 as School Social Workers' Appreciation Week" (presented by Chairman Jeffrey E. Turner).

[NOTE: Group photos were taken of the honorees and the Board with the above-listed proclamations. Clerk Haywood read the proclamations for the benefit of the honorees, Board, and audience.]

Chairman Turner recognized several elected officials in the audience: School Board Member Charlton Bivins, Mayor Bobby Cartwright of Lovejoy, Mayor Willie Oswalt of Lake City, Mayor Joy Day of Jonesboro, City Manager John Parker of Forest Park, Probate Judge Pam Ferguson, and Solicitor General Tasha Mosley. He thanked them for attending this meeting and supporting the County.

8. PRESENTATION: "Proposal for an Airport East Community Improvement District" (presented by Emory Morseberger, President of The Morseberger Group).

Mr. Morseberger introduced himself to the Board as a part of "Morseberger Revitalization," and he described his role as working to establish Community Improvement Districts (CID's). There are presently sixteen Community Improvement Districts in the metro Atlanta area, and almost all of them are north of I-20. After talking to several owners in northern Clayton County about starting a CID, Mr. Morseberger stated they were very receptive to moving forward with one this year – primarily in the area that includes Sullivan Road and Phoenix Boulevard. He hoped the Board of Commissioners and the city of College Park, Georgia would approve the formation of a CID project by the end of April 2013 so that a Community Improvement District Board could be established by mid-July 2013. If approved, the CID would begin operations including blight removal, transportation planning, and economic development enhancement in July 2013.

Mr. Morseberger explained that a CID is generally formed when 50 percent of the owners in an area, representing 75 percent of the value, come together and agree to pay an extra property tax into the County. The County collects the property tax and then puts it into an account controlled by the Community Improvement District Board. That Board then works together with the owners to improve the area. Members of the CID Board consist of county commissioners, participating cities, and property owners. The CID Board has an existence of six years and can be dissolved afterwards; however, Mr. Morseberger admitted that he was not aware of any CID Board ever being dissolved because property owners enjoy having the CID and working with the county and any cities to improve

CLAYTON COUNTY BOARD OF COMMISSIONERS

Regular Business Meeting
7:00 P.M.

March 5, 2013

POST SUMMARY MINUTES

their area. He acknowledged that he had personally started three (3) CID's; two (2) in Gwinnett County and one (1) in DeKalb County. Work is currently underway to start a CID along the Camp Creek Parkway corridor in Fulton County that will be called Airport West, and it has advanced to a state to move forward on the schedule he had formally described. Mr. Morseberger hoped that CID work will soon begin in Clayton County as well. GDOT Commissioner Dana Lemon, who represents this area, has been frustrated that a lot of grant money available to improve roads and create infrastructure improvements is going to the north side of Atlanta instead of to the south side. His goal was to not let this area get "left behind." In fact, several hundred millions of dollars have been going toward improvements on the north side while very little money has been appropriated for the south side. Per Mr. Morseberger, grant programs are available this fall for CID's and the CID in Clayton County needs to be created in time to apply for those grants and begin improving the Sullivan Road and Phoenix Boulevard area. He was seeking this commission's support for the CID and hoping for an investment loan from Clayton County's Development Authority to be given to a non-profit formation group. For the CID effort to occur this year, work has to start immediately – preferably in the month of March 2013. Next month would be too late for a CID to be up and running this year. Clayton County could opt to start in 2014, but work has to start now in order to move forward toward the grant cycle this year. Mr. Morseberger concluded that he would be happy to answer any questions from the Board concerning what CID's have done in the metro Atlanta area and what goals are projected for a CID in Clayton County. His revitalization group has done legal research and determined that Clayton County has the ability to form a CID, but the process needs to begin now for the CID to be formed this year.

