MINUTES OF REGULAR COMMISSION MEETING
MACON-BIBB COUNTY COMMISSION
May 20, 2014 – 6:00 P.M.
Government Center
(Commission Chamber)

The Regular Commission meeting of the Macon-Bibb County Commission was held on May 20, 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 Gary Bechtel
Commissioner Elaine Lucas
Commissioner Mallory Jones, III
Commissioner Ed DeFore
Commissioner Virgil Watkins, Jr.
Commissioner Al Tillman

Commission Members Absent
Commissioner Larry Schlesinger
Commissioner Scotty Shepherd

Staff Present:
Judd Drake – County Attorney
Crystal Jones – Sr. Asst. County Attorney
Opie Bowen – Asst. County Attorney
Reggie McClendon – Asst. County Attorney
Trae McCombs, Public Affairs
Kevin Barrere – 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

Guests in Attendance
Dr. Lindsey Holliday
Bruce Gerwig
Members of St. Luke Baptist Church
Dr. Mary Stenson (Widow of Rev. Marshall Stenson)
Hampton Swain

News Media Present
Jim Gaines – The Telegraph
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 Rev. Stacey Harwell of Centenary United Methodist Church.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

A. Pre-Commission Meeting on May 6, 2014
B. Regular Commission Meeting on May 6, 2014

ACTION:

On motion of Commissioner Ed DeFore, seconded by Commissioner Al Tillman, and carried unanimously, the minutes of the Pre-Commission and Regular Commission meetings held on May 6, 2014 were approved as presented.


INVITED GUESTS

Rev. Stacey Harwell of Centenary United Methodist Church was invited to render the prayer for tonight's Regular Commission Meeting.

Naa Adorkor Allotey, introduced by Commissioner Lucas, is Bibb County’s Star Student and is Valedictorian of her class at Mt. De Sales Academy. Commissioner Lucas spoke of the many honors, awards, and achievements of Ms. Allotey, among which are: National Honor Society member, Governor's Honors Program, and the National Achievement Scholarship. She thanked the Mayor and Commissioners for inviting and recognizing her at tonight's meeting. From the many scholarship offers received, Ms. Allotey stated she plans to attend Duke University in the fall.

PUBLIC COMMENTS ON AGENDA ITEMS

Dr. Lindsey Holliday commented on items Q, V, and X on tonight's agenda. He stated monies slated for these items to enhance our existing airport would be better used to have joint-use of runways with Robins Air Force Base. He stated that if joint-use was in effect during the next BRAC (Base Realignment and Closure) it would be an enormous help in keeping the base open. Also joint-use would be monetarily and environmentally effective.

REPORTS FROM COMMITTEES AND DEPARTMENTS

Operations and Finance Committee
Committee Chairman Gary Bechtel reported that the Operations and Finance Committee met on Tuesday, May 13, 2014. The Committee discussed and recommended approval of the following items:

- Denial of the appeal of Mt. Sinai Church for exemption of taxes for duplexes owned by the church as it did not meet the requirements for exempt property under GA Code 48.5, Section 40 and 41, which states parcels "which are owned by religious groups and used only for single family residences when no income is derived from the property."

- The appointment of Lauren Benedict as the Post Seven (7) citizen member of the Macon General Employees Retirement Committee.

- A Consultant Agreement with T.Y. Lin International for Mid-City Square Conceptual Design in the amount of $4,950. T. Y. Lin is the same company working on the design of the Second Street corridor. Talks are on-going with the property owners on all four corners of the proposed Mid-City Square.

- The sale of a partial portion of New Street Lane to the Medical Center for $29,204. The Medical Center plans to build a parking garage for employees and visitors.

- The sale and close of alley known as Clett Drive to Mr. Moses Jackson, who owns both sides of the alley for $18,534.

- The sale of a portion of Second Street Lane for $9,350 to Brian Nichols, who owns Taste and See Coffee Shop. Mr. Nichols plans to turn the alley into an outdoor dining area. The alley is in bad condition now with torn asphalt and debris.

- Franchise agreement with Southern Rivers Energy. This is a standard agreement that the new government is entering into with other utility companies located previously with the City and Bibb County.

- Reduction of Lien on 2857 Mercer University Drive for a church whose roof collapsed and whose remaining structure was demolished by the Public Works Department due to safety issues.

- The hiring of two summer interns to be paid for from the ACCG Civic Affairs Foundation 2014 Georgia County Internship Program Grants in the amount of $4,000. The interns will be in Office of the Public Defender.

