



DeKalb County Government

Manuel J. Maloof Center
1300 Commerce Drive
Decatur, Georgia 30030

Minutes

FAB-Finance, Audit & Budget Committee

Tuesday, June 8, 2021

3:30 PM

This meeting will be conducted via teleconference (Zoom). Simultaneous public access to the meeting will be available

- (1) via live stream on DCTV's webpage,
(2) on DCTVChannel23.TV*

Meeting Started At: 3:41 pm

Attendees: Rader, Johnson, Cochran-Johnson, Bradshaw, Terry

Present 3 - Commissioner Larry Johnson, Commissioner Jeff Rader, and
Commissioner Lorraine Cochran-Johnson

I. MINUTES

2021-2654 Commission District(s): ALL
Minutes for the May 25, 2021 Finance, Audit, and Budget
Committee

**MOTION was made by Lorraine Cochran-Johnson, seconded
by Larry Johnson, that this agenda item be approved. The
motion carried by the following vote:**

**Yes: 3 - Commissioner Johnson, Commissioner Rader, and
Commissioner Cochran-Johnson**

II. STATUS UPDATE

Financial Statements

Was not heard in committee

CARES ACT

Was not heard in committee

Hazard Pay

Was not heard in committee

Mid-Year Budget

-TJ Sigler: We are unable to meet today's deadline to present the budget recommendation. We have been reviewing requests in conjunction with ARP Funding. Currently working on updating revenue projection, property tax digest. Hopeful to have something available by next Tuesday

-JR: Do you intend to make a presentation at the Committee of the Whole next week?

-TJ: Sigler: I think we could

-C Hicks: The overall growth is somewhere near 7-9%. Fueled by a strong residential market in DeKalb county in this past year. Only caveat is we are currently experiencing more commercial appeals this year than prior years currently at 300 and extend to be higher as we comes closer to our appeal deadline of July 16th and should have an idea of the magnitude of those appeals

-LJ: What is causing the rise in property values

-C Hicks: the metro Atlanta area overall is experiencing very strong residential growth. I do not mean to infer that all commercial properties are experiencing a loss of value, manufacturing and distribution houses are expiring a robust market, unfortunately retail and office spaces impacted by COVID are experiencing a loss of value.

-LCJ: Has there been any discussion of a rubric or formula you could utilize for businesses that have suffered, how could they utilize it if so.

-C Hicks: it may not be much of a consideration if you anticipate it from businesses standpoint, most instances businesses do not own the real estate they are operating in, it will be from the perspective of the owners of the real estate. We will have to rely on the data provided from owners regarding the economic experiences they have encountered in the last year

-LCJ: So this will be a case by case bases including sales to show the actual earnings of the year

-C Hicks: That is correct, and why I anticipate we will probably have a higher appeal activity because during this process is where that kind of information is shared

JR: We may ask you to make a similar presentation with Mr. Sigler to the Committee of the Whole for the entire Commission to have the benefit of your input. We may need bench marks on what the potential increase of 7% in tax digest net increase would mean in terms of productivity of the mileage rate and other things we will have to address when it comes to the budget. Mr. Sigler work with Mr. Manson and the presiding officer to make a presentation at next week's committee of the whole if not we may need to consider a special call FAB

American Rescue Plan Funding

-COO Williams: To frame the discussion since the last time we presented the information to the entire board, we have been doing several things. First ensuring that we're reviewing the law and guidance as it is coming out to ensure once we make a recommendation it is something we can do. WE are also using that some information and comparing it to budgetary requests. We are trying to best source of funds to each issue identified. Once thing that comes to mind is the Commissions discretionary, that money should be available probably with certain stipulations as to how it should be spent and we will provide that type of guidance.

-JR: I've heard storm water is a potential focus for additional investment

-COO Williams: We are looking very hard at that, last week we got more input and feedback from the commissioners and we understand that is a big one

-JR: So ARP budgeting effort will run parallel to an independent one of the tax funds budget, is this what we expect to see from Mr. Sigler next Tuesday

-COO Williams: Its going to be close, they are so many items related. We will look for best source of funding

-TT: I think we should all get together and decide, this money came to DeKalb County Government and we are all it. In my opinion this is not the best way to strategically plan how to spend 77 million dollars.

