

# DeKalb County Government

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



## Meeting Minutes - Final

**Tuesday, February 21, 2023**

**9:00 AM**

**Manuel J. Maloof Auditorium**

### **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 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*

## Attendance

**Present:** 6 - Robert Patrick, Michelle Long Spears, Larry Johnson, Steve Bradshaw, Mereda Davis Johnson and Ted Terry

### ***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 28, 2023**

#### **PROPOSED PUBLIC HEARING ITEMS**

##### **Public Works - Transportation**

- [2023-0120](#) Commission District(s): 3 & 7  
Traffic Calming Petition - Eastwood Dr between Candler Rd and Ellington St. No Cost to County.  
**This agenda item was accepted to BOC agenda - Public Hearing**
- [2023-0141](#) Commission District(s): 1 & 7  
Traffic Calming Petition - Florence Street between Rosser Terrace and Tucker Industrial Road. No Cost to County.  
**This agenda item was accepted to BOC agenda - Public Hearing**
- [2023-0142](#) Commission District(s): 1 & 7  
Traffic Calming Petition - Rosser Terrace Off Hugh Howell Road. No Cost to County.  
**This agenda item was accepted to BOC agenda - Public Hearing**
- [2023-0143](#) Commission District(s): 1 & 7  
Traffic Calming Petition - Comanche Drive between Brockett Road and Bancroft Circle. No Cost to County.  
**This agenda item was accepted to BOC agenda - Public Hearing**

**Watershed Management**

[2023-0147](#) Commission District(s): 4 and 6  
Resolution And Order Of The Dekalb County Board Of  
Commissioners Authorizing Condemnation By Declaration Of  
Taking Method Pursuant To O.C.G.A. §§ 22-3-140 And 32-3-1, Et  
Seq. Of Certain Property Situated In Dekalb County, Georgia, For  
Public Sanitary Sewer Collection And Treatment And Wastewater  
Purposes

PROJECT NO.: 18-014 PKG 7  
PARCEL NO: 50 (466 Joints Avenue Scottsdale, Georgia  
30079) (TPID 18 046 04 007)  
PROPERTY OWNER: Willie L. Guthrie

**This agenda item was accepted to BOC agenda - Public  
Hearing**

[2023-0237](#) Commission District(s): 4 and 6  
Resolution And Order Of The Dekalb County Board Of  
Commissioners Authorizing Condemnation By Declaration Of  
Taking Method Pursuant To O.C.G.A. §§ 22-3-140 And 32-3-1, Et  
Seq. Of Certain Property Situated In Dekalb County, Georgia, For  
Public Sanitary Sewer Collection And Treatment And Wastewater  
Purposes

PROJECT NO.: 18-014 PKG 7  
PARCEL NO: 42 (3199 Robinson Avenue, Scottsdale, Georgia  
30079) (TPID 18 046 03 016)  
PROPERTY OWNER: Tommy Tuff

**This agenda item was accepted to BOC agenda - Public  
Hearing**

[2023-0238](#) Commission District(s): 4 and 6  
Resolution And Order Of The Dekalb County Board Of  
Commissioners Authorizing Condemnation By Declaration Of  
Taking Method Pursuant To O.C.G.A. §§ 22-3-140 And 32-3-1, Et  
Seq. Of Certain Property Situated In Dekalb County, Georgia, For  
Public Sanitary Sewer Collection And Treatment And Wastewater  
Purposes

PROJECT NO.: 18-014 PKG 7

PARCEL NO: 38 (3209 Granby Avenue, Scottsdale, Georgia 30079) (TPID 18 046 03 192)

PROPERTY OWNER: Josie Harden

**This agenda item was accepted to BOC agenda - Public Hearing**

[2023-0240](#)

Commission District(s): 4 and 6  
Resolution And Order Of The Dekalb County Board Of Commissioners Authorizing Condemnation By Declaration Of Taking Method Pursuant To O.C.G.A. §§ 22-3-140 And 32-3-1, Et Seq. Of Certain Property Situated In Dekalb County, Georgia, For Public Sanitary Sewer Collection And Treatment And Wastewater Purposes

PROJECT NO.: 18-014 PKG 7

PARCEL NO: 32 (3287 Blanton Drive, Scottsdale, Georgia 30079) (TPID 18 046 04 008)

