

DeKalb County Government

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



Summary

Tuesday, January 10, 2023

9:00 AM

Manuel J. Maloof Auditorium

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

Administration: Michael Thurmond, CEO, Zachary Williams, Executive Assistant/ Chief Operating Officer, Barbara Sanders-Norwood, County Clerk, Viviane Ernstes, County Attorney

A. INSPIRATIONAL

Pastor Quincy Lavelle Carswell, II- The Covenant Church

PLEDGE OF ALLEGIANCE

Commissioner Larry Johnson- District 3

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. Public comments may be made in person or submitted by sending an email no longer than one page to PublicComment@dekalbcountyga.gov which must be received between 9:00 a.m. and 10:00 a.m. on the day of the meeting. Only those emails received during the allotted time may be read aloud. Public comment emails received outside of the allotted time will be included in the public comment record for the next meeting after receipt of those emails. The body of your email must include your first and last name, followed by your address. By submitting an email for public comment at any time, you agree to have your name, address and email entered into the record/minutes. Each in-person speaker must complete a speaker card and present it to the clerk before the beginning of the public comment portion of the meeting.

Public Comments: January 10, 2023- Unread Emails

1. Steve Hagen, 4640 Imperial Hills Court Tucker- Chairman Robert Patrick and DeKalb County Commission, Because I live in Tucker, I am copying Tucker Mayor Auman, Council members Rece, Orlando, Monferdini, Schroder, Lerner and Weaver as well as two Community Improvement Districts leaders Lee and Morseberger and state and federal leaders who serve the Tucker part of Dekalb County: State Senator Jackson, State Reps Holcomb 81, Barnes 86, Davis 87, Mitchell 88 and US Representatives Johnson and McBath. Most people can agree the market system has left huge unfilled gaps in producing living units many can afford to rent much less own. When we include all the hybrid housing programs most communities still come up short. I am part of the problem as I chose to retire to DeKalb, purchasing a home a long time resident may have afforded. This is repeated all over the US as people gravitate to job centers and the cultural benefits of metro areas. A huge thanks to those who may be working to provide more housing choices, especially truly affordable choices. I am aware of some of the efforts Commissioners Cochran-Johnson and Terry are promoting to increase housing to those not being served as well as the collaboration of some cities and counties occurring thru the Atlanta Regional Commission. Home ownership, indeed is absent from many of the finance / building models in use across the US and DeKalb. Affordable housing is almost always approached as rentals and the plans that exist are based on keeping units affordable for only a limited number of years and then they are sold at market prices. Affordable inventory is always vanishing. But we have a glimmer of how government can play an important part in the change needed by what is happening to some small degree in Atlanta and Decatur with the introduction of land trusts where the land upon which living units are constructed is owned by a trust organization reducing the cost of constructing living units so modest wage earners can become owners and build equity in a home and community. The bonus is that these living units can be kept affordable indefinitely. This addition of a land trust concept to the housing equation must be explored by the Dekalb County Commission and cities. Below are basic details of how to produce housing which can be sold to those earning \$14 per hour with good credit with the added bonus of keeping that housing affordable indefinitely under a set of assumptions. If you find this proposal promising as a way to serve a segment of the population not served then you should direct county staff to review the matter and present a plan that can be endorsed by this Commission so it could then be presented to the community to determine if there is enough interest by individual, group, foundation and other donors to carry out such a plan. A plan that would also reduce commute times by creating affordable housing close to job centers. Because of time limitation here, anyone may request the remainder of this document by emailing Stevenmia@aol.com or making a public information request. I have no interest in profiting in any manner from this proposal. I simply want to see modest wage earners benefit from the stability of home ownership.

