



# DeKalb County Government

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

## Agenda - Final

### Committee of the Whole

**Comm. Robert Patrick, Presiding Officer, District 1**  
**Comm. Mereda Davis Johnson, Deputy Presiding Officer, District 5**

**Commissioner Robert Patrick, District 1**  
**Commissioner Jeff Rader, District 2**  
**Commissioner Larry Johnson, District 3**  
**Commissioner Steve Bradshaw, District 4**  
**Commissioner Mereda Davis Johnson, District 5**  
**Commissioner Edward "Ted" Terry, Super District 6**  
**Commissioner Lorraine Cochran-Johnson, Super District 7**

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Tuesday, April 5, 2022

9:00 AM

ZOOM

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*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, and (2) on DCTVChannel23.TV*

### *Tentative Agenda*

*This Agenda is not final and subject to change, as the agenda for the Regular Board of Commissioners' meeting is set at the Committee of the Whole.*

#### **I. Committee of the Whole**

##### **A. Committee Reports**

##### **B. Presentation of GSU Findings Related to Small Box Discount Retail**

##### **C. Review of the Proposed Executive Agenda for April 12, 2022**

###### **PROPOSED APPOINTMENTS**

###### **Chief Executive Office**

[2022-1447](#)

Commission District(s): All Commission Districts  
To Appoint Sheriff Melody M. Maddox to the DeKalb County Community Service Board, Replacing Dr. Dude's Vacant Position Due to His Resignation as the Superintendent for Decatur City Schools.

- [2022-1449](#) Commission District(s): All Commission Districts  
To appoint Joseph N. Kusmik to the Board of Tax Assessors to Fill the Slot Vacated by John W. Lawson.

**PROPOSED PRELIMINARY ITEMS****Airport**

- [2022-1340](#) Commission District(s): 1 and 6  
Standardized T-Hangar Lease Agreement with Robert Saunders. There is no cost to the County.
- [2022-1403](#) Commission District(s): 1 and 6  
Termination of Standardized T-Hangar Lease Agreement with John P. Post. There is no cost to the County.
- [2022-1405](#) Commission District(s): 1 and 6  
Termination of Standardized T-Hangar Lease Agreement with Michael P. Sarsfield. There is no cost to the County.

**Community Development**

- [2022-1336](#) Commission District(s): All  
2022 CDBG Youth Set-Aside Fund for Summer Voucher Program

**GIS Department**

- [2022-1411](#) Commission District(s): 1 & 6  
Resolution to Set Public Hearing Date for Consider Abandonment of a 577 S.F. Section of Right of Way at Clairmont Road, Chamblee, GA 30341.

**Planning and Sustainability**

- [2022-1366](#) Commission District(s): All Districts  
Establishment of a Tree Bank Fund and Acceptance of Private Proceeds.
- [2022-1392](#) Commission District(s): All Districts  
To adopt a resolution to establish a Revitalization and Elimination of Blight Goals and Task Plan for 2022-2026.
- [2022-1393](#) Commission District(s): All Districts  
Establishment of a Sidewalk Fund for the Acceptance Private Donations/Proceeds.

**Public Works - Roads & Drainage**

[2022-1377](#) Commission District(s): County Wide  
Speed Zone Order/Radar Permit Application

**Purchasing & Contracting***Purchasing & Contracting - to ERPS Committee*

[2022-1339](#) Commission District(s): All  
CO - Change Order No. 1 to Contract No. 1257650 BodyWorn™ Body Camera System (Multi-Year): for use by the Marshal' Office and Police Services (PS). Consists of the purchase of the BodyWorn™ Comprehensive Body Camera System and supporting hardware and software accessories. Awarded to: Utility Associates, Inc. Amount Not To Exceed: \$25,000.00.

[2022-1428](#) Commission District(s): All  
CO - Change Order No. 2 to Contract Nos. 1213056 and 1213057 for Temporary Personnel Services (Four (4) Year Multi-Year Contract): for use by all DeKalb County departments through the Department of Human Resources & Merit System (HRMS). The contracts consist of the provision of temporary staffing. Awarded to: Howroyd-Wright Employment Agency, Inc. dba AppleOne Employment Services and Corporate Temps, Inc. Total Amount Not To Exceed: \$5,000,000.00.

