



DeKalb County Government

178 Sams Street
Decatur, GA 30030

Meeting Minutes - Final

Committee of the Whole

Commissioner Michelle Long Spears, Presiding Officer, District 2

Commissioner Nicole Massiah, Deputy Presiding Officer, District 3

Commissioner Robert Patrick, District 1

Commissioner Chakira Johnson, District 4

Commissioner Mereda Davis Johnson, District 5

Commissioner Edward "Ted" Terry, Super District 6

Commissioner Dr. LaDena Bolton, Super District 7

Tuesday, January 6, 2026

9:00 AM

178 Sam's Street, Decatur, GA 30030
(Multipurpose Room A1201)

Attendance

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. Unhoused Planning

C. SPARC

D. Review of the Proposed Executive Agenda for January 13, 2026

PROPOSED PUBLIC HEARING ITEMS

Planning and Sustainability

[2025-1794](#)

Commission District(s): All

To adopt a resolution extending the Short-Term Rental ordinance implementation period to one hundred and eighty (180) days following the January 20, 2026 effective date, thereby establishing a revised implementation date of July 19, 2026.

This agenda item was Accepted to BOC agenda - Public Hearing

PROPOSED PRELIMINARY ITEMS**Airport**

[2025-1844](#) Commission District(s): 1 and 6
Termination of Standard Office Lease Agreement with Robert Marslender Real Estate Services, LLC. There is no cost to the County.
This agenda item was Accepted to the BOC agenda - Consent

[2025-1845](#) Commission District(s): 1 and 6
Termination of Standardized T-Hangar Space Lease Agreement with Dean Haldopoulos. There is no cost to the County.
This agenda item was Accepted to the BOC agenda - Consent

Chief Executive Office

[2026-0120](#) Commission District(s): 1 and 7
Intergovernmental Agreement with the City of Tucker for Pedestrian Trail Easement, Public Parking Improvements, and Maintenance Responsibilities
This agenda item was Accepted to the BOC agenda and assigned to the PECS-Planning, Economic Development & Community Services Committee due back on 1/13/2026 .

[2026-0121](#) Commission District(s): 1, 4 and 7
To Consider Declaring 13 County-Owned Vacant Properties as Surplus and Transfer of County Interest in the Parcels of Real Property to the City of Tucker
This agenda item was Accepted to the BOC agenda and assigned to the OPS-County Operations Committee due back on 1/9/2026 .

[2026-0125](#)

Commission District(s): All

EM - Facility Condition Assessment Consulting Services (Purchasing Policy Exemption - Emergency). Consists of an expedited facility condition assessment (FCA) for the DeKalb County Jail. Resulting assessment will assist the County in identifying security risks; potential threats to public safety; and planning for upgrade prioritization, renovations, and system replacement needs. A contract will be developed and executed in a form acceptable to the County Attorney or his designee. Awarded to: Comprehensive Program Services (CPS). Amount Not to Exceed: \$599,927.20

This agenda item was Accepted to the BOC agenda and assigned to the FAB-Finance, Audit & Budget Committee due back on 1/13/2026 .

Purchasing & Contracting

Purchasing & Contracting - to ERPS Committee

[2025-1681](#)

Commission District(s): ALL

CO - Change Order No. 9 to Contract 1010560 Computer Aided Dispatch (CAD) System (Multiyear): for use by the Departments of E-911 and Fire Rescue. This contract consists of providing an enhanced CAD system for receiving and responding to the County's emergency 911 calls. This request seeks to rescind \$26,392.60 for the STD Enterprise CAD per Change Order No. 8. This request also seeks approval to add 50 additional Field Ops-Fire/EMS (CL) annual subscription licenses. Awarded to CentralSquare Technologies (TriTech Software Systems). Amount Not To Exceed: \$6,000.00.

This agenda item was Accepted to the BOC agenda and assigned to the ERPS-Employee Relations & Public Safety Committee due back on 1/6/2026 .