Chairman Turner stated that he had attended a meeting in Lilburn, Georgia (Gwinnett County) which focused on property that had been transformed into a CID. He asked Mr. Morseberger to elaborate on the value of this property before the CID and its current value. Mr. Morseberger expounded that the Lilburn city government, in the heart of Gwinnett County, was suffering. The area was declining and blight was growing along Lawrenceville Highway. A group of private property owners came together four (4) years ago and agreed to work to improve their area (coincidentally in the city of Lilburn). That group eventually went to the city of Lilburn's Development Authority and requested a loan of \$250,000.00. The city of Lilburn's Development Authority loaned \$250,000.00 to that group of property owners (who had formed a non-profit company to upgrade their area) with the term of the loan being repaid over a (6)-year period. That loan was given two and a half years ago. The Lilburn CID, which was the fourth CID formed in Gwinnett County, has so far paid back over half of that \$250,000.00. To date, that CID has brought in well over three (3) million dollars in grants from the

CLAYTON COUNTY BOARD OF COMMISSIONERS

Regular Business Meeting
7:00 P.M.

March 5, 2013

POST SUMMARY MINUTES

Georgia Department of Transportation (GDOT), the Atlanta Regional Commission (ARC), the State Road and Tollway Authority, and other state and federal authorities to improve the city of Lilburn area. The largest grant (over \$1,000,000.00) came from the State Road and Tollway Authority, and this authority will probably have a ten million dollar allocation this fall strictly for CID's in the metro area. Mr. Morseberger stressed that if no CID is formed in Clayton County, there will not be a grant from the State Road and Tollway Authority out of that particular fund. He expressed that the city of Lilburn has been amazed at the amount of return received from that \$250,000.00 loan over two and a half years ago, and the city of Lilburn CID has been a tremendous success.

Mr. Morseberger next identified CID's in the perimeter as the Cumberland CID (I-75 and I-285) and Ashford Dunwoody in Perimeter Mall with two (2) CID's; a Fulton County CID and a DeKalb County CID working hand in hand with two different boards, two different bank accounts, two different lawyers, but one staff trying to upgrade that perimeter center area. This perimeter center combination has brought several hundred million federal, state, and local dollars worth of improvements into that area, and tremendous improvements continue to be made. The first CID in Gwinnett County was the Highway 78 CID that received almost 4 grant dollars for every tax dollar invested, and the second CID was the Gwinnett Place Mall CID in Gwinnett County with a 3-1 return on tax dollars invested. He defined tax dollars as taxes paid extra by commercial property owners. The third CID in Gwinnett County was Jimmy Carter Boulevard and I-85. His group started this CID in 2005, and it had been written off by the Gwinnett County power structure as being too diverse and a lost cause. Mr. Morseberger stated he put together 18 different groups from churches, businesses, schools, commercial and home property owners who strongly represented their sides at the table. These groups voted unanimously to form the Gwinnett Village Community Improvement District and turned Jimmy Carter Boulevard around from a place to be feared after dark. An amount of 980 million dollars was signed up in six (6) months and that CID alone has done over 60 different physical projects in that area over the last five years. Mr. Morseberger admitted he had lost track of the amount of monies that the Gwinnett Village CID has brought in, but the most recent grant was 6 million dollars to improve the Jimmy Carter Bridge over I-85 with a diverging diamond interchange. CID's are invaluable because they address blight removal, landscape maintenance, road improvements, and anything else needed to upgrade an area. They are, however, subservient to governmental entities, such as counties. A CID cannot pick up a beer bottle on the side of the road, cut grass, zone, or repair a road unless the county approves it, and it works closely with cities and counties to make progress for the area it covers.

CLAYTON COUNTY BOARD OF COMMISSIONERS

Regular Business Meeting
7:00 P.M.

March 5, 2013

POST SUMMARY MINUTES

Commissioner Rooks questioned what the loan amount would be from Clayton County that Mr. Morseberger had requested earlier.

Mr. Morseberger answered it would be \$100,000.00 and, after meeting with the City Council of College Park last night, he anticipated that College Park would match that amount.

Commissioner Hambrick inquired if a CID would be in contrast to the task force that has been meeting regarding the Aerotropolis.

