



DeKalb County Government

178 Sams Street
Decatur, GA 30030

Agenda

Board of Commissioners

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, September 9, 2025

9:00 AM

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

A. INSPIRATIONAL

Stephanie Coreas

Executive Director of Los Vecinos de Buford Highway

PLEDGE OF ALLEGIANCE

Commissioner Dr. LaDena Bolton

District 7

B. PRESENTATIONS

Suicide Prevention Month

October as Arts Awareness Month

C. COMMENTS FROM THE PUBLIC

The purpose of public comment is to allow the public to voice county-related requests, concerns or opinions during the Commission meeting. Speakers will only have the opportunity for one public comment per meeting. Each speaker must complete a speaker card and present it to the clerk before the beginning of the public comment portion of the meeting. Cards turned in to the clerk from the time the general meeting is convened (generally 9 A.M.) and by the beginning of public comment portion generally following presentations on the agenda. The clerk will accept cards on a first-come, first-served basis. Prior to the clerk's call for public comment, speakers who are residents of DeKalb County shall be allowed to speak before residents of other counties are allowed to speak. Once the public comment portion of the meeting begins, speaker cards will no longer be accepted.

Speakers will be allowed to speak for three minutes each and public comment shall not exceed 30 minutes in length. When the buzzer sounds to indicate that time has run out, the speaker will be expected to immediately cease speaking and to yield the podium. Those who submitted speaker cards but did not speak because of the time allotment will be allowed to speak first at the next regularly scheduled Commission meeting without regard to residence. Speakers should always talk directly into the microphone and begin by stating their name, full address and the name of any organization they represent. Abusive, profane or derogatory language, holding up signs, clapping, yelling, standing or laying in the aisles to show support for or opposition to a speaker will not be permitted, but a show of hands or quietly standing in place will be permitted to show support for or opposition to a speaker's position.

D. 10:00 A.M. PUBLIC HEARING

Citizens may speak for or against an item that is considered by law to be a zoning ordinance and each side will have ten minutes to present its case. Citizens may also speak for or against an item that is placed on the public hearing agenda but is not a zoning ordinance. In that case, each side will have five minutes to present its case. In the event there is more than one speaker per side, speakers must divide their time in order to complete their full presentation within the ten-minute time allotment, or the five minute time allotment. When the buzzer sounds to indicate that time has run out, the speaker will be expected to immediately cease speaking and to leave the podium area. Prior to speaking, a speaker shall complete a speaker card and present it when approaching the podium. If a speaker has any documents for the commissioners, the speaker shall provide 10 copies when approaching the podium. Seven copies are for the commissioners and the remaining copies are for the planning director, the county attorney and the clerk. In all zoning ordinance and traffic calming cases, staff shall make their recommendation for action to the Commission first followed by applicants or citizens speaking in favor of the item. Applicants in zoning ordinance cases shall have the right to reserve time for rebuttal. Opponents of a zoning ordinance item shall have no right of rebuttal. For all other items placed on the public hearing agenda, applicants or citizens speaking in favor of the item shall speak first followed by opponents of the item. Once the citizens have finished speaking, staff shall make a recommendation for action to the Commission. At this point, citizens are no longer allowed to speak unless called to the podium by an individual commissioner to answer questions or provide information. Speakers should always talk directly into the microphone and begin by stating their name, address and the name of any organization they represent. Abusive, profane or derogatory language will not be permitted. Holding up signs, clapping, yelling, standing or laying in the aisles to show support for or opposition to a speaker will not be permitted, but a show of hands or quietly standing in place will be permitted to show support for or opposition to a speaker's position.

Planning & Sustainability

[2024-0815](#)

COMMISSION DISTRICT(S): All 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.

(6/27/24 Committee of the Whole: Accepted to the BOC agenda and assigned to the PECS-Planning, Economic Development & Community Services Committee)

(7/9/24 PECS-Planning, Economic Development & Community Services Committee: recommended for deferral to the Board of Commissioners)

(7/9/24 Board of Commissioners: deferred to the PECS-Planning, Economic Development & Community Services Committee)

(7/23/24 Board of Commissioners: deferred for 30 days to the Board of Commissioners)

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

(8/13/24 PECS-Planning, Economic Development & Community Services Committee: recommended for deferral to the Board of Commissioners)

(8/27/24 Board of Commissioners: deferred to the Board of Commissioners - Zoning Meeting)

(11/7/24 Planning Commission: Approval to the Board of Commissioners - Zoning Meeting)