Purchasing & Contracting - to FAB Committee

[2025-1751](#)

Commission District(s): ALL

CO - Change Order No. 8 to Contract No. 13-902703 Banking and Financial Services: for use by the Department of Finance. This contract consists of providing all banking and financial services and earnings on cash accounts. This request seeks to ratify a previously provided contract term increase. This request also seeks to increase funds and contract term through December 31, 2026. Awarded to Wells Fargo Bank, N.A., Inc. Amount Not To Exceed: \$184,000.00.

This agenda item was Accepted to the BOC agenda and assigned to the FAB-Finance, Audit & Budget Committee due back on 1/13/2026 .

[2025-1754](#)

Commission District(s): ALL

CO - Change Order No. 5 to Contract No. 1236388 Retail Image Lockbox Services: for use by the Department of Finance. This contract consists of the provision of lockbox services. This request seeks to ratify a previously provided contract term increase. This request also seeks to increase the contract funds and term through December 31, 2026. Awarded to Deluxe Corporation dba Remitco LLC. Amount Not To Exceed: \$96,200.00.

This agenda item was Accepted to the BOC agenda and assigned to the FAB-Finance, Audit & Budget Committee due back on 1/13/2026 .

Purchasing & Contracting - to OPS Committee

[2025-1765](#)

Commission District(s): All

CA - Cooperative Agreement Sourcewell Contract No. 121923-SHI - Technology Products & Solutions: for use by the Department of Innovation & Technology (DoIT). This request seeks to ratify a previously issued Purchase Order No. 5058503 to purchase from the competitively let Sourcewell Contract for a one-year purchase of Darktrace ActiveAI Security Platform for the purpose of enhancing cyber resilience and reducing incident response costs. Awarded to SHI International Corp. Amount Not To Exceed: \$457,567.16.

This agenda item was Accepted to the BOC agenda and assigned to the OPS-County Operations Committee due back on 1/9/2026 .

[2025-1793](#)

Commission District(s): All

CA - Cooperative Agreement Information Technology Category General Services Administration (GSA) Multiple Award Schedule (MAS) Contract No. 47QSWA18D008F: for use by the Department of Innovation and Technology (DoIT). This request seeks to ratify a previously issued Purchase Order No. 5058417 to purchase from the competitively let GSA Contract for a one year subscription for support and premier maintenance of the Commvault Enterprise backup and recovery system for various computer applications deployed across the County. Awarded to Carahsoft Technology Corporation, c/o Computacenter US, Inc. Amount Not to Exceed: \$325,043.52.

This agenda item was Accepted to the BOC agenda and assigned to the OPS-County Operations Committee due back on 1/6/2026 .

Purchasing & Contracting - to PWI Committee

[2025-1433](#)

Commission District(s): All

CO - Change Order No. 2 to Contract No. 1301523, Change Order No. 3 to Contract No. 1301526, Change Order No. 4 to Contract No. 1301520, and Renewal No. 2 to Contract No. 1301524 On-Call Water and Sewer (Multiyear Contract - 2nd Renewal of 2 Options to Renew): for use by the Department of Watershed Management (DWM). These contracts consist of providing on-call services for the installation and repair of various sizes of water and sewer pipes. The work also involves providing the means to respond to emergencies, and unforeseen failures or malfunctions throughout the County's distribution system. This request seeks to ratify a previously provided contract term increase for contract no. 1301524. This request also seeks to exercise the 2nd renewal option through December 31, 2026, for contract no. 1301524 and increase scope and funding for all four (4) contracts. Awarded to GS Construction, Inc., Ruby-Collins, Inc., SD&C, Inc., and The Renee Group, Inc. Total Amount Not To Exceed \$68,421,096.85.

This agenda item was Accepted to the BOC agenda and assigned to the PWI-Public Works & Infrastructure Committee due back on 1/6/2026 .