Mr. Morseberger replied that this CID actually came out of that task force which Commissioner Hambrick referenced. All of the different governmental agencies that participated in that task force, including Clayton County, were seeking ways to improve an area that possibly included a city and an unincorporated county area. A CID can work with the city and a county to improve the area for everyone involved. Although a lot of communication came out of that task force, the CID is not controlled by it. The CID is controlled by property owners and the county government.

In closing his presentation, Mr. Morseberger introduced Frank Farrell, Senior Vice-President of Leasing at Ackerman & Company, to the Board. Ackerman has buildings on Phoenix Boulevard and wants to see that area improved. Last night, Mr. Morseberger said he talked to Steve Berman of OA Development who has other buildings in that corridor. Today he had lunch with Kevin Kirk who has a Marriott hotel in the top tip of the County, and he is anxious to move forward. Mr. Morseberger surmised that there is support for this effort, but a lot of work is involved in getting a CID created.

9. Theodis Locke, Director of Central Services/Risk Management, presented five (5) requests which resulted in the following Board actions.

1) Approved a request for an **RFQ High Capacity Chamber Septic Tank Installation for Fire Station #10, (\$15,335.50)/Request for Informal Written Quote Approval**, as requested by Fire & EMS. Per Section 2-136 (4) Clayton County Purchase Ordinance, the written quote method is used for all purchases from \$500.00 to \$24,999.99. Buyers are required to solicit quotations and receive written responses from vendors. All reasonable efforts will be made to obtain three written quotations for each item solicited. Awards for written quotations are given strictly on a lowest quote. Vote unanimous.

CLAYTON COUNTY BOARD OF COMMISSIONERS

Regular Business Meeting
7:00 P.M.

March 5, 2013

POST SUMMARY MINUTES

This request is for the purchase and installation of a High Capacity Chamber septic tank system for Fire Station #10, located at 12554 Panhandle Road, Hampton, Georgia 30228. Fire/EMS Chief Jeff Hood's recommendation is to approve this purchase request in the amount of \$15,335.50 and purchase from Delta Plumbing, Inc., located in Stockbridge, Georgia, whose company has the overall lowest quote. Monies are available in Fire & EMS' repair and maintenance funds.

2) Approved **Transportation Services for Grandparents Raising Grandchildren Retreat for the Clayton County Kinship Care Program, (\$5,881.92)/Request for Informal Written Quote Approval/POR #00002023**, as requested by the Senior Services Department. Per Section 2-136 (4) Clayton County Purchasing Ordinance, the written quote method is used for all purchases from \$500.00 to \$24,999.99. Buyers are required to solicit quotations and receive written responses from vendors. All reasonable efforts will be made to obtain three written quotations for each item solicited. Awards for written quotations are given strictly on a lowest quote. Vote unanimous.

This request is for transportation services for Grandparents Raising Grandchildren Retreat and six months of services for the Kinship Care program. Senior Services Director Mary Byrd's recommendation is to approve this request in the amount of \$5,881.92 and rent from MTI Limo and Shuttle Services, Inc., located in College Park, Georgia, whose company has the lowest overall quote. Monies are available in the Senior Services Miscellaneous Program funds.

3) Approved **RFP Pkg. #12-27 Water Slide Package for Clayton County International Park "The Beach," Contract Amendment II, (\$37,469.00)**, as requested by the Parks & Recreation Department. Per Section 2-136 (2) Clayton County Purchasing Ordinance, Clayton County utilizes the competitive sealed proposal method when the competitive sealed bid method is neither practical nor advantageous and when cost is not the primary consideration. The competitive sealed proposal method will be used when the costs of goods and services exceed \$25,000.00. The Clayton County Board of Commissioners makes the final award of all non-budgeted proposals of \$35,000.00 and greater. Vote unanimous.

This request is to amend the current contract with Sunbelt Pools of Georgia, LLC located in Woodstock, Georgia, in the amount of \$37,469.00, due to additional services for a Catch Pool for the new water slide structure at the Clayton County International Park "The Beach," as requested by Parks & Recreation Director Detrick Stanford. The Board of Commissioners awarded Sunbelt Pools of

CLAYTON COUNTY BOARD OF COMMISSIONERS

Regular Business Meeting
7:00 P.M.

