



DeKalb County Government

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

Meeting Minutes - Final

Committee of the Whole

Comm. Mereda Davis Johnson, Presiding Officer, District 5

Comm. Robert Patrick, Deputy Presiding Officer, District 1

Commissioner Robert Patrick, District 1

Commissioner Michelle Long Spears, 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

Tuesday, February 20, 2024

9:00 AM

Manuel J. Maloof Auditorium

Attendance

Present: 7 - Robert Patrick, Michelle Long Spears, Larry Johnson, Steve Bradshaw, Mereda Davis Johnson, Ted Terry and Lorraine Cochran-Johnson

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. Review of the Proposed Executive Agenda for February 27, 2024

PROPOSED PUBLIC HEARING ITEMS

Public Works - Transportation

[2024-0193](#)

Commission District(s): 3 & 6

Traffic Calming Petition - Meadowview Drive between Parker Ranch Road and Belleau Lane. Cost to the County is \$34,800.

This agenda item was accepted to BOC agenda - Public Hearing

- [2024-0194](#) Commission District(s): 5 & 7
Traffic Calming Petition - Adcox Road between Redan Road and Fenbrook Drive. No Cost to County.
This agenda item was accepted to BOC agenda - Public Hearing

PROPOSED APPEAL ITEMS

Planning and Sustainability

- [2024-0248](#) COMMISSION DISTRICT(S): 2 & 6
APPEAL OF A DECISION OF THE HISTORIC PRESERVATION COMMISSION AT 1176 LULLWATER ROAD BY KATHARINE BUTLER
This agenda item was Accepted to the BOC agenda - Appeal
- [2024-0249](#) COMMISSION DISTRICT(S): 2 & 6
APPEAL OF A DECISION OF THE HISTORIC PRESERVATION COMMISSION AT 1176 LULLWATER ROAD BY VIRGINIA TATE
This agenda item was Accepted to the BOC agenda - Appeal

PROPOSED APPOINTMENTS

Recreation, Parks and Cultural Affairs

- [2024-0245](#) Commission District(s): All
Appointment of Whitney McGinniss to the DeKalb County Recreation, Parks & Cultural Affairs Citizen Advisory Board
This agenda item was Accepted to the BOC agenda - Appointment to the PECS-Planning, Economic Development & Community Services Committee due back on 2/27/2024 .

PROPOSED PRELIMINARY ITEMS

Airport

- [2024-0273](#) Commission District(s): 1 and 6
Standardized T-Hangar Lease Agreement with Larry Scheinpflug. There is no cost to the County.
This agenda item was Accepted to the BOC agenda - Consent

GIS Department

[2024-0271](#) Commission District(s): 4 & 6
RESOLUTION TO SET A PUBLIC HEARING DATE TO
CONSIDER A PUBLIC RIGHT OF WAY ABANDONMENT
PETITION - 286 THIRD AVENUE, SCOTSDALE, GA 30317
This agenda item was Accepted to the BOC agenda - Consent

[2024-0274](#) Commission District(s): 3 & 7
RESOLUTION TO SET A PUBLIC HEARING DATE TO
CONSIDER A PUBLIC RIGHT OF WAY ABANDONMENT
PETITION - 2349, 2317, & 2610 SNAPFINGER ROAD,
DECATUR, GA 30034.
This agenda item was Accepted to the BOC agenda - Consent

Human Services

[2024-0297](#) Commission District(s): All
To add 60 additional cold weather warming station activations
through June 30, 2024, for Frontline Response to assist DeKalb
County in serving those experiencing homelessness and/or in need
of warming center services Fall/Winter 2023-24. Cost \$211,000
including 23 beds for males by New Life Community Alliance to
provide warming center for those experiencing homelessness and/or
in need of warming center services.
**This agenda item was Accepted to the BOC agenda and
assigned to the PECS-Planning, Economic Development &
Community Services Committee due back on 2/27/2024 .**

Public Safety - DEMA

[2024-0219](#) Commission District(s): All Commission Districts
FY2021 Urban Area Security Initiative (UASI) Subgrant
Agreement, through the Atlanta Regional Commission (ARC), in the
amount of \$80,000.
**This agenda item was Accepted to the BOC agenda and
assigned to the ERPS-Employee Relations & Public Safety
Committee due back on 2/20/2024 .**

Public Works - Transportation

[2024-0231](#) Commission District(s): 3 and 7
Preliminary Engineering for Michelle Obama Trail Extension (PI # 0019888)

This agenda item was Accepted to the BOC agenda and assigned to the PWI-Public Works & Infrastructure Committee due back on 2/20/2024 .