(11/12/24 PECS-Planning, Economic Development & Community Services Committee: No recommendation to the Board of Commissioners - Zoning Meeting)

(11/21/24 Board of Commissioners - Zoning Meeting: deferred to the Board of Commissioners - Zoning Meeting)

(2/25/25 Board of Commissioners: deferred for 30 days to the Board of Commissioners)

(3/25/25 Board of Commissioners: deferred to the PECS-Planning, Economic Development & Community Services Committee)

(4/22/25 PECS-Planning, Economic Development & Community Services Committee: recommended for deferral to the Board of Commissioners)

(4/22/25 Board of Commissioners: deferred to the Board of Commissioners - Zoning Meeting)

(7/22/25 Board of Commissioners: deferred 45 days to the Board of Commissioners)

E. APPEALS

NONE

F. APPOINTMENTS**Chief Executive Office**

[2025-1070](#)

Commission District(s): All Commission Districts
Appoint Mr. Stephen P. Smith, Esq. to Post 8 of the Development Authority of DeKalb County and Post 8 of the Private Hospital Authority.

(7/15/25 Committee of the Whole: Accepted to the BOC agenda - Appointment to the PECS-Planning, Economic Development & Community Services Committee)

(7/22/25 Board of Commissioners: approved to the PECS-Planning, Economic Development & Community Services Committee)

(7/22/25 Board of Commissioners: deferred)

(8/12/25 Board of Commissioners: deferred to the PECS-Planning, Economic Development & Community Services Committee)

G. CONSENT AGENDA**Airport**

[2025-1178](#)

Commission District(s): 1 and 6
Lease Agreement with Epps Air Service, LLC dba Aero Center Epps Atlanta, LLC. There is no cost to the County.

(8/28/25 Committee of the Whole: Accepted to the BOC agenda - Consent)

Board of Commissioners

[2025-1220](#)

Commission District(s): ALL
Approval of Minutes for the August 28, 2025 Committee of the Whole Meeting

(8/28/25 Committee of the Whole: Accepted to the BOC agenda - Consent)

Board of Commissioners - District 1[2025-1207](#)

Commission District(s): District 1

To Appropriate \$5,000 from the 2025 District 1 Reserve for Appropriation (00201. 579002. 100.0000.0000) Combined with Equal Contributions from Districts 6 and 2 to the Latin American Association (LAA) For Essential Program Support

(8/28/25 Committee of the Whole: Accepted to the BOC agenda - Consent)

[2025-1208](#)

Commission District(s): District 1

Allocate an Amount Not to Exceed \$18,000 from the District 1 Category \$1M - Commissioner District Transportation Projects Funds to the Pendleton Group for Monitoring Services of the Transit Oriented Development (TOD) and Multi-use Trail Value Capture Analysis for Bus Rapid Transit (BRT) Studies

(8/28/25 Committee of the Whole: Accepted to the BOC agenda - Consent)

[2025-1209](#)

Commission District(s): District 1

Transfer an Amount Not to Exceed \$55,000 from the District 1 Category \$1M - Commissioner District Transportation Projects Funds to DeKalb Public Works' Transportation Division for Lighting Projects to Enhance the Lighting at Three DeKalb County Underpasses to Promote Safe Pedestrian and Vehicular Travel

(8/28/25 Committee of the Whole: Accepted to the BOC agenda - Consent)

Board of Commissioners - District 6[2025-1295](#)

Commission District(s): All

To Appropriate \$20,000 for Preproduction and Planning of the DeKalb Concert for Climate Change

(8/28/25 Committee of the Whole: Accepted to the BOC agenda - Consent)

Board of Commissioners - District 7

[2025-1229](#) Commission District(s): District 7
An Item to Allocate an Amount Not to Exceed \$265,000 of the District 7 APR Interest Funds to Stellar Foresight for DeKalb County Youth Aviation Programming.

(8/28/25 Committee of the Whole: Accepted to the BOC agenda - Consent)

[2025-1230](#) Commission District(s): District 7
An Item to Allocate an Amount Not to Exceed \$50,000 of the District 7 Reserve for Appropriation Funds to Arabia Alliance for Historical Preservation of Lyon Farmhouse.

(8/28/25 Committee of the Whole: Accepted to the BOC agenda - Consent)

[2025-1231](#) Commission District(s): District 7
An Item to Allocate an Amount Not to Exceed \$10,000 of the District 7 Reserve for Appropriation Funds to Benevolent Missions of Atlanta for DeKalb Youth STEAM Programming.

