MINUTES OF REGULAR COMMISSION MEETING
MACON-BIBB COUNTY COMMISSION
June 3, 2014 – 6:00 P.M.
Government Center
(Commission Chamber)

The Regular Commission meeting of the Macon-Bibb County Commission was held on June 3, 2014 at 6:00 P.M. in the Commission Chamber at Government Center.

Commission Members Present:

Mayor Robert A.B. Reichert
Mayor Pro Tem Bert Bivins, III
Commissioner Larry Schlesinger
Commissioner Gary Bechtel
Commissioner Elaine Lucas

Commissioner Mallory Jones, III
Commissioner Ed DeFoe
Commissioner Scotty Shepherd
Commissioner Virgil Watkins, Jr.
Commissioner Al Tillman

Staff Present:

Dale Walker – County Manager
Judd Drake – County Attorney
Crystal Jones – Sr. Asst. County Attorney
Opie Bowen – Asst. County Attorney
Reggie McClendon – Asst. County Attorney
Trea McCombs – Public Affairs
Kevin Barriere – Public Affairs
Justin Crum, Public Affairs
Chris Floore – Asst. to Co. Mgr. – Public Affairs

Shelia Thurmond – Clerk of Commission
Steve Layson – Asst. Co. Mgr - Infrastructure
Jean S. Howard – Asst. Clerk of Commission
Janice Ross – Training & Events Coordinator
Julie Moore – Asst. to Co. Mgr. – Strategic Planning & Budget
Doug Faour - Airport

Guests in Attendance

Sheriff David Davis
Andy Ambrose – Tubman Museum
Rick Jones – Macon Transit Authority
Craig Ross - Macon Transit Authority
Charles Howard – Macon Transit Authority
Susan Welsh – Museum of Arts & Sciences
Billy Pitts

News Media Present

Jim Gaines – The Telegraph
Anita Oh – 13 WMAZ
Sean Franklin – 41 WMGT
Malcolm Johnson – WGX A FOX 24
Ron Wildman – 58 WPGA

CALL TO ORDER

The meeting was called to order by Mayor Robert A. B. Reichert.

PRAYER
The prayer was rendered by Pastor Keith Watson of New City Church.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES
A. Pre-Commission Meeting on May 20, 2014
B. Regular Commission Meeting on May 20, 2014

ACTION:

On motion of Commissioner Ed DeFore, seconded by Commissioner Mallory Jones, and carried unanimously, the minutes of the Pre-Commission and Regular Commission meetings held on May 20, 2014 were approved as presented.


INVITED GUESTS

Pastor Keith Watson of New City Church was invited to render the prayer for tonight's Regular Commission Meeting.

Career Technical and Agricultural Education (CTAE) Students and Career Technical Instructors (CTI) – Mayor Reichert recognized students in attendance from Northeast High School - Marques Carswell, Phillip Watts, and Breerica Gilmore, Howard High School - Michael Duncan and Calvin Taylor, and from Southwest High School – Aaron King, Tamera McClendon, and Jacques Rouse.

PUBLIC COMMENTS ON AGENDA ITEMS

None

REPORTS FROM COMMITTEES AND DEPARTMENTS

Operations and Finance Committee

Committee Vice-Chairwoman Elaine Lucas reported that the Operations and Finance Committee met on Tuesday, May 27, 2014. The Committee discussed and recommended approval of the following items:

- The retirements of Ms. Florine Meadows and Mr. Jerry Stokes were approved. The Commission would like to thank them for their service.
- The agreement with Cana Communications for security at 455 Walnut Street. This is the new location for the Tax Commissioners Office.
• The agreement to provide internet and telephone service for Fort Hawkins Visitor’s Center.

• The Justice Assistance Grant for the Sheriff’s Office was approved. The Commission is supporting the efforts of the Public Defender in his application to the Community Foundation for a grant for an Early Intervention Program.

• The following Supplemental Budget requests were approved:
  A. $10,000 from Commissary Funds to provide a replacement boiler at the jail.
  B. $60,000 from Commissary Funds to replace graphics on patrol cars.
  C. $1,200 from Fund Balance to Internal Audit’s Operating Budget

**Economic and Community Development Committee**

Committee Chairman Larry Schlesinger reported that the Economic and Community Development Committee met on Tuesday, May 27, 2014. The Committee discussed and recommended approval of the following items:

• To provide $650,000 of In-Kind Services within a one-half mile radius of A. L. Miller High School Village within 24 months upon receipt of an allocation of Low Income Housing Tax Credits and acquisition of the A. L. Miller School building.

