

**Minutes - Draft**

**PECS-Planning, Economic Development & Community Services  
Committee**

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Thursday, September 16, 2021

10:00 AM

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**Special Called Meeting**

*This meeting will be conducted via teleconference (Zoom). Simultaneous public access to the meeting will be available*

*(1) via live stream on DCTV's webpage,  
(2) on DCTVChannel23.TV*

Meeting Started At: 10:01AM

Attendees: Commissioners Johnson, Rader, Davis Johnson, Cochran-Johnson, Terry, Patrick, Bradshaw

**Present**      3 - Member Jeff Rader, Chairperson Larry Johnson, and Member Mereda Davis Johnson

**I. MINUTES**

**2021-3046**      Commission District(s): ALL  
Minutes for the August 24, 2021 Planning, Economic Development, and Community Services Committee Meeting  
**MOTION was made by Mereda Davis Johnson, seconded by Jeff Rader, that this agenda item be approved. The motion carried by the following vote:**

**Yes: 3 - Member Rader, Chairperson Johnson, and Member Davis Johnson**

**II. DISCUSSION**

## DeKalb County School District

Superintendent Watson-Harris

*-information provided by CFO Burbridge, Deputy Superintendent of Community Empowerment, Innovation, and Partnerships Harris, and Director Thompson, Title I, Part A of DeKalb County School District*

*-discussion of DCSD's ARP funding plan*

*-Question Commissioner Johnson: Could you tell us how much was provided from the Biden Administration in these funds?*

*CFO Burbridge: The direct aid came in 3 programs. In total there was an excess of \$500M, almost 50% of our annual operating budget. This money is coming at different time periods, and spending rules are different for each. The impact of this pandemic is lingering; this cannot be looked at as a one-time appropriation; it is to be used over several years.*

*-M Harris: discussion of the 3 expenditures of CARES Act funds and how the funds have been used.*

*-Discussion of impacting historical inequities through these funds*

*-Discussion of pillars of family and community engagement, social skills, allocation of technology identification and resources*

*-Question Commissioner Terry: regarding the ARP funds and programs that we can coordinate on, I wonder if there's an opportunity to look at school zones or clusters that we can overlay data in terms of performance and what we're seeing with our public safety issues that may exist in those high-risk apartment complexes and neighborhoods.*

*M Harris: those are great points that you made and the data that exists in the County to better support our students. As we look at our CARES Act 3 funding, we are looking at wrap-around funding to better support our kids; there are community partners that could lend support in addressing attendance issues, virtual learners, eviction, food, etc. We are looking to bring our partners to the table for the communities that have the most need; together we know we are stronger and can get the work done. Next week will be launching our mobile impact hub through a grant from Learning Hubs, where we are coming out to the communities. We will be at the apartment complexes and go where the families are to support our children.*

*CFO Burbridge: I would also like to communicate Healthcare. The top health problem is dental care; we are working with the County and partners to provide better access as this is a barrier to learning*

*S Thompson: feel free to go to our website to view information related to the CARES Act*

*-Commissioner Johnson: thank you for your time; we will talk more and work around things like case management so that families aren't lost in the system. If you all could be a part of these calls, I will be working with our County partners to ensure we have the School System and County talk to each around issues like IT.*

### III. STATUS UPDATE

#### Decide DeKalb IGA

*-discussion not heard in committee*

#### Planning & Sustainability - Permitting System

*-discussion not heard in committee*

#### Comprehensive Plan Update

*-discussion not heard in committee*

#### Leaf Blower Code Enforcement

*-discussion not heard in committee*

#### IV. AGENDA ITEM

*Previously Heard Agenda Items:*

[2021-2878](#)

Commission District(s): All

Appropriation of American Rescue Plan Act Funding to Eligible Programs and Operating Expenses

**MOTION was made by Jeff Rader, seconded by Larry Johnson, that this agenda item be recommended for approval upon receipt of additional information to the Board of Commissioners, due back on 9/28/2021. The motion carried by the following vote:**

**Yes:** 2 - Member Rader, and Chairperson Johnson

**Not Present:** 1 - Member Davis Johnson

*-proposal provided by Director Ellis related to Stormwater projects in RPCA*

*-Commissioner Johnson: we can do options 1 and 2, and option 3 would come out of funds for next year?*

*Z Williams: based on the current recommendation, if you did options 1 and 2, there would be approximately \$9M still in reserves from the ARP allocation. If you did option 3 there would be about \$12M in reserves.*

