

CLAYTON COUNTY BOARD OF COMMISSIONERS

Regular Business Meeting
7:00 P.M.

September 2, 2014

POST SUMMARY MINUTES

1. Chairman Turner called the meeting to order.
2. Invocation was led by Pastor Greg Ward of Emmanuel Baptist Church in Riverdale, Georgia. Pledge of allegiance to the flag was led by Chairman Turner.
3. Amended the agenda by holding item #14 on page 3 (Resolution 2014-218 – A Resolution authorizing Clayton County to enter into Articles of Agreements with certain community charitable organizations, governmental agencies, and professional service providers located and conducting business in Clayton County; to authorize the Chairman to execute the agreements, and otherwise perform all acts necessary to accomplish the intent of this resolution; to authorize the Chief Financial Officer to amend the budget where necessary to reflect an appropriate revenue source and expense, all as may be required under the terms of the agreement; to provide an effective date of this resolution; and for other purposes); holding item #25 on page 5 (Resolution 2014-229 – A Resolution authorizing Clayton County to enter into an Asset Purchase Agreement with Clayton County Hospital Authority; to authorize the Chairman to execute the agreement and to perform all other acts necessary to accomplish the intent of this resolution; to authorize the Chief Financial Officer 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); holding item #26 on page 6 (Resolution 2014-230 – A Resolution authorizing Clayton County to enter into a Lease Agreement with the Clayton County Hospital Authority; to authorize the Chairman to execute the agreement and to perform all other acts necessary to accomplish the intent of this resolution; to authorize the Chief Financial Officer 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); and holding item #27 (Resolution 2014-231 – A Resolution authorizing the issuance of Clayton County, Georgia of (1) \$____ in principal amount of its General Obligation bond, Series 2014A and (2) \$_____ in principal amount of its General Obligation Bond, Series 2014B; adopting a form for the bonds; authorizing the execution of the bonds; establishing the date and rates of interest for the bonds; levying an annual Ad Valorem Tax on the taxable property within Clayton County, Georgia sufficient to pay the principal of and interest on the bonds as the same become due; authorizing the sale of the bonds to Wells Fargo Municipal Capital Strategies, LLC; and for other related purposes). Clerk Haywood also announced that the presentation of the proclamation entitled “Clayton County Recognizes Bria Matthews as an Outstanding Track and Field Athlete and Student at Forest Park High School” (presented by Commissioner Sonna Gregory) would be delayed until the honorees arrived at tonight’s meeting. The agenda was adopted, as amended, as all commissioners had copies before them. Vote unanimous.

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4. Approved the August 19, 2014 Special Called Meeting and August 19, 2014 Regular Business Meeting minutes with the following motions:

Motion by Vice-Chairman Rooks, second by Commissioner Gregory, to approve the August 19, 2014 Special Called Meeting minutes. The motion carried 4-0-1. Commissioner Edmondson abstained because he was absent at this meeting.

Motion by Vice-Chairman Rooks, second by Commissioner Gregory, to approve the August 19, 2014 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 to be heard at the next Tuesday business meeting.

1) Dr. Henry Anderson, a concerned citizen, greeted each commissioner and announced it was now time to evaluate the recent work of the commission. He stated that the evaluation spotlight this evening was on the passage and approval of the Fiscal Year 2015 budget, which included the creation of two (2) code enforcement officers who were critically needed to enforce the county's ordinances pertaining to commercial, business, and other non-residential properties. Dr. Anderson noted that his public commenting this year focused on numerous code and ordinance violations. Over the past several years, Dr. Anderson stated he has always sought the support of the commission. On Tuesday, July 16, 2013, he met with Vice-Chairman Shana Rooks, Community Development Department Director Patrick Ejike, Planning and Zoning Administrator Kc Krzic, and Strategic Planning Director Michael Woodman of The Collaborative Firm to discuss his concerns and to be a member of the Clayton Forward: Comprehensive Plan 2014-2034 Steering Committee. Dr. Anderson further stated that due to his persistence in addressing code and ordinance violations, Vice-Chairman Rooks, Chief Operating Officer Arrelle Anderson, Community Development Director Patrick Ejike, and Constituent Aide Steven VanDyke (as the driver) did a ride-along in the county on February 10, 2014. He added that Commissioner Gail Hambrick did a ride-along in the county with him during the first year of her first district commission term. There have been subsequent meetings with others, such as Police Chief Greg Porter and Deputy Chief Gina Hawkins. Dr. Anderson also emphasized that the decision of Commissioners Gregory and Hambrick to increase the millage rate by 5 mills on June 29, 2011 was necessary and it resulted in a stable budget with increased reserve funds that Chief Financial Officer Ramona Thurman has built upon. Since the commissioners have individually and collectively exceeded his expectations in this entire process, he awarded a numerical rate of 10+ for their outstanding performance. He hoped the commissioners would continue to maintain this high rating as

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they moved into the next phase of actually enforcing Clayton County's commercial, business, and non-residential codes and ordinances against the businesses that blatantly and willfully violate the laws by running dirty, dilapidated, and deteriorating establishments. Dr. Anderson stressed that such businesses are not only on Tara Boulevard; they are located in very visible and well-traveled areas as well. He again congratulated the commissioners on their well-deserved 10+ plus rating and overall success in this matter.

2) Danny Kirby, a Clayton County resident, again pleaded with the commissioners to tell Animal Control to stop killing animals. He questioned if the commissioners believed in God and that pets had souls because, if not, maybe they were not in touch with their own souls. Mr. Kirby pointed out that his father fought in World War II for three (3) years against the Nazis; the nation's sons and daughters are fighting against the ISIS and are being killed because they believe in the Lord; and his fight along with other animal rights advocates is a fight against slaughtering innocent dogs in the name of saving a dollar. He opined that it is cheaper to kill dogs than to rescue them. Mr. Kirby felt that the County was sitting on \$4,000.00 a day with interest coming off of the money set aside for five (5) years now to build a new kennel. Per Mr. Kirby, Family Dollar on Highway 42/Rex Road was built in two (2) months. He did not understand why it has taken the County five (5) years to do nothing in terms of building a new kennel. The questions on his mind were "Where is our money going?" and "What do we have to show for it?" His answer to those questions was "A lot of dead dogs." Mr. Kirby finally stated that he hoped God would give the commissioners wisdom to "do the right thing."

3) Kimberly Kirby, a Clayton County resident, again urged the Board to put a rainbow bridge (app) on the County's webpage to help rescue dogs because they need rescue time. She stressed that the County needs to stop trying to "reinvent the wheel." There is currently a 300% raise in the killing of dogs. Dogs labeled aggressive are kept behind fences and there are no airborne diseases floating around to endanger the health of the public. Per Ms. Kirby, the County needs to stop the madness and concentrate on washing the kennels and keeping them dry. A door cannot be slammed on public scrutiny because animal rights advocates are on the scene. She believed Animal Control began with the commissioners, and she was ashamed of their ignorance. Ms. Kirby pleaded with the Board to stop using the IP method of euthanizing animals. She concluded that being stewards over animals will continue to be a God-given duty until the day comes when all animals will lie down in the Kingdom of Christ.

4) Joyce Kirby, a Clayton County citizen, stated she had emailed a letter to all of the commissioners a week ago requesting that they have a thoughtful dialogue which will make it easier to move forward together on the issue of Animal Control. She recalled at a recent meeting that the Board

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had approved \$13 million of reserve monies to be used for employee raises. While this may have been a much needed raise, she voiced that Animal Control is operating with a deficit. From information she has gathered, Animal Control collects \$120,000.00 a year but is not allowed to keep it to maintain itself. Ms. Kirby expressed that this type of attitude makes the commissioners appear as incompetent and uncaring people. She urged them to consider allowing Animal Control to keep those collections and not to cut its budget. According to Ms. Kirby, animal rights advocates and the commissioners need to have a peaceful relationship. She has already informed Channel 2 about her personal efforts to increase animal adoption rates.

