



GWINNETT COUNTY  
**BOARD OF COMMISSIONERS**

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Nicole L. Hendrickson, Chairwoman  
Kirkland Dion Carden, District 1  
Ben Ku, District 2  
Jasper Watkins III, District 3  
Matthew Holtkamp, District 4

Official

## Work Session Minutes

**Tuesday, December 3, 2024 - 10:00 AM**

Present: Nicole L. Hendrickson, Kirkland Carden, Ben Ku, Jasper Watkins III, Matthew Holtkamp

### I. Call To Order

### II. Approval of Agenda

{Action: Approved Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

### III. New Business

#### 1. Commissioners

**2024-1133 Approval** to appoint to the Board of Construction Adjustments and Appeals: Incumbent Louis T. Camerio Jr., General Contractor Representative; Incumbent Thomas W. Gardner, Registered Fire Protection Engineer Representative; Incumbent William J. Peltier, Registered Structural Engineer Representative; and Incumbent Regina Young, Registered Mechanical Engineer Representative. Terms expire December 31, 2026. Board of Commissioners Appointments

Consent – Carden

**2024-1134 Approval** to appoint Incumbent Nahum Nicholas to the Gwinnett Animal Advisory Council. Term expires December 31, 2026. District 2/Ku

Consent – Ku

**2024-1135 Approval** to appoint Incumbent Gail LaBerge to the Gwinnett Animal Advisory Council. Term expires December 31, 2026. District 4/Holtkamp

Consent – Holtkamp

**2024-1136 Approval** to appoint Incumbent Erin Martin, Gwinnett County Board of Health Representative, to the Gwinnett Animal Advisory Council. Term expires December 31, 2026. Board of Commissioners Appointment

Consent – Watkins

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**III. New Business**

**1. Commissioners**

**2024-1137 Approval** to appoint Cheryl Neal to the Gwinnett Convention & Visitors Bureau. Term expires December 31, 2027. Incumbent Jose Marquez. Board of Commissioners Appointment

**Consent – Carden**

**2024-1138 Approval** to appoint Incumbent Kim Phillips to the Gwinnett County Human Services Advisory Board. Term expires December 31, 2026. Members serve at the pleasure of the Board of Commissioners. District 4/Holtkamp

**Consent – Holtkamp**

**2024-1139 Approval** to appoint Incumbent Anthony Crotser to the Gwinnett County Planning Commission. Member serves a one-year term beginning January 1st of each year and may be removed by a majority vote of the Board of Commissioners at any time. Term expires December 31, 2025. District 2/Ku

**Consent – Ku**

**2024-1140 Approval** to appoint Incumbent Pinkie Farver to the Gwinnett County Planning Commission. Member serves a one-year term beginning January 1st of each year and may be removed by a majority vote of the Board of Commissioners at any time. Term expires December 31, 2025. District 2/Ku

**Consent – Ku**

**2024-1141 Approval** to appoint Incumbent Buzz Brockway to the Gwinnett County Planning Commission. Member serves a one-year term beginning January 1st of each year and may be removed by a majority vote of the Board of Commissioners at any time. Term expires December 31, 2025. District 4/Holtkamp

**Consent – Holtkamp**

**2024-1142 Approval** to appoint Incumbent Chris Franklin to the Gwinnett County Planning Commission. Member serves a one-year term beginning January 1st of each year and may be removed by a majority vote of the Board of Commissioners at any time. Term expires December 31, 2025. District 4/Holtkamp

**Consent – Holtkamp**

**2024-1143 Approval** to appoint Incumbent Robert Scott to the Gwinnett County Stormwater Authority, Municipality Appointment, Seat 6. Term expires December 31, 2028. Board of Commissioners Appointment

**Consent – Carden**

**2024-1144 Approval** to appoint Incumbent Steve Sappington to the Tree Advisory Committee as the Registered Landscape Architect Representative. Term expires December 31, 2026. Board of Commissioners Appointment

**Consent – Carden**

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**III. New Business**

**2. Multiple Departments**

**2024-1069 Award BL105-24**, provision of repair and replacement of electric motors on an annual contract (January 1, 2025 through December 31, 2025), to Southern Industrial Sales and Services, Inc., base bid \$480,000.00. (Staff Recommendation: Award)

