MINUTES OF PRE-COMMISSION MEETING
MACON-BIBB COUNTY COMMISSION
June 21, 2016 – 5:00 P.M.
Government Center
(Large Conference Room)

The Pre-Commission meeting of the Macon - Bibb County Commission was held on June 21, 2016 at 5:00 P.M. in the Large Conference Room at Government Center.

Commission Members Present

Mayor Robert A. B. Reichert
Commissioner Larry Schlesinger
Commissioner Virgil Watkins, Jr.
Mayor Pro Tem Bert Bivins, III
Commissioner Mallory Jones, III
Commissioner Ed DeFore
Commissioner Elaine Lucas
Commissioner Scotty Shepherd
Commissioner Al Tillman

Commissioner Absent

Commissioner Gary Bechtel

Staff Present

Judd Drake - County Attorney
Crystal Jones – Sr. Asst. County Attorney
Opie Bowen – Asst. County Attorney
Britt Lavender- Director, Information Technology
Janice S. Ross - Clerk of the Commission
Charles Coney - Assistant County Manager
Chris Floore – Asst. to the County Manager
Julie Moore - Asst. to the County Manager

News Media Present

Stanley Dunlap, The Telegraph

Visitors Present

Brad Wilson, Attorney for Macon Transit Authority

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

Mayor Reichert stated the meeting was being convened as a Committee of the Whole to take action on New Business items to be added to the Agenda.

REVIEW OF REGULAR COMMISSION MEETING AGENDA

CALLED TO ORDER

PRAYER

The prayer to be rendered by.Arthur Villarreal, Christ Episcopal Church

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

INVITED GUESTS

PUBLIC COMMENTS ON AGENDA ITEMS

REPORTS FROM COMMITTEES AND DEPARTMENTS

Operations and Finance Committee – Committee Chairman Gary Bechtel

Economic and Community Development Committee – Committee Chairman Larry Schlesinger

Public Safety Committee – Committee Chairman Scotty Shepherd

Facilities and Engineering Committee – Committee Chairman Mallory Jones

Mercer Scholarship Committee – Commissioner Ed DeFore

CONSENT AGENDA

OLD BUSINESS

Mayor Reichert reviewed the items of old business.

NEW BUSINESS

PRE-COMMISSION AGENDA ITEMS

CONSENT AGENDA

- New Alcoholic Beverage License for Triangle Hospitality d.b.a. Springhill Suites located at 4630 Sheraton Drive, Macon, Ga.

- New Alcoholic Beverage License for Blue Moon Macon, LLC d.b.a. Blue Moon Package located at 2238 Pio Nono Avenue, Macon, GA

  ACTION:

  - ***Unanimous approval by Commissioners Bivins, DeFore, Jones, Lucas, Schlesinger, Shepherd, Tillman and Watkins.***

NEW BUSINESS

A. A Resolution authorizing the Mayor to execute the agreement with Global Spectrum, L.P. d.b.a Spectra Venue Management for the management and operation of the Macon City Auditorium and the Macon Coliseum.

Discussion

Judd Drake, County Attorney, summarized the changes to the resolution regarding Spectra. Section 3.2 regarding the Incentive Fee was revised to read "in addition to the other fees described herein, Manager shall be entitled to receive an Incentive Fee each full or partial Operating Year of the Term. The Incentive Fee shall be equal to twenty-five percent (25%) of improvement in Net Operating Income/Loss in any operating year over the "Incentive Fee Benchmark". The parties acknowledge and agree that they do not have sufficient historical financial data for the Facilities necessary to establish the Incentive Fee Benchmark as of the effective date of this agreement. Thus, the Incentive Fee Benchmark will need to be established by mutual agreement of the parties following the effective date so as to provide the Manager with the opportunity to conduct a thorough financial analysis of the facilities' operations. The parties shall act reasonably and in good faith in any discussions relating to establishing the Incentive Fee Benchmark. The parties do hereby agree to enter into an amendment to this agreement on before January 20, 2017, for purposes of establishing the Incentive Fee Benchmark. The Incentive Fee Benchmark, once established, will remain unchanged throughout the initial term, except that it shall be pro-rated for any operating year of less than a full twelve months based on the actual number of days elapsed in such Operating Years out of 365. The county shall pay Manager the Incentive Fee no later than 90 days following the end of each operation year.

