



DeKalb County Government

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

Agenda

Board of Commissioners

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

Tuesday, November 14, 2023

9:00 AM

Manuel J. Maloof Auditorium

A. INSPIRATIONAL

PLEDGE OF ALLEGIANCE

Commissioner Ted Terry
District 6

B. PRESENTATIONS

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

[2022-2270](#)

COMMISSION DISTRICT(S): All Districts

Application of the Director of Planning & Sustainability for text amendments to the Zoning Ordinance, Chapter 27, to create Section 5.7.9 to consolidate regulations specific to cottage housing development; to amend Article 2 (Residential Zoning Districts: Dimensional Requirements) for the facilitation of cottage housing development in various zoning districts; to amend Section 5.7.5 (Detached Houses) related to cottage housing development, and to revise other applicable sections of the Zoning Ordinance to accommodate cottage housing development.

[\(11/1/22 Planning Commission: deferred for a full cycle to the Board of Commissioners - Zoning Meeting\)](#)

(11/17/22 Board of Commissioners - Zoning Meeting: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

(3/7/23 Planning Commission: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

(3/30/23 Board of Commissioners - Zoning Meeting: deferred for a full cycle to the Board of Commissioners - Zoning Meeting)

(5/2/23 Planning Commission: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

(5/25/23 Board of Commissioners - Zoning Meeting: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

(9/12/23 Planning Commission: defer to the Board of Commissioners with no recommendation)

(9/28/23 Board of Commissioners - Zoning Meeting: deferred for 45 days to the Board of Commissioners)

[2023-0874](#)

COMMISSION DISTRICT(S): Commission District 03 Super District 07

Application of Alex Ciuca c/o Battle Law, P.C. to rezone properties from R-75 (Residential Medium Lot-75) zoning district to RSM (Small Lot Residential Mix) zoning district to allow for the construction of single-family, detached homes. The properties are located at 4127-4173 Maplewood Drive in Decatur, Georgia.

(9/12/23 Planning Commission: deferred for two full cycles)

(9/28/23 Board of Commissioners - Zoning Meeting: deferred for 45 days to the Board of Commissioners)

“DECISION ONLY” ITEMS – NO PUBLIC HEARING

NONE

E. APPEALS

NONE

F. APPOINTMENTS

NONE

G. CONSENT AGENDA

NONE

H. PRELIMINARY ITEMS**Board of Commissioners - District 2**

- [2023-1440](#) Commission District(s): District 2
Appropriation of \$480,000 from 2023 District 2 Reserve for
Appropriation into a District 2 Capital Account
- [2023-1441](#) Commission District(s): All Commission Districts
Resolution Adopting the Charter for Compassion for DeKalb County,
Georgia

Board of Commissioners - District 6

- [2023-1395](#) Commission District(s): District 6, all Districts that have this need and
meet program qualifications
Approve \$50,000.00 from District 6 ARP Appropriations for the Amani
Women's Center (AWC) to Provide Services and Training Under the
Amani Sewing Program and Rental Assistance for Program Participants
- [2023-1438](#) Commission District(s): District 6 and District 2
To Transfer \$46,000 from the District 6 Reserve for Appropriation to
Support Woodward Elementary School in the United Way AARP
Experience Corp to Assist with Critical Reading Proficiency Efforts
- [2023-1439](#) Commission District(s): District 6 and District 3
To Transfer \$46,000 from the District 6 Reserve for Appropriation to
Support John Robert Lewis Elementary School in the United Way AARP
Experience Corp to Assist with Critical Reading Proficiency Efforts

Chief Executive Office

- [2023-1448](#) Commission District(s): All Commission Districts
Resolution to Continue an Equalized Homestead Option Sales Tax
("EHOST") and Impose a Special Purpose Local Option Sales Tax
("SPLOST II") in DeKalb County

Clerk to the Board of Commissioners and CEO

- [2023-1387](#) Commission District(s): All
Approval of the Minutes of the Board of Commissioners Meeting of October 24, 2023

Human Services

- [2023-1371](#) Commission District(s): All
Acceptance of additional funds in the amount of \$230,000 from the Georgia Department of Public Health for the DeKalb Maternal Infant & Early Childhood Home Visiting (MIECHV) Program- At No Cost to the County.
- [2023-1372](#) Commission District(s): All
Awarding of the Victim Assistance Grants for 2023 to State Certified Victim Assistance Non-Profit Agencies-Transfer Funds from the Victim Assistance Fund 206 to the Human Services Grant Fund-Cost Center 67510- At a Cost of \$26,232 to the County.
- [2023-1374](#) Commission District(s): All
Awarding of the 2023 Human Services Grants to Local Non-Profits- At a Cost of \$617,808 to the County

Purchasing & Contracting

Purchasing & Contracting - to FAB Committee

- [2023-1298](#) Commission District(s): All
SWC - Statewide Contract (SWC) No. 99999-SPD-T20190814-0001 Cloud Solutions and Services: for use by Finance - Office of Management & Budget (OMB). Consists of piggybacking off the competitively let SWC to purchase OpenGov software to use for budget development, management, reporting, and transparency. Awarded to Carahsoft Technology Corp. Amount Not To Exceed: \$1,303,272.00.

