

Minutes - Draft

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

Thursday, May 26, 2022

10:00 AM

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: 10:00AM

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

Present 3 - Commissioner Larry Johnson, Commissioner Jeff Rader, and
Commissioner Mereda Davis Johnson

I. MINUTES

2022-1650 Commission District(s): ALL
Minutes for the May 10, 2022 Planning, Economic Development,
and Community Services Committee Meeting
**MOTION was made by Jeff Rader, seconded by Larry
Johnson, that this agenda item be approved. The motion
carried by the following vote:**

**Yes: 3 - Commissioner Johnson, Commissioner Rader, and
Commissioner Davis Johnson**

II. APPOINTMENT INTERVIEW

[2022-1654](#) Commission District(s): All
Appointment to the Fulton - DeKalb Hospital Authority (Grady) -
Patrice L. Basanta-Henry, MD

**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
6/14/2022. The motion carried by the following vote:**

**Yes: 3 - Commissioner Johnson, Commissioner Rader, and
Commissioner Davis Johnson**

-appointment interview conducted from the committee to Dr. Basanta-Henry

-LJ: once the appointees and board are up to speed, I would like to bring them back in July as we go through the negotiations

2022-1707 Commission District(s): All
Appointment to the Fulton - DeKalb Hospital Authority (Grady) -
Bernard Taylor, Sr., Esq.

**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 6/14/2022. The motion
carried by the following vote:**

**Yes: 3 - Commissioner Johnson, Commissioner Rader, and Commissioner
Davis Johnson**

-appointment interview conducted from the committee to Attorney Taylor

III. AGENDA ITEM

New Agenda Items:

[2022-1627](#) Commission District(s): 2 & 6
To consider consenting to the deannexation of property located at 250
West Parkwood Road, Decatur, GA, 30030.

**MOTION was made by Jeff Rader, seconded by Mereda Davis
Johnson, that this agenda item be recommended for deferral to
the Board of Commissioners, due back on 6/14/2022. The motion
carried by the following vote:**

**Yes: 3 - Commissioner Johnson, Commissioner Rader, and Commissioner
Davis Johnson**

-information provided by Director Gear

-S Gear: at this time I would like to ask that this item be deferred. I was informed that the owner had sold this property. 30 days should be sufficient.

-JR: motion to defer 30 days

Second MDJ

Vote: yes unanimous

2022-1590

Commission District(s): 3 and 6

CA - Cooperative Agreement for Construction Services: for use by the Department of Recreation, Parks & Cultural Affairs (RPCA). Consists of piggybacking off the competitively let Sourcewell EZIQC Contract No. GA-ST03-040820-LRI for the provision of repair services for the boardwalk at Constitution Lakes Park. Awarded to JOC Construction, LLC. Amount Not To Exceed: \$422,066.03

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 6/14/2022. The motion carried by the following vote:

Yes: 2 - Commissioner Johnson, and Commissioner Rader

Not Present: 1 - Commissioner Davis Johnson

-information provided by Director Ellis

-Question JR: so the proposed total is \$422,066.03 and we will use the settlement money plus additional money from 2021 to fund it?

C Ellis: that's correct

2022-1628

Commission District(s): All

Mystery Valley Addition of \$2.00 Capital Improvement Project Fee

MOTION was made by Jeff Rader, seconded by Mereda Davis Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 6/14/2022. The motion carried by the following vote:

Yes: 3 - Commissioner Johnson, Commissioner Rader, and Commissioner Davis Johnson

-information provided by Director Ellis and David Flaherty

-Question JR: regarding the surcharge to cost of play, I am wondering the degree to which this should be sufficient to cover the costs of improvements

-D Flaherty: this surcharge is certainly a good start, but we still have bunkers that need to be replaced; repairs on the cart paths will be needed in the next few years. The idea is to let this CIP money accumulate in the next few years, but the needs will be greater than what we can currently generate

-additional information provided by Director Ellis

-JR: I want to encourage us to match the fee against the need so that we can make resources available for improvements across our Parks system; at times golf has been the highest subsidy that we offer; and there seems to be an equity issue with that while also ensuring that youth recreational activities are met. I would be interested on a report back on the sufficiency of capital mechanisms used to meet the needs of these facilities