**Consent – Holtkamp**

**2024-1087 Award RP015-24**, provision of collection services for aged accounts receivable on an annual contract (December 3, 2024 through December 2, 2025), to RSI Enterprises, Inc., base amount \$190,000.00. Contract to follow award. Subject to approval as to form by the Law Department. (Staff Recommendation: Award)

**Consent – Watkins**

**2024-1033 Approval** to renew BL136-23, flooring installation, replacement and repairs on an annual contract (December 6, 2024 through December 5, 2025), with DCO, Inc. dba DCO Commercial Floors, base bid \$1,120,050.00. (Staff Recommendation: Approval)

**Consent – Holtkamp**

**2024-1073 Approval** to renew BL106-22, purchase of duty and training ammunition on an annual contract (January 3, 2025 through January 2, 2026), with Gulf States Distributors, Inc. and Precision Delta Corporation, base bid \$588,500.00. (Staff Recommendation: Approval)

**Consent – Watkins**

**2024-1074 Approval** to renew BL108-21, on-call electrical repair, maintenance, and installation services on an annual contract (January 4, 2025 through January 3, 2026), with Cleveland Electric Company and LMI Systems, LLC, base bid \$786,486.00. This contract is funded 5% by the 2023 SPLOST Program. (Staff Recommendation: Approval)

**Consent – Watkins**

**2024-1075 Approval** to renew RP021-20, provision of custodial services at various County facilities on an annual contract (February 1, 2025 through January 31, 2026), with Intercontinental Commercial Services, Inc., base amount \$1,492,840.00. (Staff Recommendation: Approval)

**Consent – Carden**

**2024-1081 Approval** to renew BL114-22, provision of septic tank and lift station pumping, maintenance, installation, and repair services on an annual contract (January 1, 2025 through December 31, 2025), with Wind River Environmental, LLC, base bid \$132,450.00. (Staff Recommendation: Approval)

**Consent – Holtkamp**

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**III. New Business**

**2. Multiple Departments**

**2024-1082 Approval** to renew BL105-22, poured-in-place concrete & associated miscellaneous site work on an annual contract (January 4, 2025 through January 3, 2026), with DAF Concrete, Inc., as the primary service provider, and Multiplex, LLC, as the secondary service provider, base bid \$500,000.00. (Staff Recommendation: Approval)

**Consent – Watkins**

**2024-1084 Approval** to renew BL127-21, full inspection, testing, maintenance, repair, and installation services of fire alarm systems at various County buildings on an annual contract (February 8, 2025 through February 7, 2026), Part I with Entec Systems, Inc. and Part II with Century Fire Protection, LLC, base bid \$218,500.00. (Staff Recommendation: Approval)

**Consent – Watkins**

**2024-1102 Approval** to renew BL125-22, provision of stormwater infrastructure repair and replacement on an annual contract (January 1, 2025 through December 31, 2025), with The Dickerson Group, Inc., base bid \$4,125,000.00. (Staff Recommendation: Approval)

**Consent – Watkins**

**3. Community Services/Tina Fleming**

**2024-1076 Approval** to increase BL024-20, provision of precision laser grading services on an annual contract (March 9, 2024 through March 8, 2025), with Laser Products, LLC dba Turfplaner of Georgia, increase base bid from \$75,000.00 to \$194,450.00. (Staff Recommendation: Approval)

**Consent – Holtkamp**

**2024-1106 Approval/authorization** for the Chairwoman to execute any and all documents related to the approval of extension staff funding for the 2025 calendar year under the Memorandum of Understanding between The Board of Regents of the University System of Georgia by and on behalf of The University of Georgia Cooperative Extension and Gwinnett County. Subject to approval as to form by the Law Department. (Staff Recommendation: Approval)

**Consent – Holtkamp**

### **III. New Business**

#### **4. Financial Services/Buffy Alexzulian**

**2024-1111 Award RP043-24**, provision of personal property assessment and administration program on a multi-year contract, to Tax Management Associates, Inc. The initial term of this contract shall be January 1, 2025 through December 31, 2025, base amount \$1,533,950.00. This contract may be automatically renewed on an annual basis for a total lifetime contract term of five (5) years, total base amount \$8,337,800.00. Contract to follow award. Subject to approval as to form by the Law Department. (Staff Recommendation: Award)