Public Comments: January 10, 2023- Read Emails

1. Christopher Gray, 2499 Skyland Drive NE; Brookhaven, GA- I would like to request the Public Works and Infrastructure Committee implement a large item disposal center for residential use in the northern part of the county. The Seminole Road landfill is nearly at the southern-most point of the county and can easily take an hour or more to access from the northern parts of the county. While there is a transfer station for commercial use in Chamblee, it is not accessible by residents. Disposing of pallets, large boxes, furniture, etc. can take a week to 10 days when waiting on the bulky item pickup. Neighbors do not want to see items sitting by the curb for over a week waiting for pickup. A logical solution would be a large item disposal station in the northern portion of the county for use by residents. Thank you for your time.

Public Comments: In Person

Joscelyn O'Neil- 3711 Larkspur Terrace Decatur 30032, Stephen Binney- 1083 Seville Drive Clarkston 30021, Larry Foster- 2572 Raintree Drive Northeast Atlanta 30345, Christen Munroe- 1428 Edenfield Court 30058

D. 10:00 A.M. PUBLIC HEARING

Cards must be 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, in-person 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 in-person attendees 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. If time remains in the proscribed public comment portion of said meeting, email comments will be read into the record by the clerk or designee. Any remaining email public comments received between 9:00 am and 10:00 a.m. on the day of the meeting not read into the record will be submitted into the minutes by the clerk or designee and shall be forwarded to each commissioner by email. 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.

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. Citizens may also email statements or documents related to public hearing items for inclusion in the public record by submitting such statements or materials by 9:00 a.m. on the date of the public hearing to PublicHearing@dekalbcountyga.gov. The body of your email must include a reference to the particular public hearing item to which your statement or documents apply by agenda number and your first and last name, followed by your address. By submitting an email related to any public hearing item, you agree to have your name, address and email entered into the record/minutes. In-person comments will be heard first. Prior to speaking, an in-person speaker shall complete a speaker card and present it when approaching the podium. If an in-person 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.

NONE

“DECISION ONLY” ITEMS – NO PUBLIC HEARING

NONE

E. APPEALS

NONE

F. APPOINTMENTS

Board of Commissioners - District 2

[2023-0041](#)

Commission District(s): District 2

Appointment of Susan Neugent to the Charter Review Commission

Approved

ITEMS FOR RECORDING IN THE MINUTES

Board of Commissioners - District 1[2022-2020](#)**Commission District(s):** District 1

Appointment to Post 9 of the DeKalb-Peachtree Airport Advisory Board of
DeKalb County - Mr. Will Childs

Deferred to the next meeting, until January 24, 2023

Board of Commissioners - District 2[2023-0037](#)**Commission District(s):** District 2

To Confirm the Appointment of Sally Sears to the Recreation, Parks, and
Cultural Affairs Citizen Advisory Board

Approved the substitute submitted from the floor

[2023-0038](#)**Commission District(s):** District 2

To Record the Appointment of Wardell Castles to the DeKalb Animal Services
Advisory Board

Approved the substitute submitted from the floor

[2023-0039](#)**Commission District(s):** District 2

To Record the Appointment of Mark Goldman to the Zoning Board of Appeals
for District 2

Approved

[2023-0040](#)**Commission District(s):** District 2

To Record the Appointment of Doug Miller to the Peachtree DeKalb Airport
Advisory Board for District 2

Approved

G. CONSENT AGENDA

NONE

H. PRELIMINARY ITEMS**Airport**

[2023-0002](#)

Commission District(s): 1 and 6

Proposed Sale of Permanent Easements to Georgia Department of Transportation over County owned property located on DeKalb Peachtree Airport.