2022-1600

Commission District(s): All Commission Districts
Request for Approval of Contract in the Amount Not to Exceed \$125,000 with Construction Education Foundation of Georgia (CEFGA)

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 6/14/2022. The motion carried by the following vote:

Yes: 3 - Commissioner Johnson, Commissioner Rader, and Commissioner Davis Johnson

-information provided by Colet Odenigbo - Probate Court

-JR: I think this is a good program and I'm glad we are able to attract the need for it

2022-1653

Commission District(s): All DeKalb County Commission Districts
Approve a \$100,000.00 District 6 ARP appropriation that will be dispersed in \$25,000.00 annual increments over the next 4 years to support the DeKalb Community Service Board's APEX Program Summer Camp program.

MOTION was made by Jeff Rader, seconded by Mereda Davis Johnson, that this agenda item be recommended for approval upon receipt of additional information to the Board of Commissioners, due back on 6/14/2022. The motion carried by the following vote:

Yes: 3 - Commissioner Johnson, Commissioner Rader, and Commissioner Davis Johnson

-information provided by Commissioner Terry

-Question LJ: COO Williams do we have any funding to match?

Z Williams: yes - we anticipate getting our next tranche in the coming weeks, so that can be easily funding; what we want to work through is the commitment of how much is funded each of the 4 years

-information provided by Commissioner Terry

-Z Williams: I think that would certainly be doable, and how we want to handle the logistics can be a separate conversation

-MDJ: \$100,000 of the D6 appropriation will be dispersed \$25,000 over the next 4 years. Whatever the Administration contributes would be in addition to this or would it be added on after those initial 4 years?

TT: all they need is \$100,000; I am committing \$25,000 the first year, and we just need to fill in the other \$75,000

-MDJ: the agenda says differently and that you are giving \$100,000

-TT: I believe if the Board says we'll fund the \$100,000 - I'll do the first \$25,000 and between now and next summer we can figure out how to get the next \$75,000. This is a program county-wide, so my suggestion is to get other commissioners involved for the county-wide effort

-JR: I'll be glad to match it if that is a strategy

-LJ: Commissioner Terry you start the first \$25,000 as seed money, and other commissioners can get involved and we will add as an addendum. Also we will see if the Administration is on board.

-Question JR: can we structure this contract so that it is one of indefinite quantity and can accommodate different funding?

-MDJ: I like to review things before I vote if it is a little different. If Commissioner Terry wants to do the \$25,000 now and let us discuss. What is the intention of this? If you want commissioners to match that is fine but it could have been discussed prior to this

-TT: absolutely

-LJ: commissioner Terry we will pull this item since we have 2 weeks. We will consider districts 2 and 6 for funding and work with the Administration on the costs as well. We will bring it forward for \$25,000, and add District 2, and then look long-term for how we will match it

-Question JR: I do think time is of the essence in supporting this; it was not walked on at the BOC meeting. To delay this unduly will do a discredit to that effort. If the question is going between \$25,000 and \$100,000, we can amend this to approve the \$25,000 using district funds, but we can suggest the administration fund this so that it can be continuously funded and available for supplemental funding in the future.

-JR: I am recommending that we commit \$25,000 from the District 6 funds but also provide a structure whereby additional funds can be added over the term

-information provided by Commissioner Davis Johnson. If we go further than discretionary funds, then we need a discussion

-Question JR: motion to approve item 2022-1653 with the following amendments

1) The Board of Commissioners is approving this with \$25,000 appropriation from District 6 funds, and we are asking that the contract between us and the CSB be amended to be extended over the next 4 years, and funds can be contributed so that others can piggyback off of it. I would like the contract to be broad to expand the scope or years of the program; having done that we can add at our discretion the BOC or Governing Authority can add funds to expand those parameters. The only allocation is District 6 funds for 2022.