[2024-0237](#) Commission District(s): 3, 6 and 7
Payment of \$135,538.66 to Georgia Power for LED Conversion of Candler Road at I-20 Interchange Lighting

This agenda item was Accepted to the BOC agenda and assigned to the PWI-Public Works & Infrastructure Committee due back on 2/20/2024 .

Recreation, Parks and Cultural Affairs

[2024-0247](#) Commission District(s): All Districts
Additional Funding of \$83,730 for BOOST After School Grant Year 3

This agenda item was Accepted to the BOC agenda and assigned to the PECS-Planning, Economic Development & Community Services Committee due back on 2/27/2024 .

[2024-0259](#) Commission District(s): Districts 2 and 7
Park Pride Grant for Briarlake Forest Park

This agenda item was Accepted to the BOC agenda and assigned to the PECS-Planning, Economic Development & Community Services Committee due back on 2/27/2024 .

C. Review of Board of Commissioners Preliminary Agenda

PRELIMINARY

Board of Commissioners

[2024-0288](#) Commission District(s): All
Approval of Minutes for the February 20, 2024 Committee of the Whole Meeting

This agenda item was Accepted to the BOC agenda - Consent

Board of Commissioners - District 1

[2024-0309](#) Commission District(s): District 1
Allocate \$100,000 from the District 1 Category \$1M -
Commissioner District Transportation Projects Funds to Atlas
Consulting for a Multijurisdictional Regional Traffic Study to
Analyze Existing Traffic Conditions
This agenda item was Accepted to the BOC agenda - Consent

Board of Commissioners - District 2

[2024-0190](#) Commission District(s): All Commission Districts
An Ordinance for Companion Animal Litter Permit and Transfer
and Sale of Dogs and Cats in DeKalb County, Georgia
**This agenda item was Accepted to the BOC agenda and
assigned to the OPS-County Operations Committee due back
on 2/20/2024 .**

Board of Commissioners - District 3

[2024-0304](#) Commission District(s): District 3
To Allocate an Amount Not to Exceed \$20,000 from the District 3
ARP Fund to the National Coalition of 100 Black Women Decatur,
DeKalb Chapter and National Council of Negro Women - DeKalb
Section
This agenda item was Accepted to the BOC agenda - Consent

Board of Commissioners - District 6

[2024-0280](#) Commission District(s): Commission District 6 & Commission
District 3
To Approve a District 6 American Rescue Plan Act (ARPA)
Allocation (not to exceed) \$150,000.00 to Trust for Public Land
Community Schoolyards
This agenda item was Accepted to the BOC agenda - Consent

[2024-0305](#) Commission District(s): Commission Districts 3 & 6
DeKalb County's objection to the proposed annexation of
approximately 23 acres of land in unincorporated DeKalb County
into the City of Atlanta pursuant to annexation via the sixty percent
(60%) method.
**This agenda item was Accepted to the BOC agenda –
Preliminary**

Board of Commissioners - District 7

[2024-0291](#) Commission District(s): District 7
To Appropriate \$100,000 In American Rescue Plan Grant Funds
Assigned to POETA Account 105744.63258.521209.01.07.602479
Reserved For The District 7 Appropriation To The International
Rescue Committee

This agenda item was Accepted to the BOC agenda - Consent

[2024-0294](#) Commission District(s): District 7
To Appropriate \$100,000 In American Rescue Plan Grant Funds
Assigned to POETA Account 105744.63258.521209.01.07.602479
Reserved For The District 7 Appropriation To The Georgia
Hispanic Chamber of Commerce

This agenda item was Accepted to the BOC agenda - Consent

[2024-0295](#) Commission District(s): District 7
To Reallocate \$45,000 In American Rescue Plan Grant Funds
Assigned to POETA Account 105744.63258.521209.01.07.602479
Reserved For The District 7 Appropriation From The Steed Society

This agenda item was Accepted to the BOC agenda - Consent

Clerk to the Board of Commissioner and CEO

[2024-0276](#) Commission District(s): All
Approval of the Minutes of the Board of Commissioners Meeting of
February 14, 2024

This agenda item was Accepted to the BOC agenda - Consent

[2024-0281](#) Commission District(s): All
Approval of Minutes of the Special Called Meeting of February 6,
2024.