PROPERTY OWNER: Blanton Trust, Tan Fung as Trustee

**This agenda item was accepted to BOC agenda - Public Hearing**

[2023-0241](#)

Commission District(s): 4 and 6  
Resolution And Order Of The Dekalb County Board Of Commissioners Authorizing Condemnation By Declaration Of Taking Method Pursuant To O.C.G.A. §§ 22-3-140 And 32-3-1, Et Seq. Of Certain Property Situated In Dekalb County, Georgia, For Public Sanitary Sewer Collection And Treatment And Wastewater Purposes

PROJECT NO.: 18-014 PKG 5

PARCEL NO: 52 (3739 Memorial Drive, Decatur, GA 30032) (TPID 18 046 02 010)

PROPERTY OWNER: Felipe Castellanos

**This agenda item was accepted to BOC agenda - Public Hearing**

[2023-0242](#)

Commission District(s): 4 and 6  
Resolution And Order Of The Dekalb County Board Of Commissioners Authorizing Condemnation By Declaration Of Taking Method Pursuant To O.C.G.A. §§ 22-3-140 And 32-3-1, Et Seq. Of Certain Property Situated In Dekalb County, Georgia, For Public Sanitary Sewer Collection And Treatment And Wastewater

Purposes

PROJECT NO.: 18-014 PKG 7  
 PARCEL NO: 37 (465 Jointer Avenue, Scottsdale, Georgia 30079) (TPID 18 046 04 131)  
 PROPERTY OWNER: Vision Home Construction, Inc  
**This agenda item was accepted to BOC agenda - Public Hearing**

PROPOSED PRELIMINARY ITEMS

GIS Department

[2023-0264](#) Commission District(s): All Commission Districts  
 To amend the Item 2022-2056 as previously adopted on October 11, 2022, adopting the corrected resolution for abandonment of a portion of right-of-way  
**This agenda item was Accepted to the BOC agenda - Consent**

Public Works - Roads & Drainage

[2023-0191](#) Commission District(s): Commission Districts 2,6  
 CSX Encroachment Agreement at S. McDonough Street, East College Ave. and East Howard Ave.  
 No Cost to County  
**This agenda item was Accepted to the BOC agenda and assigned to the PWI-Public Works & Infrastructure Committee due back on 2/21/2023 .**

Purchasing & Contracting

*Purchasing & Contracting - to OPS Committee*

[2023-0116](#) Commission District(s): ALL  
 LB - Invitation No. 22-101542 Pest Control Services (Annual Contract with 2 Options to Renew): for use by the Department of Facilities Management (FM). Consists of providing pest control services at County-owned facilities. Recommend award to the lowest, responsive and responsible bidder: Power House Termite and Pest Control, Inc. Amount Not To Exceed: \$200,000.00.  
**This agenda item was Accepted to the BOC agenda and assigned to the OPS-County Operations Committee due back on 2/21/2023 .**

- [2023-0193](#) Commission District(s): All  
CO - Change Order No. 1 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. Awarded to All-Star Fire, LLC. Amount Not to Exceed: \$325,000.00.  
**This agenda item was Accepted to the BOC agenda and assigned to the OPS-County Operations Committee due back on 2/21/2023**

*Purchasing & Contracting - to PECS Committee*

- [2023-0157](#) Commission District(s): ALL  
CA - Cooperative Agreement for Court Construction and Maintenance (Annual Contract with 2 Options to Renew): for use by the Department of Recreation, Parks and Cultural Affairs (RPCA). This contract consists of maintenance and construction of courts as needed. Awarded to: Signature Tennis Courts, Inc. Amount Not To Exceed: \$270,000.00.  
**This agenda item was Accepted to the BOC agenda and assigned to the PECS-Planning, Economic Development & Community Services Committee due back on 2/28/2023 .**

*Purchasing & Contracting - to PWI Committee*

- [2023-0082](#) Commission District(s): All  
CO - Change Order No. 1 to Contract No. 1198103 Stone Crushed Granite (Annual Contract with 2 Options to Renew): for use by the Departments of Watershed Management (DWM), Recreation, Parks and Cultural Affairs (RPCA), Public Works - Roads & Drainage (R&D) and Sanitation. This contract consists of providing stone crushed granite for use in various applications. This request seeks to ratify a previously provided sixty (60) day contract term increase for one vendor (FM Shelton); increase the contract term through July 31, 2023; and increase funds. Awarded to F.M Shelton, Inc. Amount Not To Exceed: \$3,999,164.00.  
**This agenda item was Accepted to the BOC agenda and assigned to the PWI-Public Works & Infrastructure Committee due back on 2/21/2023 .**