5) Roberta Abdul-Salaam, former State Representative, stated that she was present for two purposes. First, she wanted to thank the Board for its historic vote on transit at the July 5, 2014 Special Called Meeting. Citizens will now have an opportunity to vote on a transit referendum in the November 2014 election. Secondly, Ms. Abdul-Salaam extended an invitation to the commissioners and citizens, on behalf of Friends of Clayton Transit, for the grand opening of the Friends of Clayton Transit Education Center on Thursday, September 4, 2014, from 4:00 p.m. to 7:00 p.m. at 6483 Georgia Highway 85. The mission is to advocate the transit needs of citizens which will have an impact on Clayton County voters. A primary goal is to work with churches and organizations and, so far, twenty-four organizations have become a part of the coalition to actively work to achieve something positive in Clayton County.

6) Vickie Warren, a concerned citizen, also thanked the Board for calling a Special Called meeting this year and siding with the constituents on the issue of transit. The issue she wanted to address tonight, however, is that this County needs to be more productive in the area of sanitation/public works. Although she appreciated grass being cut in the County, there is a plethora of trash stemming from Highway 85 to Highway 42. Citizens pay \$40.00 to trash haulers for picking up their garbage. Ms. Warren wondered why more monies could not be added to give youth jobs to earn a decent pay as a means of disposing this trash. There is only so much land available and that is why people are trying to acquire it, but the trash on it needs to be picked up.

Chairman Turner informed Ms. Warren that there are resources in the County that will pick up trash along the roadway. He directed her to contact her district commissioner's constituent aide for assistance.

7) Keith Parker, a County resident, thanked Commissioner Gail Hambrick for the opportunity she gave him to learn about the growth of the airport and how the County is moving forward in the Comprehensive Plan. He did have a question about the acquisition of land in the County

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that has yet to be answered. That question was “How many of our previous elected officials and spouses and current elected officials and spouses own land in Clayton County?”

6. PROCLAMATION: “Clayton County Observes September 2014 as National Preparedness Month” (presented by Chairman Jeffrey E. Turner). [NOTE: Clerk Haywood read the proclamation for the benefit of Fire and EMS representatives and the audience. Group photos were taken of the Fire and EMS representatives with the Board of Commissioners.]

7. PROCLAMATION: “Clayton County Recognizes Bria Matthews as an Outstanding Track and Field Athlete and Student at Forest Park High School” (presented by Commissioner Sonna Gregory). [NOTE: Clerk Haywood read the proclamation in honor of Bria Matthews, who could not be present due to extracurricular high school activities. Forest Park Principal Derrick C. Manning accepted the proclamation on Ms. Matthews’ behalf. Group photos were taken of Principal Manning with the Board of Commissioners.] Commissioner Gregory noted that Bria Matthews is the daughter of former NAACP President Dexter Matthews.

8. PRESENTATION: “Draft Work Plan for Mountain View’s Livable Communities Initiative” (presented by Wade Carroll, Senior Transportation Planner of Jacobs Consulting).

Economic Development Director Grant Wainscott introduced Senior Transportation Planner Wade Carroll of Jacobs Consulting to the Board as the presenter tonight for Mountain View’s LCI. He stated that Mr. Carroll would provide an overview and plan that has been four (4) months in the making. Mr. Wainscott added that feedback regarding this proposal has been rapid and interesting.

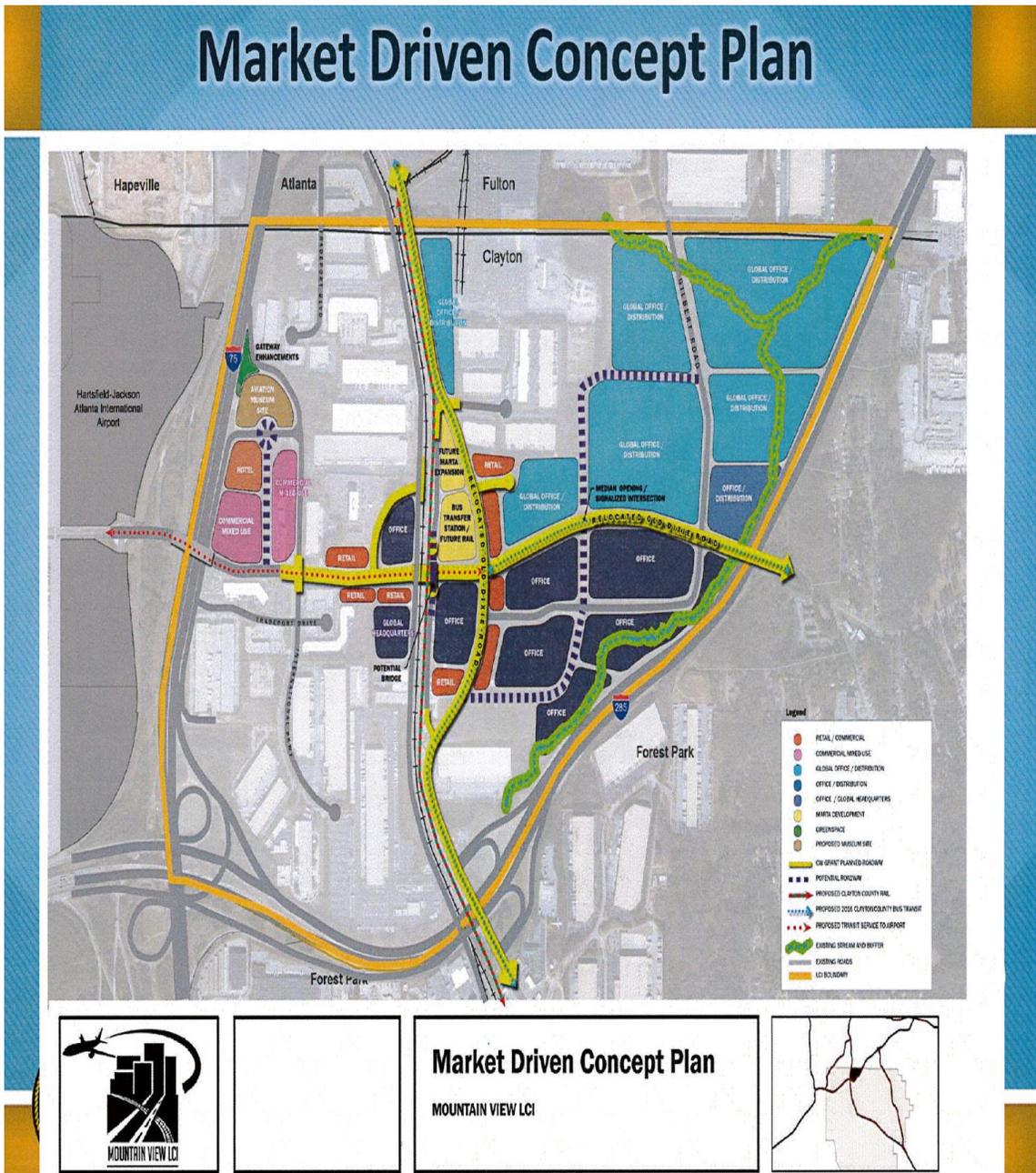
Mr. Carroll described the LCI as a very good study that has progressed well with the guidance from core teams such as the City of Atlanta (COA), Atlanta Regional Commission (ARC), Department of Transportation (DOT), developers, and business owners. There have been solid recommendations, and Mountain View is being recognized as a high growth area. In addressing key items for economic development, Mr. Carroll referenced the following PowerPoint presentation to the Board.