-COO Williams: DeKalb County is unique because of it's CEO Form of Government, with that the CEO makes recommendations for board but has ultimate authority to modify and so forth. I will defiantly share with him your comments. If you look at last time with CARES Act Funds, I think it works well like the budget. The administration made recommendations and the board made recommendations for modifications as they see fit but according to our organization, from my understanding, the CEO makes those recommendations

-JR: The CEO prerogative is the December 15th annual budget, it goes no further than that. The board is entitled to amend that budget at in point in the year. The only prevision for the CEO is the annual budget not for grants for other sources. Not to suggest the commission has not yet accepted the CEO's proposals or they do not find them useful but there is no requirement that the administration first make a proposal before the board budgets available funds.

-COO Williams: Outside of an emergency order you are absolutely correct. My point was historically this has been the approach

-SB: For the Attorney, Commissioner Rader just articulated his interpretation of the Org Act does that confirm with your interpretation with regards to the CEO and his authority

-Attorney Ernstes: I am having difficulty with my Internet connection I missed commissioner Rader's remarks, I will review the tape and advise you offline

III. DISCUSSION

Sheriff's Office

-Sheriff Maddox: We are asking for things that we need to keep up operations. First I want to make sure people understand the responsibility of the sheriff's office, our main focus is the care, custody and control of inmates. We're talking about field division, capital for improvements, additional to the courthouse and making sure that it is safe for all stakeholders. Going back to care, custody and control, we have about 1600 inmates, because of our partnership we have with medical we have had no COVID cases, unless they already came to us with it. We started vaccinating inmates, over 200 now have received vaccinations. We are spending 2.8 million spent on mental health, 23% of our population is classified as mentally ill, which has increased to 25% and is expected to continue. Jailhouse maintenance and operations, we need updates to the older building we are operating in. Facility updates are for the county but we are including it in our request because we want to make sure those needs are met, We are responsible for all the courts and having a plan in place to ensure safety for judges and all stakeholders. Transfer and prisoner expedition, that has increased as well and we have to execute our own transports to ensure our inmates are going where they are supposed too and our officers get back as well. Field Division, even during the pandemic those deputies are executing warrants there is a rise of domestic violence warrants and calls. We have to make sure they have the right gear and residents are safe. Going into salaries, these people are under paid and over worked, even during the pandemic they have stayed and weathered the storm. We are 143 officers down, 43 detention officers down, 54 deputies down, this creates an unsafe environment for inmates and employees. We have recruiting services, we want to recruit but we also want to retain the good workers we have and cannot do that when Cobb and Fulton County is paying their retention officers \$45,000/year walking in the door. Our retention officers start off at \$37,000/year. However we want to make sure they are quality employees I do not want to hire someone just to fill those numbers. Cobb County is starting retention funds for officers, they are starting at \$45,000/year, deputies are making \$50,00/year starting off. For inmates we have medical and dental expenses, we have to update bedding, make sure we have proper clothing supplies.

-JR: We have a June letter from you identifying six areas of concerns but we don't have any specific budgetary requests. It would be helpful for us to see the actual numbers you are proposing, If you could provide the actual mid-year budget request you have made to the administration

-LCJ: When you talk about facility improvements I remember in 2019 the massive outbreak of mold that was dealt with, we've had discussions concerning the flaws of the seals of the jail. Has there been an assessment done of the DeKalb County jail? I think this is something we need to seriously consider. Did you include anything from the budget for recruiting, hearing the disparities in the salaries this is something we need to address and have a long term plan

-JR: we have just received a list of seven budget amendment proposals totaling eleven million dollars

-COO Williams: Regarding the assessment of the jail I do know that Sheriff Man had begun something to that effect as far as a document I am not sure. Sheriff Maddox and I have had a conversation regarding that in the fall. We have been working with different companies to provide upgrades to the chillers and AC seals to remove the mold found but the sheriff and I will work together on this.

-JR: Regarding the budget these items presented to us are under consideration

COO Williams: Absolutely

-LCJ: As far as the assessment of the jail it was my understanding this fell upon the administration, but there was a report done prior to his exit?

-COO Williams: That is my belief that there was a report begun but I can't speak to it since it was a couple of years ago. It is of my believe it is the Sheriff's responsibility because they are the primary custodian of that facility, we can do otherwise but typically this would be the sheriff

-LCJ: I am fine with whoever's responsibility I just want to understand who it lies with because, going back to 2019, we had this conversation and we requested a detailed assessment of the facilities take place. For operating clarity who is going to produce this study because at this point it's bad investment for the tax payers of the county.