Purchasing & Contracting - to OPS Committee

[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.

Purchasing & Contracting - to PWI Committee

[2023-1024](#) Commission District(s): All
CO - Change Order No. 2 to Contract No. 1217791 Fire Hydrant Replacements, Repair Parts, and Services (Annual Contract with 2 Options to Renew): for use by the Department of Watershed Management (DWM) and Peachtree DeKalb Airport (PDK). This contract consists of providing repair and replacement services for fire hydrants and hydrant parts. This request is to increase the funds and contract term through December 31, 2024. Awarded to Georgia Hydrant Services, Inc. Amount Not To Exceed: \$950,000.00.

Watershed Management

[2023-1373](#) Commission District(s): 3 & 6
Agreement for the Construction and Financing of Sewer Upgrades with Company with a contribution of \$20,000.

WorkSource DeKalb

[2023-1349](#) Commission District(s): ALL DISTRICTS
Approval to transfer up to \$500,000 of Workforce Innovation and Opportunity Act (WIOA) funds from the PY22/PY23 Dislocated Worker program to the PY22/PY23 Adult program.

I. ITEMS FOR DECISION BY THE BOARD

Board of Commissioners

[2023-1023](#) Commission District(s): All Districts
A Resolution by the Governing Authority of DeKalb County to Include the Construction of Peachtree Creek Greenway Trail as a Priority SPLOST II Project

(8/15/23 Committee of the Whole: Accepted to the BOC agenda and assigned to the PECS-Planning, Economic Development & Community Services Committee)

(8/22/23 PECS-Planning, Economic Development & Community Services Committee: recommended holding in committee to the Board of Commissioners)

(8/22/23 Board of Commissioners: deferred to the next meeting to the Board of Commissioners)

(8/22/23 Board of Commissioners: deferred 2 weeks)

Board of Commissioners - District 1

[2023-1022](#)

Commission District(s): All Districts

To Request the Department of Planning and Sustainability Staff to Explore the Feasibility of Adopting Standard Dumpster Requirements for Apartment Complexes and Multi-Family Units

(8/15/23 Committee of the Whole: Accepted to the BOC agenda and assigned to the PECS-Planning, Economic Development & Community Services Committee)

(8/22/23 PECS-Planning, Economic Development & Community Services Committee: recommended holding in committee to the Board of Commissioners)

(8/22/23 Board of Commissioners: deferred to the next meeting to the Board of Commissioners)

(9/12/23 Board of Commissioners: deferred to the next meeting to the Board of Commissioners)

(9/12/23 PECS-Planning, Economic Development & Community Services Committee: recommended for deferral to the Board of Commissioners)

(9/26/23 Board of Commissioners: deferred for 45 days to the Board of Commissioners)

(11/6/23 PWI-Public Works & Infrastructure Committee: recommended for deferral to the Board of Commissioners)

Board of Commissioners - District 2

- [2023-1273](#) Commission District(s): All Commission District
A Resolution Urging the Administration to Explore Use of Physical and Mental Health Advocates(s) for DeKalb Employees Needing Assistance Navigating Insurance and Healthcare Services
- (10/3/23 ERPS-Employee Relations & Public Safety Committee: recommended for deferral to the Board of Commissioners)
- (10/3/23 Committee of the Whole: Accepted to the BOC agenda and assigned to the ERPS-Employee Relations & Public Safety Committee)
- (10/10/23 Board of Commissioners: deferred to the next meeting to the Board of Commissioners)
- (10/17/23 ERPS-Employee Relations & Public Safety Committee: recommended for deferral to the Board of Commissioners)
- (10/24/23 Board of Commissioners: deferred to the Board of Commissioners)
- (11/6/23 ERPS-Employee Relations & Public Safety Committee: recommended for approval. to the Board of Commissioners)