MARKET STUDY – CONCLUSIONS

- Mountain View represents a unique opportunity in the Atlanta market place
- C.W. Grant/Conley/Old Dixie project has opportunity to catalyze area
- Strong market indicators for office and industrial space
- Opportunity to support growing industries, including warehouse and distribution

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- Higher rates could help spur additional development
- Opportunity for selective development



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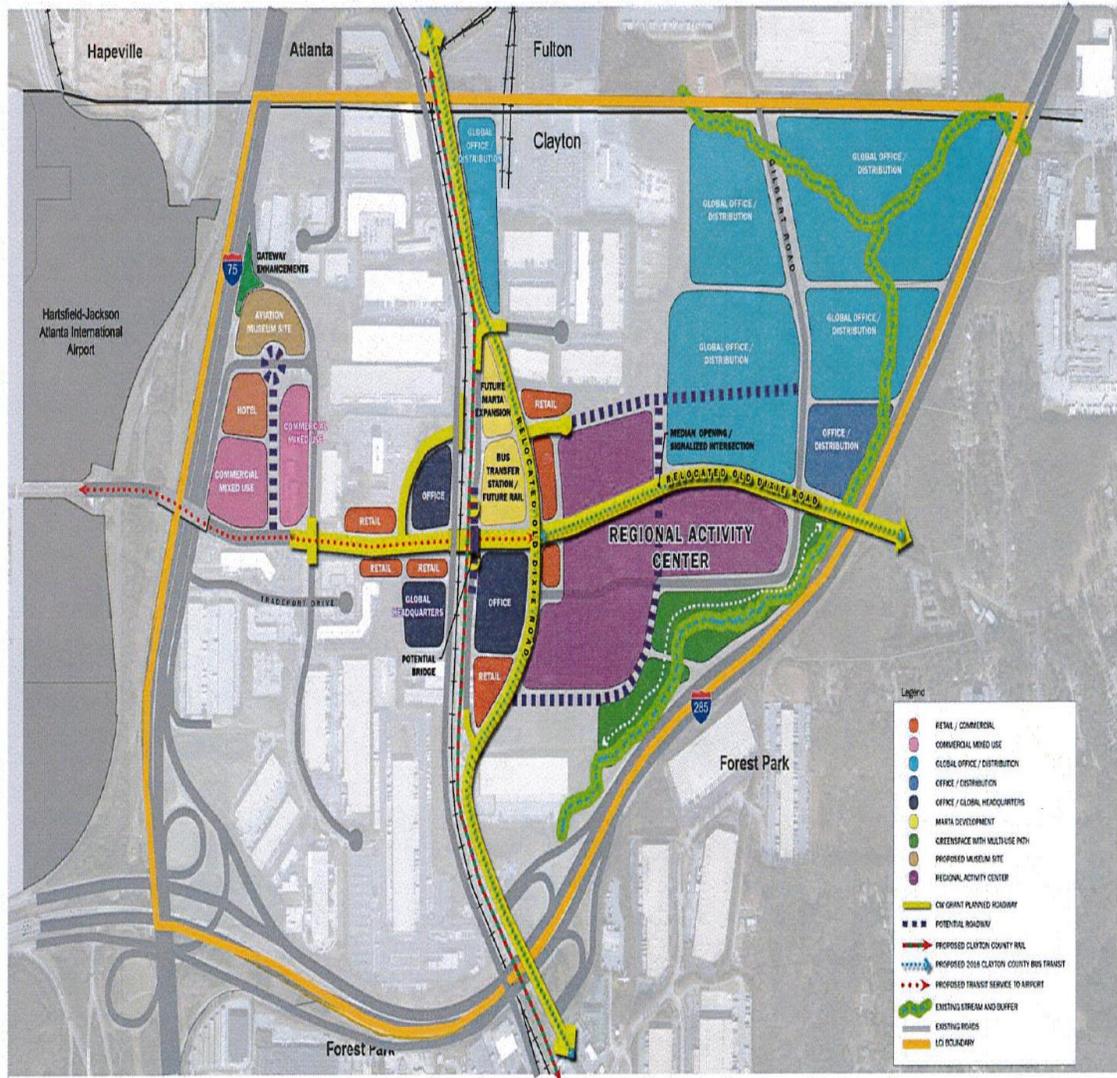
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ASPIRATIONAL CONCEPT PLAN

- Serves to maximize development potential
- Flexible to allow for market-driven uses and other “unforeseen” uses
- Allows for regional retail and entertainment uses
- Allows for flexibility in site design
- Developed based on input from Core Team members

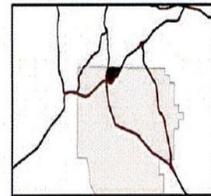
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Aspirational Concept Plan



Aspirational Concept Plan

MOUNTAIN VIEW LCI



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LAND USE ISSUES

BARRIERS TO IMPLEMENTING THE CONCEPT PLAN

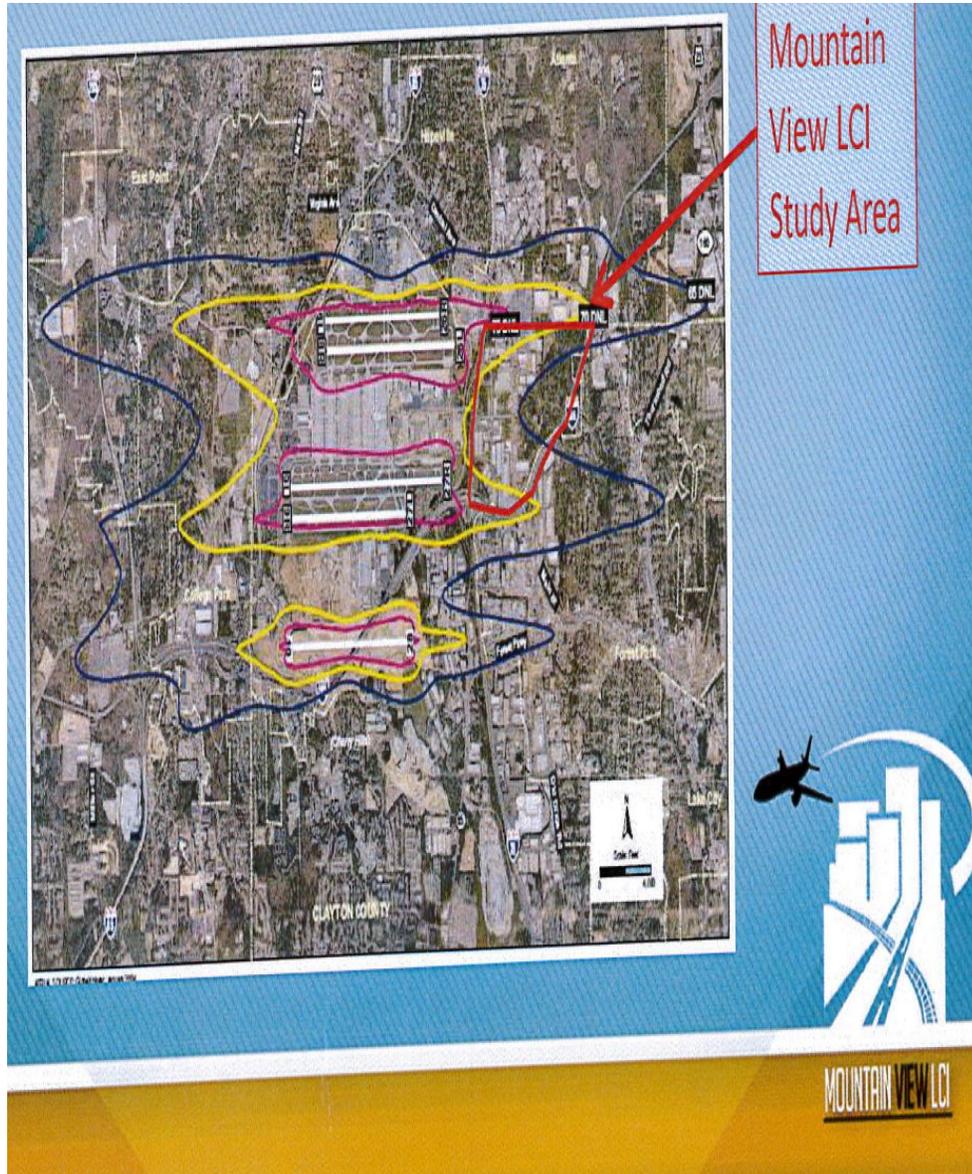
- Proximity to Airport restricts uses, though a Runway Protection Zone is not in place
- Regional Mixed Use zoning district assumes residential component
- Industrial districts allow undesirable uses
- Existing zoning map does not support concept map configuration
- No aesthetic controls in place