-Chief Akies: There was an assessment completed by our facilities maintenance provider prior to Sheriff Man's exit and in 2016. During which critical equipment was recognized as exceeding its life expediency, we are still currently dealing with mold remediation as well as other critical infrastructure needs. Documentation was sent over on behalf of the Sheriff's office asking for assistance in retrieving over a million dollars worth of quality assessments during the first phase of the mold remediation. We are losing people on a weekly basis, it has become an internal crisis trying to manage and fulfill obligations. The needs that are mentioned today including the infrastructure needs are critical. We asked for funds to replace two chillers but were only given the funds to replace one. Recently we have identified funds to replace the second

-LJ: Mr. Williams, have you discussed doing a phase approach to these items you are talking about

-COO Williams: WE have had numbers of conversations. It would likely be of phases just because of the logistics of moving inmates and getting equipment.

-LJ: All the chillers and circulation of the air can be directly related to COVID prevention and, we have provided information on air purification, but some of those things we have got to use to not take it out of our general fund. Then you have a

facilities maintenance plan we looked at OPS a while back, do you have a phased approach

-COO Williams: *We've done that in the courthouse and government center. We've done some where we've used federal funding but what I need to do is spend time with the sheriff to assess*

-LJ: *Sheriff what is your timeline and do you have a preference*

-Sheriff Maddox: *At this point all of them are priorities but if I had to put them in order is making sure inmates are taken care of, making sure my employees are taken care of. I have to have good high quality employees to make sure inmates needs are met and that we can protect the judges.*

-SB: *As the study is being commissioned has anyone contemplated what it would look like to build a new jail*

-Sheriff Maddox: *Yes we have started to look at what it will cost to maintain our facility verse what it would cost for a new build. As soon as we get it together I will bring that to you*

-SB: *Do you have any sense of a time frame?*

-Sheriff Maddox: *WE have a meeting in two weeks which we will receive recommendations*

-TT: *Is the Sheriff's line items completely funded through the general funds, are there other funds? I do want to acknowledge how responsive our sheriff has been and what she has brought to the table in the past year. Final note I wanted to say here, the budget we passed referred to the sheriff or "his" deputy, and I think we should update that to her.*

JR: *The general fund typically supports the Sheriff operations*

-LCJ: *I think we have reached clarity in terms of COO Williams, you will be responsible for the identification of an individual or be the individual to work with sheriff Maddox so that we will have a detailed report of facilities and their conditions as well as any study that has been generated or in process of a build out of a new jail so we can have access to that information and move forward responsibility*

-COO Williams: *I think facilities management department is that appropriate liaison*

-JR: *We will look forward hearing from them and the administration on the remaining budget proposal*

IV. AGENDA ITEM

New Agenda Items

2021-2573

Commission District(s): ALL

REN - Print and Mail Service For Property Tax and Appraisal Statements and Election Documents (Annual Contract - 1st Renewal of 2 Options to Renew): Contract No. 1218789 for use by the Tax Commissioner, Property Appraisal and Voter Registration & Elections (VRE). Consists of printing and mailing property assessments, tax appraisals and voter applications and election documents to citizens of DeKalb County. Awarded to: Diversified Companies, Inc. Amount Not To Exceed: \$111,388.00.

MOTION was made by Lorraine Cochran-Johnson, seconded by Larry Johnson, that this agenda item be recommended for approval to the Board of Commissioners, due back on 6/22/2021. The motion carried by the following vote:

Yes: 3 - Commissioner Johnson, Commissioner Rader, and Commissioner Cochran-Johnson

-CPO Horner: This is a renewal of an annual contract for mail services for property tax appraisal statements and election documents. This renewal is through June 30th 2022

-JR: I see last year was \$84,000 and this year is \$111,000 how is the increase calculated

-CPO Horner: the increase was calculated by adding what the request was to the individual department

-JR: And is this within the capacity of the contract was originally structured?

-CPO Horner: Yes

2021-2628

Commission District(s): All

To Approve Acceptance of FY22 Criminal Justice Coordinating Council Grant Award in the Amount of \$137,910 Which Includes a 10% Match in the Amount of \$13,791 and Appropriating Said Award to a New Grant Fund.