*Purchasing & Contracting - to OPS Committee*

[2022-1221](#) Commission District(s): ALL  
CO - Change Order No. 5 to Contract Nos.: 1191813, 1191815, 1191816, 1191817 and 1191818 for General Contractor Services (Multiyear Contract): for use by the Departments of Facilities Management (FM), Recreation, Parks and Cultural Affairs (RPCA) and Fire Rescue Services (FR). These contracts consist of providing general contracting work for construction projects throughout the County. Awarded to: AUTACO Development, LLC, Kissberg/Parker-Fry JV, LLC, SoCo Contracting Company, Inc., Engineering Design Technologies, Inc. (EDT) and Greenheart Construction, Inc. Amount Not To Exceed: \$1,000,000.00.

[2022-1352](#) Commission District(s): ALL  
CO- Change Order No. 1 to Contract No. 1223931 for Professional Services for the Implementation of an Oracle HCM Cloud System: for use by the Department of Innovation and Technology (DoIT). This contract consists of providing professional services for the implementation of an Oracle HCM Cloud system. Awarded to Deloitte Consulting, LLP. Amount Not To Exceed: \$1,694,940.00.

[2022-1373](#) Commission District(s): All  
LB - Invitation No. 21-101455 Purchase, Inspection, Service and Repair of Fire Extinguishers (Annual Contract with 2 Options To Renew): for use by the Department of Facilities Management (FM) and Fire Rescue (DCFR). Consists of the purchase, inspection, service and repair of fire extinguishers. Recommend award to the sole responsive and responsible bidder: All-Star Fire, LLC. Amount Not To Exceed: \$115,000.00.

*Purchasing & Contracting - to PECS Committee*

[2022-1356](#) Commission District(s): All  
LB - Invitation No. 21-101420 Nuisance Abatement and Remediation Services (Three (3) Year Multiyear Contract): for use by Code Compliance (CC). Consists of providing services to reduce blight in the County including abatement of vacant and abandoned properties (houses and lots). Recommend award to the lowest, responsive and responsible bidders: Neda Inc. dba Garden of Aden Landscaping and Executive Realty Solutions Inc. Total Amount Not To Exceed: \$300,000.00.

*Purchasing & Contracting - to PWI Committee*

[2022-1286](#) Commission District(s): 3 & 7  
SS - Phase II of Bandalong Trash Trap Project (Construction of the Servicing Area): for use by the Department of Watershed Management (DWM). Consists of the completion of the purchase and installation of a river litter trap and boom system. Recommend award to Site Engineering, Inc. Amount Not To Exceed: \$65,343.00.

- [2022-1323](#) Commission District(s): 2 and 6  
LB - Invitation No. 21-101463 North Decatur Road Roundabout Improvements (120 days): for use by Public Works-Transportation. Consists of the construction of mini-roundabouts at the North Decatur Road intersections with Springdale Road and Oakdale Road, including related curb, ramps, and sidewalks. Recommend award to the lowest, responsive and responsible bidder: S D & C, Inc. Amount Not To Exceed: \$627,165.71.
- [2022-1325](#) Commission District(s): All  
CO - Consent to Assignment of Contract No. 1176858 from Otto Environmental Systems North American, Inc. to Duramax Holdings, LLC: for use by PW-Sanitation. Consists of the Consent to Assignment to transfer remaining funds and contract term to Duramax Holdings LLC, dba Otto Environmental Systems. No change in the contract's terms, conditions or prices.
- [2022-1337](#) Commission District(s): All  
REN - HDPE Pipe Liners (Annual Contract - 2nd Renewal of 2 Options to Renew): Contract No. 1223623 for use by Public Works - Roads and Drainage (R&D). Consists of providing High Density Polyethylene (HDPE) pipe liners. Awarded to Contech Engineered Solutions, LLC. Amount Not To Exceed: \$476,000.00.
- [2022-1367](#) Commission District(s): All  
RA - Ratification of PO No. 1283762 for the Animal Crematory (Emergency): for use by the Department of Public Works - Sanitation. Consists of the ratification of the purchase of the incinerator that replaced the existing incinerator that reached end of life. Recommend approval to ratify the emergency service from Bestech Environmental Recourse, Inc. Amount Not To Exceed \$137,221.00.