Mr. Drake then reviewed the changes to Section 7.1 which was revised to read "Establishment of Operating Budget." Attached hereto as Exhibit C is the operating budget for the first operating year, which operating budget is hereby approved by both Manager and County. The parties acknowledge that such Operating Budget was developed without the parties having all detailed historical financial data for the facilities, and thus such budget will need to be amended following the effective date so as to provide the manager with the opportunity to conduct a thorough financial analysis of the facilities operations. The parties shall act reasonably and in good faith in any discussions relating to any such amendments. The parties do hereby agree to enter into an amended operating budget for the first operating year on or before January 20, 2017. Manager agrees that at least 90 days prior to the commencement of each subsequent operating year in respect of such year, it will prepare and submit to the county its proposed operating budget for such year. Each annual operating budget shall include manager's good faith projection of revenues and operating expenses, presented on a monthly and annual basis, for the upcoming operating year. The county agrees to provide manager with all information in its possession necessary to enable manager to prepare each operating budget."

ACTION:

- ***Unanimous approval by Commissioners Bivins, DeFore, Jones, Lucas, Schlesinger, Shepherd, Tillman and Watkins to amended the resolution regarding Spectra to include revisions to the incentive fee and the establishment of Operating Budget.***

- ***Unanimous approval of the amended resolution by Commissioners Bivins, DeFore, Jones, Lucas, Schlesinger, Shepherd, Tillman and Watkins and will be added to tonight's agenda.***

B. An Ordinance to appropriate $170,342 from Fund Balance to Interstate Hotels and Resorts, Inc. to cover expenses related to the management and operation of the Macon Centreplex Facility

ACTION:

- ***The Ordinance was approved seven to two with Commissioners DeFore, Jones, Lucas, Schlesinger, Shepherd, and Tillman voting in the affirmative and Commissioners Bivins and Watkins casting the dissenting votes. The item was added to tonight's agenda.***

C. An Ordinance to appropriate $349,929 from Fund Balance to Macon Transit Authority

ACTION:

- ***Unanimous approval of the amended resolution by Commissioners Bivins, DeFore, Jones, Lucas, Schlesinger, Shepherd, Tillman and Watkins and will be added to tonight's agenda.***

D. A Resolution appointing Kenneth Andrew Harrell to the Region Two Department of Behavioral Health and Development Disabilities Advisory Board

Discussion

Mr. Drake stated that the date of the appointment required revising and that was the reason this item was placed on the agenda again.

ACTION:

- ***Unanimous approval of the amended resolution by Commissioners Bivins, DeFore, Jones, Lucas, Schlesinger, Shepherd, Tillman and Watkins and will be added to tonight's agenda.***

E. A Resolution appointing Jessica Hatcher to the Region Two Department of Behavioral Health and Developmental Disabilities Advisory Board

Discussion

Mr. Drake stated that the date of the appointment required revising and that was the reason this item was placed on the agenda again.

ACTION:

- ***Unanimous approval of the amended resolution by Commissioners Bivins, DeFore, Jones, Lucas, Schlesinger, Shepherd, Tillman and Watkins and will be added to tonight's agenda.***

F. A Resolution appointing Elbert McQueen to the Regional Two Department of Behavioral Health and Developmental Disabilities Advisory Board

Discussion

Mr. Drake stated that the date of the appointment required revising and that was the reason this item was placed on the agenda again.

ACTION:

- ***Unanimous approval of the amended resolution by Commissioners Bivins, DeFore, Jones, Lucas, Schlesinger, Shepherd, Tillman and Watkins and will be added to tonight's agenda.***

G. A Resolution authorizing the Mayor to execute an agreement with Microsoft in the amount of $1,906,004 over a 38-month period for the purchase of Enterprise Software to be used by the staff of Macon-Bibb County

ACTION:

- ***Unanimous approval of the amended resolution by Commissioners Bivins, DeFore, Jones, Lucas, Schlesinger, Shepherd, Tillman and Watkins and will be added to tonight's agenda.***

ANNOUNCEMENTS

ADJOURNMENT

There being no further business, and on motion of Commissioner Larry Schlesinger, seconded by Commissioner Gary Bechtel and carried unanimously, the Pre-Commission meeting was adjourned at 6:02 P.M.

Unanimous approval by Commissioners Bechtel, Bivins, Schlesinger, Jones, DeFore, Lucas, and Shepherd.

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Janice S. Ross, CC
Clerk of Commission