**Consent – Watkins**

**2024-1115 Award RP044-24**, provision of commercial and industrial valuations and corresponding assessment administration functions on a multi-year contract, to Tyler Technologies, Inc. The initial term of this contract shall be January 1, 2025 through December 31, 2025, base amount \$1,623,534.00. This contract may be automatically renewed on an annual basis for a total lifetime contract term of five (5) years, total base amount \$8,741,540.00. Contract to follow award. Subject to approval as to form by the Law Department. (Staff Recommendation: Award)

**Consent – Watkins**

**2024-1123 Award RP040-24**, provision of financial advisory services on a multi-year contract, to PFM Financial Advisors, LLC. The initial term of this contract shall be January 1, 2025 through December 31, 2025, base amount \$20,000.00. This contract may be automatically renewed on an annual basis for a total lifetime contract term of five (5) years, total base amount \$101,513.55. Contract to follow award. Subject to approval as to form by the Law Department. (Staff Recommendation: Award)

**Consent – Watkins**

**2024-1105 Approval** of Change Order No. 3 to extend RP031-19, provision of audit services on a multi-year contract (January 1, 2025 through December 31, 2025), with Mauldin & Jenkins, LLC, base amount \$573,950.00. Change order to follow. Subject to approval as to form by the Law Department. This contract is funded 16.2% by various SPLOST Programs. (Staff Recommendation: Approval)

**Consent – Carden**

**2024-1117 Approval** of Change Order No. 2 to extend RP025-19, provision of purchasing card services on a multi-year contract (January 1, 2025 through December 31, 2025), with Bank of America, N.A., estimated revenue \$450,000.00. Change order to follow. Subject to approval as to form by the Law Department. (Staff Recommendation: Approval)

**Consent – Holtkamp**

### **III. New Business**

#### **4. Financial Services/Buffy Alexzulian**

**2024-1118 Approval** of Change Order No. 2 to extend RP026-19, provision of merchant processing services on a multi-year contract (January 1, 2025 through December 31, 2025), with Elavon, Inc., base amount \$5,428,961.00 and ratification of \$5,605,990.00. Change order to follow. Subject to approval as to form by the Law Department. (Staff Recommendation: Approval)

**Consent – Carden**

**2024-1077 Approval/authorization** of the October 31, 2024 Monthly Financial Report and ratification of all budget amendments. Approval/authorization of a Resolution amending the FY2024 budget to reflect adjustments to revenues based on actual receipts and anticipated appropriations. Subject to approval as to form by the Law Department.

**Consent – Carden**

#### **5. Fire Services/Fred Cephas**

**2024-1025 Approval** to accept the donation of 330 Kidde combination smoke and carbon monoxide detectors from Kidde's Cause for Alarm Safety Campaign. The value of the donated items is \$19,790.10. (Staff Recommendation: Approval)

**Consent – Ku**

**2024-1034 Approval** to renew BL139-23, purchase of nitrile gloves on an annual contract (February 20, 2025 through February 19, 2026), with Bound Tree Medical, LLC and Life-Assist, Inc., base bid \$210,000.00. (Staff Recommendation: Approval)

**Consent – Watkins**

#### **6. Information Technology Services/Dorothy Parks**

**2024-0728 Award SS049-24**, provision of radio management software on a multi-year contract, to Motorola Solutions. The initial term of this contract shall be January 1, 2025 through December 31, 2025, base amount \$160,200.00. This contract may be automatically renewed on an annual basis for a total lifetime contract term of three (3) years, total base amount \$480,600.00. (Staff Recommendation: Award)

**Consent – Ku**

### **III. New Business**

#### **6. Information Technology Services/Dorothy Parks**

**2024-0902 Award SS047-24**, SmartCOP Jail Management System software and support on a multi-year contract, to SmartCOP, Inc. The initial term of this contract shall be January 1, 2025 through December 31, 2025, base amount \$145,718.80. This contract may be automatically renewed on an annual basis for a total lifetime contract term of five (5) years, total base amount \$805,188.36. Contract to follow award. Subject to approval as to form by the Law Department. (Staff Recommendation: Award)