[2025-1551](#)

Commission District(s): All

CO - Change Order No. 1 to Contract No. 1381109 Design/Build Services for Snapfinger Advanced Wastewater Treatment Facility Expansion - Phase 3B Project (UV Disinfection System): for use by the Department of Watershed Management (DWM). This contract consists of providing the design, and furnishing, permitting, constructing, starting up, and successfully commissioning the ultraviolet (UV) disinfection process at the Snapfinger Advanced Wastewater Treatment Facility (AWTF). This request seeks to ratify a previously provided contract term increase. This request also seeks to increase contract scope of work, funding, and contract term through December 31, 2028. Awarded to Morgan Contracting, Inc. Amount Not to Exceed: \$1,413,322.17.

This agenda item was Accepted to the BOC agenda and assigned to the PWI-Public Works & Infrastructure Committee due back on 1/6/2026 .

[2025-1712](#)

Commission District(s): All

LB - Invitation No. 2025-064-ITB Restoration Services (Three (3) Year Multiyear Contract): for use by the Department of Watershed Management (DWM). Consists of furnishing labor, materials, tools, equipment, and incidentals required for furnishing and installing concrete, granite, sod, restoration and landscape services associated with construction and maintenance projects throughout the DeKalb County. Recommend award to the lowest, responsive and responsible bidders: Autaco Development, LLC; Jewel of the South, Inc.; and JMB Landscaping, Inc. Total Amount Not To Exceed: \$4,100,000.00.

This agenda item was Accepted to the BOC agenda and assigned to the PWI-Public Works & Infrastructure Committee due back on 1/6/2026 .

[2025-1749](#)

Commission District(s): All

REN - Contract No. 1380452 Portable Toilet Rentals (Annual Contract - 1st Renewal of 2 Options To Renew): for use by Public Works-Sanitation, and Recreation, Parks, and Culture Affairs (RPCA). This contract consists of providing portable toilet rental services for various County hosted events and work sites. This request seeks to ratify a previously provided contract term increase. This request also seeks to exercise the first renewal option through December 31, 2026. Awarded to United Rentals (North America), Inc., dba Reliable Onsite Service. Amount Not To Exceed: \$161,000.00.

This agenda item was Accepted to the BOC agenda and assigned to the PWI-Public Works & Infrastructure Committee due back on 1/6/2026 .

[2025-1790](#)

Commission District(s): Enter All Commission Districts Impacted by this Item

REN - Contract Nos. 2000062, 2000070, and 2000074 Traffic Signal Equipment (Annual Contract - 1st Renewal of 2 Options to Renew): for use by Public Works - Roads and Drainage (R&D). This contract consists of the purchase of traffic signal equipment. This request seeks to exercise the 1st Renewal option through March 31, 2027. Awarded to Utilicom Supply Associates, LLC, Control Technologies, Inc. and Wavetronics, LLC. Total Amount Not To Exceed: \$975,000.00.

This agenda item was Accepted to the BOC agenda and assigned to the PWI-Public Works & Infrastructure Committee due back on 1/6/2026 .

- [2025-1835](#) Commission District(s): All
CO - Change Order No. 2 to Contract Nos.: 1284731 1284732, 1284730, 1284724 and Change Order No. 3 to Contract Nos.: 1284733 and 1296598 On Call Engineering Services (Multiyear Contract): for use by the Department Watershed Management (DWM). These contracts consist of providing on call engineering services that primarily include engineering studies, design, land surveying, construction administration, and related services for water and wastewater projects under the Capital Improvement Program (CIP) and Consent Decree (CD). This request seeks to ratify a previously provided contract term increase. This request also seeks to increase the contract term through December 31, 2026 to allow existing vendors the ability to complete current design projects that cannot be transferred to a new engineer. Awarded to Brown and Caldwell, Inc., CDM Smith, Inc., Tetra Tech, Inc., WSP USA Inc, Arcadis, and Freese and Nichols- Graham Joint Venture. CONTRACT TERM INCREASE ONLY.
This agenda item was Accepted to the BOC agenda and assigned to the PWI-Public Works & Infrastructure Committee due back on 1/6/2026 .

