

**FULTON COUNTY BOARD OF COMMISSIONERS  
REGULAR MEETING**

November 2, 2022  
10:00 AM



Fulton County Government Center  
Assembly Hall  
141 Pryor Street SW  
Atlanta, Georgia 30303



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## **A G E N D A**

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**CALL TO ORDER:** Chairman Robert L. Pitts

**ROLL CALL:** Tonya R. Grier, Clerk to the Commission

Robert L. Pitts, Chairman (At-Large)  
Liz Hausmann, Vice-Chairman (District 1)  
Bob Ellis, Commissioner (District 2)  
Lee Morris, Commissioner (District 3)  
Natalie Hall, Commissioner (District 4)  
Marvin S. Arrington, Jr., Commissioner (District 5)  
Khadijah Abdur-Rahman, Commissioner (District 6)

**INVOCATION:** Reverend Clifton Dawkins, Jr., County Chaplain

**PLEDGE OF ALLEGIANCE:** Recite in unison: Lead by Mr. Roger Wise Jr. and the Johns Creek Color Guard

### **ANNOUNCEMENTS**

PLEASE SWITCH ALL ELECTRONIC DEVICES (CELL PHONES, PAGERS, PDAs, ETC.) TO THE SILENT POSITION DURING THIS MEETING TO AVOID INTERRUPTIONS.

IF YOU NEED REASONABLE MODIFICATIONS DUE TO A DISABILITY, INCLUDING COMMUNICATIONS IN AN ALTERNATE FORMAT PLEASE CONTACT THE OFFICE OF THE CLERK TO THE COMMISSION. FOR TDD/TTY OR GEORGIA RELAY SERVICE ACCESS DIAL 711.

**CONSENT AGENDA**

**22-0789 Board of Commissioners**

Adoption of the Consent Agenda - All matters listed on the Consent Agenda are considered routine by the County Commission and will be enacted by one motion. No separate discussion will take place on these items. If discussion of any Consent Agenda item is desired, the item will be moved to the Regular Meeting Agenda for separate consideration.

**Commissioners' District Board Appointments**

**22-0790 Board of Commissioners**

**FULTON-DEKALB HOSPITAL AUTHORITY D/B/A GRADY HEALTH SYSTEM**

Consists of ten (10) trustees (members). The Board of Commissioners of Fulton County appoints seven (7) trustees (members) and the Board of Commissioners of DeKalb County appoints three (3). (See Fulton County Code § 13-2-11). The Fulton County Code does not prescribe the method of appointment; however, historically, each Commissioner has appointed one person to serve.

Term = 4 years

Term below expires: 12/31/2022

**Bernie Tokarz (Hausmann)**

**Vice-Chairman Hausmann has nominated Bernie Tokarz for a District reappointment to a term ending December 31, 2026.**

**22-0791 Board of Commissioners**

Proclamations for Spreading on the Minutes.

Proclamation recognizing “Councilwoman Joyce Sheperd Appreciation Day.” **(Hall)**  
October 17, 2022

Proclamation recognizing “Councilwoman Cleta Winslow Appreciation Day.” **(Hall)**  
October 17, 2022

Proclamation recognizing “Claudie Nash Appreciation Day.” **(Hall)**  
October 17, 2022

Proclamation recognizing “Black City Councilmen of Georgia Appreciation Day.”  
**(Pitts)**  
October 23, 2022

Proclamation recognizing “Angie’s Kitchen Appreciation Day.” **(Ellis)**  
October 23, 2022

Proclamation recognizing “Angel McCoughtry Maddox Park Basketball Courts  
Appreciation Day.” **(Abdur-Rahman)**  
October 25, 2022

Proclamation recognizing “Jamida Orange Remembrance Day.” **(Hall)**  
October 28, 2022

Proclamation recognizing “Catherine Regine Usher Remembrance Day.”  
**(Abdur-Rahman)**  
October 29, 2022

Proclamation recognizing “Reverend Dr. Christopher Campbell Appreciation Day.”  
**(Hall)**  
October 30, 2022

**22-0792 Board of Commissioners**

Execution by Chairman Robert L. Pitts of a TEFRA (Tax Equity Fiscal Responsibility Act) for documentation pertaining to the proposed issuance of its Development Authority of Fulton County Revenue Bonds (The Westminster Schools, Inc. Project) Series 2022, in an amount not to exceed \$100,000,000.00 (the "Bonds").