This agenda item was Accepted to the BOC agenda - Consent

District Attorney

[2024-0252](#) Commission District(s): all
Acceptance of Continuation Sexual Assault Kit Initiative Grant to
District Attorney's Office; \$567,960, no match required.

This agenda item was Accepted to the BOC agenda - Consent

Superior Court

- [2024-0128](#) Commission District(s): All
Rescind Agenda Item No. 2023-0450: SPLOST Funding Contract for Modernization of Existing Elevators for the DeKalb County Courthouse Judicial Tower - \$180,505.72
This agenda item was Accepted to the BOC agenda and assigned to the FAB-Finance, Audit & Budget Committee due back on 2/27/2024 .

D. Review/Recap of New Items for the BOC Agenda

E. Items Previously Heard

PUBLIC HEARING ITEMS

Chief Executive Office

- [2024-0256](#) Commission District(s): All
2024 Operating Budget

Planning and Sustainability

- [2023-1432](#) COMMISSION DISTRICT(S): COMMISSION DISTRICT 02
SUPER DISTRICT 06
Application of AP Zonolite, LLC c/o Troutman, Pepper, Hamilton & Sanders, LLP to rezone property from M (Light Industrial) zoning district to C-1 (Local Commercial) zoning district to expand the office and commercial uses on the property, at 1075 Zonolite Road.

"DECISION ONLY" ITEMS – NO PUBLIC HEARING

Planning and Sustainability

- [2023-0601](#) COMMISSION DISTRICT(S): All Districts
Application of Director of Planning & Sustainability to amend the DeKalb County Zoning Ordinance to revise definition of "Drive Through Facility" and revise description of land uses and how they are permitted in land use table relating to "Drive Through Facility" and for other purposes. This text amendment is County-wide.

APPEAL ITEMS

Planning and Sustainability

[2024-0182](#) COMMISSION DISTRICT(S): 2 & 6
Appeal of a Decision of the Historic Preservation Commission at
2005 Ponce De Leon Ave

APPOINTMENTS

Chief Executive Office

[2024-0136](#) Commission District(s): All Commission Districts
Re-appointment to the DeKalb Regional Land Bank Authority
Board - Brenda Foye Cornelius

[2024-0242](#) Commission District(s): All Commission Districts
Appointment to the DeKalb County Board of Assessors - Ms.
Genet Hopewell

ITEMS FOR DECISION BY THE BOARD

Board of Commissioners - District 2

[2023-1503](#) Commission District(s): All Commission Districts
Appropriation of \$6,884 from 2023 District 2 Youth Reserves for
the Youth Aviation Program at Peachtree DeKalb Airport

Board of Commissioners - District 4

[2023-1497](#) Commission District(s): District 4
Appropriate not to exceed \$10,000 of Youth Violence Prevention
Discretionary General Funds to Biplane Rides Over Atlanta for the
PDK Youth Aviation Program.

Board of Commissioners - District 6

[2023-0526](#) Commission District(s): District 3, 6, and all commission districts
A Resolution to Encourage DeKalb County CEO Michael
Thurmond to End the Executive Order Closing Intrenchment Creek
Park and to Reopen It to the Public As Soon As Possible

[2023-0558](#) Commission District(s): All Commission Districts
To Adopt a Resolution Establishing a Police Civilian Review Board
in DeKalb County, GA to Review and Investigating Certain
Complaints Against the DeKalb County Police Department (DKPD)
and its Employees.