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MOUNTAIN VIEW OVERLAY DISTRICT

- Would apply to the entire study area
- Restrict uses based on Airport Noise Study Findings
- Support implementation of Design Guidelines once created and adopted
- Expedite development review process
- Require conformance with LCI Zoning recommendations

SHORT-TERM RECOMMENDATIONS

- LAND ACQUISITION
 - Coordination with City of Atlanta for property acquisition
 - Identify specific parcels in need of assemblage
 - Investigate land banking opportunities
 - Continue to seek out opportunities with private developers
- LAND USE POLICY CHANGES
 - Coordination with Community Development for needed future land use and zoning changes
 - Development of overlay district to conform to FAA agreement; promote pedestrian connections to transit and surrounding retail areas, etc.
- TRANSPORTATION AND INFRASTRUCTURE
 - Continue to coordinate with GDOT to ensure keeping with C.W. Grant/Conley/Old Dixie project schedule
 - Coordinate with MARTA for direct route(s) to International Terminal
 - Finalize concept and construct TE grant funded Gateway Concept
 - Prioritize roadway improvements to Gilbert road within the SPLOST work program

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- Improve the lighting along International Parkway through TAD funding
- Coordinate with GDOT for the implementation of character lighting and pedestrian amenities along C.W. Grant/Conley/Old Dixie project
- Identify funding for needed water and sewer infrastructure into Capital Improvements Plan
- Explore the possibility of applying for GEFA funds for water and sewer upgrades

- ECONOMIC DEVELOPMENT
 - Formation of a Community Improvement District (CID)
 - Continue to promote Aspirational Concept Plan through leaders and partnerships such as Aerotropolis Alliance, Clayton Chamber of Commerce, Atlanta Regional Commission, and Development Authority of Clayton County to help realize maximum development potential
 - Dedicate a full-time staff person to promoting the Aerotropolis and Mountain View opportunities
 - Pursue implementation of Aviation Museum
 - Develop a rebranding scheme for the area
 - Continue to investigate the expansion of the Free Trade Zone
 - Continue to leverage Opportunity Zone when attracting new employment

OUTER-TERM RECOMMENDATIONS

- LAND USE
 - Work to attract commercial uses to serve the area workforce and MARTA riders

- TRANSPORTATION AND INFRASTRUCTURE
 - Continue to track and express support for MARTA rail extension (proposed by 2022)
 - Coordinate with MARTA on ridership for bus service enhancements

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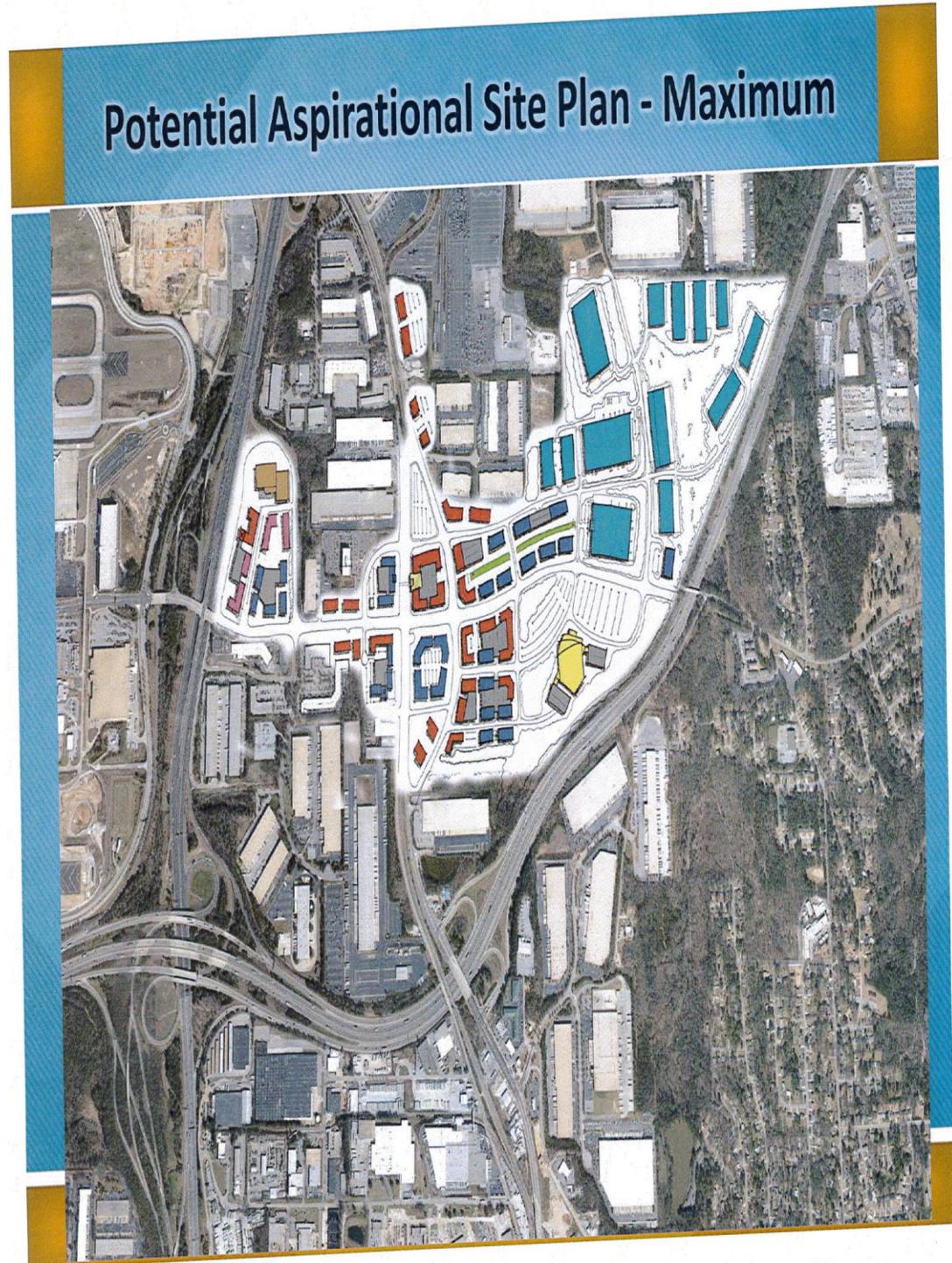
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- Explore opportunities for private sector investments for connecting roadways and water and sewer infrastructure
- Continue to invest TAD funding for transportation improvements

- ECONOMIC DEVELOPMENT
 - Continue to monitor Atlanta Aerotropolis initiative for opportunities to collectively attract compatible industries
 - Complete rebranding effort, implement gateway signage and CID, and perhaps change some street names

