

CLAYTON COUNTY BOARD OF COMMISSIONERS

Regular Business Meeting
7:00 P.M.

February 8, 2011

POST SUMMARY MINUTES

PRESENT: Chairman Eldrin Bell, Vice-Chairman Wole Ralph, Commissioner Sonna Singleton, Commissioner Michael Edmondson, Commissioner Gail B. Hambrick, and Clerk Shelby D. Haywood.

1. Chairman Bell called the meeting to order.
2. Invocation led by Pastor Wade Hall of First Christian Church on Walt Stephens Road in Jonesboro, GA. Pledge of allegiance to the flag led by Chairman Bell.
3. Before making a motion to adopt the agenda, Commissioner Edmondson noted that the Board had already heard a great presentation in the pre-meeting on Trane's energy saving results in various county facilities. He questioned if the Board wanted to listen to it again or remove it from the agenda. Chairman Bell answered that the Board should listen to a brief version of it so that the public will have an opportunity to hear what is happening (energy-wise) in county facilities. He then asked for general board consent, and there was a general consensus to listen to a short presentation from Trane. The Board amended the agenda by adding an Executive Session on litigation following the business meeting. This agenda was adopted, as amended, as all commissioners had copies before them. Vote unanimous.
4. Approved the February 1, 2011 Regular Business Meeting minutes. Vote unanimous.
5. PRESENTATION: Energy Savings Update by Doug Hennen, Account Executive of Trane Comprehensive Solutions.

Mr. Hennen informed everyone that the county entered into an energy savings contract with Trane approximately one year ago. His company projected saving 3.3 million kWh after installation was completed. Installation was just completed last month, but Trane is happy to report some great results from the installation period over the last ten (10) months. To date, the county has saved 2.4 million kWh since project installation. Per Mr. Hennen, Trane conducted projects in seven (7) different buildings across the county. Positive reports have come back regarding greater comfort, better light levels, and money savings. Tonnage and equipment have been added in the process. Trane installed six (6) or seven (7) additional units that were not on contract and brought back several benefits to the county: 1) Extra 15-ton Roof-top unit installed for Mental Health (\$25,000.00); 2) Extra 5-ton Roof-top unit installed for DFACS (\$10,000.00); 3) Installed an extra unit in Health Department Data Center (\$11,000.00); 4) Added lens covers on High Bay fixtures in Housing Units at H. R. Banke Justice Complex; 5) Repaired leaking 3-way valve at H. R. Banke Justice Complex (\$3,000.00); 6) Installed ten (10) vent wells at

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Landfill (\$15,000.00); 7) Installed stainless steel/copper piping at Annex III vs. PVC (\$20,000.00); 8) Re-tubed one (1) boiler at the H. R. Banke Justice Complex (\$23,000.00); 9) Installed cooling tower bypass at Annex III (\$8,000.00); and 10) made prompt payment discounts of ~\$30,000.00. The total value above scope in energy savings amounted to > \$130,000.00. As an item of interest, Mr. Hennen noted that this past summer was one of the hottest periods on record in Georgia (23% higher than the past 3 years based on national information).

Regarding the county's landfill, Mr. Hennen stated that Trane installed five (5) miles of pipeline tying everything together. Sixty-nine walls run almost three quarters of a mile to capture methane gas and bring it back to a central point. Proper destruction of that methane gas can ultimately be used for power production for the county. Carbon credits will be used to fund that process.

Overall, Mr. Hennen summarized that Trane is on track in saving about 10% more energy than was projected to be able to pay for the project. He emphasized that the project is self-funded; therefore, all of the improvements are being paid for from the savings. In addition to providing the benefits of improved comfort and better light levels, the county has avoided some potential EPA mandates at the landfill.

