

# SPLOST Courthouse Subcommittee

Thursday, March 14, 2024 at 6:00 pm  
*958 Milstead Avenue, Conyers GA*

## 1. Call to Order

- Chair Bowman called the meeting to order at 6:05 pm.
- Attendees - Committee
  - SPLOST Co-Chair Staples, SPLOST Courthouse Subcommittee Members Ford, Hemphill, Perdue
- Attendees - County Personnel
  - Andrew Hammer, Director, General Services, Rockdale County
  - Michael Robinson, Senior Capital Projects Manager, Rockdale County
- Attendees - Members of the Public
  - Charlotte Geller, Citizen
  - Mr. Shaw, Architect

## 2. Approval of the Agenda

Upon inquiry by Chair Bowman, the motion to approve the meeting agenda was approved by unanimous consent with no objections.

## 3. Approval of the Minutes

Upon inquiry by Chair Bowman, the motion to approve the meeting agenda was approved by unanimous consent with no objections.

## 4. Subcommittee Chair Report

Chair Bowman reminded the members of the next main SPLOST meeting April 15.

## 5. Unfinished Business

Chair Bowman advised the members there was no old business for discussion.

## 6. New Business

### **Third Floor Parking Deck**

- SPLOST Co-Chair Staples presented a citizen recommendation that the Subcommittee consider the potential for adding a third-story to the parking structure now rather than later, due to the complexities of the construction project. He shared past experiences of project modifications being easier and less costly to include up-front than later.
- Ms. Hemphill asked if the \$4.3M suggested would cover the third-floor addition, was it affordable and whether the broader SPLOST Committee would support the request to which Staples replied affirmatively.
- Ms. Ford asked that we justify the need for the additional spaces prior to requesting the additional funds.

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- Ms. Hemphill inquired about staff parking concerns. Hammer reported 30 parking spaces will be allocated for staff (100+ employees) and that covering 100% of staff parking is not anticipated in any public projects generally due to cost and space constraints.
- Director Hammer provided additional details concerning traffic and parking studies, and confirmed a third level to the deck adds 140 spaces approximately.
- Ms. Perdue presented for consideration that use of cars and need for spaces are a mindset based on historical behaviors versus a tactical data-driven decision inclusive of the reduction in car ownership and individual driving patterns.
- Ms. Ford restated that facts need to underpin our recommendation to do the project now.
- Ms. Ford moved that the Subcommittee recommend the addition of the third-level to the parking structure and request SPLOST overflow funds, if available, for this purpose. Ms. Hemphill seconded the motion and the motion carried unanimously.
- Director Hammer agreed to provide data in support of the motion for Chair Bowman's use in making the recommendation to SPLOST.

## **Building Design and Presentation**

- Mr. Shaw presented and explained the facilities design. Discussion was provided on security considerations and that the presentation to the Sheriff's Department yielded positive feedback. Various security features such as lockdown possibilities, security cameras, cell design, and courtroom design were discussed.
- Discussion ensued concerning space allocations. County officials described the process used by the County inclusive of staff needs analysis and surveys, flexibility of space planning, and tours of other county's facilities, as well as written standards and guidelines concerning public facilities. An emphasis was placed on collaborative approaches across all levels of staff. Mr. Robinson reported that more than 70 meetings with County personnel were held during the design considerations and planning.
- Discussion was held concerning public impressions presented to the Subcommittee members after various town hall meetings. County officials further explained the collaborative process was in detail and acknowledged and accepted by the subcommittee members.

## **7. Public Comments**

- Ms. Geller requested that in consideration of the public, allow space in the parking deck for public to park (not just employees) and for special events being held on the greenspace.
- Ms. Geller also pointed out her observation that the public ballot initiative was limited to \$19.6M; therefore, the suggested increase in cost to add a level to the parking deck should also go to the public for the public's input.
- Mr. Hammer advised the Subcommittee that Mr. Robinson from Rockdale County has been assigned fulltime to the Courthouse project.

## **8. SPLOST Member Comments**

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- SPLOST Member Comments are reflected above under New Business, and incorporated herein by reference to the appropriate project notes.

## 9. Adjournment

- Chair Bowman advised that the next meeting was scheduled for April 11, 2024.

## 10. Next Meeting: April 11, 2024