(8/28/25 Committee of the Whole: Accepted to the BOC agenda - Consent)

The Board will take a 1-Hour Break at 12:00 PM

H. PRELIMINARY ITEMS

Board of Commissioners - District 1

[2025-1296](#) Commission District(s): District 1
A Resolution in Observation of Constitution Day in DeKalb County, Georgia and Honoring The Formation and Signing of The United States Constitution on September 17, 1787, and Recognizing All Who are Born in the United States or by Naturalization, Have Become Citizens.

(8/28/25 Committee of the Whole: Accepted to the BOC agenda and assigned to the OPS-County Operations Committee)

(8/28/25 OPS-County Operations Committee: recommended for approval. to the Board of Commissioners)

Chief Executive Office

[2025-1239](#) Commission District(s): All Commission Districts
Contract award to The Momentum Firm for implementation of the Operational and Performance Assessment and Development of a County – wide Transformation Strategy and Road Map.

(8/28/25 Committee of the Whole: Accepted to the BOC agenda and assigned to the OPS-County Operations Committee)

(8/28/25 OPS-County Operations Committee: recommended for approval. to the Board of Commissioners)

Finance - Risk Management

[2025-1202](#) Commission District(s): All Commission Districts
Nationwide Fee Structure Change

(8/28/25 Committee of the Whole: Accepted to the BOC agenda and assigned to the ERPS-Employee Relations & Public Safety Committee)

(8/28/25 ERPS-Employee Relations & Public Safety Committee: recommended holding in committee to the Board of Commissioners)

Purchasing & Contracting

Purchasing & Contracting - to ERPS Committee

[2025-1068](#) Commission District(s): All
RFP - Request for Proposals No. 2025-020-RFP Employee Assistance Program (Five (5) Year Multiyear Contract): for use by the Department of Human Resource & Merit Systems (HRMS). Consists of psychological counseling for all County employees for both personal and work stress-related conditions and/or other issues. Recommend award to the highest scoring proposer, who is responsive and responsible: Keystone Peer Review Organization (KEPRO), LLC. Amount Not To Exceed: \$725,000.00.

(8/28/25 ERPS-Employee Relations & Public Safety Committee: recommended for approval. to the Board of Commissioners)

(8/28/25 Committee of the Whole: Accepted to the BOC agenda and assigned to the ERPS-Employee Relations & Public Safety Committee)

2025-1201

Commission District(s): All

CO - Change Order No. 3 to Contract No. 1239452 Employee Assistance Program (Multiyear Contract): for use by the Department of Human Resources & Merit System (HRMS). This contract consists of psychological counseling for all County employees for both personal and work stress-related related conditions and/or other issues. This request seeks to ratify a previously provided term increase. This request also seeks to increase the contract term and funds through November 30, 2025. Awarded to Keystone Peer review Organization (KEPRO), LLC. Amount Not To Exceed: \$28,500.00.

(8/28/25 Committee of the Whole: Accepted to the BOC agenda and assigned to the ERPS-Employee Relations & Public Safety Committee)

(8/28/25 ERPS-Employee Relations & Public Safety Committee: recommended for approval. to the Board of Commissioners)

Purchasing & Contracting - to OPS Committee

2025-1076

Commission District(s): All

RA - Cooperative Agreement for Audio Visual Equipment, Accessories, and Services (OMNIA Partners/Region 4 Education Service Center (ESC) Contract No. R201202 [OMNIA/Region 4 ESC]): for use by DCTV. This contract consists of purchasing from the competitively let OMNIA/Region 4 ESC contract to upgrade DCTV studio and broadcasting equipment. This request seeks to ratify previously issued Purchase Order Nos.: 5042721, 5042124, and 5041864 for the purchase of audio, visual, and production related supplies. Awarded to B&H Foto and Electronics Corp. dba B&H. Amount Not to Exceed: \$180,187.81.

(8/28/25 Committee of the Whole: Accepted to the BOC agenda and assigned to the OPS-County Operations Committee)

(8/28/25 OPS-County Operations Committee: recommended for approval. to the Board of Commissioners)

Purchasing & Contracting - to PECS Committee

[2025-1135](#)

Commission District(s): Districts 1 and 7

CO - Change Order No. 1 to Contract No. 2000067 for RFP No. 24-500667 Presidential Parkway - Embury Hills Arts & Culture Small Area Plan (SAP): for use by the Department of Planning & Sustainability (P&S). This contract consists of providing professional services for creating, revitalizing and/or recreating the brand of the Presidential Parkway/Embury Hills Regional and Town Center. This request seeks to increase the scope of services and contract funds. Awarded to: Pond & Company, Inc. Amount Not To Exceed: \$110,000.00.