Deferred and assigned to the County Operations Committee (OPS), and return to the Board on January 24, 2023

Board of Commissioners

[2022-2643](#)

Commission District(s): All Districts

Nomination of a Presiding Officer

Approved

[2022-2644](#)

Commission District(s): All Districts

Nomination of a Deputy Presiding Officer

Approved

Board of Commissioners - District 5

[2023-0018](#)

Commission District(s): District 5

An item to allocate \$10,000 of the American Rescue Plan Funds reserved for appropriation by District 5 for the District 5 COVID Public Awareness Campaign

Approved

Board of Commissioners - District 7[2022-2645](#)**Commission District(s):** District 7

To Appropriate \$100,000 In American Rescue Plan Grant Funds Assigned to POETA Account 105744.63258.521209.01.07.602479 Reserved For District 7 To Mitigate The Public Health Emergency Created By The COVID-19 Pandemic

Approved

Chief Executive Office[2023-0055](#)**Commission District(s):** All Commission Districts

Amend the Grants Budget to accept and appropriate \$2,000,000.00 from the Center for Tech and Civic Life ("CTCL"), for the public purpose of planning and operationalizing safe and secure election administration infrastructure in DeKalb County, and approve the County's membership in the U.S. Alliance for Election Excellence (the "Alliance").

Deferred and assigned to the County Operations Committee (OPS), and return to the Board on February 16, 2023

Clerk to the Board of Commissioners and CEO[2022-2621](#)**Commission District(s):** All

Approval of Minutes of the Board of Commissioners Meeting of December 20th, 2022

Deferred to the next meeting, until February 16, 2023

Fire & Rescue[2022-2646](#)**Commission District(s):** All Commission Districts

Official Retirement of K-9 Ace to his Handler Fire Investigator Henry Patterson

Approved

Purchasing & Contracting*Purchasing & Contracting - to OPS Committee*[2022-2639](#)**Commission District(s): ALL**

REN - Contract No. 1283053 Purchase, Delivery, Installation, Maintenance & Repair of Propane Fuel Tanks (Annual Contract - 1st of 2 Options to Renew): for use by Public Works-Fleet Management. This contract consists of purchasing and delivering propane gas to propane tanks at various locations in the County. This request is to exercise the 1st renewal option through February 28, 2024. Awarded to Blossman Gas Inc. of Georgia. Amount Not To Exceed: \$60,000.00.

Deferred to the next meeting, until January 24, 2023

Purchasing & Contracting - to PECS Committee[2022-2642](#)**Commission District(s): ALL**

RFP - Request for Proposals No. 22-500622 Comprehensive Trail - Greenway Master Plan (Multiyear Contract): for use by Recreation, Parks and Cultural Affairs (RPCA). Consists of providing professional planning services that include the creation of a comprehensive master plan. This plan will incorporate the County's existing network of greenways, trails and paths with the expansion and creation of a new and future greenway network. Recommend award to the highest scoring proposer: Toole Design Group, LLC. Amount Not To Exceed: \$348,500.00.

Deferred and assigned to the Planning, Economic Development & Community Services Committee (PECS), and returned the Board February 16, 2023

Purchasing & Contracting - to PWI Committee

[2022-2609](#)**Commission District(s): ALL**

CA - Cooperative Agreement for Leasing of Rear Loader Trucks (OMNIA Partners Cooperative Purchasing Agreement No. 2019000319): for use by the Department of Public Works-Sanitation (Sanitation). Consists of piggybacking off the competitively let Omnia Partners Contract No. 2019000319 for leasing of four (4) 11 - yard rear loader trucks for 26 weeks and four (4) 25 - yard rear loader trucks for 52 weeks. These units are needed by the Sanitation Department to assist in the collection of trash within the County. Awarded to Big Truck Rental. Amount Not To Exceed: \$679,104.00.

Deferred and assigned to the Public Works & Infrastructure Committee (PWI), and return to the Board on January 24, 2023

[2022-2614](#)**Commission District(s): ALL**

LB - Invitation No. 22-101534 Tires Recycling (Annual Contract with 2 Options to Renew): for use by Public Works - Sanitation (Sanitation). Consists of picking up and removing tires from the Seminole Landfill that were collected from illegal dump sites, residential homes, and tire cleanup projects. Recommend award to the lowest, responsive and responsible bidder: Latham Home Sanitation Company, Inc. Amount Not To Exceed: \$250,000.00.