-MDJ: I don't have enough information; I would like a motion that includes funds from Commissioner Terry and Commissioner Rader. I want to know more about the program and what the County could put in. you are changing something from discretionary

-LJ: we will come back after COO looks at the numbers, and then we can look at providing more details on it

-additional information provided by Commissioner Terry

-MDJ: I don't have the needed information, such as a contract, to make a decision on

-LJ: let's just approve the \$25,000; Law Department can you look at the language that Commissioner Rader is proposing, and see how we can add funds to the pot? Then we can come back and try to add more investment later

-JR: the information is 4 pages and is attached to our agenda. I think we ought to be ready to take action when we come to this meeting. I just ask that this contract be structured so that others can piggyback off of it

-LJ: I'm just looking at what we have in front of us; even if you have all the information it still requires some thought and consideration. Let's deal with the \$25,000 and move forward to get the funding for the summer camp, which would have already started

-MDJ: the information is attached, but my questions on the program are not attached; if we just go with the \$25,000 I'm good, and we will come back. Law will look into

-JR: motion to approve \$25,000 from District 6 funding (pending additional information)

Second MDJ

Vote: yes unanimous

IV. DISCUSSION

Grady Hospital Quarterly Update

-presentation provided by Grady CFO Saul and Chief Legal Officer Timothy Jefferson

-Question LJ: so you are asking for \$11M?

T Jefferson: essentially yes. The split will be 55/45 between the 2 counties

-Question LJ: how many nurses are these funds targeted for?

-our nursing program is built on attracting and training new nurses; we have 190 nurses that will be coming on this summer; that money gets us through the first half of the year getting the new nurses started

-Question LJ: what about the ones we are training, so that we can build the bench?

A Saul: we pay tuition reimbursement as part of the program; additionally we have a \$23M philanthropy commitment to have Grady and Georgia State to expand their nursing programs

-Question MDJ: The 62% increase that you spoke of regarding nursing costs - will that be a permanent increase or is that an increase during the pandemic?

A Saul: unfortunately you are correct; the question is where the market will settle in the coming years when the pandemic is much less obtrusive on hospital nurses; no one is believing we will go back to the days of 2019. we will have a higher cost delivery model

-Question MDJ: are you looking for a permanent increase from the counties?

A Saul: this year's request is what we think we will need this year; we project to be fine for this year. Regarding the future, Timothy Jefferson can speak more to that and it will be in the confines of the renegotiation of the new contract

-question MDJ: is this for a specific type of nurse?

A Saul: it is for all nurses across the spectrum; we will be in a race to grow our own in the foreseeable future. Staff side nurses, in the peak of the pandemic we were at 40% temporary nurses; we are now around 26%.

-additional information provided by Timothy Jefferson

-Question TT: this is a national trend and we have known about for a long time

-Question TT: are there opportunities to increase the number of educators?

-information provided by Mr. Saul and Mr. Jefferson

-information provided by Commissioner Johnson

-LJ: what I will recommend to the committee that since this is ARP funding, Mr. Williams you come back after working with the CEO to bring back a solution. If they are looking at ARP money that's the only solution we currently have

-Question LJ: is another bond savings coming in the future that can be used toward a long-term process?

-LJ: COO Williams please come back in 2 weeks

Z Williams: the first source we will look at is ARP. It is important that we continue working with the state since this is also a state-wide issue; we are hopeful by the middle of June we have the ARP funds

-LJ: please bring back the solutions; we need a long term solution oriented approach

Cottage Court Development

-presentation provided by Kim Morrison and Brandon White

-Question MDJ: what are the costs of these cottages?

K Morrison: it depends on the area and land and other factors. They start at \$109,000. additional information provided on the square footage details

-Question LJ: we need to have as many tools in the toolbox as possible. Even though the size is small the price is not small.

The price is always going by willing seller and buyer. People will maximize profits as much as they can. I like us having these options because it will give us more sizes to consider

-information provided by Brandon White

-Question MDJ: where would we be looking at these cottages being placed within the County?

B White: it won't be limited to any particular area; it will be countywide in the residential zoning districts that we have

Sign Ordinance - Planning

-information provided by Director Baker and Brandon White

-Question JR: is this revision going to help us deal with the issue of content in the first amendment?

B White: yes sir, legal will definitely be part of that process; when there is inconsistently with case law we will be able to make updates as needed

-Question JR: this will not impede regulating sign conditions that are more restrictive than the allowance?

B White: yes sir that is my understanding

A Baker: the Law Department will be working with us through this; we will be working alongside them as we go through any questions the commissioners may have

-Question TT: will this apply to billboards as well?

B White: yes we will take a look at billboards as well

Meeting Ended At: 12:37PM

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

Yes: 3 - Commissioner Johnson, Commissioner Rader, and Commissioner Davis Johnson

Barbara H. Sanders-Norwood CCC, CMC