*-alternative proposal presented by Commissioner Rader*

*-Commissioner Johnson: Mr. Ellis let's find at least \$1.2M in District 1 for set-aside; part of this motion is that we set that money aside*

*-Question Commissioner Terry: is it true that if Stormwater projects move forward, it would help alleviate flooding in residential areas downstream?*

*JR: yes, when your detention isn't working its coming down on people downstream*

*-Question TT: are there opportunities for overlap in the Stormwater master plan and addressing water quality?*

*Commissioner Rader: it depends on each project and best practices throughout the engineering process would provide for opportunities for improvements. There is also the opportunity to identify oils and pollutants that would emerge through this process.*

*-Question Commissioner Patrick: thank you for acknowledging District 1. With that set aside is possible to look at other line segment of CARES funding of runoff running into yards from I-285 in the district. Additional stormwater usage for set aside*

*-Commissioner Rader: Motion to adopt the list that is before the board for funding through ARP with the addition of identification of other qualified projects in District 1 with preliminary engineering of those projects, and inclusion of those projects in this list.*

*Second: Commissioner Johnson*

*-Z Williams: we will update the budget if this motion passes. Are we going to reduce the budget by \$6.97M? Commissioner*

*Rader: yes \$6.97M, but I would suggest that we also look at what we are trying to do in DI for preliminary engineering, and use adequate surplus for qualified projects for stormwater abatement in District 1*

*-Commissioner Johnson: COO Williams if you need to come back, is there flexibility to change it?*

*Commissioner Rader: Yes, we only have 4 projects in here that are proposed to go into construction; the other \$3.6M that we have for engineering allocation could be flexible; but it does take time to identify what the needs are and what needs to be done to correct. I would hope that we get Gresham, Hairston, Hidden Acres, and WD Thompson started since they are construction. But if we find that what we have is in excess of what we need, we can come back and adjust the budget*

*-Vote: yes 2-0 (MDJ not present)*

*-Z Williams: I think Fabio Van Der Merwe had a request for some funding for beds as well*

*Commissioner Johnson: we will keep that in the parking lot; I would also like you to put in the parking lot that we are spending a lot on tents and chairs. I would also like to hear about a new case management system that encompasses mental health, school work, etc. We need to pay for that equipment instead of renting all the time.*

*Z Williams: absolutely, we can bring that to a future meeting in OPS*

*Z Williams: we have these items from the courts that we are looking to create momentum on; I believe this was the last outstanding input for ARP*

*Commissioner Rader: I was hoping to convene a brief meeting of FAB to endorse the amended package. Please work with Central Staff to get that meeting on next week; it shouldn't be more than a 10 minute meeting in FAB to include the administration's package, plus this amendment.*

2021-2851

Commission District(s): All

A Request to Consider Establishing an Annual Traffic Count Program

**This agenda item was no official recommendation**

-D Pelton: there are 2 general approaches we could use to implement a traffic count program. One is conventional counting stations, which we have in place now, and the other would be to use other vendors that utilize cell phone data to generate counts from that. That is better for big picture things. GDOT uses them for vehicle miles travelled but not traffic counts. Our recommendation would be to use conventional traffic count stations.

-Question Commissioner Johnson: so we don't have to create a program but we would just enhance what we do

-Commissioner Patrick: ultimately the goal is that our residents can go to one source and type in a street name, and see what the traffic is like there

D Pelton: We would need to look at how many counting stations would be needed and how much that would cost.

-Question Commissioner Terry: is this similar to using tech apps to get cell phone data?

D Pelton: yes that is correct; GDOT uses one of the vendors but strictly for vehicle miles traveled; the down side is that it wouldn't be the most accurate data on lower-volume roads

-Commissioner Johnson requests Mr. Pelton come back in 30 days with recommended locations for additional counting stations

-Question Commissioner Patrick: would it be a benefit to have a hybrid model?

D Pelton: we can look into that a little further, depending on which roads would have a high volume

-Question Commissioner Rader: would we get budgetary recommendations at that point also?

D Pelton: yes that is correct, we will provide a budget for it once the counting station estimates are ready.

-no official recommendation. This agenda will come back in 30 days.

2021-2598

Commission District(s): All Commission Districts

DeKalb County No Net Loss of Trees Policy

**This agenda item was no official recommendation**

-information provided by Deputy Director Cunningham

-Question Commissioner Rader: we are ensuring our sewer corridors are free from trees; does this policy provide that the county will replace that tree canopy that we would be removing in other areas that we can maintain in other areas with our Watershed work?