- An agreement with Davenport & Company, LLC for financial advisory services.

**Economic and Community Development Committee**

Vice Committee Chairman Tillman reported, in the absence of Chairman Schlesinger, that the Economic and Community Development Committee met on Tuesday, May 13, 2014. The Committee discussed and recommended approval of the following items:
• A Resolution to support Hunt School Partners, L.P. in its application for Low Income Housing Tax Credits. The Macon Housing Authority plans to acquire and redevelop the former Henry A. Hunt Elementary School property located at 990 Shurling Drive for senior citizens.

• A Resolution to support the Benoit Group, LLC in its plans to redevelop the Macon Gardens property located at 3601 Mercer University Drive.

• The Chief Elected Officials Agreement with Payne City under Workforce Development. The Mayor has been selected as the Chief Local Elected Official and provides general oversight over the local workforce investment system. He will appoint Workforce Investment board members, review and approve the local plan and the budget the local WIA funds.

• The Urban Redevelopment Plan was modified to include adjacent properties with similar characteristics that fit logically within the 2011 plan. Additional areas were identified that needed to be improved that were not included in the previous plan.

• An Ordinance approved amending the method of appointments to the Macon-Bibb County Industrial Authority. Previously, appointments included the Chairman of Bibb County Board of Commissioners and the City of Macon’s Mayor. With Consolidation, the appointments required changing so that the Mayor could appoint an additional member to fill the slot normally occupied by the Chairman of the Board of Commissioners.

The Committee heard a presentation from the following:

• Oracle Design Group – A presentation was made to rehab A. L. Miller High School for 62 one, two, and three bedroom units along with nine single family homes on the school’s 11 acre site located on Montpelier Avenue. The proposed construction budget is $9.23 million. Oracle Design Group will apply for the Department of Community Affairs Low Income Housing Tax Credit and requested Macon-Bibb County contribute $650,000 in renovations to roadways and blighted areas around the proposed development.

• Roundstone Development - A presentation was made on the development of 92 residential units consisting of 100 percent one, two, three, and four bedroom affordable housing units to be named Mallard Lakes on Hall Road. The total development cost will be $12.0 million. They will also apply for the Department of Community Affairs Low Income Housing Tax Credit.

Facilities and Engineering Committee

Committee Chairman Al Tillman yielded to Vice-Chairman Jones who reported the Facilities and Engineering Committee met on Tuesday, May 13, 2014 and approved the following:
• A Resolution in the amount of $100,000 for a proposed action plan for property on Riverside Drive. In order to make the property more marketable, additional soil samples needs to be obtained for testing.

• The renaming of Haywood Road to Marshell Stenson, Jr. Drive in honor of Reverend Dr. Marshell Stenson of St. Luke Baptist Church, who recently died. The members of St. Luke Baptist requested the road name change to honor him. The residents of Haywood Road are in agreement that this would be a great honor for him.

• Acceptance of Oak Creek Subdivision streets and drainage system as public roads.

• The Georgia Department of Transportation commitment of $208,606 in federal funds for displacing runway 10/28 at the Macon Downtown Airport. Macon-Bibb County's share is $11,469.13.

CONSENT AGENDA

A. Ratification of action of Tax Assessors denying the appeal for exemption from taxation by Mt. Sinai Church

ACTION:

• Unanimous approval by Commissioners Bert Bivins, III, Gary Bechtel, Elaine Lucas, Mallory Jones, III, Ed DeFore, Virgil Watkins, Jr., and Al Tillman.

OLD BUSINESS

A. Resolution making the appointment of Lauren Benedict to the Macon General Employees Retirement Committee

• Clerk read by caption: A Resolution of the Macon-Bibb Commission appointing Lauren Benedict as the Post Seven (7) citizen member of the Retirement Committee for Division A of the Macon-Bibb County Pension and Retirement Systems; and for other purposes.

ACTION:

• Approval by Commissioners Bert Bivins, III, Gary Bechtel, Mallory Jones, III, Ed DeFore, Virgil Watkins, Jr., and Al Tillman.
• Commissioner Elaine Lucas voted No.

B. Resolution authorizing and approving Consultant Agreement for Mid-City Square Conceptual Design
C. Clerk read by caption: A Resolution of the Macon-Bibb Commission to authorize and approve a consulting agreement between Macon-Bibb County and T. Y. Lin International, Inc. of four thousand nine-hundred and fifty and 00/100 ($4,950.00) for professional consulting services for the Mid-City Square Conceptual Design Project; and for other purposes.