• To provide $250,000 to Hunt School Partners, L.P upon receipt of an allocation of Low Income Housing Tax Credits and acquisition of the Henry A. Hunt Elementary School.

• To provide $250,000 upon receipt of an allocation of Low Income Housing Tax Credits and acquisition of the Macon Gardens Apartments.

• To provide $450,000 upon receipt of an allocation of Low Income Housing Tax Credits for construction of Sterling Heights, a senior citizens apartment complex to be located on Bowman Road.

• To provide $250,000 upon receipt of an allocation of Low Income Housing Tax Credits for the construction of Mallard Lakes, a senior citizens apartment complex to be located on Hall Road.

• For the Economic and Community Development Department to enter into a contractor agreement with Georgia Behavioral Health Service to contract two sustainable group homes.

• For the Land Bank Authority to enter into an agreement for the acquisition and maintenance of two properties for future development purposes on Mercer University Drive.

**Facilities and Engineering Committee**
Committee Vice-Chairman Jones reported the Facilities and Engineering Committee met on Tuesday, May 27, 2014 and approved the following:

- A contract with GDOT for improving Runway 5 at the Middle Georgia Regional Airport with a total project cost of $1,042,734.96 consisting of $978,078.00 in Federal funds, $30,440.70 in State funds, and $34,216.26 in local matching funds.

- A Consulting Agreement for $10,000 with Sixel Consultant Group, Inc. for a True Market Study for the Middle Georgia Regional Airport.

- An Intergovernmental Agreement for Solid Waste Management Service to Jones County.

- A discussion was held regarding the new Safe Carry Protection Act which goes into effect on July 1, 2014 and its effect on government buildings.

Public Safety Committee

Committee Chairman Scotty Shepherd reported his Committee did not meet last week, but that he has been having on-going productive meetings with Fire Chief Riggins and his staff to place Civil Service into the existing Fire Department and plans to have it on his Committee’s agenda next week. Also his Committee will undertake supporting changes to the new gun law that goes into effect July 1st and make the State Legislators aware of the Commission’s stance on this legislation.

CONSENT AGENDA

None

OLD BUSINESS

A. Ratification of the following retirements: Ms. Florine Meadows (County Extension Service) and Mr. Jerry Stokes (Public Works)

ACTION:


B. Resolution authorizing an agreement with Cana Communications regarding property at 455 Walnut Street

- Clerk read by caption: A Resolution of the Macon-Bibb County Commission authorizing the Mayor to execute an agreement with Cana Communications to provide and install access control, security, and video surveillance systems
for the newly renovated building located at 455 Walnut Street, Macon, Georgia 31201 that will be occupied by the Macon-Bibb County Tax Commissioner’s Office, in substantially the same form as attached hereto as Exhibit “A”; and for other purposes.

**ACTION:**


C. Resolution authorizing an agreement with a Telecommunication provider for the Ft. Hawkins Visitor’s Center building

- Clerk read by caption: A Resolution of the Macon-Bibb County Commission authorizing the Mayor to execute an agreement with a telecommunications provider to provide telephone service and internet service for the Fort Hawkins Visitor’s Center building, located at 736 Emery Highway, Macon, Georgia 31217; and for other purposes.

**ACTION:**


D. Ordinance to appropriate funds from Commissary Fund to provide equipment for the jail

- Clerk read by caption: A Ordinance of the Commission of Macon-Bibb County, Georgia to appropriate $10,000 from Commissary Fund to provide equipment for the jail.

**ACTION:**


E. Ordinance to appropriate funds from Commissary Fund to replace graphics on patrol cars

- Clerk read by caption: An Ordinance of the Commission of Macon-Bibb County, Georgia to appropriate $60,000 from Commissary Fund to replace graphics on patrol cars.

**ACTION:**

F. Ordinance to appropriate funds from Fund Balance to Internal Audit operating budget

- Clerk read by caption: An Ordinance of the Commission of Macon-Bibb County, Georgia to appropriate $1,200 from Fund Balance to Internal Audit operating budget.

ACTION:


G. Ratification of request for transfer of funds by the Sheriff’s Office and Clerk of Superior Court

ACTION:


H. Resolution to provide funds of In-Kind Services related to the A. L. Miller High School project

- Clerk read by caption: A Resolution of the Macon-Bibb Commission to provide $650,000.00 of in-kind services within a one-half mile radius of A. L. Miller High School within twenty-four (24) months of the A. L. Miller Village, LP’s receipt of an allocation of Low Income Housing Credits from the Georgia Department of Community Affairs and closing on acquisition of the A. L. Miller High School building; and for other purposes.