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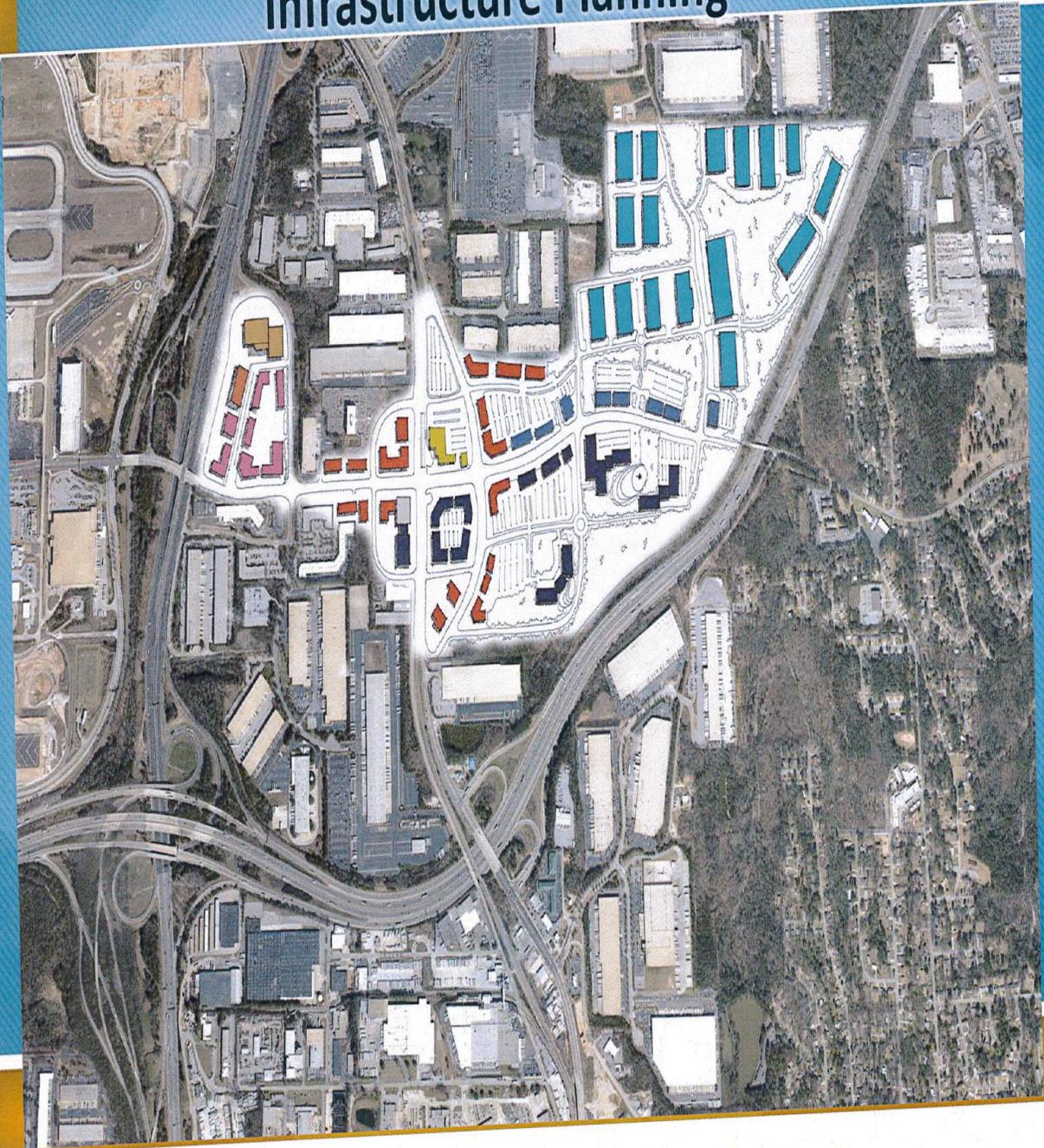
Potential Aspirational Site Plan - Maximum



MOUNTAIN VIEW LCI

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Potential Aspirational Site Plan – Infrastructure Planning



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ASPIRATIONAL SITE PLAN – INFRASTRUCTURE

- REPRESENTS:
 - Retail: 372,915 square feet
 - Office: 590,400 – 2,361,600 square feet
 - Office/Distribution: 1,213,600 square feet
 - Commercial Mixed Use: 372,884 square feet

FOLLOW-UP ACTIVITIES

- Coordination between Clayton County and the City of Atlanta on Recommendations resulting in Memorandum of Understanding (Critical Component)
- Finalize Infrastructure Needs and Work Program
- Finalize Development Policy Recommendations
- Follow-up with Zoning Administrator Kc Krzic and Community Development Director Patrick Ejike about an overlay district and its subsequent “grandfather” issues

Commissioner Gregory asked Mr. Carroll to identify his short-term recommendations for a Community Improvement District (CID). She wondered how Mountain View could even support a CID.

Mr. Carroll replied this matter has been a topic of discussion and has been projected with some short-term and even midway recommendations. A feasibility analysis must be done first to determine if Mountain View can support a CID; however, there are several office/industrial uses in the area now. Compared to the Phoenix Boulevard area, Mr. Carroll stated Mountain View is not quite as big but it is getting close to that threshold. He reiterated that the feasibility study will show what the area can support from a CID perspective. Although there are no figures available right now to support a CID in the area, a separate feasibility study will show if the area is conducive for a CID. One recommendation is to form a Mountain View Alliance during the interim which he felt was already emerging from the Core Team. Mr. Carroll felt confident that the alliance alone will start feeding prospects for a CID in Mountain View.

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Commissioner Gregory expressed that she did agree with the overlay, but there was some confusion in the set-up of a CID and an overlay. She described the set-up as “putting the cart before the horse.”

Mr. Carroll apologized for the confusion and clarified that the overlay would be more focused on design, and it would be written in such a way to allow some flexibility in some of the uses. The overlay description would not be too detailed in terms of design; i.e., a stipulation of certain types of materials. It would, rather, provide general guidelines on what could be done. The main crux of the overlay would be to prohibit some of the other uses that do not presently follow the guidelines. For example, one of the zoning recommendations is to change a currently zoned heavy industrial area in Mountain View to a more suited light industrial area and accommodate office flexibility because an office institutional zoning does not allow for distribution. Mr. Carroll concluded that the overlay would be more of a design standard rather than the look and feel of how an area will be constructed.

Commissioner Hambrick asked if there would be a recommendation for hotels in the area or if that idea is already in the plans.

Mr. Carroll responded that having hotels in the area is already a recommendation in the concept plan. The recommendation is to actually have a commercial mixed use component right outside the terminal area. Atlanta Hartsfield-Jackson International Airport has been loud and clear about not having residential development in the area. Regarding how the contours work, the area off of C.W. Grant Parkway would not be within the contour lines because of the way the runways are positioned. He assured Commissioner Hambrick that hotels are absolutely being targeted right off the interstate and within a commercial mixed use area.

Commissioner Hambrick next questioned if Jacobs Consulting would work with Clayton County’s Community Development Department on zoning issues or zoning recommendations.

Mr. Carroll stated the zoning plans would have recommendations on permitted uses and restrictions. He acknowledged that he had not had an opportunity to discuss any details with Community Development yet. It is known that there are some definite use restrictions and general design guidelines needed for the area, and they will be worked out with the Community Development Department.

Commissioner Hambrick asked Transportation and Development Department Director Jeff Metarko if Gilbert Road had seen any improvement since her ride-along on that road in the past and, if so, what was the status of that improvement. Mr. Metarko said the northern section of Gilbert Road is in the 2015 SPLOST program to be improved from Conley Road North to the County Line.

9. Consider requests of Ramona Thurman, Interim Purchasing Agent of Central Services. (NOTE: The entire Purchasing Ordinance for Clayton County, Georgia can be viewed on the MuniCode website. Citizens can access this website via the following website address: <http://library.municode.com/index.aspx?clientId=10562>.)