ACTION:


C. Resolution authorizing the sale of a partial portion of New Street Lane

- Clerk read by caption: A Resolution of the Mayor and the Macon-Bibb County Commission authorizing the Mayor to sell a partial portion of New Street Lane consisting of 2,086 square feet to the adjoining owner for no less than fair market value ($29,204); authorizing the Mayor to execute a Quit Claim Deed and any other necessary documents to effect the sale of said property; and for other purposes.

ACTION:


D. Resolution authorizing the sale and closing of alley known as Cliett Drive

- Clerk read by caption: A Resolution of Mayor and the Macon-Bibb County Commission authorizing the Mayor to sell and close an alley known as Cliett Drive consisting of 18,534 square feet to the adjoining property owner for no less than fair market value ($18,534); authorizing the Mayor to execute a Quit Claim Deed and any other necessary documents to effect the sale of said property; and for other purposes.

ACTION:


E. Resolution authorizing the sale of a portion of Second Street Lane

- Clerk read by caption: A Resolution of the Mayor and the Macon-Bibb County Commission authorizing the Mayor to sell a portion of Second Street Lane consisting of 2,085 square feet to the adjoining owner for no less than fair market value ($9,350); authorizing the Mayor to execute a Quit Claim Deed and any other necessary documents to effect the sale of said property; and for other purposes.
ACTION:


F. Ordinance granting a franchise to Southern Rivers Energy

- Clerk read by caption: An Ordinance of the Macon-Bibb Commission granting a franchise to Southern Rivers Energy; and to provide for other lawful purposes.

ACTION:


G. Resolution to reduce the lien on property at 2857 Mercer University Drive

- Clerk read by caption: A Resolution of the Macon-Bibb Commission to reduce the amount of a lien placed on property located at 2857 Mercer University Drive due to demolition costs incurred by Macon-Bibb County in the amount of $13,605.81; and for other purposes.

Discussion: Commissioner Tillman stated, for the public’s information, Macon-Bibb County should bear some of the costs incurred because the property owners were in litigation with their insurance company when the County insisted the remaining structural debris be immediately removed after the church’s roof collapsed. Commissioner Jones stated the acceptance of $2,500 right off the bat should have been negotiated for a larger amount to settle the lien.

ACTION:

- Commissioner Mallory Jones voted No.

H. Resolution authorizing acceptance of Internship Grants

- Clerk read by caption: A Resolution of the Macon-Bibb Commission authorizing the acceptance of two summer 2014 Georgia County Internship Program Grants for the total amount of $4,000.00 from the ACCG Civic Affairs Foundation that have been awarded to the Office of the Public Defender to fund two internships with the Macon Circuit Public Defenders Investigative Intern Clinic for the 2014 Summer Term; and for other purposes.

ACTION:

I. Resolution authorizing agreement with Davenport & Company, LLC

- Clerk read by caption: A Resolution of the Mayor and the Macon-Bibb County Commission authorizing the Mayor to execute an agreement with Davenport & Company, LLC for financial advisory services, in substantially the same form as attached hereto as Exhibit “B”; and for other purposes.

ACTION:


J. Resolution to support application for low income housing tax credits for the Henry A. Hunt Elementary School property

- Clerk read by caption: A Resolution of the Macon-Bibb County Commission approving to support Hunt School Partners, L.P. and its application for Low Income Housing Tax Credits to acquire and redevelop the former Henry A. Hunt Elementary School property located at 990 Shurling Drive in Macon-Bibb County, Georgia; and for other purposes.

Discussion: Commissioner Lucas stated she was encouraged to see this particular development take place as this is one of the sites where she gets the most citizen complaints. She further stated the development company has a history of success and has received a state award for its Vineville Avenue Senior housing project as well as its success with the Baltic Park Senior housing project. She stated this location is the entranceway to this East Macon neighborhood and to St. Luke Baptist Church. She asked that this area be included in the 5x5 plan as well.

ACTION:


K. Resolution to support the Benoit Group regarding the redevelopment of the Macon Gardens property

- Clerk read by caption: A Resolution of the Macon-Bibb County Commission to support the Benoit Group, LLC, to redevelop the Macon Gardens property located at 3601 Mercer University Drive in Macon-Bibb County, Georgia; and for other purposes.

Discussion: Commissioner Tillman stated there were four proposed projects and asked that the
Benoit Group receive high priority as time was of the essence for them as their project addressed the need to assist persons living in deplorable conditions and the amount of funding requested was less than the other proposed projects. Mayor Reichert made a point of clarification to state that none of the four Resolutions contain any financial commitment but were an expression of support in general by the Commission.