#### Recreation, Parks and Cultural Affairs

- [2022-1372](#) Commission District(s): 3 and 7  
To authorize the sale of a permanent easement over 1.82 acres of County owned property located at 3181 Rainbow Drive with such easement area to be utilized by GA Power to install a standard transmission line as part of the Austin Drive - Morrow 115 KV (OHGW) Phase 3 Project (GA Power LIMS project 2019010053 - parcel 055).

[2022-1395](#) Commission District(s): 2 and 6  
Zonolite Park Donation

[2022-1417](#) Commission District(s): 3 & 6  
To consider authorizing the sale of County owned property in fee simple and authorizing temporary easements and Rights of Entry to the Georgia Department of Transportation (GDOT) to allow GDOT to make roadway improvements on I-285 at Bouldercrest Road (PI # 713300).

#### **Watershed Management**

[2022-1384](#) Commission District(s): 2 & 6  
Change Order to Agenda Item 2020-0509 & 2021-2153 Water and Sewer Facilities Project PI0009400 Buford Hwy/SR13 from Afton Ln/CS8 to Shallowford Terrace/CS750 for an additional \$1,825,771.89

### **D. Review of Board of Commissioners Preliminary Agenda**

#### **PRELIMINARY**

##### **Board of Commissioners**

[2022-1406](#) Commission District(s): All  
Approval of Minutes for the April 5, 2022 Committee of the Whole Meeting

##### **Board of Commissioners - District 2**

[2022-1434](#) Commission District(s): All Commission Districts  
Appropriation of District 2 ARP Funding to DeKalb Habitat for Humanity for the Purchase of a Light-duty Boxed Truck

##### **Board of Commissioners - District 3**

[2022-1440](#) Commission District(s): District 3  
To allocate an amount not to exceed \$70,000 from the District 3 Reserved for Appropriation Funds for the completion of the Rainbow Park Amphitheater and District 3 Concert Series.

##### **Board of Commissioners - District 4**

[2022-1400](#) Commission District(s): District 4  
Allocation to appropriate (not to exceed) \$50,000 to Scottdale Early Learning Inc. of Federal America Rescue Plan Funds reserved for District 4 in POETA Account # ARP POETA #105726-69110-521209-01-602476 for the purpose of daycare vouchers, housing insecurity, rental, utility assistance, community food distribution, technology, health and mental health transportation and other essential needs for individuals and families impacted by COVID-19 pandemic.

**Board of Commissioners - District 7**

[2022-1401](#) Commission District(s): District 7  
To Appropriate \$50,000 In American Rescue Plan Grant Funds Assigned to POETA Account 105744.63258.521209.01.07.602479 Reserved For The District 7 Appropriation To The Steed Society To Mitigate The Public Health Emergency Created By The COVID-19 Pandemic.

[2022-1437](#) Commission District(s): District 7  
To Appropriate \$75,000 In American Rescue Plan Grant Funds Assigned To POETA Account 105744.63258.521209.01.07.602479 Reserved For The District 7 Appropriation To Hosea Feed The Hungry & Homeless To Mitigate The Public Health Emergency Created By The COVID-19 Pandemic.