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1) Approved the **Purchase of Cisco Equipment for Flat Shoals Park, Fiber Optic** (State Contract #99999-SPD-T20120501-0006 with Soft Choice Optimus Solutions, located in Norcross, Georgia; \$38,819.00. Funding is available through the Community Development Block Grant Funds), as requested by the Parks and Recreation Department. Per O.C.G.A., § 50-5-100 states “The Department of Administrative Services is authorized to permit local political subdivisions, on an optional basis, to purchase their supplies through the state.” Vote unanimous.

2) Approved **RFB Pkg. #14-46 Clayton County Transportation and Development Milling of Various Streets in Clayton County, Annual Contract/Re-bid** (Atlanta Paving & Concrete Construction, Inc., located in Norcross, Georgia. Funding is available through the 2009 SPLOST funds), as requested by the Transportation and Development Department. Per Section 2-136 (1) of the Clayton County Purchasing Ordinance, Clayton County utilizes the competitive sealed bid method when the costs of goods and services are in excess of \$25,000.00. The Clayton County Board of Commissioners has the final award approval for all non-budgeted bids \$35,000.00 and greater. All approved budgetary goods and services and annual contract purchases can be authorized by the Finance Director and purchased by the Director of Central Services without Board of Commissioners’ approval. Vote unanimous.

3) Approved **Annual Contract Renewals** (as listed below). Per Section 2-136 (6) of the 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.

a. **RFB #11-39 Clayton County Central Services Contract for Batteries with Battle & Battle Distributors, located in Decatur, Georgia.** The final renewal period will be from September 1, 2014 through February 28, 2015. The Board of Commissioners approved this proposal on July 17, 2012.

b. **RFB #13-37 Clayton County Print Shop Supplies, Annual Contract with Mac Papers, Inc., located in Lithia Springs, Georgia; Mark Andy, Inc., located in Des Plaines, Illinois; and Unisource Worldwide, located in Norcross, Georgia.** The renewal period will be from September 1, 2014 through August 31, 2015. The remaining renewal on this contract is for one (1) additional one (1)-year period. The Board of Commissioners approved this proposal on August 20, 2013.

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Chairman Turner took this opportunity to congratulate Ms. Thurman and her staff for receiving the Certificate of Achievement for Excellence in Financial Reporting by the Government Finance Officers' Association of the United States and Canada. This award was based on the County's Comprehensive Annual Financial Report (CAFR), and it is the highest certificate of achievement in recognition of government accounting and financial reporting. He expressed appreciation, on behalf of the Board, for the fine work of Ms. Thurman and her staff.

10. Consider requests of Ramona Thurman, Chief Financial Officer.

1) Approved Budget Amendment #2-64 – State Narcotics Condemnation Fund/FYE 6-30-14 – to cover additional investigation supplies for FY-2014, in the amount of \$91,297.00. Vote unanimous.

2) Approved Budget Amendment #2-65 – Law Library Fund/FYE 6-30-14 – to cover additional telephone and subscription expenses for FY-2014, in the amount of \$5,172.00. Vote unanimous.

3) Approved Budget Amendment #4-15 – Fund 307/2009 Reimposition SPLOST Funds/FYE 6-30-15 – to amend the budget for Transportation and Development road projects and equipment, in the amount of \$2,170,000.00. Vote unanimous.

4) Approved a Request for Release of Demolition Bond Refund to Furey Construction, Inc. of Newnan, Georgia, in the amount of \$500.00, for clean-up of the lot at the property located at 7556 Tara Boulevard, Jonesboro, Georgia 30236. Vote unanimous.

11. Consider a request of Renee Bright, Director of Human Resources.

1) Approved a Request to increase the salary of Luann West, Judge Albert Collier's Judiciary Secretary, from PG 17/Step 29 to PG 17/Step 34, or from \$46,935.00 to \$49,943.36 annually. The motion carried 4-0-1. Vice-Chairman Rooks abstained due to a conflict of interest.

This salary increase is due to the Council of Superior Court Judges (CSCJ) Judiciary Secretary promotional step increase from a Step 3 to a Step 4, or from \$43,386.00 to \$49,253.00 annually on the State of Georgia salary schedule.

The CSCJ reimburses Clayton County for salaries paid to Superior Court Judges'

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secretaries. The Georgia General Assembly approved step increases in the 2014 legislative session for several Superior Court Judges' secretaries, which included Luann West.

The new salary reimbursed by the CSCJ was effective July 1, 2014. Ms. West's salary increase should be paid retroactively back to July 1, 2014.

There will be an \$833.00 financial impact to the County. These additional monies would have to be paid from the Reserves Fund.

12. The Board took no action on Resolution 2014-216 because it died due to the lack of a second motion (following Chairman Turner's motion to approve it). This was a Resolution to correct previously approved increases in supplemental compensation of certain elected officials, employees of the State of Georgia, and other persons employed in County offices or performing duties essential to County operations; to authorize the Chief Financial Officer to amend the budget where necessary to reflect an appropriate revenue source and expense; to provide an effective date; to repeal conflicting laws; and for other purposes.

13. Approved Resolution 2014-217, a Resolution amending a Resolution creating a Joint Development Authority of Metropolitan Atlanta so as to provide for the addition of Douglas County to the Joint Development Authority of Metropolitan Atlanta. Vote unanimous.

14. Approved Resolution 2014-219, a Resolution authorizing Clayton County to amend a Consultant Agreement with TUSA Consulting Services to cover consulting fees and expenses to monitor Motorola's design and equipment submittals through the projected completion of the Public Safety Digital Network Project; to authorize the Chairman to execute the amendment and otherwise perform any acts necessary to accomplish the intent of this resolution; to authorize the Chief Financial Officer to amend the budget where necessary to reflect an appropriate revenue source and expense, all as may be required under the terms of the agreement; to provide an effective date of this resolution; and for other purposes. Vote unanimous.

15. Approved Resolution 2014-220, a Resolution authorizing Clayton County, on behalf of Clayton County Library Services, to enter into three Memoranda of Understanding with the Board of Regents of the University System of Georgia to provide for the terms and conditions under which funding for structural or roofing construction improvements will be provided; to authorize the Chairman to execute the Memoranda of Understanding and otherwise to perform all acts necessary to accomplish the intent of this resolution; to authorize the Chief Financial Officer to amend the budget where necessary to reflect an appropriate revenue source and expense, all as may be required; to provide an effective date

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of this resolution; and for other purposes. Vote unanimous.

16. Approved Resolution 2014-221, a Resolution authorizing Clayton County to enter into a Performance Partnership Agreement with the Georgia Emergency Management Agency in association with the FY-2013 Performance Partnership Award and accept grant funds in accordance therewith; to authorize the Chairman to execute the agreement and to otherwise perform certain acts necessary to accomplish the intent of this resolution; to authorize the Chief Financial Officer to amend the budget where necessary to reflect appropriations and expenditures relating thereto and to transfer the required match of local funds; to provide an effective date of this resolution; and for other purposes. Vote unanimous.

17. Approved Resolution 2014-222, a Resolution authorizing Clayton County to apply for and accept a Homeland Security Equipment Grant through the Georgia Emergency Management Agency; to authorize the Chairman, or his designee, to execute the agreement, and otherwise perform all acts necessary to accomplish the intent of this resolution; to authorize the Chief Financial Officer to amend the budget where necessary to reflect an appropriate revenue source and expense; to provide an effective date of this resolution; and for other purposes. Vote unanimous.

18. Approved Resolution 2014-223, a Resolution authorizing Clayton County to accept a Chicago battery charger, a Husky air compressor with hose, and a Salter Brecknell scale as abandoned property pursuant to O.C.G.A. § 17-5-54(a)(1) and Superior Court Order 13CV05324-9 for official use by the Police Department; to authorize the Chairman, or his designee, to accept the property on behalf of Clayton County, and to execute any documents necessary, and otherwise perform all acts necessary to accomplish the intent of this resolution; to authorize the Chief Financial Officer 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.