**ACTION:**


L. Resolution authorizing execution of the Chief Local Elected Officials contract

- Clerk read by caption: A Resolution of the Macon-Bibb County Commission authorizing the Mayor to execute the Chief Local Elected Officials (LEO) Agreement between Macon-Bibb County, Georgia and the town of Payne City, Georgia under the Workforce Investment Act in substantially the same form as attached hereto as Exhibit “A”; and for other purposes.

**ACTION:**


M. Ordinance amending Code to address methods of appointment of members of the Industrial Authority

- Clerk read by caption: An Ordinance of the Macon-Bibb County Commission amending Chapter 2 Administration of the Macon-Bibb County Code of Ordinance to address methods of appointment of certain members of the Macon-Bibb County Industrial Authority; to provide for repeal of conflicting Ordinances; to provide an adoption and effective date; and to provide for other lawful purposes.

**ACTION:**


N. Resolution to authorize and approve proposed action plan for the redevelopment of the Riverside Drive property

- Clerk read by caption: A Resolution of the Macon-Bibb County Commission to authorize and approve the proposed action plan for redevelopment of Riverside Drive Property and Associated Manufactured Gas Plant (“MGP”) # 2 at a cost of approximately $100,000.00; and for other purposes.
ACTION:

- Commissioner Virgil Watkins, Jr. voted No.

O. Resolution to rename Haywood Road to Marshell Stenson, Jr. Drive

- Clerk read by caption: A Resolution of the Macon-Bibb County Commission to rename Haywood Road to Marshell Stenson, Jr. Drive; and for other purposes.

ACTION:


P. Resolution to accept the streets and drainage systems in Oak Creek Subdivision

- Clerk read by caption: A Resolution of the Macon-Bibb County Commission to accept dedication of the streets and drainage systems located within the streets in Oak Creek Subdivision and to declare that those streets shall be open for public use and shall be maintained by the City; and for other purposes.

ACTION:


Q. Resolution authorizing execution of contract for construction of runway safety zone at Macon Downtown Airport

- Clerk read by caption: A Resolution of the Macon-Bibb County Commission authorizing the Mayor to execute an agreement with the Georgia Department of Transportation for Macon-Bibb County to sponsor the construction related to displacing the Runway 10/28 threshold at the Macon Downtown Airport, in substantially the same form as attached hereto as Exhibit “A”; and for other purposes.

ACTION:


R. Resolution authorizing the Mayor to execute an agreement with Georgia Power Company to provide electric service for the Thomas Jackson Juvenile Justice Center
• Clerk read by caption: A Resolution of the Macon-Bibb County Commission authorizing the Mayor to execute an agreement with the Georgia Power Company to provide electric service for the Thomas Jackson Juvenile Justice Center, located at 560 Oglethorpe Street, Macon, Georgia 31201, as an addition to the electric grid currently supplying the Bibb County Jail, in substantially the same form as attached hereto as Exhibit “A”; and for other purposes.

ACTION:


S. Resolution to Support Roundstone Development, LLC to develop Mallard Lakes

• Clerk read by caption: A Resolution of the Macon-Bibb County Commission to support Roundstone Development, LLC, to develop Mallard Lakes located at approximately 1425 Hall Road in Macon-Bibb County, Georgia; and for other purposes.

ACTION:

- Commissioner Bert Bivins, III voted No.

T. Resolution to support A. L. Miller Village, LP to redevelop the A. L. Miller High School

• Clerk read by caption: A Resolution of the Macon-Bibb County Commission to support Oracle Design Group, Inc., to redevelop the A. L. Miller High School located at 2241 Montpelier Avenue in Macon-Bibb County, Georgia; and for other purposes.

Mayor Reichert asked for a motion to amend the Resolution to change the name of the developer from Oracle Design Group, Inc. to A. L. Miller Village, LP, the actual development entity doing the project.

- On motion of Commissioner Tillman, seconded by Commissioner Bivins, and carried unanimously, the amended Resolution was approved to change the name of the developer from Oracle Design Group, Inc. to A. L. Miller Village, LP.