(8/28/25 Committee of the Whole: Accepted to the BOC agenda and assigned to the PECS-Planning, Economic Development & Community Services Committee)

Purchasing & Contracting - to PWI Committee

[2025-0573](#)

Commission District(s): All

LB - Invitation No. 24-101685 Small Diameter Sewer Cleaning (Three (3) Year Multiyear Contract): for use by the Department of Watershed Management (DWM). Consists of cleaning the sewer system to prevent spills. Recommend award to the lowest, responsive and responsible bidders: Atakapa Services, LLC; International Design Services (IDS) Global, Inc.; The Renee Group, Inc. Total Amount Not To Exceed: \$21,013,200.00.

(8/28/25 Committee of the Whole: Accepted to the BOC agenda and assigned to the PWI-Public Works & Infrastructure Committee)

(8/28/25 PWI-Public Works & Infrastructure Committee: recommended for deferral to the Board of Commissioners)

[2025-1005](#)

Commission District(s): All

CO - Change Order No. 3 to Contract No. 1302434 and Change Order No. 4 to Contract Nos. 1302440 and 1302439 Tree Cutting and Removal Services (Three (3) Year Multiyear Contract): for use by Public Works - Beautification (PWB), Roads & Drainage (R&D) Divisions and Departments of Watershed Management (DWM), Facilities Management (FM), Recreation, Parks, and Cultural Affairs (RPCA). These contracts consist of providing countywide tree cutting and removal services on an as needed basis. This request seeks to increase contract funds in support of PWB. Awarded to Casey Tree Experts, Inc., Neda Inc. dba Garden of Aden and One Two Tree, LLC. Total Amount Not to Exceed: \$450,000.00.

(8/28/25 Committee of the Whole: Accepted to the BOC agenda and assigned to the PWI-Public Works & Infrastructure Committee)

(8/28/25 PWI-Public Works & Infrastructure Committee: recommended for approval. to the Board of Commissioners)

2025-1150

Commission District(s): ALL

LB - Invitation No. 2025-015-ITB Common Bricks (Three (3) Year Multiyear Contract): for use by the Department of Watershed Management and Public Works - Roads & Drainage. Consists of the purchase and delivery of standard common bricks, including manhole bricks, sewer bricks, building bricks, facing bricks, and loadbearing concrete masonry units for ongoing maintenance and infrastructure needs throughout the County. Recommend award to the lowest, responsive and responsible bidder: FM Shelton. Inc. Amount Not To Exceed: \$186,000.00

(8/28/25 Committee of the Whole: Accepted to the BOC agenda and assigned to the PWI-Public Works & Infrastructure Committee)

(8/28/25 PWI-Public Works & Infrastructure Committee: recommended for approval. to the Board of Commissioners)

I. ITEMS FOR DECISION BY THE BOARD

Board of Commissioners - District 5

2025-1064

Commission District(s): Commission District 5

Expansion of the East Metro Community Improvement District (CID)

(7/15/25 Committee of the Whole: Accepted to the BOC agenda and assigned to the PECS-Planning, Economic Development & Community Services Committee)

(7/22/25 PECS-Planning, Economic Development & Community Services Committee: recommended holding in committee to the Board of Commissioners)

(7/22/25 Board of Commissioners: deferred to the PECS-Planning, Economic Development & Community Services Committee)

(8/12/25 PECS-Planning, Economic Development & Community Services Committee: recommended holding in committee to the Board of Commissioners)

(8/12/25 Board of Commissioners: deferred to the PECS-Planning, Economic Development & Community Services Committee)

(8/26/25 Board of Commissioners: deferred to the PECS-Planning, Economic Development & Community Services Committee)

Board of Commissioners - District 6[2025-1107](#)

Commission District(s): All Commission Districts

A Resolution Requesting The Administration Implement A DeKalb County Police Department LGBTQ+ Police Liaison Position, Require Hate Crimes Identification Training For Law Enforcement, And For Other Purposes.

