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CITY OF COLLEGE PARK
MAYOR AND CITY COUNCIL
WORKSHOP SESSION
MAY 1, 2023

MINUTES

Present: Mayor Bianca Motley Broom; Councilmen Ambrose Clay, Joe Carn, Ken Allen and Roderick Gay; City Manager Stanley Hawthorne; City Attorney Winston Denmark; City Clerk Shavala Ames

Absent: None

Mayor Motley Broom called the workshop session to order at 5:00 p.m.

ACTION: Councilman Clay moved to take up executive session to discuss real estate and litigation at 5:02 p.m., seconded by Councilman Allen and motion carried by those present. (Councilman Carn was not present)

The workshop session reconvened at 6:20 p.m.

A. Presentation on the Fiscal Year 2023-2024 Budget by Director of Finance Althea Philord-Bradley.

MAYOR MOTLEY BROOM: Good evening, welcome back and we are ready to begin our workshop session. It is 6:20 p.m. We have a full quorum present. The first item on our workshop is a presentation on the 2023-2024 budget by Ms. Philord-Bradley.

MS. PHILORD-BRADLEY: Good evening, Mayor and Council. I don't have a presentation. It's not really supposed to say presentation, but what we have before you is the -- I emailed you a list of the items that were compiled during the budget workshop that you all wanted to discuss further for consideration. I have listed on the schedule, I have listed the departments, the actual request made by Mayor and Council, and the funding, the cost for it. And then I show where the middle column, where it says request funded general fund. Those items that could be funded are listed under that second column. And then the rest request funded other funds are the items that were funded by other revenue sources, other funds, and then the response. So, I'll, basically, give it back to you to decide how you would like to discuss those items.

MAYOR MOTLEY BROOM: We'll start with questions. Councilman Clay?

COUNCILMAN CLAY: Pardon?

MAYOR MOTLEY BROOM: Do you have questions on --

COUNCILMAN CLAY: Are you going to walk through it line by line, or how do you want to
Workshop Session

44 proceed, Mayor?

45

46 MAYOR MOTLEY BROOM: Well, if there are any particular questions about any of the
47 information presented thus far, and then we'll go by line by.

48

49 COUNCILMAN CLAY: Okay. So, specific question on any line item, or just in general in the
50 budget?

51

52 MAYOR MOTLEY BROOM: On any particular line item in this --

53

54 COUNCILMAN CLAY: Well, I have a question, in particular, the last item on the list and that --
55 grants and aid request, and I don't think that's legal, City Attorney?

56

57 CITY ATTORNEY: The City would need to have a substantial benefit in return to give that out.
58 And, generally, a substantial benefit would be a typical city service. So I'm not aware of what
59 Project Torch is. But as of right now from the limited information I know, it would be a gratuity.

60

61 MAYOR MOTLEY BROOM: All right. Any other questions, Councilman Clay?

62

63 COUNCILMAN CLAY: Yeah, I've got a question on the item I challenged when the budget was
64 presented. And that was the additional assistant for Mayor and Council. And I have two actual
65 questions associated with that. Where, if we get such a person, where would they be located, and
66 what would be the cost in creating the facility to locate them? Because it's one thing to talk about
67 salary, but there's the, you know, where are you going to put them? That's another aspect and
68 how much is it going to cost to put them there?

69

70 MS. PHILORD-BRADLEY: I'm looking for Jackson.

71

72 MR. HAWTHORNE: I'll take it. I believe we'd probably have to look at a space planner. We
73 have not projected what those costs would be, but I wouldn't see where those costs would be
74 prohibitive, but we would need to bring --

75

76 COUNCILMAN CLAY: You believe it would be or would not be?

77

78 MR. HAWTHORNE: I don't believe the cost would be prohibitive to look at the outlay of the
79 space.

80

81 COUNCILMAN CLAY: Okay. And my second question would be, in that regard, I think if
82 we're going to employ additional assistants that there should be one executive assistant to Mayor
83 and Council. And I think that if they have another person brought in to help with the workload,
84 that the executive assistant to Mayor and Council should be assigning the work, as needed, to
85 those people. And I'm not in favor of it unless that happens, because I'm not looking. Hey, I'd
86 like to have my private assistant too, not that I need one. I do pretty well by myself with the help
87 of Deborah.

88

89 I think that needs to be agreed upon before that person is brought in. I know it's in the budget. It's

90 in the budget. And let's see, do I have anything else? I had one question with regard to police
91 patrol. Can somebody help me out with what -- this is on the third page, right at the top -- what is
92 a Lot camera? It may be spelled wrong or maybe I just am not familiar with that.

93
94 CHIEF ROGERS: Good afternoon, Mayor and Council. It's a parking lot camera, like the
95 cameras that you might have seen in a Target or Walmart parking lot that sits in the middle and it
96 captures everything within a certain amount --

97
98 COUNCILMAN CLAY: It's intended to be portable when moved into a parking lot?

99
100 CHIEF ROGERS: That's correct.

101
102 COUNCILMAN CLAY: And where are we planning to use it?

103
104 CHIEF ROGERS: The camera was requested by Councilman Gay, so it will be moved
105 throughout the entire city.

106
107 COUNCILMAN CLAY: So is it just for Ward 4?

108
109 CHIEF ROGERS: No, for the entire city.

110
111 COUNCILMAN CLAY: For the entire city. And we would use it, maybe, when we had an event
112 or something?

113
114 CHIEF ROGERS: Yes, sir.

115
116 COUNCILMAN CLAY: Okay. Sounds like a good idea.

117
118 COUNCILMAN CARN: Is this one --

119
120 MAYOR MOTLEY BROOM: Wait, hold on. Any other questions, Councilman Clay?

121
122 COUNCILMAN CLAY: That's good. I'm good.

123
124 MAYOR MOTLEY BROOM: Thank you, sir. Councilman Carn?

125
126 COUNCILMAN CARN: This camera, now, is this one of the kind that are in the MARTA
127 parking lots that --

128
129 CHIEF ROGERS: Yes.

130
131 COUNCILMAN CARN: -- that elevates up with -- it elevates up and down --

132
133 CHIEF ROGERS: That's correct

134
135 COUNCILMAN CARN: -- to certain heights?

136 CHIEF ROGERS: That's correct.

137

138 COUNCILMAN CARN: And there's a box in the top of it where someone sits perched?

139

140 CHIEF ROGERS: Possibly; yes, sir.

141

142 COUNCILMAN CARN: Okay. I just wanted to make sure that's the kind we're talking about. So
143 that kind, it's movable on wheels where it can be towed to --

144

145 CHIEF ROGERS: Yes, it's moveable. It's a mobile camera.

146

147 COUNCILMAN CARN: I just want to make sure, because I've seen the MARTA ones, the ones
148 in the MARTA, like at College Park; okay. That answers that. I guess, I wanted to go through
149 some of all of this, more or less, if we're going through everything.

150

151 MAYOR MOTLEY BROOM: We'll go line item by line item in a moment. But if you have any
152 particular questions, this would be the opportunity to ask those.

153

154 COUNCILMAN CARN: Well, basically, just discussion. So as we go line by line, we discuss
155 everything, and I've got discussion on just about every line. If we want to wait on that and we
156 just discuss it, as well as questions. It's not just questions, it's going to be some discussion. So if
157 we need to wait on that, then we can wait on that if we're going line by line.

158

159 MAYOR MOTLEY BROOM: I will ask for if there's consensus on expanding those items. And
160 so, if you have particular questions, now would be the time to ask them.

161

162 COUNCILMAN CARN: Well, you just said we're going to do discussion line by line, I thought,
163 if I heard you correct?

164

165 MAYOR MOTLEY BROOM: We're going to go line by line, but if there's consensus on a
166 particular item to move forward and put it in the budget, then we'll have further discussion. But
167 the first question I will ask is if there's consensus to add that. If there's not consensus, then we're
168 going to keep on moving line by line.

169

170 COUNCILMAN CARN: Okay. So you want me to give consensus on each line whether or not I
171 would like to add that; is that what you said?

172

173 COUNCILMAN CLAY: A lot of the line items aren't even to be added. It's just a report of the
174 status.

175

176 COUNCILMAN CARN: I figured it'd be easier if we are discussing it line by line. We can go
177 down it line by line if that's -- because that's what I heard we were going to be doing. And that
178 way, we can cover each line and discuss the pros and cons of each line.