Chairman Bell asked Mr. Hennen to explain in layman's terms what kWh means and provide a cost savings figure for the public. Mr. Hennen stated that kWh is a kilowatt hour which is a measure of how much energy is being used on an hourly basis for electricity. In calculating the savings, Trane included the seven (7) buildings in this project; the H. R. Banke Justice Complex, Annex III, the Health Department Archives Building, DFACS, Behavioral Health, the Senior Center, and the Central Library. Savings would equal to not paying bills anymore for the Senior Center, the Library, DFACS, Behavioral Health, Archives and the Health Department, and Annex III. Essentially, this project eliminated utility bills for six (6) of the seven (7) buildings.

6. Rod Gray, Director of Central Services, presented three (3) items which resulted in these actions. (NOTE: The Board voted on all of these items at once.)

1) Approved a Change of Vendor's Company Name (RFP Pkg. #10-09; 5/11/10) for Animal Services, Euthanasia. The name changes from Parkway Animal Hospital, located in McDonough, Georgia, as presented to and approved by the Clayton County Board of Commissioners during a Regular Business Meeting on August 17, 2010, to its current name of VRS, LLC dba Pike County Mobile Pet Care located in Williamson, Georgia. Vote unanimous.

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2) Approved a bid (RFP Pkg. #10-28; 10/12/10) for Officiating Services for Clayton County Parks and Recreation Athletic Programs, Annual Contract. The evaluation committee, consisting of County representatives from the County and the Parks and Recreation Department, has reviewed the proposal and recommends issuing a multi-award of contracts to the following firms:

<u>Vendor</u>	<u>Services</u>	<u>Score</u>
Peach State Umpires Association Morrow, Georgia	Baseball; Tee-Ball	474.4
	Flag Football – Adult & Youth	474.4
	Slow Pitch & Fast Pitch	474.4
	Tackle Football	474.4
South Atlanta Basketball Officials Douglasville, Georgia	Basketball	412.2
Majestic FC, LLC Hampton, Georgia	Soccer	264.9

Vote unanimous.

3) Approved a bid (RFB Pkg. #10-48; 12/15/10) to purchase Oxygen Supply for the Clayton County Fire and Emergency Services Department, Annual Contract. The bids were reviewed and evaluated by Interim Fire Chief Jeff Hood and his staff. They recommend awarding a contract to Airgas-South, located in Atlanta, Georgia, whose firm is the sole bidder. Funds are available through the Fire Fund. Vote unanimous.

7. Angela Jackson, Director of Finance, brought forth these budget amendments which resulted in the following actions. (NOTE: The Board voted on all of these items at once.)

1) Approved Budget Amendment #2-13 (FYE 6-30-11), for Economic Development, in the amount of \$2,000.00, to provide office supplies from a Central Georgia EMC donation. Vote unanimous.

2) Approved Budget Amendment #2-16 (FYE 6-30-11), for the Sheriff's Office, in the amounts of \$117,838.00 within the General Fund and \$147,788.00 within the Federal Drug

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Fund. This amendment increases the budget to recognize revenue received from the State Criminal Alien Assistance Program and DEA forfeited funds for the purchase of supplies, vehicles, and training. Vote unanimous.

3) Approved Budget Amendment #2-18 (FYE 6-30-11), for the Clerk of Superior/Magistrate Court, in the amount of \$16,700.00. This amendment transfers funds for the Board of Equalization Program now handled by the Clerk of Superior/Magistrate Court. Vote unanimous.

8. Approved Resolution 2011-21 authorizing Clayton County to enter into an Intergovernmental Agreement with the City of Jonesboro providing for the terms and conditions under which a median at the intersection of Jonesboro Road and Johnson Street will be constructed. Vote unanimous.

9. Approved Resolution 2011-22 authorizing Clayton County to enter into a grant agreement with the Georgia Emergency Management Agency, in the amount of \$156,600.00, to purchase bomb suits, bomb tool kits, and a flat scan x-ray machine with no matching County funds. Vote unanimous.

10. ZONING PETITIONS:

1) **JAMIE ODEN (REZ/CUP 201101-04)**

Petition of Jamie Oden to modify the site plan for 11421 Panhandle Road in Hampton, Georgia 30228 that was submitted for approval by the Board of Commissioners in July 2009. The applicant is requesting to increase the size of the personal care/home nursing facility (RS 180/Single Family with CUP) from 4,425 square feet to 19,770 square feet. This property is located within Land Lot 160 of the 6th District and sits on 4.64 acres (Commission District 3/Vice-Chairman Wole Ralph).