(8/5/25 Committee of the Whole: Accepted to the BOC agenda and assigned to the ERPS-Employee Relations & Public Safety Committee)

(8/12/25 Board of Commissioners: deferred to the ERPS-Employee Relations & Public Safety Committee)

(8/19/25 ERPS-Employee Relations & Public Safety Committee: recommended holding in committee to the Board of Commissioners)

(8/26/25 Board of Commissioners: deferred to the ERPS-Employee Relations & Public Safety Committee)

(8/28/25 ERPS-Employee Relations & Public Safety Committee: recommended for deferral to the Board of Commissioners)

Purchasing & Contracting

Purchasing & Contracting - to OPS Committee

[2025-1062](#)

Commission District(s): All

CO - Change Order No. 13 to Contract No. 1070267 Technology Solutions, Products and Services (Region 4 ESC/OMNIA Partners Contract No. R210401) [Cooperative Agreement]: for use by the Department of Innovation and Technology (DoIT) to be used by various Departments in the County. This contract consists of purchasing from the competitively let Region 4 ESC/OMNIA Partners contract for the purchase of computer peripherals, telecom equipment, networking components, uninterruptible power supplies (UPS), software renewals (such as Adobe), and various other IT hardware components to support enterprise operations. This request seeks to increase the contract funds and term through May 31, 2028. Awarded to CDW Government, LLC. Amount Not To Exceed \$7,000,000.00.

(8/19/25 OPS-County Operations Committee: recommended holding in committee to the Board of Commissioners)

(8/19/25 Committee of the Whole: Accepted to the BOC agenda and assigned to the OPS-County Operations Committee)

(8/26/25 Board of Commissioners: deferred to the OPS-County Operations Committee)

(8/28/25 OPS-County Operations Committee: recommended for deferral to the Board of Commissioners)

2025-1105

Commission District(s): All

SWC - Statewide Contract (SWC) No. 99999-001-SPD0000155-0001

Truck Chassis and Truck Bodies: for use by Public Works-Fleet

Management to be used by the Department of Watershed Management (DWM). This request seeks to purchase from the competitively let SWC for nineteen (19) 2026 International MV607 Crew Cab and Chassis Trucks with Service Bodies. These trucks will be used to transport and haul work crews and equipment to various job site locations within the County. Awarded to Rush Truck Centers of GA, Inc., dba Rush Truck Center, Atlanta. Amount Not To Exceed: \$3,757,877.00.

(8/19/25 OPS-County Operations Committee: recommended holding in committee to the Board of Commissioners)

(8/19/25 Committee of the Whole: Accepted to the BOC agenda and assigned to the OPS-County Operations Committee)

(8/26/25 Board of Commissioners: deferred to the OPS-County Operations Committee)

(8/28/25 OPS-County Operations Committee: recommended for approval upon receipt of additional information to the Board of Commissioners)

2025-1132

Commission District(s): All

CO - Change Order No. 1 to Contract No. 1343032 Statewide Contract

(SWC) No. 99999-SPD-SPD0000060-0003 Software and Ancillary

Services: for use by the Department of Innovation and Technology (DoIT).

This contract consists of purchasing from the competitively let SWC for software licenses and technical support to cover all existing Microsoft products utilized by the County. This request seeks to increase contract funds for the annual purchase of new and existing Microsoft software licenses and support services. Awarded to SHI International, Corporation. Amount Not To Exceed: \$6,229,630.12.

(8/19/25 OPS-County Operations Committee: recommended holding in committee to the Board of Commissioners)

(8/19/25 Committee of the Whole: Accepted to the BOC agenda and assigned to the OPS-County Operations Committee)

(8/26/25 Board of Commissioners: deferred to the OPS-County Operations Committee)

(8/28/25 OPS-County Operations Committee: recommended for deferral to the Board of Commissioners)

J. COMMENTS FROM THE BOARD

K. EXECUTIVE SESSION

POLICY OF NON-DISCRIMINATION ON THE BASIS OF DISABILITY IN COUNTY SERVICES.

DeKalb County Government does not discriminate against qualified individuals with disabilities or exclude them from participating in or receiving benefits of its services, programs, or activities, based on disability. Janet Essix, DeKalb County Government's Employee Relations Manager and ADA Coordinator, is designated to coordinate the County's compliance with Part 35 of the Department of Justice regulations regarding the Americans with Disabilities Act. Janet Essix may be contacted at 1300 Commerce Drive, 1st Floor, Decatur, GA 30030, 404.371.2309, to request information about access for persons with disabilities to County services, programs and activities, or to discuss a grievance regarding an impediment to such access. Ten days' notice is requested for special accommodations.