**Clerk to the Board of Commissioner and CEO**

[2022-1410](#) Commission District(s): all  
Approval of Minutes of the Special Called Meeting of March 15, 2022

[2022-1425](#) Commission District(s): All  
Approval of the Minutes of the Board of Commissioners Meeting of March 22, 2022

[2022-1426](#) Commission District(s): All  
Approval of the Minutes of the Board of Commissioners Zoning Meeting of March 24, 2022

**Juvenile Court**

[2022-1378](#) Commission District(s): All Commission Districts Will Be Impacted  
Approval To Accept the FY22 Criminal Justice Coordinating Council - Emergency Grant Fund for the Rebound Juvenile Drug Court In The Amount Of \$7,500

**E. Review/Recap of New Items for the BOC Agenda****F. Items Previously Heard****PUBLIC HEARING****"DECISION ONLY" ITEMS – NO PUBLIC HEARING****Planning and Sustainability**[2021-3159](#)

COMMISSION DISTRICT(S): All Districts

Application of the Director of Planning & Sustainability to amend Section 7.4.6 of the DeKalb County Zoning Ordinance to modify criteria to be considered in evaluating and deciding an application for a Special Land Use Permit (SLUP).

(11/4/21 Planning Commission: deferred for a full cycle to the Board of Commissioners - Zoning Meeting)

(11/18/21 Board of Commissioners - Zoning Meeting: deferred for a full cycle to the Board of Commissioners - Zoning Meeting)

(1/6/22 Planning Commission: denied to the Board of Commissioners - Zoning Meeting)

(1/11/22 PECS-Planning, Economic Development & Community Services Committee: no official recommendation)

(1/27/22 Board of Commissioners - Zoning Meeting: deferred for 30 days to the Board of Commissioners)

(1/27/22 Board of Commissioners - Zoning Meeting: reconsidered)

(1/27/22 Board of Commissioners - Zoning Meeting: deferred for 45 days to the Board of Commissioners)

(3/8/22 Board of Commissioners: deferred to the next meeting to the Board of Commissioners)

(3/22/22 Board of Commissioners: deferred substitute to the Board of Commissioners)

**ITEMS FOR DECISION BY THE BOARD****Board of Commissioners - District 1**



[2021-2851](#)

Commission District(s): All

A Request to Consider Establishing an Annual Traffic Count Program

(7/13/21 Board of Commissioners: deferred for 45 days to the PECS-Planning, Economic Development & Community Services Committee)

(8/24/21 PECS-Planning, Economic Development & Community Services Committee: recommended for deferral to the Board of Commissioners)

(8/24/21 Board of Commissioners: deferred to the next meeting to the Board of Commissioners)

(9/14/21 Board of Commissioners: deferred to the next meeting to the Board of Commissioners)

(9/16/21 PECS-Planning, Economic Development & Community Services Committee: no official recommendation)

(9/28/21 Board of Commissioners: deferred to the next meeting to the PECS-Planning, Economic Development & Community Services Committee)

(10/12/21 Board of Commissioners: deferred for 30 days to the Board of Commissioners)

(11/9/21 Board of Commissioners: deferred to the next meeting to the Board of Commissioners)

(11/9/21 PECS-Planning, Economic Development & Community Services Committee: recommended for deferral to the Board of Commissioners)

(11/16/21 Board of Commissioners: deferred to the next meeting to the Board of Commissioners)

(12/14/21 PECS-Planning, Economic Development & Community Services Committee: recommended for deferral to the Board of Commissioners)

(12/14/21 Board of Commissioners: deferred to the next meeting to the Board of Commissioners)

(12/21/21 Board of Commissioners: deferred to the next meeting to the Board of Commissioners)

(1/11/22 Board of Commissioners: deferred for 30 days to the Board of Commissioners)

(1/25/22 PECS-Planning, Economic Development & Community Services Committee: recommended for deferral to the Board of Commissioners)

(2/8/22 Board of Commissioners: deferred 30 days to the Board of Commissioners)

(3/8/22 PECS-Planning, Economic Development & Community Services Committee: recommended for deferral to the Board of Commissioners)

(3/8/22 Board of Commissioners: deferred to the next meeting to the Board of Commissioners)

(3/22/22 Board of Commissioners: deferred to the next meeting to the Board of Commissioners)

[2021-2853](#)

Commission District(s): All

A Request to Consider Establishing a Sidewalk Mapping System

(7/13/21 Board of Commissioners: deferred for 45 days to the PECS-Planning, Economic Development & Community Services Committee)