**22-0793 Board of Commissioners**

Execution by Chairman Robert L. Pitts of a TEFRA (Tax Equity Fiscal Responsibility Act) for documentation pertaining to the proposed issuance of its Development Authority of Fulton County Tax-Exempt Revenue Bonds, in an amount not to exceed \$175,000,000.00 (the "Bonds"). The Bonds will be issued for the benefit of Shepherd Center, Inc., a Georgia not-for-profit corporation (the "Borrower"), for the purposes of (a) financing (i) the development of a mixed-use temporary housing facility for Shepherd Center families and patients (the "Housing Project") and (ii) the development of a new building for hospital administration, outpatient services, and innovation that will allow increased bed capacity at the main hospital when completed (the "Innovation Project", and collectively, the "Project"); (b) reimbursing certain expenses previously incurred in relation to the Project; (c) funding certain reserves, if necessary; and (d) paying certain costs of issuing the Bonds.

**Open & Responsible Government****22-0794 Real Estate and Asset Management**

Request approval to accept a name change and authorizing the Department of Real Estate and Asset Management and Department of Purchasing & Contract Compliance to reflect the name change of CRM Construction Services LLC to Complete Contracting Partners LLC. Effective upon BOC approval.

**22-0795 Real Estate and Asset Management**

Request approval to accept a name change and authorizing the Department of Real Estate and Asset Management and the Department of Purchasing & Contract Compliance to reflect the name change of CRM Services LLC to Complete Contracting Partners LLC. Effective upon BOC approval.

**22-0796 Real Estate and Asset Management**

Request approval to accept a name change and authorizing the Department of Purchasing & Contract Compliance to reflect the name change of Office Depot Business Solutions, LLC to ODP Business Solutions, LLC. Effective upon BOC approval.

**22-0797 Real Estate and Asset Management**

Request approval to accept a name change and authorizing the Department of Purchasing & Contract Compliance to reflect the name change of Wood Environment & Infrastructure Solutions, Inc. to WSP USA Environment & Infrastructure Inc. Effective upon BOC approval.

**22-0798 Real Estate and Asset Management**

Request approval of a Sewer Easement Dedication of 43,548 square feet to Fulton County, a political subdivision of the State of Georgia, from Macon Capital, LLC., for the purpose of constructing the Oaks at Cedar Grove Project at 0 Cedar Grove Road, South Fulton, Georgia 30213.

**22-0799 Real Estate and Asset Management**

Request approval of a Sewer Easement Dedication of 14,503 square feet to Fulton County, a political subdivision of the State of Georgia, from CHIPT Atlanta Buffington, LLC. for the purpose of constructing the Buffington Center Industrial Project at 3600 Buffington Center, South Fulton, Georgia 30349.

**22-0800 Real Estate and Asset Management**

Request approval of a Sewer Easement Dedication of 5,897 square feet to Fulton County, a political subdivision of the State of Georgia, from CHIPT Atlanta Buffington, LLC, for the purpose of constructing the Buffington Center Industrial Project at 3500 Buffington Center, South Fulton, Georgia 30349.

**22-0801 Real Estate and Asset Management**

Request approval of a Resolution to authorize the acquisition of easement rights to complete the extension of the sanitary sewer system at Manning Drive, Pinetree Circle and Cold Creek Drive; to authorize the Chairman to execute the documents necessary for the acquisition of easement rights; to authorize the County Attorney to approve the documents as to form; and for other purposes.

