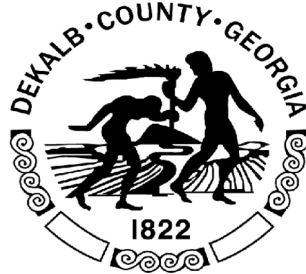


# DeKalb County Government

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



## Summary

**Tuesday, November 14, 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 Ernestes, County Attorney

## **A. INSPIRATIONAL**

Stephen Nix- First Baptist Atlanta

### **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.

**Public Comments: November 14, 2023- Unread Emails**

1. Thomas Billups (No Address)- I'm so excited that DeKalb is leading the way to make cottage homes a realistic option for residents, builders, and developers in our county. The solution to the affordable home crisis will take all of us working together to find innovative ways to address this shortage. I'm so glad to see the DeKalb Board of Commissioners take action on this issue, and I applaud the proactive work of involving the Greater Atlanta Home Builders Association and other stakeholders in the drafting of this ordinance. Let's get this passed! Thanks,

2. William Lentjes, 1219 N Valley Brook Rd, Decatur, GA 30033- Hello Board of Commissioners. I write to you today in support of the Cottage Court Ordinance in DeKalb County. My wife and I support this ordinance for the following reasons: - We will achieve greater class equity by allowing smaller homes to be built, opening the door for home-ownership to more people through diversity in home size -]This counts towards significant climate change action, as this ordinance will encourage higher density housing to allow for more walkability, less car dependency, and less resource intensive forms of housing, such as larger "McMansions." - and finally, this ordinance will contribute towards community-centered design, which brings neighborliness, friendliness, and accountability to our homes, at a time when this is needed most. Please let my voice be heard in the support of this ordinance. Thank you!

3. Katherine Carson, 1414 Sargent Ave SE, 30316- I am a resident of DeKalb County and I support the Cottage Court Ordinance. This is the sort of housing our city needs. Please pass this ordinance.

4. Monica Morgan, 2739 Harrington Dr. Decatur- I live in Medlock Park and I and many neighbors support the Cottage Court Ordinance. I think it's a smart idea to allow for another path to home ownership for our neighbors. Thank you,

5. Rochelle Callender, 3839 Tawny Birch Court- Question: How will the purchase of Cottages be managed to prevent Corporations/LLCs from purchasing and renting the cottage turning the new communities into rental properties?

6. Daren S. Bryan, 2024 Powhatan Rd Ellenwood GA 30294- Hi, I am all for opportunities to increase the amount of housing in dekalb county that revolve around the smaller footprint homes like ADU's and tiny home communities like the one in Clarkston. If a person has a lot that will accommodate smaller homes on their lot and they are professionally done permitted and approved, they should be allowed to do so. I am also in favor of the tiny home communities

**Public Comments: In Person**

Norma Herd-2687 Briarlake Woods Way Atlanta Ga 30045, Chase Medlin- 3774 GreenHill Drive Chamblee GA 30341, Charles Musgray- 3329 York Place Decatur GA 30032, Stephen Binney- 1083 Saville Drive Clarksonton GA 30021, Willie Prince- 2722 Pleasant Wood Drive Decatur Ga 30034, Paul McLennan- 851 Alberson Court Decatur Ga 30033, Tiffanie Mackey- 3254 Cedar Crest Way Decatur GA 30034, Leo Seyji- 701 South Colombia Drive GA 30030, James Dutro-1697 Council Bluff Drive Atlanta GA 30345, Karen Davenport- 3638 John Carrol Drive Drive GA 30034, Fawn Montgomery- 3509 Mayfair McKosh PA 15732

**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.

**Deferred until November 12, 2023 Decision Only**

[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.

**Approved the substitute**

**“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

**Withdrawn**[2023-1441](#)**Commission District(s): All Commission Districts**

Resolution Adopting the Charter for Compassion for DeKalb County, Georgia

**Deferred until December 19, 2023****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

**Approved**[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

**Approved**

[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

**Approved**

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

**Deferred to the Special Called Meeting on December 5, 2023**

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

**Approved**

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.

**Approved**

[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.

**Approved**

[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

**Approved**

**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.

**Deferred until December 12, 2023**

*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.

**Normal course**

*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.

**Deferred until December 12, 2023****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.

**Deferred until December 12, 2023****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.

**Deferred until December 12, 2023**

**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

**Withdrawn**

**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

**Deferred until December 12, 2023**

**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

**Deferred until December 19, 2023**

**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)

**Withdrawn**[2023-0902](#)**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

**Approved****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

**Deferred until December 12, 2023**[2023-1380](#)**Commission District(s): all**

Approval of Minutes of the Special Called Meeting of October 17, 2023

**Approved****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.

**Approved**

[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.

**Deferred to the Special Called Meeting on December 5, 2023**

[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.

**Approved**

[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.

**Approved**

[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.

**Approved**

[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.

**Approved**

*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

**Deferred until December 12, 2023****Recreation, Parks and Cultural Affairs**[2023-1100](#)**Commission District(s): 4 and 6**

To Increase Monthly Horse Boarding Fees at Little Creek Horse Farm

**Deferred until December 12, 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.

**Walk-on Items**

**2023-1472** Add an Item

**Approved**

[2023-1473](#)

**Commission District(s):** All Commission District

To set a public hearing for December 12, 2023, for consideration of approval of the DeKalb County Tax Allocation District #5: Southwest DeKalb TAD Redevelopment, a precursor step to the creation of the Southwest DeKalb TAD.

**Deferred until December 12, 2023 for Public Hearing**

**2023-1474** Add an Item

**Approved**

**2023-1476**

**Commission District(s):** District 2

Transfer \$46,000 from the District 2 Youth Reserve for Appropriation to Support Montclair Elementary School in the United Way's AARP Experience Corp to Assist with Critical Reading Proficiency Efforts

**Approved**

**2023-1477** Add an Item

**Approved**

[2023-1478](#)

**Commission District(s):** Commission District 2 and 6

DeKalb County’s objection to the proposed annexation of approximately 1.72 acres of land in unincorporated DeKalb County into the City of Atlanta pursuant to annexation via the one hundred percent (100%) method

**Deferred to the Special Called Meeting on December 5, 2023**

**2023-1479** Add an Item

**Approved**

[2023-1451](#)

**Commission District(s):** All

Board of Commissioners’ 2024 Regular Business and Committee of the Whole Meetings Calendar

**Deferred to the Special Called Meeting on December 5, 2023**