19. Approved Resolution 2014-224, a Resolution authorizing Clayton County to accept the donation of a SoundOffnForce LED emergency lightbar serial number 2N153-001, from Dana Safety Supply for the Clayton County Police Department; to authorize the Chairman to accept the donation on behalf of Clayton County, and otherwise perform all acts necessary to accomplish the intent of this resolution; to authorize the Chief Financial Officer 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.

20. Approved Resolution 2014-225, a Resolution authorizing Clayton County to accept two forfeited vehicles (a 1988 BMW 325i and a 1995 Toyota Camry LE) from the Clayton County Police Department Drug Investigation; to authorize the sale of such property in a manner as will be in the best

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interest of the County; to provide for the disbursement of sale proceeds; to authorize the Chief Financial Officer to amend the budget where necessary to reflect an appropriate revenue source and expense; to provide an effective date of this resolution; and for other purposes. Vote unanimous.

21. Approved Resolution 2014-226, a Resolution to enter into a License Agreement with Georgia Strategic Alliance for New Directions and Unified Policies, Inc. (Georgia Stand-Up) to host the "VoteFest" Community Event at the VIP Complex at Clayton County International Park; to authorize the Chairman to perform all acts necessary to accomplish the intent of this resolution; to provide an effective date of this resolution; and for other purposes. Vote unanimous.

22. Approved Resolution 2014-227, a Resolution authorizing Clayton County to enter into a Contractor Agreement with Grace Harbour, Inc., on behalf of Clayton County Juvenile Court, providing for the terms and conditions under which certain therapeutic services will be rendered in connection with Juvenile Court's Second Chance Program; to authorize the Chairman to execute the contractor agreement and to perform all other acts necessary to accomplish the intent of this resolution; to authorize the Chief Financial Officer to amend the budget where necessary to reflect an appropriate revenue source and expense, all as may be necessary under the terms of the contractor agreement; to provide an effective date of this resolution; and for other purposes. Vote unanimous.

23. Approved Resolution 2014-228, a Resolution authorizing Clayton County to enter into a Contractor Agreement with Southwest Key Program, Inc., on behalf of Clayton County Juvenile Court, providing for the terms and conditions under which certain treatment services will be rendered in connection with Juvenile Court's Second Chance Program; to authorize the Chairman to execute the contractor agreement and to perform all other acts necessary to accomplish the intent of this resolution; to authorize the Chief Financial Officer to amend the budget where necessary to reflect an appropriate revenue source and expense, all as may be necessary under the terms of the contractor agreement; to provide an effective date of this resolution; and for other purposes. Vote unanimous.

Vice-Chairman Rooks asked Juvenile Court Director John Johnson to explain how the contractors were selected in both programs outlined in Resolutions 2014-227 (Grace Harbour, Inc.) and 2014-228 (Southwest Key Program, Inc.).

Mr. Johnson replied that Grace Harbour, Inc. was a continuation from the school grant applied for several years ago. He mentioned that there had been a hold-up previously with the Service Delivery Agreement. Regarding Southwest Key Program, Inc., two (2) years ago this was the only program in the South that offered Family Functional Therapy.

Vice-Chairman Rooks questioned if Southwest Key Program, Inc. had been considered as a "sole

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source.” Mr. Johnson agreed that it was at that time.

Chairman Turner commented that Family Functional Therapy (FFT) is a requirement under the government in order to obtain the grant funding (\$400,000.00).

Chief Staff Attorney Christie Barnes requested an Executive Session to discuss a personnel matter. The Board generally consented to have an Executive Session for the aforementioned reason.

24. Consider recommendations of Chief Operating Officer Arrelle Anderson for the Warden and Director of Senior Services positions.

Ms. Anderson noted that she had presented a binder to the Board on August 5, 2014 for consideration of the Warden and Director of Senior Services candidates. There was a recommendation from the interview panel in the binder as well as a summary sheet of all of the panel’s interview questions and candidate information. This evening she wanted to make a recommendation to the Board for consideration of each of those positions. The first order of business was to consider the Warden recommendation. On Monday, June 16, 2014, Thursday, June 26, 2014, and Thursday, July 10, 2014, the interview panel conducted interviews for the Warden position. This interview panel consisted of her, Chief Financial Officer Ramona Thurman, Human Resources Director Renee Bright, Sheriff Victor Hill, and designated Sheriff’s Office staff. During the interview process, the panel used an interview matrix with questions that captured and measured each candidate’s expertise in the following five (5) areas: education, management and leadership skills, corrections and law enforcement experience, financial and budget management, and project and vendor management (such as SPLOST). The interview panel also assessed the candidates’ interview skills, strategic thinking, communications, and professionalism. Eight (8) candidates were interviewed and the position for Warden was posted online for ninety (90) days. Ms. Anderson recommended Dennis Nelson who had an average panel rating of 77 out of 85 points. She further stated that Mr. Nelson earned a Bachelor of Science degree in Criminal Justice from Bellevue University and had over 34 years of experience, with 18 of those years in physical leadership/management and 10 of those years in the jail environment. Mr. Nelson has overseen up to 3,000 inmates in Fulton County, worked in the City of Metter, Milton, Fulton County, Forsyth, Gwinnett, City of Roswell, and City of Acworth. He has also managed budgets ranging from one million dollars to sixty-three million dollars. Ms. Anderson stated that the recommended salary for Mr. Nelson is \$96,474.00, and she asked the Board to strongly consider her recommendation for the Warden.

Chairman Turner asked the Board if it wanted to make a motion to accept Ms. Anderson’s recommendation for Warden.

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Commissioner Hambrick interjected that a person (Randal Holsey) is already on board as Interim Warden, and he was recommended by the previous Board. She wondered why Mr. Holsey was not interviewed for the Warden position.

Ms. Anderson replied that the panel did not interview anyone who did not meet the minimum qualifications.

Commissioner Hambrick stated she understood Mr. Holsey would have his college degree in December of this year. She believed that the County's application stated that if the education requirement is not met, then an equivalent combination of education and experience would be considered.

Ms. Anderson affirmed that this person did not meet the minimum qualification of having a college degree, and she was not certain if a statement were on the application regarding equivalency in combined education and experience.

Commissioner Hambrick said she thought every job application had that statement on it.

Human Resources Director Renee Bright clarified that this statement is actually on the class specifications of the job description.

Chairman Turner stated that he hoped it was not this Board's contention to hold a position when there is a competitive process in place. He agreed that Mr. Holsey is an excellent administrator, but he did not meet the minimum requirement for the Warden position.

Commissioner Hambrick asked Chairman Turner to state what that minimum requirement was.

Chairman Turner responded that Mr. Holsey did not have a college degree.

Commissioner Hambrick reiterated that Mr. Holsey will have a college degree in December of this year.

Chairman Turner pointed out that Mr. Holsey does not presently have a college degree.

Commissioner Hambrick asked Chairman Turner to explain what he meant earlier when he said something about "holding a position."

Chairman Turner explained that it appeared Commissioner Hambrick was alluding that this Board needed to hold the Warden position until Mr. Holsey received his degree and then give him the job without the competitive process.

Commissioner Hambrick rebutted that this is not what she said. Chairman Turner countered that it

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appeared she was alluding to that idea.

Commissioner Hambrick asked Chairman Turner not to assume what she meant. She was only asking a question because the County already has a very qualified person who was not interviewed for the Warden position, and that is a concern she had with the interview process.

Chairman Turner stated he appreciated her concern, but the County has to follow a competitive process and move forward.

Commissioner Hambrick rebutted that the County waited almost a year for the Director of Central Services position. Chairman Turner countered that the County needs to move forward with that position as well.