**22-0802 Real Estate and Asset Management**

Request approval of a Resolution approving a License Agreement between Fulton County, Georgia and the Georgia Department of Human Services, Division of Family & Children Services, for the purpose of distributing toys and economic assistance from within a Fulton County-owned real property; to authorize the Chairman or the County Manager to execute the License Agreement; to authorize the County Attorney to approve the License Agreement as to form and to make any modifications prior to execution to protect the County's interests; and for other purposes.

**22-0803 External Affairs**

Request approval to renew an existing contract - Department of External Affairs, #20RFP1212B-EC, External Grant Writing Services in the amount of \$100,000.00 with Strategic Funding Group, Inc. (Atlanta, GA) to provide External Grant Writing Services. This action exercises the second of two renewal options. No renewal option remains. Effective January 1, 2023 until December 31, 2023.

**22-0804 External Affairs**

Request approval to renew an existing contract - Department of External Affairs, #21RFP0915B-EC, Federal Intergovernmental & Interagency Affairs Services in an amount not to exceed \$120,000.00 with McGuireWoods Consulting LLC (Atlanta, GA) to provide Federal Intergovernmental Affairs Services. This action exercises the first of two renewal options. One renewal option remains. Effective January 1, 2023 through December 31, 2023.

**22-0805 External Affairs**

Request approval to renew an existing contract - Department of External Affairs, 21RFP0914B-EC, State Intergovernmental & Interagency Affairs Services, in an amount not to exceed \$119,976.00 with Georgia Public Affairs (Atlanta, GA) to provide External Grant Writing Services. This action exercises the first of two renewal options. One renewal option remains. Effective January 1, 2023 until December 31, 2023.

**Health and Human Services****22-0806 Community Development**

Request approval of cooperative purchasing - Department of Community Development, utilizing the Westmoreland County, Commonwealth of Pennsylvania Agreement for Professional Services with Northeast & Bucks Company DBA Mullin & Lonergan Associates, in an amount not to exceed \$143,000.00 to provide technical assistance to the Fulton County Department of Community Development in the preparation of the 2023 Annual Action Plan, Consolidated Annual Performance & Evaluation Report (CAPER) and administration of the department's federal grants. Effective upon BOC approval through December 31, 2023.

**22-0807 Public Works**

Request approval to renew an existing contract - Department of Public Works 21ITBC000021A-CJC, Water Meter Boxes and Valve Boxes in the amount of \$74,896.06 with Ferguson Waterworks (College Park, GA), to provide water meter boxes and valve boxes. This action exercises the first of two renewal options. One renewal option remains. Effective January 1, 2023, through December 31, 2023.

**22-0808 Senior Services**

Request approval to renew an existing contract - Department of Senior Services, 21ITB000011A-CJC, Pool Maintenance Services in the amount of \$130,000.00 with United Pool Maintenance (Roswell, GA), to provide pool maintenance services, repair and preventive maintenance to the four Senior Multipurpose Facilities. This action exercises the second of two renewal options. No renewal option remains. Effective dates: January 1, 2023 through December 31, 2023.

**22-0809 Public Works**

Request approval to renew an existing contract - Department of Public Works, 20RFP101320K-CRB, MS4 NPDES Permit Management Oversight and Administration in an amount not to exceed \$93,769.00 with River to Tap, Inc. (R2T) (Roswell, GA), to provide management, oversight, and administration services for the MS4 NPDES required Storm Water Management Program within the unincorporated area of Fulton County on a time and materials basis. This action exercises the second of two renewal options. No renewal options remain. Effective dates: January 1, 2023, through December 31, 2023.

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**Infrastructure and Economic Development****22-0810 Public Works**

Request approval to renew an existing contract - Department of Public Works, 20RFP124470K-DB, TSPLOST Program Management Services in an amount not to exceed \$114,600.00 with Goodwyn, Mills and Cawood, Inc. (GMC), to provide program management consulting services for the TSPLOST2 Program. This action exercises the second of two renewal options. No renewal options remain. Effective upon BOC approval through August 29, 2023.