179

180 COUNCILMAN CLAY: Mayor, maybe we just start going line by line.

181

182 COUNCILMAN CARN: That makes the most sense.

183
184 MAYOR MOTLEY BROOM: Let me make sure. Any questions, any particular questions,
185 Councilman Allen?

186
187 COUNCILMAN ALLEN: No. I just wanted to -- citywide healthcare insurance, kind of explain
188 that line, but we can do it when we get there; that's all. You answered a lot of my questions
189 today.

190
191 MAYOR MOTLEY BROOM: Councilman Gay, any particular question?

192
193 COUNCILMAN GAY: I'll wait till we go line by line.

194
195 MAYOR MOTLEY BROOM: All right. Is there consensus on \$40,000 for the BIDA Christmas
196 party?

197
198 COUNCILMAN CARN: I think -- what have we been spending, Michelle, in the last couple of
199 years? I guess, was last year the only year, post COVID, that we --

200
201 MS. ALEXANDER: I understood it was two years in a row, and it was around \$3,000 just for
202 the dinner and another thousand dollars for miscellaneous and the awards themselves.

203
204 COUNCILMAN CLAY: But prior to that, Michelle?

205
206 MS. ALEXANDER: I don't have --

207
208 COUNCILMAN CLAY: I remember numbers of something like \$70,000.

209
210 COUNCILMAN CARN: 70 or 80. And I think, obviously, that's not going to happen anymore.
211 But I think -- and I mentioned it before that I think this year is very important in terms of Six
212 West property we're looking at, the interest that we have thus far that we want to make sure we
213 maybe do something a little bit extra special, outside of what we've done in the last two years.
214 I'm thinking minimum 10, 12,000, I think, would be a strong showing. We're coming into the
215 holidays for the party. The pedestrian bridge will be up. A big portion of Six West can be seen
216 and Rhodes, Lottie Miller, can be seen there. Northside will be going up. So I think it would be
217 really good to attract people and bring them here, at that point in time, where we're making some
218 progress. And I want to make an extra good showing this year in terms of that being our
219 preminent real estate developer confab where they can see what we've got to offer. So my
220 thought would be 10 to 12, to make sure we make a good showing, and that we are, you know --
221 we've got property for sale, we're looking to develop.

222
223 MAYOR MOTLEY BROOM: Councilman Allen?

224
225 COUNCILMAN ALLEN: I think it's a good opportunity for sponsors to become involved for the
226 Christmas party. And I think that would be a good way to add the additional 10 or 12,000.

227

228 MAYOR MOTLEY BROOM: I would concur with that.

229

230 COUNCILMAN CARN: All right. So we're at 3, you said around 3 now? All right. I'm sorry? 3
231 or 4?

232

233 MS. ALEXANDER: Uh-huh. Yes, it was about 3,000 just for meals, things like that, but there's
234 like another thousand for incidentals, additional camera work, and so around 4,000.

235

236 COUNCILMAN CARN: So 4 all in. To get to the 12, we add in another 8,000. So we fundraise.
237 We set a goal for sponsorships.

238

239 COUNCILMAN CLAY: Where's the break point? Where's the break point on what you need? It
240 seems to me you can have -- you have filet mignon or you have hot dogs, you have someone
241 come in and do video production or you do it home grown. There are some levels in there, and I
242 don't know where they are. I think we need at least as much as what Councilman Carn is talking
243 about. But if it turns out that for \$3,000 more, making 15, we can make a dramatic difference in
244 the appearance of the event, then it might be worth that extra 3,000; I don't know. That's my
245 problem.

246

247 COUNCILMAN CARN: I'm kinda looking for whichever level will attract the most people,
248 developers, folks, to this event in December, as possible, within reason. So whatever -- I see in
249 my mind, you know, it's an evening event. So if we have large photos of our development sites, a
250 lot of some of the Six West site plans, large, where people can see them, you know, stuff like
251 this.

252

253 MS. ALEXANDER: I would say if you gave us a dollar amount, I know working with Mercedes'
254 amazing team, we would make the most out of it. It would be special, however, whatever dollar
255 amount you set, and then we'll set goals for impact. For me, it would be about the impact and
256 what's the results of having the event.

257

258 MAYOR MOTLEY BROOM: I thought we did a great event last year for \$4,000, honestly.

259

260 COUNCILMAN CARN: I think it was --

261

262 MAYOR MOTLEY BROOM: I'm speaking, sir. I think it was a great event for \$4,000 and we
263 had an opportunity to invite our folks. And I agree with Councilman Allen's point about the
264 opportunity to get partnerships from those folks that we want to identify. This is the first thing on
265 the list. And we have lots of opportunities to make impact within this city. I'm concerned that
266 spending it in this way when we've spent, let's see, I think, \$70,000 in 2019 on this event, and
267 tens of thousands of dollars prior to that. I don't know, and I'm not sure our Economic
268 Development department can talk about any leads that came from doing this event. I think we
269 have to be targeted in terms of our ability to not just throw a party because we're throwing a
270 party. But ensure that we are trying to reach the people that can actually invest in this
271 development. And I think that if we have the same budget as last year and then continue to move
272 forward with those partnerships, I think we can have a great event.

273

274 COUNCILMAN CLAY: I would agree with the -- when I talked about a top line figure, I'm not
275 talking about it all coming from the budget. I would agree that that's an opportunity for partners.

276
277 COUNCILMAN CARN: And I think the top line figure around 12,000, I think that's where we
278 need to be. And whether we get it with sponsorships or a combination thereof, I'm fine with it
279 either way. But here's the thing, yes, we've done these in the past. But this year is this year. And
280 this year is different. It's a whole 'nother proposition here. Because we have the infrastructure
281 into Six West. We have development all around the outskirts here.

282
283 So this year is different. And this year, I do believe, if we play our cards right, we can get a vast
284 majority of that property under contract. But we have to let people know it's available, and we
285 have to let people know we're ready to go now. And we're building out now where people can
286 see it and we can show it to them. So whatever you have to do to reach that level to bring in and
287 attract the most folks and developers, let's go all out this year. And going from \$80,000 to 12,000
288 is not going all out financially. But let's maximum to that amount and get as much bang for that
289 as we can.

290
291 MAYOR MOTLEY BROOM: Councilman Allen?

292
293 COUNCILMAN ALLEN: Can we agree to go with the current budget and develop sponsorships
294 and then, if for some reason, we do need additional money, come back to the City?

295
296 COUNCILMAN CLAY: What is the current budget, by the way?

297
298 MAYOR MOTLEY BROOM: I believe it is \$3,000.

299
300 COUNCILMAN CARN: She just said \$4,000, all in, if I heard her right. You said 3,000 for the
301 dinner, but the awards and other stuff comes to --

302
303 MS. ALEXANDER: Yeah, it's about \$4,000 all in, given the cost of the awards themselves and
304 additional camera footage and promotion.

305
306 COUNCILMAN CARN: That's what I thought I heard.

307
308 MS. ALEXANDER: 3,000 for the event itself that we pay. Now, that was this year. Additional
309 funds were provided from Main Street that supplemented it, I want to -- for drinks, so it was
310 supplemented even on that.

311
312 COUNCILMAN CLAY: What if we just set it at \$5,000 to come out of the budget, anything
313 above that, comes out of contributions or what have you, sponsorships or whatever. That takes
314 care of the uncertainty in the budget of whether things are going to be more expensive this year,
315 et cetera, et cetera.

316
317 MAYOR MOTLEY BROOM: Is that amenable?