Commissioner Edmondson acknowledged that he needed some clarification on this matter. Ms. Anderson stated that Mr. Holsey did not meet the minimum qualification of having a college degree, but Ms. Bright noted that the minimum qualification could be met with an equivalent combination of education and experience in the class specifications of the job description. He asked Ms. Anderson if the combination of Mr. Holsey's education and experience did not qualify him for the Warden position.

Ms. Anderson replied that the job description posted online only requested the minimum qualification of a college degree. It did not state that an equivalent combination of education and experience would be considered in lieu of a college degree.

Commissioner Edmondson questioned if the Human Resources Department had assisted with this process.

Ms. Anderson answered yes. Human Resources did assist with this process.

Commissioner Edmondson asked Ms. Bright if there still existed a discrepancy in opinions about this process.

Ms. Bright asked Commissioner Edmondson to explain what he meant by "discrepancy in opinions."

Commissioner Edmondson stated he meant a discrepancy about what the minimum qualifications for this job would be. Human Resources had helped with the selection process and the job description posted did not state an equivalent combination of education and experience in lieu of a college degree. According to Commissioner Edmondson, Ms. Bright stated that the job posting did have this statement. He was trying to understand what Mr. Holsey qualifies for or does not qualify for in terms of minimum requirements.

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Ms. Bright clarified that she was referring to the class specifications for the job description. There is a statement in the class specifications that reads any equivalent combination of education, experience, and training can be considered. Ms. Bright acknowledged that she did forward Mr. Holsey's application to Ms. Anderson for her consideration, but Ms. Anderson only considered applicants who had a college degree.

Commissioner Edmondson admitted that he was confused about the job posting, minimum job qualifications, and the equivalent combination of education, experience, and training.

Ms. Bright explained that when Human Resources posts the positions, it posts the minimum job qualifications. In this case, the minimum qualifications were a college degree and ten years of experience.

Vice-Chairman Rooks interjected that what Ms. Bright had just stated were the minimum requirements, and that is where everything stops.

If that is the case, Commissioner Edmondson said he did not understand why there was a mention of the equivalent combination of education, experience, and training.

Ms. Bright reiterated that this statement is in the class specifications, and departments could consider what the equivalent would be.

Commissioner Edmondson stated that he understood the situation now and appreciated the explanation.

Commissioner Hambrick commented that the person who was not interviewed (Mr. Holsey) is actually a trainer who places persons on posts.

Vice-Chairman Rooks believed that the Board approved an earlier resolution that required every department head to have a college degree when there was a debate about degrees.

Commissioner Hambrick retorted there needs to be some changes in the class specifications. She recalled that when she worked for the State of Georgia, education and experience were considered and counted in lieu of a college degree for any position. No one was automatically eliminated for lack of a degree when that person would have a degree in less than three (3) months.

Commissioner Edmondson agreed with Vice-Chairman Rooks that the Board did vote on a resolution last year requiring department heads to have a college degree. He did not understand why Human Resources was saying that a college degree is not required.

Vice-Chairman Rooks said she did not know, but this Board did vote unanimously for each department

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head to have a college degree.

Commissioner Edmondson wondered if Human Resources said that was not the case. He thought the County had updated the job classifications and asked if a step were missing in order to get the books straight.

Ms. Bright indicated that what had been presented to the Board included that paragraph at the bottom of the page about an equivalent combination of education, experience, and training if a degree had not been obtained.

Ms. Anderson informed the Board that any applicant who did not have a college degree and had no letter of recommendation attached to the application was not considered in the selection process to ensure fairness.

Chairman Turner made a motion to accept Ms. Anderson's recommendation of Dennis Nelson for the Warden position. Vice-Chairman Rooks seconded the motion. The motion carried 3-2. Commissioners Gregory and Hambrick opposed.

Commissioner Gregory stated her nay was based on the fact that Interim Warden Randal Holsey has done such a fine job and worked with former Warden Frank Smith for so many years. For the record, she did not agree with this vote.

Chairman Turner said the choosing of this Warden is not a reflection on Mr. Holsey's service. The Board appreciated his excellent work in carrying out the duties of the Corrections Department while a search was conducted for a permanent Warden.

Commissioner Gregory interjected that she did not want to drag on this issue, but she wondered if this is the way the County treats people who work so hard and do such a great job.

Vice-Chairman Rooks commented her position is that the Board cannot have a policy in place and then "cherry pick." Either the Board will do it one way or the other way. There has to be consistency, and the Board voted for department heads to have a college degree. A decision cannot be made based on favoritism. She finally stated that the position, not the person, has to be considered in the decision-making process in order to be fair and equitable. If a decision has been made, the Board either needs to stick with it or change it.

Commissioner Hambrick stated that Mr. Holsey is a person she just met in the last year or so. Since that time, he has done an excellent job. In the past, the County has included the verbiage of college degree or equivalent and she stood by that verbiage.

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Chairman Turner cautioned the Board about not having a competitive process to hire the best qualified candidate.

Commissioner Hambrick rebutted that the Board does not know if the best qualified candidate has been hired because Mr. Holsey was not allowed to be interviewed.

Chairman Turner countered without a competitive process, a position could be given to any favored individual and that would not be fair for all of the candidates.

Ms. Anderson next presented information on the selection process for the Director of Senior Services position. On Tuesday, July 29, 2014, and Wednesday, July 30, 2014, a panel consisting of her, CFO Ramona Thurman, and Human Resources Director Renee Bright interviewed the Director of Senior Services candidates. The interview matrix included questions that captured and measured the candidates' expertise in education, management and leadership skills, program management and planning with mixed population, financial budget and grant management, and project and vendor management. Also assessed were interview skills, strategic thinking, communications, and professionalism. Out of the four (4) candidates interviewed, Ms. Anderson recommended Interim Director of Senior Services Tori Strawter-Tanks who had an average panel rating of 90 out of 95 points. Ms. Strawter-Tanks earned a Bachelor of Science degree in Recreation and Leadership from Hampton University and has over 15 years of work experience in Clayton County Senior Services, Clayton County Parks and Recreation, the City of Decatur, and the City of Hampton Parks and Recreation. She also has seven (7) years of management experience along with management of 135 people and a \$5 million budget as well as experience in the management of SPLOST projects. The recommended salary for this position is \$74,897.00. Ms. Anderson asked the Board to strongly consider her recommendation for the Director of Senior Services position.

Chairman Turner made a motion to accept Ms. Anderson's recommendation of Tori Strawter-Tanks for the Director of Senior Services position. Vice-Chairman Rooks seconded the motion. The motion carried 3-2. Commissioners Gregory and Hambrick opposed.

Commissioner Gregory stated that once again people in top positions had qualifications that were not considered, and this Board is entrusting others to make decisions that she disagreed with at this time.

25. Reappointed Dr. Darryal McCullough and Emma Godbee to the Tourism Authority Board. The terms of Dr. Darryal McCullough and Emma Godbee expired on September 1, 2014. New terms are for four (4) years, expiring on September 1, 2018. Vote unanimous.

26. Reappointed Kevin Lewis and replaced Donald McCray with Larry Bussey on the Zoning

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Advisory Group Board. The terms of Kevin Lewis and Donald McCray expired on September 2, 2014. New terms are for three (3) years, expiring on September 2, 2017. Vote unanimous.

Motion by Vice-Chairman Rooks, second by Chairman Turner, to go into Executive Session to discuss a personnel matter in the Commissioners' Conference Room at 8:35 p.m. Vote unanimous.

Motion by Vice-Chairman Rooks, second by Chairman Turner, to go out of Executive Session at 8:53 p.m. Vote unanimous.

Motion by Chairman Turner, second by Vice-Chairman Rooks, to reconvene the Regular Business Meeting in the Commissioners' Boardroom at 8:55 p.m. Vote unanimous.

There being no further business to discuss, motion by Chairman Turner, second by Vice-Chairman Rooks, to adjourn the Regular Business Meeting of September 2, 2014 at 8:55 p.m. Vote unanimous.