**Justice and Safety****22-0811 Sheriff**

Request approval to extend an existing contract - Sheriff's Office, 20RFP124254B-VF, Behavioral Health and Addictive Disease Counseling in an amount not to exceed \$58,214.26, with Chris 180, Inc. (Atlanta, Ga) to provide behavioral health and addictive disease counseling to inmates at the Fulton County jail for the Substance Abuse Mental Health Services Administration (SAMHSA Grant) for an additional six month period. This contract is 100% grant funded. No County funding is required.

**22-0812 Sheriff**

Request approval of a Sub-Recipient Agreement between the Fulton County Sheriff and Justice Solution Inc. as the research evaluator to develop a strategic plan, project planning and implementation for the Substance Abuse Mental Health Services Administration (SAMHSA Grant). Effective October 1, 2022, through March 31, 2023 with no renewal options. The cost of the contract shall not exceed \$32,812.50. Approval is also requested to authorize the County Attorney to make changes to the Sub-Recipient Agreement necessary to protect the interests of the County, prior to execution.

**22-0813 Police**

Request approval to award a contract without competition - Police Department, 22SS083122B-EF, Forensic Casework Services in the amount of \$5,150.00 with DNA Labs International (Deerfield Beach, FL) to provide forensic casework services. Effective upon BOC approval for a 12-month period.

**REGULAR MEETING AGENDA****22-0814 Board of Commissioners**

Adoption of the Regular Meeting Agenda.

**22-0815 Clerk to the Commission**

Ratification of Minutes.

Regular Meeting Minutes, October 5, 2022

Recess Meeting Post Agenda Minutes, October 19, 2022

**22-0816 Board of Commissioners**

Presentation of Proclamations and Certificates.

Proclamation recognizing “Operation Green Light for Veterans Appreciation Day.”  
**(Hausmann)**

Proclamation recognizing “Shatterproof Appreciation Day.” **(Ellis)**

Proclamation recognizing “Reverend Clifton Dawkins Appreciation Day.” **(Hall)**

Proclamation recognizing “Navy Week Atlanta.” **(Hall)**

Proclamation recognizing “Kendall Rae’s Green Heart Appreciation Day.”  
**(Abdur-Rahman)**



**PUBLIC HEARINGS****22-0817 Board of Commissioners**

Public Comment - Citizens are allowed to voice County related opinions, concerns, requests, etc. during the Public Comment portion of the Commission meeting. **Priority for public comment will be given to Fulton County citizens and those individuals representing businesses or organizations located within Fulton County, including their employees, whether such persons are commenting in-person, via emails or via Zoom or other electronic media (i.e., phone call). Non-Fulton County citizens will only be heard after all in-person Fulton County citizens, representatives of business and organizations located within Fulton County, including their employees, have been heard and the time allotted for public comment has not expired, except as otherwise provided in this code section. County staff shall verify the residency of each public speaker prior to such person being heard by the board. Speakers will be granted up to two minutes each. Members of the public will not be allowed to yield or donate time to other speakers. The Public Comment portion of the meeting will not exceed 30 minutes at the Regular Meeting, nor will this portion exceed thirty minutes at the Recess Meeting.** In the event the 30-minute time limit is reached prior to public comments being completed, public comment will be suspended and the business portion of the BOC meeting will commence. Public comment will resume at the end of the meeting. Similarly, written comments (that were timely submitted) not previously read, may be read at the end of the meeting. For more information or to arrange a speaking date, contact the Clerk's Office.

**22-0818 Police**

Public Hearing for alcohol beverage license application submitted by Citgo Happy Store for the retail sale of Wine and Malt Beverages at 4060 Martin Luther King Blvd, Atlanta Ga. 30336.