**Consent – Ku**

**2024-1103 Award BL121-24**, purchase of endpoint detection and response software on a multi-year contract, to Prologic ITS, LLC. The initial term of this contract shall be January 1, 2025 through December 31, 2025, base amount \$128,940.00. This contract may be automatically renewed on an annual basis for a total lifetime contract term of five (5) years, total base amount \$644,700.00. (Staff Recommendation: Award)

**Consent – Ku**

**2024-1110 Award BL113-24**, provision and implementation of enhancements to the Accela System, to Gray Quarter, Inc., amount not to exceed \$1,965,715.00. Contract to follow award. Subject to approval as to form by the Law Department. (Staff Recommendation: Award)

**Consent – Carden**

**2024-1112 Award OS046-24**, provision of an electronic metadata analysis application on an annual contract (December 4, 2024 through December 3, 2025), to Pen-Link, Ltd., base amount \$174,886.68. Contract to follow award. Subject to approval as to form by the Law Department. (Staff Recommendation: Award)

**Consent – Ku**

**2024-1116 Award RP030-24**, provision of managed services for IT project management on a multi-year contract, to 22nd Century Technologies, Inc. The initial term of this contract shall be January 1, 2025 through December 31, 2025, base amount \$2,644,000.00. This contract may be automatically renewed on an annual basis for a total lifetime contract term of five (5) years, total base amount \$13,220,000.00. Contract to follow award. Subject to approval as to form by the Law Department. (Staff Recommendation: Award)

**Consent – Ku**

**2024-1010 Approval** to renew BL082-20, provision of video surveillance and physical access control on an annual contract (January 1, 2025 through December 31, 2025), with Comtech Communications of Georgia, Inc., base bid \$6,190,082.00. (Staff Recommendation: Approval)

**Consent – Ku**

### **III. New Business**

#### **7. Planning & Development/Matt Dickison**

**2024-1128 Approval/authorization** of UDOA2024-00003 amending Chapter 214 of Title 2 of the Unified Development Ordinance entitled Overlay Zoning Districts, by inserting a new section 214-70, entitled Civic Center Overlay District and approval to amend the Official Zoning Map of Gwinnett County to designate the boundaries of the Civic Center Overlay District. Subject to approval as to form by the Law Department. [Planning Commission Recommendation: Approve] (Staff Recommendation: Approval)

**Consent – Carden**

#### **8. Sheriff/Keybo Taylor**

**2024-1057 Award BL091-24**, HVAC system maintenance and repair services on an annual contract (December 4, 2024 through December 3, 2025), to United Maintenance, Inc., base bid \$800,000.00. (Staff Recommendation: Award)

**Consent – Watkins**

#### **9. Support Services/Ron Adderley**

**2024-1109 Award BL098-24**, Fire Headquarters HVAC and roof replacement project, to CGS Waterproofing, LLC, amount not to exceed \$685,329.21. Contract to follow award. Subject to approval as to form by the Law Department. (Staff Recommendation: Award)

**Consent – Holtkamp**

**2024-1108 Approval** of Change Order No.3 and Final to BL005-23 Office Space Buildout at the Gwinnett County Courts Annex Facility with Beatty Construction, Inc., increasing the contract by \$6,032.81. The contract amount is adjusted from \$464,265.20 to \$470,298.01. Subject to approval as to form by the Law Department. (Staff Recommendation: Approval)

**Consent – Holtkamp**

**2024-1114 Approval** to renew OS010-22, provision of a turnkey on-site vehicle and equipment maintenance parts operation on an annual contract (December 30, 2024 through December 29, 2025), with Genuine Parts Company dba NAPA Auto Parts, using a competitively procured State of Georgia contract, base amount \$6,112,018.00. (Staff Recommendation: Approval)

**Consent – Holtkamp**



### **III. New Business**

#### **9. Support Services/Ron Adderley**

**2024-1104 Approval/authorization** for the Chairwoman to sign one-year non-exclusive franchise agreements with 18 commercial and/or construction or demolition waste service providers who have met the requirements of the Gwinnett County Solid Waste Collection and Disposal Services Ordinance of 2020 for the period January 1 through December 31, 2025. Contracts to follow. Subject to approval as to form by the Law Department. (Staff Recommendation: Approval)