March 5, 2013

POST SUMMARY MINUTES

Georgia, LLC this contract on November 13, 2012. Sunbelt Pools of Georgia, LLC has agreed to accept the amendment. Funding is available through the 2009 SPLOST funds.

4) Approved **RFB Pkg. #12-55 Remanufactured Training Ammunition for Clayton County Police Department, Annual Contract (40 Caliber 180 Grain JFP at \$210.00 per 1000/45 Caliber 230 Grain JFP at \$260.00 per 1000/223 Caliber 55 Grain FMJ at \$310.00 per 1000)**, as requested by the Police Department. Per Section 2-136 (6) Clayton County Purchasing Ordinance, Clayton County has developed annual contracts for frequently used items and services. These contracts are a result of a sealed bid. The contract allows the county to order goods and services directly from the awarded suppliers through the use of an annual contract. Vote unanimous.

This bid is for an annual contract for the purchase of remanufactured training ammunition. Police Chief Greg Porter's recommendation is to award a contract for and purchase from Atlanta Arms & Ammo, located in Social Circle, Georgia, whose firm was the overall lowest responsive bidder on the type of ammunition required. The remanufactured ammunition items are as follows:

- 40 Caliber 180 Grain, JFP at \$210.00 per 1000.
- 45 Caliber 230 Grain, JFP at \$260.00 per 1000.
- 223 Caliber 55 Grain, FMJ at \$310.00 per 1000.

The contract would be renewable for two (2) additional one (1) year periods. Funding is available through the Police Department's general funds.

5) Approved **RFB #12-42 Clayton County Transportation and Development Concrete Sand Supply, Annual Contract, Contract Amendment (\$15.09 per ton)**, as requested by the Parks & Recreation Department. Per Section 2-136 (6) Clayton County Purchasing Ordinance, Clayton County has developed annual contracts for frequently used items and services. These contracts are a result of a sealed bid. The contract allows the county to order goods and services directly from the awarded suppliers through the use of an annual contract document. Vote unanimous.

This request is to amend the current annual contract with Foley Materials Company, located in Columbus, Georgia, to include the procurement of White Beach Sand at a cost of \$15.09 per ton. The Board of Commissioners awarded this contract to Foley Materials Company on November 6, 2012. Funding is available through the Parks & Recreation Department's general funds.

CLAYTON COUNTY BOARD OF COMMISSIONERS

Regular Business Meeting
7:00 P.M.

March 5, 2013

POST SUMMARY MINUTES

10. Dennis Johnson, Budget Manager, presented the following budget amendments which resulted in these Board actions:

1) Approved Budget Amendment #2-44 – Prison/FYE 6-30-13, in the amount of \$1,115.00, to combine units of the Prison’s budget. Vote unanimous.

2) Approved Budget Amendment #2-45 – Circuit Public Defenders Office/FYE 6-30-13, in the amount of \$42,250.00, to provide services for appellate cases. Vote unanimous.

3) Approved Budget Amendment #4-69 – **Fund 307** – 2009 SPLOST Projects/FYE 6-30-13, in the amount of \$300,000.00, to establish the budget for Transportation and Development’s signal lighting operating account. Vote unanimous.

11. Approved Resolution 2013-07, a Resolution authorizing Clayton County to enter into an agreement with Comcate, Inc., providing for the terms and conditions under which Code Enforcement, Animal Control and GIS Lite Software will be utilized by the Clayton County Police Department; to authorize the Chairman to execute the agreement and otherwise to perform all acts necessary to accomplish the intent of this resolution; to authorize the Finance Director to amend the budget where necessary to reflect an appropriate revenue source and expense; etc. Vote unanimous.