- [2023-0201](#) Commission District(s): All

REN - Contract Nos. 1242005 and 1242006 Electrical Switchgear Inspections and Repair (Annual Contract - 2nd Renewal of 2 Options to Renew): for use by the Department of Watershed Management (DWM). The contracts consist of providing inspection and repair of switchgear equipment at water and wastewater treatment plants. This request seeks to ratify a previously provided sixty (60) day contract term increase and exercise the 2nd renewal option through January 31, 2024 for both contracts. Awarded to Cleveland Electric Company and Brown Electrical Services, LLC. Total Amount Not To Exceed: \$2,493,572.00

**This agenda item was Accepted to the BOC agenda and assigned to the PWI-Public Works & Infrastructure Committee due back on 2/21/2023 .**

#### WorkSource DeKalb

[2023-0210](#) Commission District(s): ALL DISTRICTS  
Acceptance of the federal Workforce Innovation and Opportunity Act (WIOA) Quest Grant funds for Dislocated Worker employment and training activities from the Technical College System of Georgia; not to exceed \$681,501.00.

**This agenda item was Accepted to the BOC agenda - Consent**

### C. Review of Board of Commissioners Preliminary Agenda

#### PRELIMINARY

#### Board of Commissioners

[2023-0249](#) Commission District(s): All  
Approval of Minutes for the February 21, 2023 Committee of the Whole Meeting

**This agenda item was Accepted to the BOC agenda - Consent**

#### Board of Commissioners - District 1

[2023-0260](#) Commission District(s): District 1  
Appropriate \$85,000 from the POETA Account \_\_\_\_\_ reserved for District 1 to Georgia Safe Sidewalks to provide sidewalk repairs.

**This agenda item was Accepted to the BOC agenda - Consent**

[2023-0261](#) Commission District(s): District 1  
To Approve the Appropriation of \$100,000 from Non-Departmental - Unincorporated Fund Assigned to Account

(09130.579002.272.0000.0000) to Grant Fund  
(09130.611250.272.0000.0000) Reserved for District 1 for the  
Property Archive Project

**This agenda item was Accepted to the BOC agenda - Consent**

**Board of Commissioners - District 6**

[2023-0229](#) Commission District(s): Commission District 6  
To Appropriate \$25,000 from the District 6 Reserve for  
Appropriation for Continued Support of the DeKalb County Age in  
Place with Dignity- Property Tax Workshops for Seniors By  
Seniors.

**This agenda item was Accepted to the BOC agenda - Consent**

**Board of Commissioners - District 7**

[2023-0154](#) Commission District(s): District 7  
To Appropriate A Total Of \$117,000 From The Reserve For  
Appropriation To Pond & Company For A Study On The Candler  
Rd. Corridor

**This agenda item was Accepted to the BOC agenda and  
assigned to the PECS-Planning, Economic Development &  
Community Services Committee due back on 2/28/2023 .**

[2023-0231](#) Commission District(s): District 7  
To Appropriate \$60,000 In American Rescue Plan Grant Funds  
Assigned to POETA Account 105744.63258.521209.01.07.602479  
Reserved For The District 7 Appropriation To The Latin American  
Association To Mitigate The Public Health Emergency Created By  
The COVID-19 Pandemic.

**This agenda item was Accepted to the BOC agenda - Consent**

[2023-0252](#) Commission District(s): All Districts  
A Resolution of the Governing Authority of DeKalb County,  
Georgia, to Provide Annual Funding to the Clarkston Community  
Health Center

**This agenda item was Accepted to the BOC agenda and  
assigned to the PECS-Planning, Economic Development &  
Community Services Committee due back on 2/28/2023 .**

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

**E. Items Previously Heard**



**PUBLIC HEARING****Chief Executive Office**

[2023-0122](#) Commission District(s): All  
To adopt the 2023 Operating Budget

**GIS Department**

[2021-3047](#) Commission District(s): 2 & 6  
Resolution to Consider Abandonment of a 0.066-Acre Section (2,892 Square Feet) of Oxford Road NE Right of Way.