R Cunningham: Tree easements are currently exempted in our policy, but with our ordinance we would be looking to replace those trees anyway

-Commissioner Rader: if we could be able to enhance this to identify the loss of trees identified with easement maintenance, and be able to account for that so we can come back and replace that canopy

R Cunningham: the ordinance doesn't say that you can't remove those trees

Commissioner Rader: if we need to put it in a special category that's fine

R Cunningham: I'll work with Law to see if we need to add that specific language, but at the moment it seems that this is included.

Commissioner Rader: also a tree survey is an important part, I would like to ensure that the tree survey is included

Commissioner Johnson: since trees aren't supposed to be there, how are they lost?

-Question Commissioner Terry: this policy was going to give us points on the ARC submission, but we are late to this. We may be backsliding because there are things we have on the submission that we haven't taken action on it. This policy would be a great opportunity for us to align our values. Is Watershed opposed to expanding the cost factor from the municipal work to the unincorporate work? Would this be an imposition to our water and sewer work? Regarding the easements, it is more effective to buy forested land to provide for better carbon offset.

-Commissioner Johnson: Mr. Cunningham please look into this regarding the offsetting of these trees; please find ways to work with our Parks to work on this

-Question Commissioner Cochran-Johnson: I've worked alongside Commissioner Terry on the policy and support this; we have to also temper this to common sense as it relates to easements, right of ways, sewer lines. There are ways to offset when there may be a loss of trees. We will need to ensure we don't create a policy that hinders.

-no official recommendation. This item will come back to committee in 2 weeks

2021-2693 Commission District(s): 1 & 6  
A Resolution to Declare County Real Property as Surplus and Authorize its Sale - 4046 Parsons Drive, Chamblee, GA, 30341, Parcel Identification Number 18-334-01-082.  
**MOTION was made by Jeff Rader, seconded by Larry Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 9/28/2021. The motion carried by the following vote:**

**Yes: 2 - Member Rader, and Chairperson Johnson**

**Not Present: 1 - Member Davis Johnson**

*-Question Commissioner Terry: is this a residential lot? If they are buying it to create a new pavement system, that sale should go to the tree bank or a conservation system. Can we designate what these funds can be used for?*

*-Z Williams: The Board can designate, and this would go the general fund.*

*Commissioner Rader: the tree bank is not a financial bank, it is an obligation to developers; I would suggest we make this a financial bank that we should update in our ordinance*

*R Cunningham: we do have a dollar tree bank, we have collected fines on the illegal removal of trees. We have that financial component, and we want this to be in the ordinance for sure; but this is how we are funding the Relief DeKalb program*

*-Commissioner Rader: I would support the contribution of these proceeds to that mechanism*

*-Question Commissioner Rader: did Chamblee entitle the project?*

*Commissioner Patrick: to my knowledge this has not gone through their counsel. Support it is up to their counsel; that why I would suggest a condition in the of the approval of this sale*

*New Agenda Items:*

2021-3064 Commission District(s): All Commission Districts  
Appointment to the DeKalb County Hospital Authority Board - Ms. Connie Stokes.  
**MOTION was made by Mereda Davis Johnson, seconded by Jeff Rader, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 9/28/2021. The motion carried by the following vote:**

**Yes: 3 - Member Rader, Chairperson Johnson, and Member Davis Johnson**

*-interview conducted by the commissioners to Mrs. Stokes*

2021-3067

Commission District(s): All

Adoption of an Amendment to the Emergency Agreement for Provision of Professional Services with the Housing Authority of the County of DeKalb, Georgia, for assistance with the Tenant Landlord Assistance Coalition.

**MOTION was made by Mereda Davis Johnson, seconded by Jeff Rader, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 9/28/2021. The motion carried by the following vote:**

**Yes: 3 - Member Rader, Chairperson Johnson, and Member Davis Johnson**

*-information provided by COO Williams*

*-Question Commissioner Rader: could you update us on adjustments of regulatory guidance that may give you guidance on your indication to push money out the door?*

*Z Williams: we will get the specifics; self-attestation has helped the process move a lot faster; we know that paperwork has been a challenge. Over the last few weeks we have gotten to \$1M/week. That is primarily contributing to paying a year's worth of back rent and a respective 3 months. That has helped. At the next meeting we'll be in a better position to know how well the self-attestations work. We met this week the apartment association to brief them on what the process is now.*