Deferred and assigned to the Public Works & Infrastructure Committee (PWI), and return to the Board on January 24, 2023

[2022-2616](#)**Commission District(s): All**

LB - Invitation No. 21-101475 Right-of-Way Mowing (Annual Contract with 2 Options to Renew): for use by Public Works - Sanitation and Beautification. Consists of mowing and lawn maintenance services at 113 right-of-way locations throughout the County. Total Amount Not To Exceed: \$603,181.02.

Deferred and assigned to the Public Works & Infrastructure Committee (PWI), and return to the Board on January 24, 2023

[2022-2622](#)**Commission District(s): ALL**

CA - Cooperative Agreement for Compact Rubber Track Excavator (Virginia Sheriffs' Association Contract Award No. 23-04-0713): for use by Public

Works-Fleet Management to be used by the Department of Watershed Management (DWM).

Consists of piggybacking off the competitively let Virginia Sheriff's Association Contract Award No. 23-04-0713. This request, to purchase two (2) compact rubber track excavators, will assist in digging trenches to repair and replace water and sewer pipes throughout the County.

Awarded to Central Atlanta Tractor Sales, Inc. Amount Not To Exceed: \$123,081.84.

**Deferred and assigned to the Public Works & Infrastructure Committee (PWI),
and return to the Board on January 24, 2023**

Walk-On Items

2023-0108 Add item
Approved

2023-0123

Commission District(s): All Commission Districts

To extend the Transition Procedures as previously adopted by the Board of Commissioners on October 25, 2022 through and including April 1, 2023 to allow public participation via email while the DeKalb County Board of Commissioners returns to in-person meetings and technological upgrades are made to the Maloof Auditorium.

Approved

2023-0109 Add item
Approved

2023-0124**Commission District(s):** All Commission Districts

A Resolution Reaffirming the DeKalb County Board of Commissioners

Committees

Approved**I. ITEMS FOR DECISION BY THE BOARD****Board of Commissioners - District 1**[2021-2855](#)**Commission District(s):** All Districts

A Request to Consider Establishing County Website Update

Deferred and assigned to the County Operations Committee (OPS), and return to the Board on February 16, 2023**Chief Executive Office**[2022-1045](#)**Commission District(s):** All Commission Districts

To Renegotiate the 1984 Grady Operating Agreement between DeKalb County, Fulton County, and the Fulton-DeKalb Hospital Authority

Deferred and assigned to the Planning, Economic Development & Community Services Committee (PECS), and return to the Board on February 16, 2023**Clerk to the Board of Commissioners and CEO**[2022-2617](#)**Commission District(s):** All

Approval of the Minutes of the Board of Commissioners Meeting of December 13, 2022

Deferred to the next meeting, until January 24, 2023**Community Development**

[2022-2618](#)**Commission District(s): All**

HOME-ARP Allocation Plan to the U.S. Department of Housing and Urban Development for Tenant-Based Rental Assistance and Supportive Services. Federally Funded, Allocation Amount is \$7,800,800, No Cost to the County

Approved

Finance

Purchasing & Contracting

Purchasing & Contracting - to OPS Committee

[2022-2559](#)**Commission District(s): ALL**

REN-Repair of Equipment: All Automobiles, On-the-Road, Off-the-Road, Vehicles, Motorcycles, Trucks, Trailers & Motorized Equipment (Annual Contract-1st of 2 Options to Renew): Contract Nos.: 1280880, 1280705, 1280725, 1281594, 1280875, 1280727, 1280728, 1281062, 1280730, 1287534, 1280732, 1280878, 1280874, 1280877, 1280750, 1280879, 1280755, 1280769, 1281593, 1280774, 1280788, 1280790, 1281575, 1280793, 1280797, 1280798, 1281598, 1281063, 1281556, 1281069, 1281237, 1281162, 1281189, 1280881, 1280826, 1280837, 1281600, 1280838, 1281064, 1280839, 1280842, 1282743, 1280843, 1280867, 1280956, 1280955, 1280977, 1282382, 1280868, 1280869, 1280870, 1281068, 1280871m 1280872, 1281239 and 1280873 for use by Public Works-Fleet Management. These contracts consist of providing vehicle and equipment repairs from qualified and/or manufacturer dealers when the required repair is beyond the capability or expertise of Fleet Management personnel. This request is to exercise the 1st renewal option through February 28, 2024 and to add Fire and Rescue Services. Awarded to the below listed 56 vendors. Total Amount Not To Exceed: \$8,300,000.00.