**Planning and Sustainability**

[2022-1998](#) COMMISSION DISTRICT(S): Commission District 04 Super District 06  
Application of ModWash, LLC c/o Battle Law P.C. for a request to modify zoning conditions to remove condition #1 pursuant to CZ-06-1241, restricting the use of the property to office and retail uses to allow a car wash in the C-1 (Local Commercial) zoning district, at 1849 Lawrenceville Highway.

[2022-2252](#) COMMISSION DISTRICT(S): Commission District 04 Super District 06  
Application of ModWash, LLC c/o Battle Law P.C. to request a Special Land Use Permit (SLUP) to allow a drive-through car wash facility in the C-1 (Local Commercial) zoning district, at 1849 Lawrenceville Highway.

[2022-2253](#) Commission District(s): Commission District 04 Super District 06  
Application of D.A. Edwards & Company c/o Dennis J. Webb, Jr., Smith, Gambrell & Russell to rezone property from R-75 (Residential Medium Lot) zoning district to RSM (Residential Small Lot Mix) zoning district to allow the construction of cottage-style urban single-family detached homes, at 1251 Robinwood Road.

[2022-2540](#) COMMISSION DISTRICT(S): Commission District 04 Super District 06  
Application of MARTA c/o Debbie Frank to rezone properties from R-75 (Residential Medium Lot-75), MR-2 (Medium Density Residential-2), and C-1 (Local Commercial) zoning districts to MU-5 (Mixed Use Very High Density) zoning district to allow a

future mix of land uses to implement the LCI Plan and transit-oriented development goals, at 3350 Kensington Road.

**"DECISION ONLY" ITEMS – NO PUBLIC HEARING**

**Planning and Sustainability**

[2022-2263](#) COMMISSION DISTRICT(S): Commission District 01 Super District 07  
Application of Paul Cables, Alpha Residential and Parker Poe to rezone properties from O-I (Office Institutional) zoning district to HR-3 (High Density Residential-3) zoning district to allow apartments, at 3375 Northeast Expressway.

**APPOINTMENTS**

**Chief Executive Office**

[2022-2440](#) Commission District(s): All  
Appointment to the Development Authority of DeKalb County Board - Ms. Ann Hanlon

**ITEMS FOR DECISION BY THE BOARD**

**Board of Commissioners - District 6**

[2022-1258](#) Commission District(s): All Commission Districts  
Adoption of a Resolution to establish an Advisory Committee of the Board of Commissioners to explore and make recommendations related to affordable housing within DeKalb County.

**Chief Executive Office**

[2023-0160](#) Commission District(s): All  
To Appropriate \$500,000 from the Tourist Product Development CIP Account to Fund the Remaining Phases of the Youth Farm Project

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

[2022-2608](#) Commission District(s): all  
Approval of Minutes of the Special Called Meeting of December 6, 2022

**Purchasing & Contracting**

*Purchasing & Contracting - to ERPS Committee*

[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.

[2022-2118](#) Commission District(s): All District Commission Districts  
Adopt A Resolution to Raise the Minimum Wage for DeKalb County Employees to a Living Wage

*Purchasing & Contracting - to FAB Committee*

[2023-0046](#) Commission District(s): ALL  
RA - Ratification of Change Order No. 2 to Contract 1092093 for Auditing Services (Multiyear Contract): for use by the Department of Finance. This contract consists of auditing services of the County's Financial Statements. Awarded to Mauldin & Jenkins, LLC. Amount Not To Exceed: \$59,745.65.

*Purchasing & Contracting - to OPS Committee*

[2023-0093](#) Commission District(s): ALL  
CO - Change Order No. 1 to Contract Nos.: 1262401, 1262403, 1262413 and 1262406 Purchase of Autos, Vans, Trucks & Accessories (Annual with 2 Options to Renew): for use by Public Works-Fleet Management. These contracts consist of purchasing replacement vehicles to enable County personnel to complete daily tasks that require the use of automobiles. Awarded to: Wade Ford, Inc., Hardy Chevrolet, Buick, GMC, Inc., Hardy Family Ford, Inc. and ZT Auto CDJR Union City, LLC. Total Amount Not To Exceed: \$5,400,000.00.