(8/24/21 PECS-Planning, Economic Development & Community Services Committee: recommended for deferral to the Board of Commissioners)

(8/24/21 Board of Commissioners: deferred to the next meeting to the Board of Commissioners)

(9/14/21 Board of Commissioners: deferred to the next meeting to the Board of Commissioners)

(9/28/21 Board of Commissioners: deferred substitute to the PECS-Planning, Economic Development & Community Services Committee)

(10/1/21 PECS-Planning, Economic Development & Community Services Committee: no official recommendation)

(10/12/21 PECS-Planning, Economic Development & Community Services Committee: no official recommendation)

(10/12/21 Board of Commissioners: deferred for 30 days to the Board of Commissioners)

(11/9/21 Board of Commissioners: deferred to the next meeting to the Board of Commissioners)

(11/9/21 PECS-Planning, Economic Development & Community Services Committee: recommended for deferral to the Board of Commissioners)

(11/16/21 Board of Commissioners: deferred to the next meeting to the Board of Commissioners)

(12/14/21 Board of Commissioners: deferred to the next meeting to the Board of Commissioners)

(12/14/21 PECS-Planning, Economic Development & Community Services Committee: recommended for deferral to the Board of Commissioners)

(12/21/21 Board of Commissioners: deferred 60 days to the Board of Commissioners)

(2/22/22 Board of Commissioners: deferred for 30 days to the Board of Commissioners)

(3/8/22 PECS-Planning, Economic Development & Community Services Committee: recommended for deferral)

(3/22/22 Board of Commissioners: deferred to the next meeting to the Board of Commissioners)

#### **Board of Commissioners - District 5**

[2022-1432](#)

Commission District(s): All Commission Districts  
To enter into an Intergovernmental Agreement between the DeKalb County Development Authority and the County for economic development purposes.

(3/22/22 PECS-Planning, Economic Development & Community Services Committee: recommended for approval. to the Board of Commissioners)

(3/22/22 Board of Commissioners: deferred to the next meeting to the PECS-Planning, Economic Development & Community Services Committee)

#### **Board of Commissioners - District 6**

[2021-3499](#)

Commission District(s): All Commission Districts  
DeKalb County's adoption of a safe gun storage ordinance to impact and prevent accidental injuries and deaths.

(12/7/21 Committee of the Whole: Accepted to the BOC agenda and assigned to the ERPS-Employee Relations & Public Safety Committee)

(12/7/21 ERPS-Employee Relations & Public Safety Committee: recommended for deferral to the Board of Commissioners)

(12/14/21 Board of Commissioners: deferred 60 days to the Board of Commissioners)

(2/8/22 Board of Commissioners: deferred 60 days to the ERPS-Employee Relations & Public Safety Committee)

#### **Board of Commissioners - District 7**

[2022-1157](#)

Commission District(s): All Districts.

A Resolution of the Governing Authority of DeKalb County, Georgia, to Adopt a Comprehensive Master Trail Development Plan by 2023

(2/1/22 Committee of the Whole: Accepted to the BOC agenda and assigned to the PECS-Planning, Economic Development & Community Services Committee)

(2/8/22 Board of Commissioners: deferred for 30 days to the Board of Commissioners)

(2/22/22 PECS-Planning, Economic Development & Community Services Committee: recommended for deferral to the Board of Commissioners)

(3/8/22 Board of Commissioners: deferred to the next meeting to the PWI-Public Works & Infrastructure Committee)

(3/22/22 Board of Commissioners: deferred to the next meeting to the PWI-Public Works & Infrastructure Committee)

#### **Clerk to the Board of Commissioner and CEO**

[2022-1363](#)

Commission District(s): all

Approval of Minutes of the Special Called Meeting of March 1, 2022

(3/15/22 Committee of the Whole: Accepted to the BOC agenda - Consent)

(3/22/22 Board of Commissioners: deferred to the next meeting to the Board of Commissioners)