Proposed use of property is for an expanded personal care home and/or nursing facility to house forty-four beds and staff approximately ten (10) caregivers.

Land Use Plan Amendment – NONE.

Zoning Advisory Group recommendation is denial.

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Approved the above-mentioned zoning petition for an existing site plan modification based on one condition: **The development shall comply with all Overlay District standards.** Vote unanimous.

2) **MCF SYSTEMS ATLANTA, INC.(REZ/CUP 201101-05)**

Petition of MCF Systems Atlanta, Inc. for 3.998 acres at 4319 Tanners Church Road, Ellenwood, Georgia 30294 in Land Lot 236 of the 12th District in Clayton County,

Georgia (Commission District 1/Commissioner Sonna Singleton).

Petitioner requests a rezoning from Heavy Industrial (HI) to Heavy Industrial (HI) w/CUP.

Proposed use of property is Conditional Use Permit for a Recycling Facility Expansion to process and handle client generated hazardous or non-hazardous commercial, industrial, and bio-medical wastes to third party facilities for disposal and/or recycling.

Land Use Plan Amendment – NONE.

Zoning Advisory Group recommendation is approval.

Approved the above-mentioned zoning petition to rezone from Heavy Industrial (HI) to Heavy Industrial with a CUP based on one condition: **The approval of the conditional use permit shall be limited to the applicant’s Letter of Intent which states “for the purpose of processing and handling client generated regulated hazardous or non-hazardous commercial, industrial, and bio-medical wastes to third party facilities for disposal and/or recycling.”** Vote unanimous.

PUBLIC COMMENT:

1. Lisa Tinch apprised everyone that she had some important information to share with the Board before the county goes into mediation about her housing issue. She just discovered from Wells Fargo Bank that Chief Staff Attorney Michael Smith (allegedly) forged her signature; thereby taking power of attorney over her home. As a matter of record, Ms. Tinch requested a copy of those documents. Per Ms. Tinch, whenever a house is demolished, an application process must be undertaken. She questioned who forged her name on those documents as well.

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Additionally, she wanted to know who gave Ron Johnson permission to demolish her house.

Joanne Hambrick of Wells Fargo indicated that Mr. Smith was not authorized to proceed with the demolition of her house in the summary investigation. This is a very serious issue now, and Ms. Tinch demanded that she be given this information before mediation.

Chairman Bell asked Ms. Tinch if she had documented her requests. Ms. Tinch replied that she had sent her request to the pertinent parties via e-mail, and Mr. Smith knows this as well. This is information that Mr. Smith had given to Joanne Hambrick of Wells Fargo, and it is included in the e-mail. She asserted that a house cannot be demolished until it is paid off. Her questions were – “Was that house paid off?” “Who signed for it?” Ms. Tinch stated that she had documents with her that proved she possessed the deed to that house.

Chairman Bell assured Ms. Tinch that the county will respond to her request. Ms. Tinch asked how long it would take before she received a response because there is a 45-day time limit for the county to respond. Chairman Bell stressed that Ms. Tinch would receive a response in accordance with the law. Although Mr. Smith noted that he had not seen the mediation documents, he agreed to respond to her request in accordance with the law. Ms. Tinch further stated Mr. Smith had indicated on a tape that a judge would make the decision about her housing case. When the judge heard the tape, however, he stated that he did not know anything about this case.

2. June Stewart, a county resident, asked the Board to reconsider its decision to increase the senior center membership fees. She also wanted to have a voice in the decisions made regarding the senior centers. As of December 13, 2010, her life has not been the same because that was when she found out about this increase. Ms. Stewart felt there were a lot of nice seniors who frequented these centers and they had established friendships to help one another. She knew they could not afford to pay those increases and would not come back to the senior centers. This would be a great loss and she urged the Board to keep the centers as they were (before the increase). If people do not go on trips, attend social functions, take classes, and eat in the dining room, there will be no center. According to Ms. Stewart, that is where the senior centers are headed and she and others were here to fight for their centers.