*-Question Commissioner Rader: could you tell me what the backlog of applications is? Have we caught up with the previous issue now that we have more time available? With this information in hand, could you provide how we are able to accelerate the decision-making process; could you provide an estimate of when we would exhaust that funding?*

*Z Williams: I can get that to you; We are doing about 200,000 a day. In about 20 weeks at that pace it would exhaust, but I expect that rate to increase dramatically. Let me go back to provide that estimate; we can take the average payment as well as how many would be served based on how many still exist.*

*-Question Commissioner Rader: if the requests for assistance exceed our resources, we can make a determination on supplementing these resources.*

*Z Williams: We are also anticipating an additional \$9M in ERA assistance; we will get you the estimated information*

*-Commissioner Johnson: we have to tap into the funds that the State has; we have to find a way to get the State involved; there is so much need, and there are still many people behind 2 years*

*-Question Commissioner Davis Johnson: the need is there now; with these 2 particular items I would like to make a motion to approve the substitute*

*Second Commissioner Rader*

*-Question Commissioner Terry: I agree that State funds need to be tapped into what is available. If County residents are also eligible for State funds then we need to get the word out and advertise that. Regarding mortgage assistance, that is done through the State. If county residents are struggling then that State money is available. The TLAC seems to focus on those in the eviction process, but we're losing an opportunity to take some of the funds to be more surgical and go out to neighborhoods with direct services. For areas with high crime rates and issues there is an opportunity to provide a turnaround strategy to help those in the eviction process. What do we do to stop people from falling into that spiral?*

*Z Williams: commissioner that is an excellent point; working with nonprofits and community based organizations will be an excellent way to help those not in the court process but still need rental assistance.*

*Vote: yes unanimous*

[2021-3068](#) Commission District(s): All  
Adoption of an Amendment to the Emergency Agreement for Provision of Professional Services with Atlanta Legal Aid Society, Inc., for assistance with the Tenant Landlord Assistance Coalition.  
**MOTION was made by Mereda Davis Johnson, seconded by Jeff Rader, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 9/28/2021. The motion carried by the following vote:**

**Yes: 3 - Member Rader, Chairperson Johnson, and Member Davis Johnson**

*-information provided by COO Williams*

[2021-2948](#) Commission District(s): ALL  
REN - Compliance Specialist (Annual Contract - 2nd Renewal of 2 Options to Renew): Contract No. 1180258 for use by the Department of Recreation, Parks and Cultural Affairs (RPCA). This contract consists of the performance of safety and preventative-maintenance and compliance inspections of facilities within the County's park system. Awarded to: Risk Consultants of America, Inc. Amount Not To Exceed: \$45,000.00.  
**MOTION was made by Jeff Rader, seconded by Larry Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 9/28/2021. The motion carried by the following vote:**

**Yes: 2 - Member Rader, and Chairperson Johnson**

**Not Present: 1 - Member Davis Johnson**

*-information provided by Director Ellis*

*-Question Commissioner Rader: is this for strictly buildings? Would boardwalk projects be covered?*

*C Ellis: this covers everything; this is mainly for facilities and those things that you mentioned. Our safety compliance is ongoing, is prioritized, and helps with budgeting*



2021-3010

Commission District(s): ALL

RFP - Request for Proposals No. 21-500590 Workforce Innovation and Opportunity Act (WIOA) One-Stop Operator (Annual Contract with 3 Options to Renew): for use by WorkSource DeKalb (WSD). Consists of acquiring a one-stop operator to coordinate and manage workforce services as required by WIOA. Recommend award to the sole proposer: In the Door, LLC. Amount Not To Exceed: \$151,600.00.

**MOTION was made by Jeff Rader, seconded by Larry Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 9/28/2021. The motion carried by the following vote:**

**Yes:** 2 - Member Rader, and Chairperson Johnson

**Not Present:** 1 - Member Davis Johnson

*-information provided by Director Austin-Gibbons*

*-Question Commissioner Rader: this is the incumbent to continue doing what they have been doing?*

*T Austin-Gibbons: yes, this is also the proposal that you requested we get out before November, so we have gotten this done early*

Meeting Ended At: 12:00PM

**MOTION was made by Jeff Rader, seconded by Larry Johnson, that this agenda item be adjourned meeting. The motion carried by the following vote:**

**Yes:** 2 - Member Rader, and Chairperson Johnson

**Not Present:** 1 - Member Davis Johnson

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Barbara H. Sanders-Norwood CCC, CMC