- [2023-0835](#) Commission District(s): All Commission Districts
A Resolution to Commit to the Transformation of the South River Forest by Adopting the Recommendations of the “Explore South River Forest” Report and For the Administration to Prepare and Deliver an Implementation Plan

Board of Commissioners - District 7

- [2023-1515](#) Commission District(s): All Districts
A Resolution Of The Governing Authority Of DeKalb County, Georgia, To Provide Annual Funding To DeKalb Pro Bono

GIS Department

- [2023-1621](#) Commission District(s): 4 & 6
To consider consenting to the deannexation of property located at 1086 Nielsen Drive, Clarkston, GA, 30021.

Purchasing & Contracting

Purchasing & Contracting - to FAB Committee

- [2023-1577](#) Commission District(s): All
SWC - Statewide Contract (SWC) No. 99999-001-SPD0000198-0020
Office Computer and Educational Furniture: for use by the Superior Court. This request seeks to purchase three hundred and two (302) Cadence Management Chairs from the competitively let SWC.
Awarded to Krug, Inc. Amount Not To Exceed: \$239,165.18.

- [2024-0116](#) Commission District(s): ALL
RFP - Request for Proposals No. 23-500652 Workers’ Compensation Bill Review and Pharmaceutical Management Services (Multiyear Contract): for use by the Department of Finance-Risk Management. Consists of providing bill review and pharmaceutical services for workers’ compensation claims. Recommend award to the highest scoring proposer: CorVel Healthcare Corporation. Amount Not To Exceed: \$1,800,000.00.

Purchasing & Contracting - to OPS Committee

[2023-0431](#) Commission District(s): ALL
SS - Journal Technologies Case Management Software Upgrade (Sole Source): for use by the Department of Innovation and Technology (DoIT) on behalf of State Court - Probation. Consists of upgrading from the existing JustWare software solution to the eSupervision software. Awarded To: Journal Technologies. Amount Not To Exceed: \$831,746.00.

[2023-1331](#) Commission District(s): ALL
RFP - Request for Proposal No. 22-500625 Eastside Aviation Development on DeKalb Peachtree Airport (Multi-Year Lease): for use by the DeKalb Peachtree (PDK) Airport. Consists of the design, construction, and management of business directly related to aviation for corporate aviation hangar development on the eastside of the airfield at the PDK Airport. Recommend award to the sole proposer: Sky Harbour, LLC. Estimated 50-Year Total Revenue Amount: \$575,811,313.00.

[2023-1519](#) Commission District(s): ALL
REN - Contract Nos.: 1280880, 1280705, 1280725, 1281594, 1280875, 1280727, 1280728, 1281062, 1280730, 1287534, 1280732, 1280878, 1280874, 1280877, 1280750, 1280897, 1280755, 1280769, 1281593, 1280774, 1280788, 1280790, 1281575, 1280793, 1280797, 1280798, 1281598, 1281063, 1281556, 1281069, 1281237, 1281162, 1281189, 1280881, 1280826, 1280837, 1281600, 1280838, 1281064, 1280839, 1280842, 1282743, 1280843, 1280867, 1280956, 1280955, 1280977, 1282382, 1280868, 1280869, 1280870, 1281068, 1280871, 1280872, 1281239, and 1280873 Repair of Equipment: All Automobiles, On-the-Road, Off-the-Road, Vehicles, Motorcycles, Trucks, Trailers & Motorized Equipment (Annual Contract-2nd of 2 Options to Renew): for use by Public Works-Fleet Management (Fleet) and Fire Rescue Services (Fire). These contracts consist of providing vehicle & equipment repairs from qualified and/or obtaining repairs to keep vehicles on the road and equipment operating in the field from qualified and/or manufacturer dealers when the required repair is beyond the capacity or expertise of Fleet Management personnel. This request seeks to exercise the 2nd renewal option through February 28, 2025. This request also seeks to reserve the right to transfer funds between contracts based on needs. Awarded to 56 vendors (please see list below). Total Amount Not To Exceed: \$7,800,000.00.