ACTION:

- **Unanimous approval of the main motion (Resolution to support the A. L. Miller Village, LP to redevelop the A. L. Miller High School) by Commissioners Bert Bivins, III, Gary Bechtel, Elaine Lucas, Mallory Jones, III, Ed DeFore, Virgil Watkins, Jr., and Al Tillman.**

U. Resolution authorizing execution of an agreement with the Georgia Power Company and an agreement with the Macon Water Authority to transfer utility services for the Fort 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 the Georgia Power Company and an agreement with the Macon Water Authority to transfer utility services for the Fort Hawkins Visitor’s Center building located at 736 Emery Highway, Macon, Georgia 31217, from Warren and Associates to Macon-Bibb County; and for other purposes.

**ACTION:**

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

V. Resolution to authorize and approve a consulting Agreement between Macon-Bibb County and Sixel Consulting Group for completion of a True Market/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) for completion of a True Market/Leakage Study for the Middle Georgia Regional Airport to be funded by Land Sales Funds; and for other purposes.

**ACTION:**

- This item was removed from the Agenda, and is being referred to the Facilities and Engineering Committee for action.

W. Resolution to modify an Urban Redevelopment Plan for one or more slum, blighted, or underdeveloped areas within Macon-Bibb County as amended

- Clerk read by caption: A Resolution of the Macon-Bibb County Commission to modify an Urban Development Plan for one or more slum, blighted, or underdeveloped areas within Macon-Bibb County pursuant to the provisions of the Urban Development Law, (O.C.G.A. Section 31-6-1 and following); to promote the Public Health, Safety and Welfare, and for other purposes.

**ACTION:**

X. Resolution authorizing a contract amendment and contract for construction with GDOT for a construction project related to improving Runway 5 safety area

- Clerk read by caption: A Resolution of the Macon-Bibb County Commission authorizing the Mayor to execute a contract amendment and a contract for construction 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 $978,078.00 in Federal Funds, $30,440.70 in State Funds, and $34,216.26 in local funds, in substantially the same form as attached hereto; and for other purposes.

**ACTION:**

- This item was referred for further evaluation to the Facilities and Engineering Committee.

**NEW BUSINESS**

A. Resolution 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.

- 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 of Home Investment Partnership Program Funds to Georgia Behavioral Health Services to construct two (2) sustainable group homes; and for other purposes.

**Referred To:** Economic and Community Development Department

B. Resolution to provide $450,000 to Hunt School Partners, LP upon receipt of an allocation of low income housing credits from DCA

- Clerk read by caption: A Resolution of the Macon-Bibb County Commission to provide $450,000.00 to Hunt Partnership, 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.

**Referred To:** Economic and Community Development Department
C. Resolution to provide $650,000.00 of In-Kind Services within a one-half radius of A. L. Miller High School within 24 months of the A. L. Miller Village LP’s receipt of an allocation of low income housing credits from DCA

- Clerk read by caption: A Resolution of the Macon-Bibb County 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.

Referred to: Economic and Community Development Committee

D. Resolution authorizing a contract with the Macon-Bibb County Land Bank Authority for two 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, in substantially the same form as attached hereto as Exhibit “A”; and for other purposes.

Referred To: Economic and Community Development Committee

E. Resolution authorizing a contract with Cana Communications to provide and install access control, security, and video surveillance systems for the newly renovated building located 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.

Referred to: Operations and Finance Committee

GENERAL PUBLIC COMMENTS

Ms. Priscilla Fay Brown spoke on slavery, crime, and the rights of all people.

POINT OF PERSONAL PRIVILEGE

Mayor Reichert recognized and expressed condolences to Mrs. Stenson and stated the
renaming of Haywood Road was a small measure of the Commission’s appreciation for the many contributions Rev. Stenson made for the betterment of this community.

Mrs. Marshell Stenson, the widow of Rev. Marshell Stenson of St. Luke Baptist Church, thanked the Mayor and Commissioners for honoring her husband of 54 years by approving the renaming of Haywood Road to Marshell Stenson, Jr. Drive. She further thanked Commissioner Lucas for facilitating and sponsoring the legislation. Several family and St. Luke Baptist Church members accompanied Mrs. Stenson at tonight’s meeting for the approval of the renaming Resolution. Mrs. Stenson recited Rev. Stenson favorite Scripture:

“Servant of God, Well Done!  
Rest from they loved employ;  
The battle fought,  
the victory won,  
Enter thy Master’s joy.  
Soldier of Christ, well done!  
Praise be thy new employ;  
And while eternal ages run,  
Rest in thy Savior’s Joy”

ADJOURNMENT

There being no further business, and on motion duly made and seconded and carried unanimously, the meeting was adjourned at 7:12 P.M.


Shelia Thurmond, CCC  
Clerk of Commission