Recreation, Parks and Cultural Affairs

- [2025-1702](#) Commission District(s): All Districts
RA: To amend the 2024/2025 Agreement with DeKalb County School Nutrition Services for a revised amount of \$53,197.20. To furnish after school snacks for The Department of Recreation, Parks and Cultural Affairs with the attached adjusted agreement between the DeKalb County School Nutrition Services and the DeKalb Department of Recreation, Parks and Cultural Affairs.
This agenda item was Accepted to the BOC agenda and assigned to the PECS-Planning, Economic Development & Community Services Committee due back on 1/13/2026 .
- [2025-1767](#) Commission District(s): All Districts
Acceptance of GRPA BOOST funding of \$75,000 to support Afterschool and Summer Programs in the department of RPCA of DeKalb County.
This agenda item was Accepted to the BOC agenda and assigned to the PECS-Planning, Economic Development & Community Services Committee due back on 1/13/2026 .

Voter Registration & Elections

- [2025-1840](#) Commission District(s): All Districts
Establishing Qualifying Fees for Public Office
This agenda item was Accepted to the BOC agenda - Consent

WorkSource

- [2025-1803](#) Commission District(s): ALL DISTRICTS
Acceptance of Federal Workforce Innovation and Opportunity Act (WIOA) Rapid Response Grant for Dislocated Worker - Fiscal Year 2026 from the Technical College System of Georgia not to exceed \$55,000.
This agenda item was Accepted to the BOC agenda - Consent

E. Review of Board of Commissioners Preliminary Agenda**F. Review/Recap of New Items for the BOC Agenda****APPOINTMENTS NOT REQUIRING BOARD ACTION - FOR INFORMATION ONLY****Board of Commissioners - District 2**

- [2026-0111](#) Commission District(s): District 2
Appointment of Phyllis Mitchell to DeKalb County Women's Commission
This agenda item was Accepted to BOC agenda - Appointment

Board of Commissioners - District 6

- [2025-1843](#) Commission District(s): Commission Districts 6 and 2
Recording of the Appointment of Daniel "Dan" Reuter to the District 2 Community Council Board
This agenda item was Accepted to BOC agenda - Appointment

PRELIMINARY**Board of Commissioners**

- [2025-1841](#) Commission District(s): ALL
Approval of Minutes for the January 6, 2026 Committee of the Whole Meeting
This agenda item was Accepted to the BOC agenda - Consent

[2026-0136](#) Commission District(s): All Districts
Nomination of a Deputy Presiding Officer
This agenda item was Accepted to BOC agenda - Preliminary

[2026-0137](#) Commission District(s): All Districts
Nomination of a Presiding Officer
This agenda item was Accepted to the BOC agenda – Preliminary

Board of Commissioners - District 4

[2026-0118](#) Commission District(s): District 4
Allocation of \$100,000 in DeKalb County General Funds, approved and obligated through the 2025-0883 Ad Valorem Tax Millage Rates and Budget Revisions, to the DeKalb Chamber of Commerce for the establishment of a Community Improvement District (CID) and/or Business Improvement District (BID) along the Memorial Drive Corridor from I-285 to the City of Stone Mountain limits.
This agenda item was Accepted to the BOC agenda - Consent

Board of Commissioners - District 5

[2026-0167](#) Commission District(s): District 5
An Item to Schedule January 21 - January 23, 2026, as a special called meeting, for the purposes of an Executive Session for Board of Commissioner's Chief of Staff Interviews.
This agenda item was Accepted to the BOC agenda - Consent

Board of Commissioners - District 6

[2025-1848](#) Commission District(s): Commission Super District 6
To Approve An Amount Not to Exceed \$5,000.00 of District 6 ARPI Funding to Support 2 Programs Benefiting Veterans in DeKalb County
This agenda item was Accepted to the BOC agenda - Consent

[2026-0104](#) Commission District(s): Commission District 6 and Commission District 4
To allocate \$200,000.00 from CIP Funding to Georgia State University (GSU) for the “Reimagining the Stone Mountain Trail as a Cultural Corridor” Project for Artistic Crosswalks and Path Markings

This agenda item was Accepted to the BOC agenda and assigned to the PECS-Planning, Economic Development & Community Services Committee due back on 1/13/2026 .