318
319 COUNCILMAN CARN: So 5,000 --

320
321 COUNCILMAN CLAY: 5,000.
322
323 COUNCILMAN CARN: -- from us with a goal --
324
325 COUNCILMAN CLAY: In the budget and --
326
327 COUNCILMAN CARN: -- sponsorship goal --
328
329 COUNCILMAN CLAY: 10 or 12 if we get sponsorships, but the only thing that's coming out of
330 the City budget is 5.
331
332 COUNCILMAN CARN: With a sponsorship goal of 7 or thereabout.
333
334 MAYOR MOTLEY BROOM: Is there a consensus on that 5,000?
335
336 COUNCILMAN ALLEN: I'm good with it.
337
338 COUNCILMAN GAY: Yes
339
340 MAYOR MOTLEY BROOM: All right. Engineering services with Mr. Moore. We don't have a
341 dollar figure on that. Mr. Myers, question for you on that particular line item. Would those
342 services be redundant from what Mr. McPherson is doing, and has done, in the Six West
343 development?
344
345 MR. MYERS: From my understanding, yes, ma'am -- Madam Mayor, sorry.
346
347 MAYOR MOTLEY BROOM: Is there a consensus on this item?
348
349 COUNCILMAN CARN: No. I don't think those services would be redundant at all, not in the
350 least. And I don't know if we have an understanding of the value of what, I believe, the type of
351 institutional knowledge we could get and retain and keep for perpetuity for projects throughout
352 this City.
353
354 City Manager, I understand you had a chance to reach out to Mr. Moore. What are your thoughts
355 in terms of -- you think this is something that we needed? My thought was this could be
356 something, at a reasonable rate, actually underneath your authority of 10,000 or under, probably,
357 to get something like this done, I would imagine. But I think this would pay dividends for years
358 to come if we get that complete encyclopedic knowledge that I know he does have.
359
360 MR. HAWTHORNE: Councilman, I've only had a brief conversation with Mr. Moore. He was
361 out of town at the time. If I move forward with this based on my assessment, which is far from
362 completed, and if this would be needed or not. I mean, obviously, we've got the city engineer
363 position that is vacant. I don't have a full enough understanding of any discussions that have been
364 had with Mr. Moore to make a recommendation at this point. And I am more reliant on the City
365 Council.
366

367 COUNCILMAN CARN: That's my thought. I think it's worthwhile to retain that institutional
368 knowledge and to archive it.

369
370 COUNCILMAN CLAY: Seems to be that what we're looking for is not actually doing a
371 complete analysis, but filling holes. Where is it that we're lacking in our knowledge of the
372 infrastructure? Where is it that we're lacking? And, Jackson, maybe you're going to say, I don't
373 think we're lacking anywhere. We're in great shape. We know where every manhole is. We know
374 where every sewer line is, et cetera, et cetera. Or maybe your answer is, well, maybe 10 percent
375 of them, we don't know. And if that means you bring in Mr. Moore, and have him -- pay him X
376 amount an hour for yay many hours, and you have him fill in the gaps.

377
378 I mean, that's the job I see. I don't see him going through and totally describing the City's
379 infrastructure, because we already have knowledge on that. We've already got information in
380 GIS and so forth. Does that make sense at all?

381
382 MR. HAWTHORNE: Mayor, let me take that one. I think Councilman Clay has given the
383 information that I could better explain what my position would be. I think Councilman Carn
384 referred to this, as well. I'm focused on getting positions filled. And in my report tonight, I'll give
385 you an update on how we're proceeding with some of those vacancies. We are making progress.

386
387 The City Manager does have up to \$10,000. It is not uncommon that when a new position is
388 filled, such as the city's engineer, that being able to consult with a previous engineer, if that
389 expertise doesn't exist in the organization, that we've got some latitude in doing that.

390 So I would suggest, let me move ahead with getting a fuller complement of resources. But if we
391 have the need for it in the next few months, we'll certainly be prepared to consult with Mr.
392 Moore or whoever.

393
394 COUNCILMAN CLAY: We just absorb it is what you're saying at this point?

395
396 MR. HAWTHORNE: Yes.

397
398 MAYOR MOTLEY BROOM: All right. MIS information technology. This is the network
399 administrator. Ms. Philord-Bradley, so the funding availability is limited for that position?

400
401 MS. PHILORD-BRADLEY: Yes. That was one of the positions that was reclassified during the
402 fiscal year. And now he's requesting that it be added back.

403
404 COUNCILMAN CLAY: Right. And that is for the network administrator. Right now we have
405 one network administrator, I believe?

406
407 MS. PHILORD-BRADLEY: Correct.

408
409 COUNCILMAN CLAY: And if that network administrator gets sick or is disabled for some
410 reason or what have you, it would be very difficult to address hacking of the system, et cetera, et
411 cetera. I mean, I would strongly recommend that we consider an assistant network administrator,
412 not loading, man loading standpoint, but from the standpoint that we have a certain amount of

413 redundancy there that somebody else knows our network, as well as we need it known in an
414 emergency.

415
416 MAYOR MOTLEY BROOM: What's the consensus of the Body?

417
418 COUNCILMAN CARN: Althea, a couple of questions. This was a position -- one was a switch
419 out, a swap out and a bump; is that -- is IT back here?

420
421 MS. PHILORD-BRADLEY: Robert is.

422
423 COUNCILMAN CARN: That was the one that was something along that arrangement or this is
424 the same one?

425
426 MR. GIVONS: Yes, sir, it was.

427
428 COUNCILMAN CARN: So this would be -- is this the one with the increase in duties?

429
430 MR. GIVONS: Yes, sir.

431
432 COUNCILMAN CARN: From what it was and you renamed it with extra duties; that was this
433 one?

434
435 MR. GIVONS: Yes, sir.

436
437 COUNCILMAN CARN: I remember now. My thing is this: They're certain positions that we
438 need -- here's my other thing, you know, I don't have favorites, and I don't play favorite
439 departments, at the end of the day. Now, everybody's fighting for their position; understandable.
440 If I'm a department head, I'm going to fight for my positions too. But I don't have favorites. I
441 don't have a favorite department. You need what you need, City Manager, we want to try to get
442 everybody what we can get them. Does that mean you're going to get everything? No. But I see a
443 pattern on this list that I've seen before. That's all. I'll leave it -- I'll just leave it at that. But I
444 support you getting what you need there on that one.

445
446 COUNCILMAN ALLEN: I just have one -- where would the money come from, Althea? Where
447 would we have to take that money from?

448
449 MS. PHILORD-BRADLEY: I would have to figure it out.

450
451 MR. HAWTHORNE: Mayor, let me take --

452
453 COUNCILMAN ALLEN: From the general fund or?

454
455 MS. PHILORD-BRADLEY: General fund, yes. It would be a -- because right now, based on
456 what's funded, that's pretty much what I have available to move around. But we would have to
457 figure out how to fund that, as well.

458

459 MAYOR MOTLEY BROOM: Mr. Hawthorne?

460

461 MR. HAWTHORNE: Let me offer some overview on this exercise that we're going through.
462 And I do have some concern going through at this fine of a level, because you still got a full City
463 Council meeting. We've got to go back into executive session. I'm just going to tell you, at this
464 pace, you're not going to get through. I don't want the finance director to take on too much
465 responsibility as you go through this list, and you're only through the third item so far.

466

467 Now, we're getting into some bigger cost tag items. She and the staff have done a job and I give
468 her a lot of credit with limited resources presenting to you a balanced budget. And that's all
469 you've got at this point. You have other options, which are policy decisions, such as taking from
470 fund balance, which isn't recommended for recurring expenses, increasing fees and/or taxes. So
471 it costs something where we are at this point. I have not had the opportunity; it's simple as that,
472 to go through a budget cycle to give you some sound recommendations. For this particular one,
473 and I'm not picking on any departments either, but one of the things I've asked for, the resources
474 that each department has provided to me in the form of an organization structure.

475

476 And I've talked to you about making some recommendations, hopefully, in the next few weeks.
477 In looking at this particular department, I will tell you that I've shared with some of my staff, not
478 necessarily departments who I haven't had a chance to talk to. IT departments and organizations
479 that I've been in, it's pretty significant resources that we've got now. If we're talking about strictly
480 from succession planning or somebody is on vacation, it's not an assessment that I think is strong
481 enough to say, you know, let's add a hundred thousand dollars. Maybe in a year, maybe in six
482 months, I'll come back to you and say, I'm convinced now. But I don't see any urgency with this
483 position at this point in time. I will tell you that the department director is out all of this week.
484 And Robert is here filling in. So with the number of resources that are in the department, I don't
485 know that we're hurting even when it comes to a network administrator.