- [2023-1543](#) Commission District(s): ALL
REN - Contract No. 1283053 Purchase, Delivery, Installation, Maintenance & Repair of Propane Fuel Tanks (Annual Contract-2nd of 2 Options to Renew): for use by Public Works-Fleet Management. This contract consists of purchasing and delivering propane gas to propane tanks at various locations in the County. This request seeks to exercise the 2nd renewal option through February 28, 2025. Awarded to Blossman Gas Inc. of Georgia. Amount Not To Exceed: \$50,000.00.
- [2023-1550](#) Commission District(s): ALL
SWC - Statewide Contract No. 99999-SPD-SPD000155-0001 Truck Chassis and Truck Bodies:
for use by Public Works-Fleet Management. Consists of purchasing from the competitively let Statewide Contract to purchase one (1) truck with permanent stake body, liftgate and air compressor. This request will assist Fleet Management in handling roadside assistance requests and on-site tire replacements for DeKalb County Vehicles. Awarded to Rush Truck Centers of GA, Inc. Amount Not To Exceed: \$152,813.00.
- [2023-1568](#) Commission District(s): All
LB - Invitation No. 23-101576 Light Bulbs, Fixtures, Lamps, and Ballasts (Annual Contract with 2 Options To Renew): for use by the Department of Facilities Management (FM). Consists of the purchase of light bulbs, fixtures, lamps, and ballasts. Recommend award to the lowest, responsive, and responsible bidder: Summit Lighting Solutions. Amount Not To Exceed: \$125,000.00.
- [2023-1576](#) Commission District(s): All
CO - Change Order No. 4 to Contract No. 1171242 Implementation of Cityworks Asset Management Platform (Annual Contract With 2 Options to Renew): for use by the Department of Innovation and Technology (DoIT) to be used by the Departments of Public Works - Roads and Drainage (R&D) and Facilities Management (FM). This contract consists of providing implementation services for Cityworks Asset Management software. This request seeks to increase the contract scope of work and funds. Awarded to Woolpert, Inc. Amount Not To Exceed: \$180,929.00.

- [2024-0115](#) Commission District(s): ALL
SWC - Statewide Contract (SWC) No. 99999-SPD-SPD0000155-0001
Truck Chassis and Truck Bodies: for use by Public Works-Fleet
Management. This request seeks to purchase from the competitively let
SWC for four (4) 19,500 GVWR trucks with high utility bodies and
cranes. This request will assist in servicing and repairing heavy duty
trucks and off-road equipment. Awarded to Rush Truck Centers of
GA, Inc. Amount Not To Exceed: \$818,924.00.
- [2024-0140](#) Commission District(s): ALL
CO - Change Order No. 3 to Contract No. 1307812 Repair,
Maintenance, and Installation of Fire Intrusion Alarm Systems
(Emergency Contract): for use by the Department of Facilities
Management (FM). This contract consists of providing maintenance,
repair and installation of fire intrusion alarms. This request is to
increase contract funds. Awarded to: All-Star Fire, LLC. Amount Not
To Exceed: \$485,680.00.
- [2024-0154](#) Commission District(s): ALL
CO - Change Order No. 6 to Contract Nos.: 1213631, 1213634 and
1213635 Commercial Janitorial Services (Multiyear Contract): for use
by the Departments of Facilities Management (FM) and Recreation,
Parks and Cultural Affairs (RPCA). This contract consists of the
development, management, and monitoring of high quality commercial
janitorial/cleaning/ custodial services and Day Porters. This request
seeks to increase contract funds to support services for FY2024.
Awarded to Building Maintenance Services, Cleanstar National, Inc.,
and A-Action Janitorial. Total Amount Not To Exceed: \$4,466,689.24.
- [2024-0159](#) Commission District(s): All
EM - Prefabricated Animal Kennels (Emergency Purchase): for use by
the Department of Facilities Management. Consists of the construction
and installation of six (6) prefabricated animal kennels. This request
seeks to ratify the emergency purchase. Awarded to Horizon
Structures, LLC. Amount Not To Exceed: \$1,091,775.00.