MOTION was made by Lorraine Cochran-Johnson, seconded by Larry Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 6/22/2021. The motion carried by the following vote:

Yes: 3 - Commissioner Johnson, Commissioner Rader, and Commissioner Cochran-Johnson

-No Additional Information Requested

2021-2632

Commission District(s): All Districts

Criminal Justice Coordinating Council Grant to the DeKalb County Adult Felony Drug Court-\$182,960

MOTION was made by Larry Johnson, seconded by Lorraine Cochran-Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 6/22/2021. The motion carried by the following vote:

Yes: 3 - Commissioner Johnson, Commissioner Rader, and Commissioner Cochran-Johnson

-JR: Can we get an overview of the accountability programs and how you plan on moving forward with these

-Judge Jackson: DeKalb County Accountability courts include felony mental Health court, two tracks of the drug court and veterans treatment. Director La Sheika Kassa is also available. We are currently operating within a hybrid model. Some participants are in the in person treatment center for treatment. The Grants we are asking from are dealing with the Council of Accountability Court Judges, a statewide agency. For felony mental health the total grant was \$117,730 the match funds are \$13,081, for felony drug court total amount award is \$182,960 with match funds at \$20,329 and Veterans Court is \$57,970 with match funds at 6,441. For accountability courts when we house people and provide treatment it cost approximately 14,977/year which comes to \$41/day. At the DeKalb County jail the amount is \$25,550/year which is \$70/day and if they go to State Corrections it is \$19,977/year which is \$54.73/day. So it is not only fiscally effective but we are also giving participants the resources to say yes to their life and deal with their addiction and recover and provide the skills they need to be productive. The majority of participants in the program have full time employment throughout the community, so we are trying to reinvest in the community and make them productive citizens

-LJ: Is this the same amount we get every year from the State or have we gotten an increase from them?

-Director Kassa: Every year we request different amounts however state funding is based on what they have to give us. This year we got a reduction from the state of about 22-23%. So based off of who is in office and the funds, The State has 182 Accountability courts so they take a totally amount of 30-40 Million dollars and spilt that among the courts. It is based on participation of programs, how long have been in effect and the money they have to give us. The match is the same, the match is 10%

-LJ: I want to make sure the commissioners and everyone to hear, as we are going into post COVID the grants have not increased by the issues have and so the county is taken on more of the burden. This is something our State Lobbyists team need to look into. I hope you all can add a caveat, Judge about if you get your shot you can get your community service reduced or something. I just wanted to highlight what you are doing and the state needs to step up more.

-LCJ: thank you judge Jackson for making it very plan and breaking down the cost of these programs. We do need to make sure these do not get lost in the shuffle as we see these incremental decreases in this funding and over time that become substantial especially as participation goes up. Let's Make sure COO Williams that we include this as we have our conversations with the lobbyist to ensure funding doesn't continue to go down

-JR: Do you have a back log or anticipate an unusual volume this year going forward?

-Judge Jackson: There are some assessments we are behind on, that is due to outbreaks, within the jail and staff which have caused some delays as far getting people into the program

-JR: is it the superior Courts intention to try and make up the difference of the state's contribution through additional county contributions when the budget development comes up

-Judge Jackson: Yes, we are trying to do whatever we can to continue the same level of treatment.

-LJ: to add the state is getting about \$4.8 billion in ARP funding, don't know if we can add a note to ask them to help increase aid in these times, while the governor is deliberating how to spend it's a good opportunity for them to help us and do more to get the help they need

-JR:I will entertain a motion on item 2628, 2632 2633 2634. We didn't really talk about 2635 which authorizes to accept fine revenues from the state, is that correct?

-Judge Jackson: I believe that is separate, that is not a part of accountability court

-JR: Those four items then, the motion is to approve those

2021-2633

Commission District(s): All Districts

Criminal Justice Coordinating Council Grant to the DeKalb County
Felony Mental Health Court-\$117,730

MOTION was made by Larry Johnson, seconded by Lorraine Cochran-Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 6/22/2021. The motion carried by the following vote:

Yes: 3 - Commissioner Johnson, Commissioner Rader, and Commissioner Cochran-Johnson

-No Additional Information Requested

[2021-2634](#) Commission District(s): All Districts
Criminal Justice Coordinating Council Grant to the DeKalb County
Veterans Court-\$57,970.00

MOTION was made by Larry Johnson, seconded by Lorraine Cochran-Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 6/22/2021. The motion carried by the following vote:

Yes: 3 - Commissioner Johnson, Commissioner Rader, and Commissioner Cochran-Johnson