12. Approved Ordinance 2013-68, an Ordinance to amend the Clayton County Civil Service Rules and Regulations, as amended, specifically to delete Rule 7.204 "Nepotism Policy" and to insert in lieu thereof new language as provided herein; to repeal any and all conflicting laws, ordinances, resolutions, rules and regulations; to provide for severability; etc. Vote unanimous.

13. Approved Resolution 2013-69 authorizing Clayton County to amend an Aging Subgrant Contract with the Atlanta Regional Commission providing for services to be rendered in connection with older adult programs; to authorize the Chairman to execute the amendment and otherwise to perform all other acts necessary to accomplish the intent of this resolution; to authorize the Finance Director to amend the budget where necessary to reflect an appropriate revenue source and expense; and to transfer any required match of local funds, all as may be required; etc. Vote unanimous.

14. Approved Resolution 2013-70, a Resolution requesting the Georgia General Assembly to adopt legislation authorizing the collection of additional fees on all traffic and county ordinance citations

CLAYTON COUNTY BOARD OF COMMISSIONERS

Regular Business Meeting
7:00 P.M.

March 5, 2013

POST SUMMARY MINUTES

issued by the Clayton County Police Department to support updated technology in the Police Department; to authorize the Chairman to perform all acts necessary to accomplish the intent of this resolution; to authorize the Finance Director to amend the budget where necessary to reflect an appropriate revenue source and expense, all as may be required; etc. Vote unanimous.

15. Approved Resolution 2013-71, a Resolution by the Clayton County Board of Commissioners reconstituting the Clayton County Animal Control Board; to authorize the Chairman to perform all acts necessary to accomplish the intent of this resolution; to authorize the Finance Director to amend the budget where necessary to reflect an appropriate revenue source and expense, all as may be required; to provide an effective date of this resolution; and for other purposes. Vote unanimous.

16. Approved Resolution 2013-72, a Resolution authorizing Clayton County to approve a Work Authorization form for an additional service request from Silverman Construction Program Management for the Fire & Multipurpose Facility Project; to authorize the Chairman to execute the Work Authorization form and such other documents as may be necessary to accomplish the intent of this resolution; to authorize the Finance Director to amend the budget where necessary to reflect an appropriate revenue source and expense, all as may be required; to provide an effective date of this resolution; and for other purposes. Vote unanimous.

Interim County Attorney Jack Hancock requested an Executive Session regarding real estate, litigation, and personnel matters. The Board generally consented to conduct an Executive Session on the aforementioned subject matters.

17. Approved the reappointments of Kenneth Stackhouse, Robert L. Stephens, Jr., and Larry W. Vincent (Chairman) to the Development Authority/Redevelopment Authority Board. New terms are for four (4) years, expiring on March 1, 2017. Vote unanimous.

Motion by Commissioner Rooks, second by Chairman Turner, to go into Executive Session to discuss real estate, litigation, and personnel matters in the Commissioners' Conference Room at 7:47 p.m. Vote unanimous.

Motion by Vice-Chairman Edmondson, second by Commissioner Rooks, to go out of Executive Session at 10:45 p.m. Vote unanimous.

CLAYTON COUNTY BOARD OF COMMISSIONERS

Regular Business Meeting
7:00 P.M.

March 5, 2013

POST SUMMARY MINUTES

Motion by Vice-Chairman Edmondson, second by Commissioner Rooks, to reconvene the Regular Business Meeting in the Commissioners' Boardroom at 10:46 p.m. Vote unanimous.

Clerk Haywood requested that the Board consider appointing Yvonne Carmicheal as Interim Director of Library Services upon the retirement of Carol Stewart, Director of Library Services, on March 15, 2013. The following motion ensued:

Motion by Vice-Chairman Edmondson, second by Chairman Turner, to appoint Yvonne Carmicheal as Interim Director of Library Services upon the retirement of Carol Stewart, Director of Library Services, on March 15, 2013. Vote unanimous.

There being no further business to discuss, motion by Vice-Chairman Edmondson, second by Chairman Turner, to adjourn the Regular Business Meeting of March 5, 2013 at 10:47 p.m. Vote unanimous.