ACTION:


I. Resolution to provide funds related to the former Henry A. Hunt Elementary School property

- Clerk read by caption: A Resolution of the Macon-Bibb County Commission to provide $450,000.00 to Hunt School Partners, LP, upon receipt of an
allocation of Low Income Housing Credits from the Georgia Department of Community Affairs and closing of acquisition of the former Henry A. Hunt Elementary School property; and for other purposes.

ACTION:


J. Resolution to provide funds related to the Macon Garden Apartment project

- Clerk read by caption: A Resolution of the Macon-Bibb County Commission to provide $250,000.00 to TBG Macon Gardens, LP, upon receipt of an allocation of Low Income Housing Tax Credits from the Georgia Department of Community Affairs and closing of acquisition of Macon Gardens; and for other purposes.

ACTION:

Commissioner Virgil Watkins motioned to amend the Resolution to change the term of the loan from 20 years to 30 years to match DCA's expanded loan term to TBG Macon Gardens, LP for the apartments that are presently occupied in order to keep funding viable and affordable for tenants who might want to move back in after the apartments are renovated. The motion was seconded by Commissioner Al Tillman.

- Approval to amend Resolution by Commissioners Bert Bivins, III, Larry Schlesinger, Elaine Lucas, Ed DeFore, Scotty Shepherd, Virgil Watkins, Jr., and Al Tillman.
- Commissioners Gary Bechtel and Mallory Jones voted No.
- Commissioner Mallory Jones voted No.

K. Resolution to provide funds to Roundstone Development for the development of Mallard Lakes

- Clerk read by caption: A Resolution of the Macon-Bibb County Commission to provide $250,000.00 to Roundstone Development LLC, upon receipt of an allocation of Low Income Housing Tax Credits from the Georgia Department of Community Affairs to develop Mallard Lakes located at approximately 1425 Hall Road in Macon-Bibb County, Georgia; and for other purposes.

ACTION:

- Unanimous approval by Commissioners Bert Bivins, III, Gary Bechtel, Larry
L. Resolution to support Potemkin Development related to the development of Sterling Heights Senior Apartments

- Clerk read by caption: A Resolution of the Macon-Bibb County Commission to support Potemkin Development, Inc., and its application for Low Income Housing Tax Credits to develop Sterling Heights Senior Apartments located at 5300 Bowman Road in Macon-Bibb County, Georgia; and for other purposes.

ACTION:


M. Resolution to provide funds to Potemkin Development related to the development of Sterling Heights Senior Apartments

- Clerk read by caption: A Resolution of the Macon-Bibb County Commission to provide $450,000.00 to Potemkin Development, Inc., upon receipt of an allocation of Low Income Housing Tax Credits from the Georgia Department of Community Affairs to develop Sterling Heights Senior Apartments located at 5300 Bowman Road in Macon-Bibb County, Georgia; and for other purposes.

ACTION:


Commissioner Lucas stated she was very impressed, pleased and appreciated the number of developers who have shown interest and have decided to develop projects in the Macon-Bibb County area.

N. Resolution to support the Economic and Community Development Department entering into an agreement and providing funds to Georgia Behavioral Health Services

- Clerk read by caption: A Resolution of the Macon-Bibb County Commission to support the Economic and Community Development Department in entering into an Independent Contractor Agreement with and providing up to $550,000.00 of Home Investment Partnership Program Funds to Georgia Behavioral Health Services to construct two (2) sustainable group homes; and for other lawful purposes.

ACTION:
- **Unanimous approval by Commissioners Bert Bivins, III, Gary Bechtel, Larry Schlesinger, Elaine Lucas, Mallory Jones, III, Ed DeFore, Scotty Shepherd, Virgil Watkins, Jr., and Al Tillman.**

O. Resolution authorizing an agreement with the Land Bank Authority for properties for future redevelopment purposes

- **Clerk read by caption:** A Resolution of the Macon-Bibb County Commission authorizing the Mayor to execute an agreement with the Macon-Bibb County Land Bank Authority for the acquisition, holding, maintenance, and conveyance of two (2) properties for future redevelopment purposes, with one (1) property being located at 3360 Mercer University Drive, Macon, Georgia 31204 and one (1) property being located at 3366 Mercer University Drive, Macon, Georgia 31204, in substantially the same form as attached hereto as Exhibit “A”; and for other purposes.