486

487 MAYOR MOTLEY BROOM: Mr. Hawthorne, I think we may -- you've had the opportunity to
488 review this list; correct?

489

490 MR. HAWTHORNE: Yes.

491

492 MAYOR MOTLEY BROOM: It may be best to get your impressions on each of these as we
493 move through, and go from there. I understand that, ultimately, this is a policy decision the
494 Council needs to make. However, I think your insight is welcome and needed. So in regard to --
495 there have been recommendations made on Page 1, and the only actual funding that has been
496 listed out from general fund is to relaunch the employee down payment assistance. Is there -- in
497 regard to the assistant network administrator, I heard Councilman Clay and Councilman Carn
498 express a desire to get that in the budget. We don't have a source at this point, other than the
499 general fund, which is -- that would be balancing the budget, if you will. What are your thoughts,
500 Councilman Allen and Councilman Gay?

501

502 COUNCILMAN ALLEN: I think that maybe we need to take a step back, let our new City
503 Manager take a look, come back to us, and say in a few months, whatever it takes. And say,
504 okay, yes, I do think we need; no, I do not think we need this person. But I think it's too early for

505 us to come to him and say, hey, give us your opinion tonight. I think we need to find where we
506 can find these. I hate to take things out of general fund. I hate debt. I don't think we need to get
507 any further down. But I think the more he learns, and he's on a fast track, the more the City
508 Manager learns, the more he understands the money that's going to be coming in.

509
510 The more he understands what's going on with the departments and, you know, he's challenged
511 with the job of running the city. And I think we need to listen to his ideas that he has on what he
512 would like to do. But it's too early right now, so I think, you know, we can change things, as we
513 go along in the budget. So it's not set in stone that we can't move things around later on. So I
514 think we need to maybe take a pause here and come back at another time before we have to
515 approve -- when do we have to have the final --

516
517 MS. PHILORD-BRADLEY: Advertisement for the first public hearing goes out May 3rd, and
518 the first hearing is, I think, May 15th. And the second hearing is June 3rd -- June the 5th; right?
519 Yeah, June the 5th.

520
521 COUNCILMAN ALLEN: So we're going to have to do that this month.

522
523 MAYOR MOTLEY BROOM: Councilman Gay, your thoughts?

524
525 COUNCILMAN GAY: Shavala, can you go back to the last page? Did we recommend the Lot
526 camera?

527
528 MAYOR MOTLEY BROOM: Yes, sir. That's at the top of the Page 3.

529
530 MS. AMES: Very first item.

531
532 COUNCILMAN GAY: My recommendation would be that we follow the recommendation of
533 the Finance Director and the City Manager. Because it's too much on here. We would never
534 agree on any of this. They made a sound decision. I just rather ride with their decision. And we
535 can revisit this maybe next quarter or something.

536
537 COUNCILMAN CARN: City Manager, I've got a suggestion that may be a happy medium; just
538 give me some rope here. I've administered quite a few budgets here. We have large budgets here.
539 I handled two of the Fulton County budgets, 1.2 billion dollars each. My suggestion is this, now,
540 we don't want to blow your budget out here, so I get that. My suggestion would be this, let's do
541 what we're doing right now in terms of a budget request mark up.

542
543 And we come up with a shortened list from this, from a consensus. You take that shortened list
544 which would probably be half of these requests. We give that back to you and then you go
545 through that list and look at what you can provide for us. That way, you've got our most pressing
546 needs hereby consensus, probably, half of this, we give that to you. That doesn't mean they'll get
547 it; staff will get the extra. We give that back to you and, then, you narrow that down and bring it
548 back to us with what's possible out of the most pressing request by consensus. How does that
549 sound?

550
551 MR. HAWTHORNE: My counter to that would be, and this more in line with what Councilman
Workshop Session

552 Allen and Councilman Gay said, I am earnestly working on an organizational restructuring that I
553 think is going to be necessary. And, normally, what goes with restructuring is to present how that
554 could impact resources for any given department. It might be a plus one or two here, might be a
555 negative one or two in some other place. But I can only get to that place after I finish my study.
556 One suggestion that I have taken, and spent quite a bit of time, even this weekend, was one that
557 Councilman Clay had suggested to me when I first talked about organizational restructuring.
558

559 And he suggested, how would that align with your strategic plan? And this strategic plan is
560 something that I had a chance to really study this weekend. And all of a sudden, it kind of
561 clicked to me, this fits with my organizational restructuring thoughts. So I will tell you that when
562 I finish the exercise, including work with the department heads, that I believe it is going to align
563 to your strategic plan. But I do need some additional time. And I think an additional quarter as
564 was suggested by one of you is probably what I'm thinking in order do it right. So I don't know
565 that that's different from what you're suggesting, Councilman Carn. How it may be different is in
566 the time that I will need. And I'd like to be in a stronger position even before you give me a
567 shortened list. Because even if it was 25 percent of this, first of all, we couldn't necessarily get
568 the budget balanced in a reasonable fashion in a couple of weeks to fit the timetable. So I
569 probably agree, but additional time, another quarter.
570

571 COUNCILMAN ALLEN: Let me make a motion. Let me make a motion that we accept the
572 budget the way it is and if there are changes to be made later on, we can always make those
573 adjustments. But I would like to make that motion that we accept the budget, as our Finance
574 Director and our department heads have presented to us, as it is.
575

576 COUNCILMAN GAY: Are you talking with these changes?
577

578 COUNCILMAN ALLEN: Not on these changes, just accept as is.
579

580 MAYOR MOTLEY BROOM: Wait, hold on. First of all, if we're going to take a motion, we
581 need to do that in the regular session.
582

583 COUNCILMAN ALLEN: That's fine.
584

585 MAYOR MOTLEY BROOM: We can add that to the regular session agenda. But I do want to
586 be clear about what you're saying. Are you incorporating what the recommendations are on this
587 request and including those in the budget, or saying, none of these make the cut either; just so I
588 understand?
589

590 COUNCILMAN ALLEN: I'm saying we accept the budget as she has presented it initially and
591 we can take a look at these later on.
592

593 MAYOR MOTLEY BROOM: Understood.
594

595 COUNCILMAN CARN: I would be okay with that with the caveat of those that City Manager
596 said were doable be included in the budget. Anything other than that, then we take a look at and
597 see what else we could do.
598

599 MAYOR MOTLEY BROOM: Okay.

600

601 COUNCILMAN CLAY: I have a question.

602

603 MAYOR MOTLEY BROOM: Yes, sir?

604

605 COUNCILMAN CLAY: We haven't even -- the current budget does not even include the salary
606 adjustment, because we haven't approved it yet. It's up for approval at the regular session today, I
607 believe.

608

609 MAYOR MOTLEY BROOM: Correct.

610

611 COUNCILMAN CLAY: So how can we even say what the current budget is?

612

613 COUNCILMAN CARN: The cart before the horse; you're right.

614

615 COUNCILMAN CLAY: It could be entirely different. Maybe we don't approve what is
616 recommended. And have you plugged in to the budget what is recommended? Because we
617 haven't seen it, because we haven't made a decision on it.

618

619 MS. PHILORD-BRADLEY: Well, the budget incorporates a salary increase, so it does to some
620 extent for some departments, especially, general fund. There's funding available. As far as what
621 they are recommending, that's funded based on -- because I had a built in 5 percent and that was
622 about close to 1.2 million, and pretty much, that's just for the general fund.

623

624 COUNCILMAN CLAY: Are you saying, you took a guess or an estimate, based on 5 percent?
625 And that's what's plugged into the budget now.

626

627 MS. PHILORD-BRADLEY: Correct.

628

629 COUNCILMAN CLAY: Now, the option that is going to be presented in the regular session,
630 does that fit within that 5 percent?

631

632 MS. PHILORD-BRADLEY: Yes, it does, for the general fund.

633

634 COUNCILMAN CLAY: So you can say, regardless of what we approve -- well, not regardless,
635 because there are some options in there that might go beyond that 5 percent. But at least what is
636 recommended for this evening, further on, is it covered by the budget?

637

638 MS. PHILORD-BRADLEY: With the exception of a couple of enterprise fund. The general fund
639 is, but some enterprise funds need additional revenue sources. In its entirety, no, but just the
640 general fund, yes.