[2026-0158](#) Commission District(s): Commission Super District 6 and District 4
To Approve a Resolution to Establish a DeKalb “For The People AI Tech Dividend Fund” and Fiscal Stability Policy

This agenda item was Accepted to the BOC agenda and assigned to the FAB-Finance, Audit & Budget Committee due back on 1/13/2026 .

Clerk to the Board of Commissioner and CEO

[2025-1672](#) Commission District(s): All
Approval of the Minutes of the Board of Commissioners Meeting of December 9, 2025

This agenda item was Accepted to the BOC agenda - Consent

[2025-1792](#) Commission District(s): All
Approval of the Minutes of the Board of Commissioners Meeting of December 16, 2025

This agenda item was Accepted to the BOC agenda - Consent

[2025-1836](#) Commission District(s): All
Approval of Minutes of the Special Called Meeting of December 2, 2025.

This agenda item was Accepted to the BOC agenda - Consent

[2025-1837](#) Commission District(s): All
Approval of Minutes of the Special Called Meeting of December 3, 2025.

This agenda item was Accepted to the BOC agenda - Consent

Juvenile Court

[2026-0100](#)

Commission District(s): All Commissioners

Approval of the OJJDP Family Treatment Court Competitive Grant Program

This agenda item was Accepted to the BOC agenda and assigned to the FAB-Finance, Audit & Budget Committee due back on 1/13/2026 .

Superior Court[2025-1838](#)

Commission District(s): All Districts

Criminal Justice Coordinating Council Grant to the DeKalb County Adult Felony Drug Court-Supplemental Transportation Funding-\$33,432.00

This agenda item was Accepted to the BOC agenda and assigned to the FAB-Finance, Audit & Budget Committee due back on 1/13/2026 .

[2025-1839](#)

Commission District(s): All Districts

Judicial Council of Georgia Ad Hoc Committee on American Rescue Plan Act Additional Funding ("ARPA Committee") Grant-\$40,448.00

This agenda item was Accepted to the BOC agenda and assigned to the FAB-Finance, Audit & Budget Committee due back on 1/13/2026 .

G. Items Previously Heard**PUBLIC HEARING ITEMS****Planning and Sustainability**[2024-0815](#)

Commission District(s): All Commission Districts

A Resolution to Amend Chapter 27 to Reduce the Minimum Unit Size for Single-Family Dwelling Units in Single-Family R-75 (Residential Medium Lot-75) and R-85 (Residential Medium Lot-85) Zoning Districts

"DECISION ONLY" ITEMS – NO PUBLIC HEARING**Planning and Sustainability**

[2025-0628](#) COMMISSION DISTRICT(S): Commission District 01 Super District 07
Application of LMPSF Acquisitions, LLC c/o Troutman Pepper Locke, LLP to rezone property from C-2 (General Commercial) zoning district to HR-1 (High Density Residential - 1) zoning district to allow for single-family, attached and multi-family developments, at 3265 Northeast Expressway.

[2025-0970](#) COMMISSION DISTRICT(S): Commission District 03 Super District 06
Application of PCC-DeKalb, LLC c/o Steven L. Jones, Taylor Duma, LLC for a Special Land Use Permit (SLUP) to allow utility structures for the transmission or distribution of services in the RSM (Small Lot Residential Mix) and MU-1 (Mixed-Use Low Density) zoning districts, the Bouldercrest Overlay District, Tier 5, and the Soapstone Historic District, 4280 & 4358 Loveless Place; and, 2281 Pineview Trail.

ITEMS FOR DECISION BY THE BOARD

Board of Commissioners - District 1

[2024-1233](#) Commission District(s): All Districts
A Resolution Asking for The DeKalb County Police Department to Develop a Diversion Policy Regarding Unhoused Individuals that Considers Other Options to Arresting and Jailing Them.