[2023-0107](#) Commission District(s): ALL  
RES - Rescind Award to Avaya, Inc. under Agenda Item No. 2022-2276 for Avaya Support and Licensing: for use by the Department of Innovation and Technology (DoIT). Consists of piggybacking off the competitively let Statewide Contract No. 99999-SPD-T20120501-0004. This request is to rescind the award made to Avaya, Inc. and re-award to the correct vendor who will be paid for services. Award to Carousel Industries, Inc. Amount Not To Exceed: \$1,123,391.88.

[2023-0060](#) Commission District(s): ALL  
CO - Change Order No. 5 to Contract Nos.: 1191813, 1191817, 1191818 and Change Order No. 6 to Contract No. 1191816 and Change Order No. 7 to Contract No. 1191815 General Contractor Services (Multiyear): for use by the Departments of Facilities Management (FM), Recreation, Parks and Cultural Affairs (RPCA), Fire Rescue Services, Watershed Management (DWM) and Library (DCPL). These contracts consist of providing general contractor services for minor construction projects throughout the County. Awarded to: Autaco Development, LLC, Kissberg/Parket-Fry JV, LLC, SoCo Contracting Company, Inc., Engineering Design Technologies, Inc., and Greenheart Construction. Total Amount Not To Exceed: \$12,596,074.03.

*Purchasing & Contracting - to PECS Committee*

[2023-0015](#) Commission District(s): 4  
CO - Change Order No. 1 to Contract 126950 Maintenance of Mystery Valley Golf Course (Multiyear): for use by the Department of Recreation, Parks and Cultural Affairs (RPCA). This contract consists of the maintenance of the Mystery Valley Golf Course. Awarded to: Cypress Golf Management, LLC, Amount Not To Exceed: \$258,000.00.

[2023-0016](#) Commission District(s): 5 & 7  
RA - Ratification of Change Order No. 1 to Contract 1208634 Construction of East DeKalb Community and Senior Center at Bruce Street: for use by the Department of Community Development (CD). This contract consists of the construction of the new East DeKalb Community and Senior Center. Awarded to: Diversified Construction of Georgia, Inc. Amount Not To Exceed: \$176,162.50.

[2023-0074](#) Commission District(s): 3  
REN - Contract No. 1130987 Maintenance of Sugar Creek Golf Course (Annual Contract - 4th Renewal of 4 Options to Renew): for use by the Department of Recreation, Parks and Cultural Affairs (RPCA). This contract consists of maintaining the golf course grounds and facilities. This request is to exercise the 4th renewal option through March 31, 2024 with cost increases and increase scope of work. Awarded to: Cypress Golf Management, LLC dba Cypress Golf Course Services. Amount Not To Exceed: \$894,739.42.

*Purchasing & Contracting - to PWI Committee*

- [2022-2124](#) Commission District(s): ALL  
LB - Invitation No. 22-101516 Asphaltic Concrete Pavement Repairs: for use by Departments of Watershed Management (DWM); Public Works - Roads & Drainage (R&D); Recreation, Parks & Cultural Affairs (RPCA); and Facilities Management (FM). Consists of providing road repair and maintenance services on various County roads. Recommend award to all responsive and responsible bidders: A&S Paving, Inc.; Greenway One, Inc.; and HEH Paving, Inc. Total Amount Not To Exceed: \$9,718,913.17.
- [2022-2352](#) Commission District(s): ALL  
LB - Invitation No. 21-101466 Rental of Various Heavy Equipment (Three (3) Year Multiyear Contract): for use by the Departments of Public Works - Roads & Drainage (R&D), Sanitation, and Watershed Management (DWM). Consists of the rental of various heavy equipment. Recommend award to the lowest, responsive and responsible bidders: H & E Equipment Services, Inc.; Herc Rentals, Inc.; Sunbelt Rentals, Inc.; and Yancey Brothers Company. Total Amount Not To Exceed: \$4,607,809.00.
- [2023-0228](#) Commission District(s): All  
LB - Invitation No. 22-101543 SPLOST Phase II Resurfacing Project (Area A) (365 Days): for use by Public Works - Roads and Drainage (R&D). Consists of providing SPLOST (Phase II - Area A) road resurfacing to various roads located in DeKalb County. Recommend award to the lowest, responsive and responsible bidder: E.R. Snell Contractor, Inc. Amount Not To Exceed: \$22,483,778.80.

**II. Special Called Meeting****A. Executive Session****B. Other Matters**