Board of Commissioners - District 6

- [2023-0328](#) Commission District(s): All Commission Districts
A Resolution Calling Upon the State of Georgia To Mandate, Support, and Implement the Use of Body Cameras For All Responding Georgia State Patrol Troopers (GSP)
- (3/21/23 Committee of the Whole: Accepted to the BOC agenda and assigned to the ERPS-Employee Relations & Public Safety Committee)
- (3/21/23 ERPS-Employee Relations & Public Safety Committee: recommended for deferral to the Board of Commissioners)
- (3/28/23 Board of Commissioners: deferred for 30 days to the Board of Commissioners)
- (4/18/23 ERPS-Employee Relations & Public Safety Committee: recommended for deferral to the Board of Commissioners)
- (4/25/23 Board of Commissioners: deferred for 30 days to the Board of Commissioners)
- (5/23/23 Board of Commissioners: deferred to the OPS-County Operations Committee)
- (9/26/23 Board of Commissioners: deferred for 45 days to the Board of Commissioners)

[2023-0902](#)

(11/6/23 OPS-County Operations Committee: recommended for withdrawal to the Board of Commissioners)

Commission District(s): All Commission Districts
To Approve a District 6 American Rescue Plan Funding of \$100,000 to Establish a DeKalb County Eviction Defense Fund to Assist Qualified Residents with Legal Representation

(7/18/23 Committee of the Whole: Accepted to the BOC agenda and assigned to the PECS-Planning, Economic Development & Community Services Committee)

(7/25/23 Board of Commissioners: deferred to the next meeting to the Board of Commissioners)

(7/31/23 PECS-Planning, Economic Development & Community Services Committee: recommended for deferral to the Board of Commissioners)

(8/8/23 Board of Commissioners: deferred for 30 days to the PECS-Planning, Economic Development & Community Services Committee)

(8/22/23 PECS-Planning, Economic Development & Community Services Committee: recommended holding in committee to the Board of Commissioners)

(9/12/23 Board of Commissioners: deferred for 30 days to the Board of Commissioners)

(9/26/23 PECS-Planning, Economic Development & Community Services Committee: recommended holding in committee to the Board of Commissioners)

(10/10/23 PECS-Planning, Economic Development & Community Services Committee: recommended for deferral to the Board of Commissioners)

(10/10/23 Board of Commissioners: deferred to the next meeting to the Board of Commissioners)

(10/24/23 Board of Commissioners: deferred to the Board of Commissioners)

(11/6/23 PECS-Planning, Economic Development & Community Services Committee: recommended for approval upon receipt of additional information to the Board of Commissioners)

Clerk to the Board of Commissioners and CEO

[2023-1223](#) Commission District(s): All
Approval of the Minutes of the Board of Commissioners Meeting of
September 26, 2023

(10/3/23 Committee of the Whole: Accepted to the BOC agenda -
Consent)

(10/10/23 Board of Commissioners: deferred to the next meeting to the
Board of Commissioners)

(10/24/23 Board of Commissioners: deferred to the Board of
Commissioners)

[2023-1380](#) Commission District(s): all
Approval of Minutes of the Special Called Meeting of October 17, 2023

(10/26/23 Committee of the Whole: Accepted to the BOC agenda -
Consent)

Purchasing & Contracting

Purchasing & Contracting - to OPS Committee

[2023-0713](#) Commission District(s): ALL
RAT- Ratification of Purchase Order No. 1336528 Vote Center Hubs (Sole
Source): for use by the Department of Voters Registration and Elections
(VRE). This request seeks to ratify a previously issued purchase order for
vote hubs. These hubs enclose the voting equipment used by citizens to cast
ballots during an election. Awarded to: Runbeck Election Services, Inc.
Amount Not To Exceed: \$2,281,925.00.

(10/26/23 Committee of the Whole: Accepted to the BOC agenda and
assigned to the OPS-County Operations Committee)

(11/6/23 OPS-County Operations Committee: recommended holding in
committee to the Board of Commissioners)

[2023-1040](#)

Commission District(s): ALL

REN - Contract Nos.: 1309686 and 1309666 On-Call Roof Maintenance, Repair, and Replacement Services (1st Renewal of 2 Options to Renew): for use by the Departments of Facilities Management (FM), Recreation Parks and Cultural Affairs (RPCA), and Watershed Management (DWM). These contracts consist of roof maintenance, repair, and replacement services at County owned facilities. This request seeks to exercise the 1st renewal option and add DWM usage. Awarded to Hawk Construction Company, LLC, and National Building Contractors, Inc. Total Amount Not To Exceed: \$5,986,642.65.