-No Additional Information Requested

[2021-2635](#) Commission District(s): All Districts
Participant Fines Grant Fund Account-Felony Mental Health Court-up
to \$150,000.00

MOTION was made by Larry Johnson, seconded by Lorraine Cochran-Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 6/22/2021. The motion carried by the following vote:

Yes: 3 - Commissioner Johnson, Commissioner Rader, and Commissioner Cochran-Johnson

-Director Kassa: For participant fees, we have our accountability court, drug court, and veteran's treatment court set up to utilize fines from our participants in lieu of sanctions. For example of a participant is late to treatment or group we fine them \$25-50 dollars in lieu of jail as a way to hold them accountable. We offset our accountability court fees all of our other accountability courts also have something set up where we can receive those finds. This does not require a match or anything like that it is just an account we set up to put those funds.

-JR: Once we act on this within that account does that establish in perpetuity as the other are

-Director Kassa: yes, it will be set exactly as the other programs that we have

[2021-2636](#) Commission District(s): all
Acceptance of 2022 Child Support Contract between the State of
Georgia and the Office of the District Attorney (total program funding
amount is \$1,954,645.80)

MOTION was made by Larry Johnson, seconded by Lorraine Cochran-Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 6/22/2021. The motion carried by the following vote:

Yes: 3 - Commissioner Johnson, Commissioner Rader, and Commissioner Cochran-Johnson

-R Vaishnav: I am her on behalf of DA Sherry Boston who couldn't be here today. This item is for our annual acceptance of our child support contract. AS most know we have a child support office we partner with the state through, it does require an annual contract and it does require a county match to operate. We are asking to accept the contract for FY2022 which goes through June 30th 2022. The match is \$346,937.85

-JR: is the match fund built into your budget?

-R Vaishnav: Yes

2021-2681 Commission District(s): All Districts
Authorize the State Court to use Decatur Presbyterian Church for Criminal and Civil Jury Selection

-Item not heard in Committee

2021-2692 Commission District(s): All
Acceptance of FY2022 Georgia Department of Behavioral Health and Developmental Disabilities (DBHDD) Grant By Way Of The Criminal Justice Coordinating Council (CJCC) to the DeKalb County Felony Drug Court - \$197,500

MOTION was made by Larry Johnson, seconded by Lorraine Cochran-Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 6/22/2021. The motion carried by the following vote:

Yes: 3 - Commissioner Johnson, Commissioner Rader, and Commissioner Cochran-Johnson

-Director Kassa: We have received 197,500 from DBHDD, these funds we generally get on a year basis, this year we did a little differently, there are not match funds required. This will help will help participants with mental health needs and facility needs. We just received this information last week, and want to utilize these funds for our programs, mental health court as well as drug court programs

-LJ: How many folks will you be able to serve?

-Director Kassa: About 80-90% of our population is co-occurring, meaning they have a mental health disorder as well as substance abuse disorder so almost every participant will be utilizing these funds

-LJ: Are you working with the Community Service Board to get matching funds to double participation or vice versa

-Director Kassa: Yes, we are collaborating with community service board. They help us with psychiatric appointments, participants who have graduated our programs and continue to receive services, nursing appointments and effective July 1st we will be in contract with them to continue delivering services

-LJ: Has the pandemic increased the amount of people you have seen or have you all does telemedicine

-Director Kassa: For almost a year they did everything virtually, but effective March we started doing a hybrid plan. I would say our numbers are increasing. WE are now getting our attorneys to send people to us as referrals, we are working closely with DeKalb County Sheriff department as well, I anticipate our numbers would increase about 30-40% before the fiscal year is over

-LJ: and this is the state providing funds?

-Director Kassa: yes, this was funds that they had in reserve that they will continue for this year. In the meeting they did tell us they don't know if they will be able to continue this after this fiscal year. IF you divide that we are really only receiving 16,500/monthly and that goes pretty quick when talking about mental health medication and psychiatric services

-LJ: Mr. Williams make sure you stay on top of this because we're going to hit hard as a county with all these programs that they state is passing too us on top of eviction assistance and trying to do a whole lot with less money

Meeting Ended At: 5:08 pm

MOTION was made by Larry Johnson, seconded by Lorraine Cochran-Johnson, that this agenda item was adjourned meeting. The motion carried by the following vote:

Yes: 3 - Commissioner Johnson, Commissioner Rader, and Commissioner Cochran-Johnson

Barbara H. Sanders-Norwood CCC, CMC