**PRESENTATIONS TO THE BOARD****22-0819 Board of Commissioners**

Presentation: Development Authority of Fulton County GASB 77

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**COUNTY MANAGER'S RENEWAL ACTION ITEMS****Open & Responsible Government****22-0820 Real Estate and Asset Management**

Request approval to renew existing contracts - Department of Real Estate and Asset Management, 21ITB130447C-GS, Janitorial Services for Selected Fulton County Facilities (Groups E, F, G, H & I) in an amount not to exceed \$1,036,470.00 with (A) Chi-Ada Corporation, (Atlanta, GA) in an amount not to exceed \$587,668.00; (B) Quality Cleaning Services, Inc. (Douglasville, GA) in an amount not to exceed \$261,756.00; and (C) American Facility Services, Inc. (Alpharetta, GA) in an amount not to exceed \$187,046.00, to provide the highest quality cleaning services for selected Fulton County facilities for Janitorial Groups E (South Libraries), F (Other Offices North & Other Offices South), G (South Senior Centers), H (Arts Centers) and I (North & South Service Centers). This action exercises the first of two renewal options. One renewal option remains. Effective dates: January 1, 2023 through December 31, 2023.

**Health and Human Services****22-0821 Public Works**

Request approval to renew an existing contract - Department of Public Works, 21ITB000019A-CJC, Water Meter Reading in an amount not to exceed \$392,496.00 with Bermex, Inc. (Stow, OH) to provide water meter reading services. This action exercises the first of two renewal options. One renewal option remains. Effective dates: January 1, 2023, through December 31, 2023.

**22-0822 Public Works**

Request approval to renew existing contracts - Department of Public Works, 21ITB081321K-CRB, Standby Miscellaneous Construction Wastewater System Services in an total amount not to exceed \$12,700,000.00 with (A) Site Engineering, Inc. (Atlanta, GA) in an amount not to exceed \$3,300,000.00; (B) Wade Coats Company, Inc. (Austell, GA) in an amount not to exceed \$3,200,000.00; (C) Sol Construction, LLC (Atlanta, GA) in an amount not to exceed \$3,100,000.00; and, (D) Kemi Construction Company, Inc. (College Park, GA) in an amount not to exceed \$3,100,000.00 to provide standby miscellaneous construction wastewater system services. This action exercises the first of two renewal options. One renewal option remains. Effective dates: January 1, 2023 through December 31, 2023.

**COUNTY MANAGER'S ITEMS****Open & Responsible Government****22-0823 Finance**

2023 Budget Update.

**22-0824 Real Estate and Asset Management**

Request approval of a recommended proposal - Fulton County Library System, 22RFP134545K-BKJ, Design/Build Services for the East Point Library Expansion, for the Library Capital Improvement Program, Phase II (FCLS-CIP), for a Guaranteed Maximum Price (GMP) in an amount not to exceed \$1,160,150.00 with Albion General Contractors (Sandy Springs, GA), to provide Design/Build services for expansion of the East Point Library. Effective upon issuance of Notice to Proceed for 584 calendar days or completion of construction project as determined by the County.

**22-0825 Real Estate and Asset Management**

Request approval to increase the spending authority - Department of Real Estate and Asset Management, 21ITB130533C-GS, Locks, Doors and Hardware Countywide in the amount of \$43,000.00 with Overhead Door Company of Atlanta, dba D.H. Pace Company, Inc. (Atlanta, GA), for additional requirements requested by the Sheriff's Office to re-key high security systems at the Fulton County Jail. Effective upon BOC approval.

**22-0826 Real Estate and Asset Management**

Request approval to increase the spending authority - Department of Real Estate and Asset Management, 21ITB1302418C-CG, Standby Plumbing Repair Services in an total amount not to exceed \$143,000.00, with (A) Talon Property Services, LLC (Atlanta, GA) in an amount not to exceed \$50,000.00; (B) J2 Connect, Inc. dba J Squared Plumbing Co., Inc. (McDonough, GA) in an amount not to exceed \$85,000.00; and (C) B & W Mechanical Contractors, Inc. (Lawrenceville, GA) in an amount not to exceed \$8,000.00 to allow for the completion of several high priority plumbing repair/replacement jobs that require immediate attention at the Fulton County Justice Center Complex and QLS facility. Effective upon BOC approval.