[2025-0683](#) Commission District(s): All Districts
To Approve a Resolution to Address Egregious Littering and the Illegal Dumping of Scrap Tires

Board of Commissioners - District 2

[2025-0751](#) Commission District(s): All Districts
A Resolution of the DeKalb County Board of Commissioners to Create the DeKalb Arts and Culture Council

Board of Commissioners - District 6

[2025-0390](#) Commission District(s): All Commission Districts
A Resolution to Establish a Community Advisory Board for the DeKalb County Police Department.

[2025-1107](#) Commission District(s): All Commission Districts
A Resolution Requesting The Administration Implement A DeKalb County Police Department Community Liaison Program; Require Hate Crimes Identification Training For Law Enforcement; And For Other Purposes..

[2025-1506](#) Commission District(s): All Commission Districts
To Approve a Resolution to Ensure that the County's Judges Receive the Same Benefits as the Judges of the Superior Court of the DeKalb Judicial Circuit, County Employees, and Judges in Other Counties.

[2025-1816](#) Commission District(s): All Commission Districts
A Resolution Of The Board Of Commissioners Of DeKalb County, Georgia To Establish A Formal Process For Appointing A Commissioner To The DeKalb County Continuum Of Care (Coc) Governance Board

Community Development

[2025-1820](#) Commission District(s): All Districts
Local Government Agreement for the DeKalb Regional Land Bank Authority.

Ethics Board

[2024-1352](#) Commission District(s): All
The DeKalb County Board of Ethics requests that the DeKalb County Board of Commissioners take action to enforce the December 15, 2022 decision of Board of Ethics against Vaughn Irons in the Ethics Board case of Rhea Johnson vs. Vaughn Irons

Purchasing & Contracting

Purchasing & Contracting - to ERPS Committee

[2025-1513](#) Commission District(s): All
RFP - Request for Proposals No. 2024-100007 for Temporary Personnel Services (Four (4) Year Multiyear Contract): for use by all DeKalb County departments through the Department of Human Resources & Merit System (HRMS). Consists of the provision of part-time and full-time temporary personnel positions for DeKalb County on an as-needed basis. Recommend award to the highest scoring proposers, who are responsive and responsible: Tryfacta, Inc.; Openwork, LLC; and 22nd Century Technologies, Inc. Total Amount Not To Exceed: \$30,000,000.00.

Purchasing & Contracting - to OPS Committee

[2025-1711](#) Commission District(s): All
LB - Invitation No. 2025-112-ITB Parts and Service for Vehicles & Off-Road Equipment (Annual Contract with 2 Options to Renew): for use by Public Works-Fleet Management (Fleet), Police Services (PS), Fire & Rescue (FR) and the Department of Watershed Management (DWM). Consists of the provision of various types of auto parts needed for the maintenance & repair services for various vehicles & equipment to be utilized by various departments within the County. This request reserves the right to transfer funds between contracts based on the needs of the County. Recommend award to thirty-two (32) lowest, responsive and responsible bidders (please see list below). Total Amount Not To Exceed: \$8,465,000.00.

Purchasing & Contracting - to PWI Committee

[2025-1265](#) Commission District(s): All
LB - Invitation No. 25-100070 Consent Decree - Ongoing Sewer Condition Assessment and Rehabilitation (CD-OSCAR): for use by the Department of Watershed Management (DWM). Consists of performing consent decree assignments along with meeting the urgent needs that arise from operational events of the sewer system. Recommend award to the lowest, responsive, and responsible bidders: Kemi Construction Company, Inc. and Southeast Pipe Survey, Inc. Total Amount Not To Exceed: \$49,752,501.00.

[2025-1550](#)

Commission District(s): All

LB - Invitation No. 2025-040-ITB 2025 LMIG Road Resurfacing

Projects: for use by Public Works - Roads & Drainage (R&D).

Consists of resurfacing DeKalb County roads. Recommend award to

the lowest, responsive, and responsible bidder: Triple R Paving &

Construction, LLC. Amount Not to Exceed: \$16,441,457.68.

II. Special Called Meeting

A. Executive Session

B. Other Matters