#### **Finance**

[2022-1355](#) Commission District(s): All Commission Districts  
Authorizing the Execution and Delivery of a second Water Infrastructure Finance and Innovation Act (WIFIA 2) Loan Agreement and Note

(3/15/22 Committee of the Whole: Accepted to the BOC agenda and assigned to the FAB-Finance, Audit & Budget Committee)

(3/22/22 FAB-Finance, Audit & Budget Committee: recommended for deferral to the Board of Commissioners)

(3/22/22 Board of Commissioners: deferred to the next meeting to the Board of Commissioners)

#### GIS Department

[2022-1099](#) Commission District(s): 4 & 6  
A Resolution Authorizing the Sale of an Unredeemed and Unforeclosed Interest in Property at 3200 Kelly Street, Scottdale, GA 30079.

(2/15/22 Committee of the Whole: Accepted to the BOC agenda and assigned to the PECS-Planning, Economic Development & Community Services Committee)

(2/22/22 Board of Commissioners: deferred for 30 days to the Board of Commissioners)

(3/22/22 PECS-Planning, Economic Development & Community Services Committee: recommended for approval. to the Board of Commissioners)

(3/22/22 Board of Commissioners: deferred to the next meeting to the Board of Commissioners)

[2022-1183](#) Commission District(s): 4 & 6  
A Resolution Authorizing the Sale of an Unredeemed and Unforeclosed Interest in Property at 3172 Zion Street, Scottdale, GA 30079.

(2/15/22 Committee of the Whole: Accepted to the BOC agenda and assigned to the PECS-Planning, Economic Development & Community Services Committee)

(2/22/22 Board of Commissioners: deferred for 30 days to the Board of Commissioners)

(3/22/22 PECS-Planning, Economic Development & Community Services Committee: recommended for approval. to the Board of Commissioners)

(3/22/22 Board of Commissioners: deferred to the next meeting to the Board of Commissioners)

[2022-1184](#)

Commission District(s): 4 & 6

A Resolution Authorizing the Sale of an Unredeemed and Unforeclosed Interest in Property at 3152 Zion Street, Scottdale, GA 30079.

(2/15/22 Committee of the Whole: Accepted to the BOC agenda and assigned to the PECS-Planning, Economic Development & Community Services Committee)

(2/22/22 Board of Commissioners: deferred for 30 days to the Board of Commissioners)

(3/22/22 PECS-Planning, Economic Development & Community Services Committee: recommended for approval. to the Board of Commissioners)

(3/22/22 Board of Commissioners: deferred to the next meeting to the Board of Commissioners)

#### **Purchasing & Contracting**

*Purchasing & Contracting - to PWI Committee*

[2022-1225](#)

Commission District(s): All

REN - Asphalt Cement Cutback and Emulsified (Annual Contract - 2nd Renewal of 2 Options to Renew): Contract No. 1210222 for use by Public Works - Roads and Drainage (R& D). The contract consists of supplying liquid adhesive to be utilized for roadway repairs or construction to bond old asphalts with new asphalts. Awarded to Infinite Estates, LLC. Amount Not To Exceed: \$142,160.00

(3/15/22 Committee of the Whole: Accepted to the BOC agenda and assigned to the PWI-Public Works & Infrastructure Committee)

(3/22/22 Board of Commissioners: deferred to the next meeting to the Board of Commissioners)

[2022-1265](#)

Commission District(s): All

REN - Water Meter Upgrade and Replacement Program (Annual Contract - 3rd Renewal of 3 Options to Renew): Contract Nos.1133840 and 1133841 for use by the Department of Watershed Management (DWM). These contracts consist of the provision and management of upgrade and replacement of existing water meters and new water meter installations. Awarded to RTS Water Solutions, LLC and Grid One Solutions, LLC. Total Amount Not To Exceed: \$8,800,000.00

(3/15/22 Committee of the Whole: Accepted to the BOC agenda and assigned to the PWI-Public Works & Infrastructure Committee)

(3/22/22 Board of Commissioners: deferred to the next meeting to the Board of Commissioners)

## II. Special Called Meeting

### A. Executive Session

### B. Other Matters