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**Health and Human Services****22-0827 Behavioral Health and Development Disabilities**

Request approval of recommended proposals - Department of Behavioral Health and Developmental Disabilities, 22RFP038A-CJC, Fulton County Behavioral Health Network in an total amount not to exceed \$13,387,253.80 with (A) River Edge Behavioral Health Community Service Board (Macon, GA) in an amount not to exceed \$4,170,754.27, to provide Minority AIDS Initiative (MAI), Core Adult Outpatient - Center for Health & Rehabilitation, Permanent Supportive Housing (PSH), DUI - North Fulton Service Center, Center for Health & Rehabilitation & South Fulton Service Center, Misdemeanor Mental Health Court (MMC); (B) Chris 180, Inc. (Atlanta, GA) in an amount not to exceed \$3,587,901.04, to provide School Based Mental Health - 38 Fulton Schools, Text 4 Help, Core Child & Adolescent Outpatient - Adamsville & North Fulton, Clubhouse for Youth, Re-Entry - Fulton County Jail; (C) The Summit Counseling Center, Inc. in an amount not to exceed \$924,054.53, to provide School Based Mental Health - 28 Fulton Schools; (D) Grady Memorial Hospital d/b/a Grady Health System (Grady) in an amount not to exceed \$2,969,430.00, to provide Core Adult Outpatient - North Fulton Service Center & South Fulton Service Center, Re-Entry (Women on the Rise), SRU - Fulton County Jail; (E) Health Connect America (HCA) d/b/a Georgia Hope in an amount not to exceed \$800,000.00, to provide Core Child & Adolescent Outpatient - Oak Hill; and (F) Step Up on Second Street, Inc. in an amount not to exceed \$935,113.96, to provide Permanent Supportive Housing (124 units). These providers will provide expanded services to help the County drive towards its purpose to increase access to behavioral health services, establish a County-wide provider network, and strengthen the experience of clients seeking behavioral health services from Fulton County. Effective January 1, 2023 through December 31, 2023, with nine renewal options.

**22-0828 Senior Services**

Request approval to increase the spending authority - Department of Senior Services, 21RFQ000007A-CJC, In Home Services, in the total amount of \$361,620.21, with (A) Southern Homecare dba Always Caring Homecare (Roswell, GA) in the amount of \$202,487.74; (B) At Home Atlanta (Atlanta, GA) in the amount of \$ 117,319.72; (C) Trusted Hands Senior Care, LLC, (Roswell, GA) in the amount of \$19,076.00; and (D) Help at Home (Newnan, GA) \$22,736.75. Effective upon BOC approval.

**COMMISSIONERS' ACTION ITEMS**

**22-0829 Board of Commissioners**

Request approval of a Resolution expressing support for the Cobb County Board of Commissioners in the application of Home Rule; to express concern at the practice of the passage of general Bills addressing issues of local concern to circumvent Home Rule Provisions of the Georgia Constitution; and for other purposes. **(Arrington)**

**22-0830 Board of Commissioners**

Request approval of a Resolution of the Fulton County Board of Commissioners to Declare a Healthcare Emergency in Fulton County, Georgia due to the lack of health care and other medical providers and the closure of the Wellstar Atlanta Medical Center; to urge the Fulton County Board of Health to declare a State of Emergency and to develop a plan to address the impacts of the Health Care Desert in South Fulton County; and for other purposes. **(Arrington)**

**COUNTY MANAGER'S PRESENTATION AND DISCUSSION ITEMS**

**Open & Responsible Government**

**22-0831 External Affairs**

Presentation of the 2023 Legislative Agenda.

**22-0832 External Affairs**

2022 Federal Legislative Update.

**EXECUTIVE SESSION**

**22-0833 Board of Commissioners**

Executive (CLOSED) Sessions regarding litigation **(County Attorney)**, real estate **(County Manager)**, and personnel **(Pitts)**.

**ADJOURNMENT**