641

642 COUNCILMAN CLAY: Okay.

643

644 MS. PHILORD-BRADLEY: And the increases for health insurance, that's on this list too, so it's
645 not incorporated into the budget.

646
647 COUNCILMAN CLAY: Okay. So we don't -- even if we take this list away, as of today, we
648 don't have a specific budget without further approvals?
649

650 MS. PHILORD-BRADLEY: Further approvals for?
651

652 COUNCILMAN CLAY: We're going to have public hearings in a short time; right?
653

654 MS. PHILORD-BRADLEY: Uh-huh.
655

656 COUNCILMAN CLAY: When we go to the public hearing, we have to have a budget. We have
657 to say, this is what it is, to the penny kind of thing.
658

659 MS. PHILORD-BRADLEY: I'll have a resolution, yes.
660

661 COUNCILMAN CLAY: So how do we get from where we are today to what you're going to
662 present at the public hearing? What decisions have to be made in order that you can come up
663 with that budget for the first public hearing?
664

665 MS. PHILORD-BRADLEY: You would have to include the items on this list, specifically, those
666 with the healthcare insurance increases and the increases in the --
667

668 COUNCILMAN CLAY: I'm sorry, I can't --
669

670 MS. PHILORD-BRADLEY: You would have to incorporate your approved -- this list tonight,
671 especially, with those that include the healthcare insurance and some additional costs that the
672 enterprise funds would occur.
673

674 COUNCILMAN CLAY: So if we simply say we're going to take your recommendation which
675 shows up in the request fund, general fund column, and the request funded other columns, if we
676 just blanket say, yeah, we'll go along with that for now. We'll look at it later, maybe even after
677 the final budget is approved, because there's flexibility in that budget. I know there's flexibility.
678 And then we can make that adjustment later.
679

680 MS. PHILORD-BRADLEY: Correct.
681

682 COUNCILMAN CLAY: That would be your recommendation?
683

684 MS. PHILORD-BRADLEY: Yes.
685

686 COUNCILMAN GAY: You just -- the last column, not both columns, just the last column;
687 correct?
688

689 MS. PHILORD-BRADLEY: Both columns; the request funded by general fund and the request
690 funded by other funds.
691

692 COUNCILMAN CLAY: Depends on the --

693
694 MS. PHILORD-BRADLEY: The fourth and –

695
696 COUNCILMAN CLAY: The fund, Councilman Gay.

697
698 COUNCILMAN GAY: All right.

699
700 COUNCILMAN CARN: So we're covered for those columns?

701
702 MS. PHILORD-BRADLEY: Correct.

703
704 COUNCILMAN CARN: And that was my suggestion with -- that was the caveat to Ken's
705 recommendation. Go with what we have in the big book in addition to this stuff that the City
706 Manager already said that's doable.

707
708 MS. PHILORD-BRADLEY: Doable.

709
710 COUNCILMAN CARN: Okay.

711
712 **B. Presentation on Electrical Master Metering for Apartments by Director of Power**
713 **Hugh Richardson.**

714 MAYOR MOTLEY BROOM: So we will take up action on this in the regular session. But we'll
715 move on to -- thank you, Ms. Philord-Bradley, appreciate it. We'll move on to a presentation on
716 Electrical Master Metering for apartments by Mr. Richardson. Good evening, Mr. Richardson.

717
718 MR. RICHARDSON: Good evening, Mayor and Council. I want to bring up a subject tonight
719 that we have tossed around in the past, but never got any real direction on it, and that is the
720 master metering of electric for apartments, instead of individual metering. And I'm bringing this
721 up because we do have a customer that is requesting it to have one meter instead of 60 units. I
722 have put together some pros and cons of this. And we can go over those. I won't go item by item,
723 but there are some pros to this.

724
725 You think more about it, they probably come up with some more. But the bottom of the list is the
726 pros for our City; less contacts for customer service, dual payment inquiries, collections,
727 move-ins, move-outs, disconnects, reconnects. Less contacts there. The owner takes possession
728 of making sure the bill is paid. The owner takes more possession of making sure the apartments
729 are in good shape and energy efficient and same for the units. And can also give them a chance
730 to maybe even offer climate control, to conserve more power. Convenient for tenants to pay
731 under one bill. And it should reduce uncollected balances.

732
733 As you know, apartments have pretty good uncollected balance with the move-ins and
734 move-outs. I think that number is -- it varies around 30 percent, is some numbers I've heard. And
735 less or no meter thefts. So those are some of the pros. Some of the cons, of course, if the owner
736 does not pay, then everybody is disconnected. We've seen that before in the past. That is a very
737 bad situation there. I talked to another city that has done this and their problem with it was the
738 change of ownership. When you have a change of ownership, between owners,

739 move-in/move-out of the main building. So they may have lost some money on that. Tenants
740 cannot receive the senior citizen discount because they're not individual meters. They do not
741 have an individual account. That is a biggie. They may tend to conserve less energy. Like when
742 you check in the hotel, and you cut everything on, you don't worry about the cost of the power.
743 You let the owner take care of that. They cannot see their interval daily usage because they don't
744 have a separate meter. Prepaid system, we're going to look at in the future will not be applicable
745 here, because it has to have a meter. Our meter in place of connect and reconnect. And, of
746 course, the cost for the CT metering is about \$3500 each for us to install, which isn't that bad.

747
748 In some cases, it may take more than one meter if we have existing apartment complex that we
749 want to convert to that. I've looked at some of the law. I think Danielle has too, about are we
750 required to have submetering? And by law, the answer is no. There's no law in the state or in our
751 ordinance that I know of, that require submetering. It works better if there is submetering. We
752 have a master meter and submetering for the owner to be able to split the cost up more accurately
753 with submetering. In this case, the project underway that's asking for this will be putting in
754 submetering, but it won't be the conventional type, which is our Arlington Meter, it'd be a
755 different type of submetering that they can break it down.

756
757 There is, of course, a law for water submetering that took place back in 2012 that requires that.
758 But as far as electric, I know of none. I'm good with this going forward, if we want to do this.
759 Now, the question is, for -- I'm talking about for new construction -- the question is, should we
760 allow it? Can we require it for existing apartments? And if we do, or either one, new or existing,
761 should we have a specific contract, service agreement? And should the customer pay for the
762 metering cost? A lot of questions here, and I think we should have a security deposit to cover
763 two months maximum for the entire complex. And should we require individual meter? Should
764 we require individual meter like the conventional type with our meters in place?

765
766 It would be hard to add it later, I can tell you that. If our apartments are under construction and
767 they don't have the meter bases in place, which is the case, it would be hard to add them. It
768 probably almost be impossible to add them. And existing apartments would be probably a
769 challenge. A good example that would be fairly easy would be the Palma Harbor. It's one big
770 unit that you can put a master meter there if you wanted to convert to that, if they wanted or we
771 required it. So I'm throwing out all these ideas. I just want to get some feedback and ideas from
772 you on this. I know we discussed it, but never really got anywhere with it.

773
774 MAYOR MOTLEY BROOM: Thank you, Mr. Richardson. And so, do you have any particular
775 recommendations?

776
777 MR. RICHARDSON: I think for the new apartment, under construction, I'm okay with going
778 with a master meter on that.

779
780 MAYOR MOTLEY BROOM: Thank you, sir. We'll start with questions. Councilman Clay?