3. Linda Freeman, a Clayton County citizen, added her voice to the increased senior center membership fee concerns expressed by others. She requested that the Board rescind its decision to increase these fees. Seniors are involved in the community and should be given the right to have a voice in the decision-making process concerning senior centers. When she looked at

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senior center fees in comparable metro-area counties, she discovered that Clayton County's fee increase was higher than the other counties. Clayton County also did not indicate any type of services it would provide for those increased fees. If there is going to be a significant increase, there should be some consideration of services that will be provided to seniors. Ms. Freeman said she was aware that some senior centers offer free classes; i.e., exercise classes. The county should offer some additional services to the seniors as a result of those increased fees.

4. Tonya Lee Willis reminded the commissioners that she had stood before them on January 18, 2011. At that time, she had commented on the misuse of housing authority property. In her comments, Ms. Willis stated she had used several clichés to drive home a point that Commissioner Gail Hambrick's actions were not becoming of an elected official in a public office. She believed that a public apology and restitution were warranted. Apparently, the only part of her comments that resonated with Commissioner Hambrick was her association (as Commissioner Hambrick perceived it) with canine species. Ms. Willis had reminded Commissioner Hambrick that "if you lay down with dogs, you get up with fleas." This was driven home by the fact that she was contacted the very next day by Commissioner Hambrick's daughter via text message. Again, this conduct was not becoming of an elected official. Ms. Willis said if Commissioner Hambrick and some of her associates continue to act in such a manner, they will be judged by their constituents. Those who do these commissioners' bidding today may end up stabbing them in their backs tomorrow. She urged some of the commissioners to choose their associations carefully. Ms. Willis concluded that these commissioners should not follow any puppet master blindly like "three blind mice."

5. Joe Eckler, President of IBPO Local #702, thanked the Board for bringing this county into the digital age. Clayton County has ensured that it has triple A ratings in local government. In the past, professional, paternal, and alumni organizations had used "snail mail" to reach county officials and employees. Now there is county e-mail, and many organizations can contact one another because this Board and department heads are committed to working with honorable organizations. Mr. Eckler finally stated that the purpose of IBPO Local #702 is to inspire and impress, never to embarrass or oppress. He thanked the Board for its continued positive relationship with his organization.

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6. Barbara Sweeney, a Henry County resident, asked the Board to rescind its decision to increase senior center membership fees for both in-county and out-of-county seniors. Having access to senior centers is vital to the physical and mental well-being of many of the seniors. For out-of-county residents, the \$15.00 a month fee is still a hardship and it still totals \$180.00 a year. Many of the out-of-county seniors attend Clayton County senior centers because they are closer to them than the centers in their own county. Attempting to frequent their own county's senior centers would result in increased travel costs. Ms. Sweeney affirmed that she lived five (5) miles from the J. Charley Griswell Senior Center and twelve miles (each way) from the Henry County senior center. Many seniors have not been attending the Clayton County senior centers since January 2011 because they have not received notice that no renewals are being taken at this time, and their current membership is still good. The seniors have had no response to their requests to meet with the commissioners. Ms. Sweeney urged the commissioners to meet with them and show some respect. If the commissioners met with the seniors, they would see the hardship that this increase has caused and understand the impact it has and will have in the future.

7. Johnny Jones stated he was here again to try to get the Board to reduce the senior center membership fees. He informed everyone that he was a member of an organization that meets in Atlanta at the capital. For recreation, they meet in the bingo room, shoot pool in the pool room, and associate in a church. Mr. Jones told the Board that when he shoots pool in this county's senior centers, it is on a table with duct tape on it. It is sad for him to hear that Clayton County is increasing senior membership fees when the tips are falling off the pool sticks. If the county wants him to pay more money, then it should give him a better facility and better equipment.