(10/17/23 OPS-County Operations Committee: recommended for deferral to the Board of Commissioners)

(10/17/23 Committee of the Whole: Accepted to the BOC agenda and assigned to the OPS-County Operations Committee)

(10/24/23 Board of Commissioners: deferred to the next meeting to the Board of Commissioners)

(11/6/23 OPS-County Operations Committee: recommended for deferral to the Board of Commissioners)

[2023-1212](#)

Commission District(s): ALL

SWC - Statewide Contract No. 99999-SPD-SPD0000155-0001 Truck Chassis and Truck Bodies: for use by Public Works-Fleet Management to be used by PW - Roads & Drainage. Consists of piggybacking off the competitively let SWC to purchase one (1) sign truck to assist in replacing and/or repairing road signs throughout the County. Awarded to Rush Truck Centers of GA, Inc. Amount Not To Exceed: \$192,549.00.

(10/26/23 Committee of the Whole: Accepted to the BOC agenda and assigned to the OPS-County Operations Committee)

(11/6/23 OPS-County Operations Committee: recommended holding in committee to the Board of Commissioners)

[2023-1218](#)

Commission District(s): ALL

CO - Change Order No. 5 to Contract No. 1081988 Professional Services for the Implementation of Oracle Hyperion Planning and Budgeting Cloud Services for Public Sector: for use by the Department of Innovation and Technology (DoIT) for use by the Office of Management and Budget (OMB). This contract consists of providing services that streamline the budget preparation process and enhance the County's ability to track and manage budgets in real-time. This request seeks to increase the contract funds and term through December 31, 2024. Awarded to Deloitte Consulting, LLP. Amount Not To Exceed: \$100,000.00.

(10/26/23 Committee of the Whole: Accepted to the BOC agenda and assigned to the OPS-County Operations Committee)

(11/6/23 OPS-County Operations Committee: recommended holding in committee to the Board of Commissioners)

[2023-1222](#)

Commission District(s): ALL

CA - Cooperative Agreement for Grounds Maintenance Equipment, Attachments, and Accessories with Related Services (Sourcewell Contract No. 031121-KBA): for use by Public Works-Fleet Management to be used by Public Works-Beautification. Consists of piggybacking off the competitively let Sourcewell Contract to purchase two (2) additional Kubota F2670 front deck mowers to assist in right-of-way mowing throughout the County. Awarded to Lashley Tractor Sales. Amount Not To Exceed: \$51,537.14.

(10/26/23 Committee of the Whole: Accepted to the BOC agenda and assigned to the OPS-County Operations Committee)

(11/6/23 OPS-County Operations Committee: recommended holding in committee to the Board of Commissioners)

[2023-1279](#)

Commission District(s): All

REN - Contract No. 1272033 Chemical Treatment for HVAC Equipment (Annual Contract - 2nd Renewal of 2 Options to Renew): for use by Facilities Management (FM). This contract consists of providing water treatment, chemical treatment, and technical treatment services for County-owned HVAC equipment. This request seeks to exercise the 2nd renewal term through December 31, 2024. Awarded to: Premier Water & Energy Technology, Inc. Amount Not To Exceed: \$100,000.00.

(10/26/23 Committee of the Whole: Accepted to the BOC agenda and assigned to the OPS-County Operations Committee)

(11/6/23 OPS-County Operations Committee: recommended holding in committee to the Board of Commissioners)

Purchasing & Contracting - to PWI Committee

2023-0823

Commission District(s): ALL

CO - Change Order No. 1 to Contract Nos.: 1324307, 1324314, and 1324317 Rental of Various Heavy Equipment (Three (3) Year Multiyear Contract): for use by the Departments of Watershed Management (DWM), Public Works - Roads & Drainage (R&D) and Sanitation. These contracts consist of the rental of various heavy equipment. This request seeks to add use by the Department of Watershed Management and increase contract funds in support of that use. Awarded to H & E Equipment Services, Inc.; Herc Rentals, Inc.; and Sunbelt Rentals, Inc. Total Amount Not To Exceed: \$5,527,809.00

(10/17/23 PWI-Public Works & Infrastructure Committee: recommended for deferral to the Board of Commissioners)

(10/17/23 Committee of the Whole: Accepted to the BOC agenda and assigned to the PWI-Public Works & Infrastructure Committee)

(10/24/23 Board of Commissioners: deferred to the next meeting to the Board of Commissioners)

(11/6/23 PWI-Public Works & Infrastructure Committee: recommended for deferral to the Board of Commissioners)

Recreation, Parks and Cultural Affairs

2023-1100

Commission District(s): 4 and 6

To Increase Monthly Horse Boarding Fees at Little Creek Horse Farm

(9/19/23 Committee of the Whole: Accepted to the BOC agenda and assigned to the PECS-Planning, Economic Development & Community Services Committee)

(9/26/23 PECS-Planning, Economic Development & Community Services Committee: recommended holding in committee to the Board of Commissioners)

(9/26/23 Board of Commissioners: deferred to the next meeting to the Board of Commissioners)

(10/10/23 Board of Commissioners: deferred 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.