781
782 COUNCILMAN CLAY: One of the biggest problems that we've encountered over the years that
783 I've been on council was significant financial loss to the City has been apartment complexes that
784 did not have any kind of metering for water. And, in fact, eventually, you got into the situation

785 where the bill didn't get paid. We were hundreds of thousands, literally -- in fact, we tore down
786 one apartment complex on Godby Road, I believe, ultimately. The people actually ended up out
787 on the street. It had been an apartment complex and it was turned into condominiums and they
788 lost their life savings in that. I mean, it was a real tragedy. Councilman Wyatt could tell you
789 about the sadness going along with that. And it did exactly what this is talking about doing with
790 going to a master meter. People, if it's free, aren't going to worry about how much electric
791 heating they use in their apartment which will drive the bill up incredibly. I think we have in
792 place right now a requirement, and I don't know whether we're always enforcing, that new
793 construction of multi-family must have separate water meters; is that not correct?
794

795 MR. RICHARDSON: I think that's a state law.
796

797 COUNCILMAN CLAY: Okay. So this would put us in the opposite direction. And one thing I
798 noted in here, I thought it said we don't have enough meters in one case, maybe it was in your
799 write-up?
800

801 MR. RICHARDSON: The reason they were requesting this is their meter base delivery will not
802 be till the fall, so it will delay their construction, supply chain issue.
803

804 COUNCILMAN CLAY: Well, if that's the thing that's driving this -- because I think this is
805 totally in the wrong direction. I couldn't be more against it. I think what we could do for those
806 apartments is do a -- wire them in and do some kind of a master meter to the whole complex and
807 until the meter bases come in, you implement some kind of a program of charging -- in other
808 words, you do this kind of thing temporarily, but you don't not put the wiring in.
809 And I would have said, if it were meters, well, you just don't put the meter in the meter base.
810 And you just shunt across the meter base.
811

812 MR. RICHARDSON: It's not the meters.
813

814 COUNCILMAN CLAY: But since the problem is with meter bases, then, okay, put the wiring in
815 and just connect it through, effectively create a shunt. But I couldn't be more in disagreement
816 with going to anything that takes away from individual responsibility and accountability for the
817 charges there. That's my comment and question.
818

819 MAYOR MOTLEY BROOM: Thank you, Councilman Clay. Councilman Carn?
820

821 COUNCILMAN CARN: Well, I guess, it's two different things we're looking at. In terms of the
822 new development, I think I agree with Ambrose, we need to establish both. They need to have
823 individual meter sockets ready to go when the meter supply stocks back up, but a master meter
824 there, as well. If you're going to give them a master meter now, they have to have individual
825 meters so we can go back to individual if need be and so on and so forth. So they need to have
826 both. The bigger issue in terms of the irresponsibility in our multi-family apartments is more so
827 the owners, I think, than anyone.
828

829 Now, do we miss out on a lot of money in our multi-family apartments? And I harp on
830 multi-family, not just because my Ward has mostly multi-family, I harp on multi-family because

831 this city is 75 percent multi-family. This entire city's population is 75 percent rental. So I want us
832 to understand the scope of what we're talking about. Now, I guess it's not news to anybody here
833 that a lot of College Park's apartment communities are a little bit below standards. That's not a
834 news flash to anyone here; is that right?

835 So we've been working on ways to reform and raise the bar in our multi-family overall. I think
836 that's our biggest Achilles heel. It affects police. It affects fire. It affects parks and recreation. It
837 affects economic development, the whole nine. Ambrose is right, we can't afford another
838 Yorktown situation. And for those that don't know, the two sentences quick, Yorktown was a
839 multi-family condominium apartment type complex situation. All of the water was on one master
840 meter.

841
842 But the circumstances were a bit different. The owners of those condos were paying into the
843 HOA Association, paying their water bill to them. The association and management was not
844 paying the bills to us, which led to hundreds and hundreds of thousands of dollars of water owed.
845 So we don't ever want that situation to happen again, obviously. In terms of electricity, the
846 change of ownership challenge is the most likely way for something like that to happen. Now,
847 there's one way you can nip that change of ownership challenges in the bud, is if we establish an
848 ordinance, some type of escrow deposit requirement for apartment complexes to prevent any
849 transition issues.

850
851 So if an owner is selling, they have escrow money in our possession that buffers us for whatever.
852 We make it a year's worth, whatever is required. So that if in the event of a transition, we're
853 covered. Again, I think having both options is something to look at in the future. If we're trying
854 to approve these apartment complexes, I think, you know -- and I've got an owner that owns a
855 complex in College Park -- I will not call any names -- I'd just say it's in the Camp Creek
856 corridor. This is an owner, an owner. This owner also owns an apartment complex in East Point.
857 One complex is on individual meters. The other complex in East Point is on a master meter. Here
858 is the difference for the owners, and here is the difference for the quality of the upkeep of both of
859 those apartments.

860
861 Now, because the owner -- his master meter development -- his master meter apartment is a
862 different animal. He has residents that are going to utilize a lot of electricity and air. Because he
863 knows that, and he's responsible for the bills, he, obviously, subdivides the bill, prorates them, to
864 each individual apartment complex. A one-bedroom is this price for electric. A two-bedroom is
865 that price for electric. Y'all follow me so far? That's what he's doing. Now, in terms of quality
866 and upkeep, because he knows he's responsible for those bills, the windows are better insulated.
867 The interiors are better insulated. They're maintained better. Also, where you can't discriminate
868 who rents, this owner will take an entirely different perspective in terms of they would scrutinize
869 potential rental applicants and requirements a little more carefully. Are y'all following me so far?

870
871 Because now, if you're renting, you're renting and you're adopting the lifestyle of your tenant. In
872 other words, you're responsible for some of their bills. That's going to make you a more
873 responsible owner. And that apartment complex is going to be better managed. Now, here's the
874 advantage for College Park's taxpayers, right now, because we're not with Georgia Power,
875 someone can rent an apartment in College Park, not pay their electric bill for months on end,
876 leave the city of College Park -- we're a transient population -- and leave us holding the bill, and

877 they can reconnect with Georgia Power, virtually, all over the state.

878
879 So it doesn't harm them to leave us holding the bill. In our apartment communities, and customer
880 service has pulled this up for us, the nonpayment rate is upwards in some apartments to 38
881 percent. In other words, what we bill in apartments in a year -- and some of apartments along
882 Godby Road, 38 percent of that money, we never get. Some of our best apartments have a
883 payment rate of about 6 percent. But that year-to-year equals to over 2 million dollars a year in
884 missing money that we would get if it was a master meter, where we're guaranteed our money
885 with a few policy changes and safeguards in place. So the owners and managers are more careful
886 how they rent. They're more responsible in checking those units to make sure things are there
887 and secure, and they're checking those apartments. I think they make more improvements to the
888 apartments. They improve. And not only do our apartments improve, our bottom line for
889 taxpayers improves and we get our money that we're billing folks for electric usage from dollar
890 one off the top.

891
892 We don't have to wait. And the issues that customer service are huge. Customer service, they can
893 give you a little insight on the stress, the conflict, the delays spent in the pursuit of collecting an
894 overdue delinquent accounts. The overall time and staff required to accommodate most of our
895 customers. And most of our customers are apartment rental customers. So that's a lot of staff
896 time. That's a lot of dealing with residents. And those would be happier residents. Now, if the
897 residents are happy, and we're getting more money, I think it's something we need to look at.
898 And we're not taking a vote on this tonight, but I think it's something worth talking about.
899 Because if I can have happier residents, and we can get more money, anybody that don't like
900 that, don't like chicken on Sunday.

901
902 MAYOR MOTLEY BROOM: Thank you, sir.

903
904 COUNCILMAN CARN: So I think it's something that we need to think about and we need to
905 consider maybe at a later date. But there's another side to everything. And I wanted to give a
906 little bigger picture, because I spend more time in our apartment communities than anybody up
907 here.

908
909 MAYOR MOTLEY BROOM: Thank you, sir. Councilman Allen, what are your thoughts?

910
911 COUNCILMAN ALLEN: I'll try to be quick. I don't mind the master meters, as long as these
912 apartment owners will come in and replace them with the individual units, I think that a senior
913 person not being able to receive their electric rate discount, I think that hurts the seniors. I think
914 if all of us living in an apartment, and I'm very conservative because I haven't got much money
915 and I try to keep my power low and turn off lights, and Councilman Clay or Carn says, hey,
916 everybody's paying for mine, so I'll just use a whole bunch and so, we all split it. That kind of
917 bothers me as being the individual responsible. The other thing is that I think some of these
918 apartment owners will take their own electricity, throw it into that. Is there a separate way that
919 we can separate those?

920
921 Because they're going to take their electricity they use for the laundry and for the lights outside
922 and for anything else they do, and they're going to throw that in that bill, and all the apartment

923 owners are going to end up paying for that. So I don't have any problems with an electric meter,
 924 because I think it's great to start with, especially, with supply chain problems. But I think we
 925 ought to set a time limit that if you can have a master meter, but you have to have the individual
 926 meters within a certain amount of time. And if you don't, there's a penalty. And maybe it's
 927 \$5,000. The next month, maybe it's \$10,000, to make these apartment owners go ahead and put it
 928 in there. Because I believe in individual responsibility. That's my comment.