**ACTION:**

- **Unanimous approval by Commissioners Bert Bivins, III, Gary Bechtel, Larry Schlesinger, Elaine Lucas, Mallory Jones, III, Ed DeFore, Scotty Shepherd, Virgil Watkins, Jr., and Al Tillman.**

P. Resolution authorizing a contract amendment and contract for construction project related to Runway 5 Safety Area grading and replacing Taxiway B lighting at the Middle Georgia Regional Airport

- **Clerk read by caption:** A Resolution of the Macon-Bibb County Commission authorizing the Mayor to execute a contract amendment, a contract for construction, and a supplemental agreement with the Georgia Department of Transportation for a construction project related to improving the Runway 5 Safety Area grading and replacing Taxiway B lighting at the Middle Georgia Regional Airport with a total project cost of $1,042,734.96 consisting of $978,076.00 in Federal funds, $30,440.70 in State funds, and $34,216.26 in local matching funds, in substantially the same form as attached hereto; and for other purposes.

**ACTION:**

- **Unanimous approval by Commissioners Bert Bivins, III, Gary Bechtel, Larry Schlesinger, Elaine Lucas, Mallory Jones, III, Ed DeFore, Scotty Shepherd, Virgil Watkins, Jr., and Al Tillman.**

Q. Resolution to authorize a Consulting Agreement with Sixel Consulting Group related to a Leakage Study for the Middle Georgia Regional Airport

- **Clerk read by caption:** A Resolution of the Macon-Bibb County Commission
to authorize and approve a Consulting Agreement between Macon-Bibb County and Sixel Consulting Group, Inc., for the capped amount of ten thousand and 00/100 ($10,000.00) for completion of a True Market/Leakage Study for the Middle Georgia Regional Airport to be funded by land sale funds; and for other purposes.

ACTION:

- Commissioner Elaine Lucas voted No.

R. Resolution authorizing an Intergovernmental Agreement with Jones County for Solid Waste Management Services

- Clerk read by caption: A Resolution of the Macon-Bibb County Commission authorizing the Mayor to execute an Intergovernmental Agreement with Jones County, Georgia to continue to provide Solid Waste Management Services to that portion of Jones County which was formerly a part of the City of Macon, in substantially the same form as attached hereto as Exhibit “A”; and for other purposes.

ACTION:


NEW BUSINESS

A. Resolution authorizing an agreement with Charles Stewart for the lease of 179.61 acres of Clear Zone Land within the Middle Georgia Regional Airport

_Referred To: Operations and Finance Committee_

B. Resolution authorizing Bragg Jam to hold its 2014 Music Festival in Downtown Macon, Georgia

_Referred To: Economic and Community Development Committee_

C. Resolution authorizing a letter of agreement with the Georgia Department of Transportation for the installation of a Roundabout at the intersection of Eisenhower Parkway and Fulton Mill Road

_Referred To: Facilities and Engineering Committee_
D. Resolution approving and ratifying the September 2013 Landfill Gas Purchase Agreement between the City of Macon and Cherokee Brick & Tile Company

   Referred To: Facilities and Engineering Committee

E. Resolution in opposition to Georgia House Bill 60 a/k/a the "Safe Carry Protection Act of 2014"

   Referred To: Public Safety Committee

GENERAL PUBLIC COMMENTS

Andy Ambrose, Executive Director of the Tubman Museum, urged Commissioners to reconsider the cut in funding to the Museum on such short notice. He further stated the timing couldn't be worse as he anticipated this would affect the opening of the new museum, would affect the many cultural activities sponsored by the Tubman, and overall, would have a negative effect on tourism efforts in the area.

Rick Jones, Executive Director of the Macon Transit Authority, reported to Commissioners the impact a cut in funding would have on public transit as ridership has increased dramatically and the agency is anticipating a reduction in state and federal funding. He also stated a reduction in local funds affected the one for one matching federal dollars received and further stated current bus routes would have to be reduced.

Tyler Horne stated the Tubman is an important part of the local cultural life in Macon-Bibb County and any cuts would negatively affect the area.

ADJOURNMENT

There being no further business, and on motion duly made, seconded, and carried unanimously, the meeting was adjourned at 6:40 P.M.


Shelia Thurmond, CCC
Clerk of Commission