Deferred and assigned to the Planning, Economic Development & Community Services Committee (PECS), until January 24, 2023

[2022-2568](#)**Commission District(s): ALL**

CO - Change Order No. 1 to Contract No. 1208463 Inspection and Testing of Water Based Fire Protection Systems (Annual Contract with 2 Options to Renew): for use by the Department of Facilities Management (FM). This contract consists of providing inspection, testing, maintenance, and repair of existing water-based fire protection equipment throughout the County. This request is to increase contract funding. Awarded to: All-Star Fire, LLC. Amount Not To Exceed: \$62,000.00.

Deferred and assigned to the Planning, Economic Development & Community Services Committee (PECS), until January 24, 2023

[2022-2583](#)**Commission District(s): ALL**

CO - Change Order No. 1 to Contract Nos.: 1208002 and 1208003 On-Call

Heating Ventilation and Air Conditioning (HVAC) (Annual Contract with 2 Options

to Renew): for use by the Department of Facilities Management (FM) and Fire

Rescue (FR). These contracts consist of providing on-call heating, ventilation, and air

conditioning (HVAC) services for County-owned properties. This request is to add

Fire Rescue and funding to Contract Nos. 1208002 and 1208003 through the

remaining contract term. Awarded to: HVH Mechanical Partners, LLC and B&W

Mechanical Contractor, Inc. Total Amount Not To Exceed: \$203,967.00.

Deferred and assigned to the County Operations Committee (OPS), and return to the Board on January 24, 2023

Purchasing & Contracting - to PWI Committee

[2022-2042](#)**Commission District(s): All**

CO - Change Order No. 1 for Contract Nos.: 1201901 and 1201898 Consent Decree - Gravity Sewer Rehabilitation and Replacement (CD-GSRR): for use by the Department of Watershed Management (DWM). These contracts consist primarily of providing gravity sewer rehabilitation and replacement via cured in place pipe (CIPP) with internal and external point repairs, as well as open cut pipe bursting. This request seeks to utilize the Engineering News Record - Construction Cost Index (ENR-CCI) to calculate additional cost impacts incurred due to the current market's supply chain issues. Additionally, this request seeks to amend and utilize the existing Owners Allowance line item to pay for these additional cost impacts with existing funds. Awarded to Inland Pipe Rehabilitation (IPR) dba IPR Southeast, LLC and Kemi Construction Company, Inc.

Approved the substitute submitted from the floor

[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.

Deferred and assigned to the Public Works & Infrastructure Committee (PWI), and return to the Board on January 24, 2023

[2022-2302](#)**Commission District(s): All**

LB - Invitation No. 22-101483 PVC Sewer Pipes (Three (3) Year Multiyear Contract): for use by the Department of Watershed Management (DWM). Consists of the provision of PVC sewer pipes. Recommend award to the lowest, responsive and responsible bidders: F.M. Shelton, Inc. and Ferguson Waterworks. Total Amount Not To Exceed: \$3,780,962.70

Deferred and assigned to the Public Works & Infrastructure Committee (PWI), and return to the Board on January 24, 2023.

[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) and Sanitation. 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: \$1,120,000.00

Deferred and assigned to the Public Works & Infrastructure Committee (PWI), and return to the Board on January 24, 2023.

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.