929

930 MAYOR MOTLEY BROOM: Thank you, sir. Councilman Gay?

931

932 COUNCILMAN GAY: I think you should require individual meters. It's not that I don't trust the
 933 residents. I don't trust the homeowners. I don't know if they'll be fair in explaining to the
 934 residents the bill. It gets convoluted. If you can put a master meter in there and control it, then I
 935 do recommend that. If you have the technology, put a master meter in there. At some point,
 936 maybe they could see their usage versus the individual usage.

937

938 MAYOR MOTLEY BROOM: All right. Thank you, Mr. Richardson, appreciate your time. We'll
 939 move on to the consent agenda.

940

941 **C. Discussion of the Consent Agenda Items.**

942 **1. Consideration of and action on bids received for Versa Tile flooring at the**
 943 **Gateway Arena.**

944 Consideration of and action on bids received for Versa Tile flooring at the Gateway Arena.
 945 Questions for Ms. Miller? Do you have any, Councilman Clay?

946

947 COUNCILMAN CLAY: I've gotten all of my answers. And, in fact, I have no concerns with any
 948 of the four items on the consent agenda.

949

950 MAYOR MOTLEY BROOM: Thank you, sir. So I will just skip you for each of these.
 951 Councilman Carn, any questions for Ms. Miller on Item 3(a)?

952

953 COUNCILMAN CARN: Yeah, okay, so this is the tile carpeting for the Arena. So this just gives
 954 us another floor base to offer different –

955

956 MS. MILLER: No. What it does is keep us from having to take up the basketball floor and lay
 957 down and put down flooring. So we can take these tiles and put them on top of the basketball
 958 floor, so it saves on your labor and your turnover time.

959

960 COUNCILMAN CARN: That's very smart. And it also -- well, I guess, we also have another
 961 surface to offer if there is some other kind of situation; right?

962

963 MS. MILLER: If you don't have the floor down.

964

965 COUNCILMAN CARN: If someone wants a carpeted event, you got carpet.

966

967 MS. MILLER: At a fee, we do.

968
969 COUNCILMAN CARN: It's a double bonus there. Yeah, absolutely, it makes a lot of sense.
970
971 MAYOR MOTLEY BROOM: Councilman Allen, any questions?
972
973 COUNCILMAN ALLEN: No, I've had a couple of questions, and I've gotten my questions
974 answered. So I don't have any questions on any of the four.
975
976 MAYOR MOTLEY BROOM: On any of the four?
977
978 COUNCILMAN ALLEN: No.
979
980 MAYOR MOTLEY BROOM: Councilman Gay?
981
982 COUNCILMAN GAY: I'm okay. I have a question about the \$90,000 Block Grant.
983
984 MAYOR MOTLEY BROOM: Okay. We'll get there in one moment.
985
986 COUNCILMAN GAY: Are we going down each one?
987
988 MAYOR MOTLEY BROOM: Yes, we are. So do you have any questions for Ms. Miller?
989
990 COUNCILMAN GAY: No.
991
992 MAYOR MOTLEY BROOM: So your question is only on 3(d); correct?
993
994 COUNCILMAN GAY: Correct.
995
996 MAYOR MOTLEY BROOM: And, Councilman Allen, you have no questions on any of them.
997 Councilman Clay has no questions on any of them. Councilman Carn, do you have questions on
998 Item 3(b)?
999
1000 COUNCILMAN CARN: I have one other question on this one, Mercedes. The floor tiles, I'm
1001 looking at the diagram here. I see a red color and I see looks like a gray color. And it's important
1002 to me. What color would we get? Is that tile reversible where it's red on one side and gray on the
1003 other?
1004
1005 MS. MILLER: We would not go with red.
1006
1007 COUNCILMAN CARN: So a neutral, a gray?
1008
1009 MS. MERCEDES: Uh-huh.
1010
1011 COUNCILMAN CARN: That way -- okay. That makes sense. That'd be acceptable to everyone
1012 that way. What's on the flip side of this carpet tile? Is it just rubber matting on the flip side?
1013
1014 MS. MILLER: I do not know.

1015
1016 COUNCILMAN CARN: That's a question I would like to find out. If it's dual sided. In other
1017 words --

1018
1019 MS. MILLER: I doubt it because it has to stick.

1020
1021 COUNCILMAN CARN: I see purchasing coming. He'll give us a guess here. I'm just curious
1022 about that.

1023
1024 MR. MOODY: On the base of those is probably rubber mat, so it doesn't slip and slide as they
1025 lay them down. But it will be gray. That was the color selected.

1026
1027 COUNCILMAN CARN: Gray is a good go-to color that's neutral. Okay. All right. Good deal.

1028
1029
1030 **2. Consideration of and action to contract with vendors, Jewel of the South,**
1031 **Inc., and Kemi Construction on an "as needed" basis to provide the City of**
1032 **College Park with on-demand Constructional Services for Water, Sewer and**
1033 **Storm Water Construction Services, negotiated through work orders.**

1034 MAYOR MOTLEY BROOM: Councilman Carn, any questions Item 3(b)?

1035
1036 COUNCILMAN CARN: 3(b)?

1037
1038 MAYOR MOTLEY BROOM: Yes, sir. The on-demand contractual service for water, sewer and
1039 storm water.

1040
1041 COUNCILMAN CARN: This is Jewel South and Kemi; right?

1042
1043 MAYOR MOTLEY BROOM: Correct.

1044
1045 COUNCILMAN CARN: Normally, we had just one on-demand service over the years.

1046
1047 COUNCILMAN CLAY: We've always had two.

1048
1049 COUNCILMAN CARN: We've always had a backup? Okay.

1050
1051 COUNCILMAN CLAY: This is a substitute for one of the two. They're changing the vendor on
1052 one of the two.

1053
1054 COUNCILMAN CARN: But we're authorizing two still?

1055
1056 MR. MOODY: Yes.

1057
1058 COUNCILMAN CARN: So we're keeping Kemi and the Jewel of the South, this is a new one?
1059 So how do you choose, you know, something happens, who do you call first? Do you just flip a
1060 coin?

1061
1062 MR. LEWIS: We call both on-demand contractors out and they give us a bid.
1063
1064 COUNCILMAN CARN: And who's available and the best?
1065
1066 MR. LEWIS: The lowest -- yes.
1067
1068 COUNCILMAN CARN: Okay. Got it.
1069
1070 MAYOR MOTLEY BROOM: Councilman Carn, questions on Item 3(c)?
1071
1072 COUNCILMAN CARN: So, tell me, we've had two for years. So this 200,000 is thereabout what
1073 we've been doing for both?
1074
1075 MR. LEWIS: Yes, pretty close.
1076
1077 COUNCILMAN CARN: Okay. We're about in the same ballpark.
1078
1079 MR. LEWIS: Same.
1080
1081 COUNCILMAN CARN: Okay.
1082
1083 **3. Consideration of and action on bids received to perform street resurfacing**
1084 **work on Rugby Circle, South Port Road, and Lafayette Lane under the**
1085 **Georgia Department of Transportation (GDOT) 2024 Local Maintenance**
1086 **and Improvement Grant (LMIG) Program.**
1087
1088 MAYOR MOTLEY BROOM: Any questions on 3(c)?
1089
1090 COUNCILMAN GAY: I had a question on 2.
1091
1092 MAYOR MOTLEY BROOM: I'm sorry?
1093
1094 COUNCILMAN GAY: I had a question on 2.
1095
1096 MAYOR MOTLEY BROOM: 2?
1097
1098 COUNCILMAN GAY: Do we have any selection process on Jewel of the South? Do we go
1099 through any selection process to select the on-demand vendors? On number 2, Jewel of the
1100 South, I'm not familiar with them. Do we go through a selection process? Who selects it? Does it
1101 come up here? How does it work?
1102
1103 MR. LEWIS: No, it go through a bid. So we had Jewel South, Kemi, the Renee Group, and we
1104 had one more group
1105 I can't think of.
1106
1107 COUNCILMAN GAY: Is this a recent bid? Ms. Bradley, you sent me the bid docs on Gateway
Workshop Session

1107 Arena. Did you send the bid docs on the other, on this one? Because I can't vote unless I see
1108 docs.

1109
1110 MS. PHILORD-BRADLEY: Yes.