**Consent – Watkins**

#### **10. Transportation/Lewis Cooksey**

**2024-1113 Award BL114-24**, Lakeview Road at Pharrs Road/Hillside Drive intersection and pedestrian improvement project, to CMC, Inc., amount not to exceed \$2,653,405.00. Contract to follow award. Subject to approval as to form by the Law Department. This contract is funded 82% by the 2023 SPLOST Program. (Staff Recommendation: Award)

**Consent – Watkins**

**2024-0981 Approval** for a determination by the Board of Commissioners that special conditions exist within the area of Ashly Pines Phase 5, Beechwood Estates, Everson Road, Mills Farm, and Quinn Ridge as to the health, safety and welfare of the persons or properties within said area, that may justify the creation of a Special Assessment District to provide streetlights. Approval for direction to the Department of Transportation to prepare a recommendation and proceed with a public hearing for the incorporation of Ashly Pines Phase 5, Beechwood Estates, Everson Road, Mills Farm, and Quinn Ridge into the Gwinnett County Streetlighting Program. Subject to approval as to form by the Law Department. (Staff Recommendation: Approval)

**Consent – Watkins**

**2024-1085 Approval/authorization** for the Chairwoman to execute a Local Maintenance and Improvement grant application with the Georgia Department of Transportation (GDOT) for funding assistance for the proposed resurfacing of various County roads and to accept the revenue once approved by GDOT. GDOT will contribute a total of \$7,832,697.30 with a required County match of \$2,352,864.86 for a total of \$10,185,562.16. This item is funded 76.9% by the Georgia Department of Transportation and 23.1% by the 2023 SPLOST Program. Approval/authorization for the Chairwoman or designee to execute grant documents and any other related documents. Subject to approval as to form by the Law Department. (Staff Recommendation: Approval)

**Consent – Holtkamp**

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**III. New Business**

**11. Water Resources/Rebecca Shelton**

**2024-1058 Award SS044-24**, products and services for EnviroMix BioMix equipment on an annual contract (December 3, 2024 through December 2, 2025), to EnviroMix, Inc., base amount \$200,000.00. (Staff Recommendation: Award)

**Consent – Carden**

**2024-1022 Approval** of Change Order No. 4 Final to BL037-22 F. Wayne Hill Water Resources Center Influent Screenings Improvements with Reeves Young, LLC, increasing the contract by \$149,846.41. The contract amount is adjusted from \$3,828,864.00 to \$3,978,710.41. Subject to approval as to form by the Law Department. (Staff Recommendation: Approval)

**Consent – Ku**

**2024-1035 Approval** to renew BL082-21, purchase of lead-free water service saddles, couplings, clamps and valves on an annual contract (December 4, 2024 through December 3, 2025), with Delta Municipal Supply Company, Inc. and Ferguson Enterprises, LLC, base bid \$700,000.00. (Staff Recommendation: Approval) (Water and Sewerage Authority Approved on November 4, 2024, Vote 5-0.)

**Consent – Ku**

**2024-1036 Approval** to renew RP027-22, provision of control system integration services for the Department of Water Resources SCADA program on an annual contract (December 7, 2024 through December 6, 2025), with MR Systems, LLC, base amount \$950,000.00. (Staff Recommendation: Approval) (Water and Sewerage Authority Approved on November 4, 2024, Vote 5-0.)

**Consent – Ku**

**2024-1032 Approval/authorization** for the Chairwoman to execute three agreements with the Georgia Department of Transportation for utility relocations associated with SR 316 at Hi-Hope Interchange Modification GDOT project P.I. 0013893. The first agreement is a Contract Item Agreement for water and gravity sewer relocations within the project limits. The second agreement is a Gravity Sewer Actual Cost Agreement in the amount of \$1,362,890.00 with GDOT reimbursing 97.78 percent or \$1,332,633.84. The final agreement is a Sewer Force Main Actual Cost Agreement in the amount of \$5,239,292.20 with GDOT reimbursing 100 percent. Approval/authorization for the Chairwoman to execute any and all related documents. Subject to approval as to form by the Law Department. (Staff Recommendation: Approval) (Water & Sewerage Authority Approved on November 4, 2024, Vote 4-0.)

**Consent – Watkins**

**IV. Adjournment**

{Action: Adjourn Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}