- [2024-0168](#) Commission District(s): 1 and 6
RA - Ratification of Purchase Order No. 1362014 Replacement of Engineered Material Arresting System (EMAS) Blocks (Emergency Purchase): for use by the DeKalb Peachtree Airport (PDK). This contract consists of replacing and installing 393 blocks and 8 shields in need of repair due to an aircraft accident. This request seeks to ratify an emergency purchase. Awarded to: Runway Safe, Inc. Amount Not To Exceed: \$1,536,259.00.
- [2024-0170](#) Commission District(s): ALL
REN - Contract No. 1323437 Pest Control Services (Annual Contract - 1st Renewal of 2 Options to Renew): for use by the Department of Facilities Management (FM). This contract consists of providing pest control services at County-owned facilities. This request is to exercise the 1st renewal option through February 28, 2025. Awarded to: Power House Termite and Pest Control, Inc. Amount Not To Exceed: \$220,000.00
- [2024-0197](#) Commission District(s): ALL
CO - Change Order No. 3 to Contract No. 1325124 and Change Order No. 2 to Contract Nos.: 1325126 and 1325127 Landscape Maintenance Services for Public Grounds (Annual Contract with 2 Options to Renew): for use by the Departments of Facilities Management and Public Works - Sanitation. These contracts consist of providing landscape maintenance services for public grounds. This request is to increase funds to all three (3) contracts to continue services through the existing contract term. Awarded to: Artscape, Inc., The Simmons Group, and Let Us Love Your Lawn. Total Amount Not To Exceed: \$433,332.00.

Purchasing & Contracting - to PECS Committee

- [2023-1533](#) Commission District(s): ALL
LB - Invitation No. 23-101607 Plumbing Services for DeKalb CARES (Multi-Year Contract - 2 Years with 2 Options to Renew): for use by the Department of Community Development (CD). Consists of the installation and repair of plumbing fixtures and ensuring plumbing code enforcement for qualified low to moderate-income households throughout DeKalb County. Recommend award to the lowest, responsive and responsible bidder: J2 Connect, Inc. (fka J. Squared Plumbing). Amount Not To Exceed: \$1,200,000.00.
- [2023-1617](#) Commission District(s): ALL
CA - Athletic Surfaces with Installation, Related Equipment, Materials, and Services (Sourcewell Contract No. 031022-GER): for use by the Department of Recreation, Parks and Cultural Affairs (RPCA). This request seeks to purchase from the competitively let Sourcewell Contract for the repair of the floor at Exchange Intergenerational Center. Awarded to: Gerflor USA, Inc. c/o Southeastern Surfaces & Equipment (SSE). Amount Not To Exceed: \$128,760.00.
- [2023-1624](#) Commission District(s): 3
CA - Sports Lighting Solutions with Related Technology, Equipment, and Services (Sourcewell Contract No. 041123-MSL): for use by the Department of Recreation, Parks and Cultural Affairs (RPCA). This request seeks to purchase from the competitively let Sourcewell contract to upgrade the athletic field lighting at Gresham Park. Awarded to: MUSCO Sports Lighting, LLC. Amount Not To Exceed: \$960,000.00.

Purchasing & Contracting - to PWI Committee

[2023-0978](#) Commission District(s): All
LB - Invitation No. 22-101488 Consent Decree: Find and Fix Assessment and Rehabilitation (CD: FFAR) [Multiyear Contract]: for use by the Department of Watershed Management (DWM). Consists of primarily providing sanitary sewer assessments that include: assessments of Closed Circuit Television (CCTV) for pipes 18” diameter and Totally Integrated Sonar and Camera Inspection Technique (TISCIT) assessments and rehabilitation of pipes 24” diameter”. Recommend award to the lowest, responsive and responsible bidders: Inliner Solutions, LLC, and Southeast Pipe Survey, Inc. Total Amount Not To Exceed \$90,712,867.00.

[2023-1084](#) Commission District(s): All
LB - Invitation No. 23-101564 Modular Office Trailers (Annual Contract with 2 Options to Renew): for use by the Department of Public Works - Sanitation. Consists of the purchase of modular office trailers. Recommend award to the lowest, responsive and responsible bidder: Modular Solutions, Inc. Amount Not To Exceed: \$1,600,000.00.

Recreation, Parks and Cultural Affairs

[2024-0179](#) Commission District(s): Districts 2 and 6
Callanwolde Fine Arts Center Amendment to Rental Agreement

II. Special Called Meeting

A. Executive Session

B. Other Matters