1111
1112 COUNCILMAN GAY: You did send it?

1113
1114 MS. PHILORD-BRADLEY: Yes. I sent --

1115
1116 COUNCILMAN CARN: It's on packet page 21 and it's 2.3(a). You're talking about the water
1117 and sewer; right?

1118
1119 MS. PHILORD-BRADLEY: I sent it separately. As far as -- which one are you referring to?

1120
1121 COUNCILMAN GAY: I have the flooring, unsuccessful bidders. But Tim is saying we did a bid
1122 process for this on call. I'm simply asking, did you submit -- did you have an opportunity to
1123 submit the bid docs?

1124
1125 MS. PHILORD-BRADLEY: Yeah, I sent you that, I believe, Wednesday or Thursday; I'll double
1126 check. But that was sent out to you.

1127
1128 COUNCILMAN GAY: Thank you.

1129
1130 MAYOR MOTLEY BROOM: Any other questions on 3(b)?

1131
1132 COUNCILMAN CARN: Okay, wait. I see 2.4; that's --

1133
1134 COUNCILMAN CLAY: Mayor, you're using a, b, c, and d. And the work session is, 1, 2, 3
1135 and 4.

1136
1137 MAYOR MOTLEY BROOM: I'm looking at the agenda for the workshop session. So Item 3(c)
1138 is consideration of and action on bids received to perform street resurfacing work on Rugby
1139 Circle, South Port Road, and Lafayette Lane under the Georgia Department of Transportation
1140 2024 local maintenance and improvement grant program.

1141
1142 COUNCILMAN CARN: Mayor, that's Item 2.4 on the workshop agenda packet here, if I'm
1143 looking at this right. That's what I'm looking at and that's what's in our packets here.

1144
1145 COUNCILMAN CLAY: Whether it's a, b, c, d, or 1, 2, 3, 4, guys.

1146
1147 COUNCILMAN CARN: I just want to make sure. I'm trying to keep up to where we are here.
1148 I'm looking at Item 2.4, is that right somebody? City Clerk?

1149
1150 MAYOR MOTLEY BROOM: It's also 3(c) and 4(c) but whatever the number is, we're looking
1151 at the consideration of and action on bids received to perform street resurfacing work on Rugby
1152 Circle, South Port Road, and Lafayette Lane under LMIG program. Questions? Any questions on

1153 this item?

1154

1155 COUNCILMAN CARN: So we only had one bidder for all of this work? Tim, If I'm looking at
1156 this time?

1157

1158 MR. MOODY: That is correct; only one and that was actually the rebid for this project.

1159

1160 COUNCILMAN CARN: What you mean rebid?

1161

1162 MR. MOODY: I put it out. It closed in March. No one bid on it March or the TSPLOST.
1163 And I put both back out same day and only received the one bid that's in your packet.

1164

1165 COUNCILMAN CARN: That's kind of one thing that worries me in a sense. I mean, we put it
1166 out twice and only got the same bidder back twice; is that right, only one person?

1167

1168 MR. MOODY: Got zero bids on the first one.

1169

1170 COUNCILMAN CARN: Zero on the first one. City Manager, I don't know, but what does that
1171 tell us, I guess, in a sense? You know, I see resurfacing going on in all the cities, obviously, it's
1172 happening. I don't know if we're casting our nets far and wide enough, or what. I would have
1173 thought we would get more interest in a job with this kind of a bid amount, 600,000 some odd
1174 dollars. I would think a lot of folks would be interested in that. You're just saying no one is really
1175 interested?

1176

1177 MR. MYERS: I can answer that we sent over a thousand out. And, matter of fact, some even
1178 came here and looked at it and decided they didn't have time for it. And so this would be the
1179 third, fourth week for some additional paving, which is outside of this. We've worked very hard
1180 trying to get contractors in here.

1181

1182 COUNCILMAN CARN: Not a lot of interest.

1183

1184 MAYOR MOTLEY BROOM: Mr. Myers, is this an issue that's unique to College Park?

1185

1186 MR. MYERS: No. This is not unique to College Park. I went to the TSPLOST meeting, Fulton
1187 County TSPLOST meeting, but all the other municipalities within our jurisdiction, and they all
1188 are having problems, number one, concrete, number two, concrete, number three, asphalt. It's a
1189 supply chain, and number four, labor, labor, labor.

1190

1191 COUNCILMAN CARN: So we got outfits that maybe would want to do the work, but they can't
1192 get the materials because of the supply chain issues, obviously, and labor issues. Same issues
1193 with our restaurants, we can't find laborers that want to do work the work. That explains it.

1194

1195 MAYOR MOTLEY BROOM: Any other questions on this issue?

1196

1197 COUNCILMAN CARN: Do we start on these all together? Is it going in that order, 1, 2, 3 in
1198 sequence?

1199
1200 MR. LEWIS: It's scheduled, whatever we tell them to do first.
1201
1202 COUNCILMAN CARN: So what are we telling them to do first, I guess is the question? \
1203
1204 MR. MYERS: We're going to have to wait -- we talk to and have them come in, and then we'll
1205 schedule. And not necessarily, 1, 2, 3, which, you know, best we can later on.
1206
1207 COUNCILMAN CARN: Okay.
1208
1209 **4. Consideration of and action on to approve Community Development Block**
1210 **Grant (CDBG) Funds Award of \$ 90,000 for the Wyatt Recreation Center**
1211 **Roof.**
1212
1213 MAYOR MOTLEY BROOM: Moving on to the last item on the consent agenda. Thank you,
1214 Mr. Lewis. It is consideration of and action on approval of Community Development Block
1215 Grant Fund for 90,000 for the recreation center roof. Any questions on this item? Councilman
1216 Gay, I know you had one.
1217
1218 COUNCILMAN GAY: I think it was answered. I was not looking at the workshop agenda, so I
1219 think -- the question was, was this the only bidder? I'll see that in my packet; right? It's just to
1220 allocate the money?
1221
1222 MS. JOHNSON: It's just reallocating the funds, yes.
1223
1224 COUNCILMAN GAY: And is that the 2022 allocation from CDBG?
1225
1226 MS. JOHNSON: Correct. It was 2022 that was originally going to be for the concrete pad at
1227 Zupp park. But the park is in a flood zone, so Fulton County doesn't typically move forward with
1228 those because it takes a longer period for advertising and a lot of more hoops that we had to jump
1229 through, so they just ask if we had another project that we could submit. And then Althea and I
1230 had spoken and said we could just swap the funds, what was originally set for the Wyatt would
1231 go to the concrete pad and the funds for the 90,000 would go towards -- that was for the concrete
1232 pad to go to the Wyatt.
1233
1234 COUNCILMAN GAY: Thank you.
1235
1236 MAYOR MOTLEY BROOM: Other questions?
1237
1238 COUNCILMAN CARN: Michelle, so the 90,000 for the pad at Zupp, it didn't qualify for the
1239 grant because it was in a flood plain. So we spent that \$90,000 out of the pocket. Now we're
1240 taking this grant and transferring it over to another rec project; is that pretty much it?
1241
1242 MS. JOHNSON: It's not a grant project. It will be reallocated for a grant project, correct, and it is
1243 completed, correct.
1244

1245 COUNCILMAN CARN: When do we start on the roof?

1246

1247 MS. JOHNSON: The roof is completed.

1248

1249 COUNCILMAN CARN: Okay.

1250

1251 MS. JOHNSON: All we're doing is transferring the funds.

1252

1253 COUNCILMAN CARN: So we're just moving the money?

1254

1255 MS. JOHNSON: Correct.

1256

1257 COUNCILMAN CARN: All right.

1258

1259 MAYOR MOTLEY BROOM: All right. We will take a five minute break before we begin the
1260 regular session. So we will reconvene at seven -- well, actually, why don't we just do 7:45; it'll be
1261 seven minutes.

1262

1263

1264

1265

CITY OF COLLEGE PARK

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1272

Bianca Motley Broom, Mayor

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ATTEST:

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Shavala Ames, City Clerk

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