

# DeKalb County Government

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



## Summary

**Tuesday, August 28, 2018**

**9:00 AM**

**Manuel J. Maloof Auditorium**

## **Board of Commissioners**

*Commissioner Jeff Rader, Presiding Officer, District 2  
Commissioner Steve Bradshaw, Deputy Presiding Officer, District 4*

*Commissioner Nancy Jester, District 1  
Commissioner Jeff Rader, District 2  
Commissioner Larry Johnson, District 3  
Commissioner Steve Bradshaw, District 4  
Commissioner Mereda Davis Johnson, District 5  
Commissioner Kathie Gannon, Super District 6  
Commissioner Gregory Adams, Super District 7*

**Staff Present:** Zachary Williams, Executive Assistant/Chief Operating Officer, Barbara Sanders-Norwood, County Clerk, Viviane Ernstes, County Attorney

### **A. INSPIRATIONAL**

Reverend Owen Stepp  
Clairmont Presbyterian Church

### **PLEDGE OF ALLEGIANCE**

Commissioner Mereda Davis Johnson  
District 5

### **B. PRESENTATIONS**

None

### **C. COMMENTS FROM THE PUBLIC**

The Public Comments portion of this meeting is reserved exclusively for comments from the public, and not for immediate reply. Statements made during the Public Comments portion do not necessarily reflect the Opinions of the Board or the Administration of DeKalb County Government. 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. The clerk will accept cards on a first-come, first-served basis. 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 and yelling will not be permitted. A show of hands or quietly standing 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 presents 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, please complete a speaker card and present it when approaching the podium. If you have any documents for the Commissioners, please 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. Applicants or citizens speaking in favor of an item shall speak first and 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. 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. When speaking, always talk directly into the microphone and begin by stating your name, address and the name of any organization you represent. Abusive, profane or derogatory language will not be permitted. Holding up signs, clapping and yelling to show support for or opposition to a speaker will not be permitted, but a show of hands or quietly standing will be permitted to show support for or opposition to a speaker's position.

**Planning & Sustainability**[2018-1533](#)**Commission District(s): All**

An Ordinance to Amend Chapter 15 of the DeKalb County Code regarding Business Occupancy Taxes

**Deferred the substitute submitted from the floor, and assigned to the Planning, Economic Development & Community Services Committee (PECS), and return to the Board on September 25, 2018**

[2017-1130](#)**COMMISSION DISTRICT(S): 4&6****Text Amendment - DeKalb BOC - Scottdale Overlay.**

**Deferred the substitute submitted from the floor to the next meeting, until September 11, 2018 for Decision Only**

[2018-1537](#)**Commission District(s): 4 & 6****Rezone - LDG Development Z-18-22040**

**Approved the substitute submitted from the floor with 15 staff conditions**

[2018-1912](#)**COMMISSION DISTRICT(S): 4 & 6****Major Modification - Carlos Arenas.****Approved the substitute submitted from the floor with 24 conditions**[2018-1913](#)**Commission District(s): 4 & 6****Rezone - Arrowhead Investors - Z-18-22138****Deferred the substitute submitted from the floor, until September 11, 2018 for Decision Only**[2018-2157](#)**Commission District(s): 4 & 6****Rezone - Sam Artopoulos & R. Kyle Williams Z-18-22285****Deferred the substitute submitted from the floor for 30 days, until September 25, 2018 for Public Hearing**[2018-2165](#)**Commission District(s): 4 & 6****Major Modification - Century Communities of GA - CZ-18-22314****Approved the substitute submitted from the floor with 32 staff conditions, as amended and annotated by the Board of Commissioners****Public Works - Transportation**[2018-2504](#)**Commission District(s): 2 & 6****Traffic Calming Petition - Willivee Drive between Scott Circle & Vistamont****Drive. Estimated cost \$14,800.00.****Approved****“DECISION ONLY” ITEMS – NO PUBLIC HEARING****Planning & Sustainability**[2018-2456](#)**COMMISSION DISTRICT(S): 3 and 7****Ali Ihsan & Associates.****Approved the substitute submitted from the floor with 10 staff conditions**

**E. APPEALS**

NONE

**F. APPOINTMENTS**

**Board of Commissioners**

[2018-2573](#)

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

Appointment of Jeanne Williams to the Department of Behavioral Health and Developmental Disabilities Region 3 Advisory Council

**Approved**

[2018-2574](#)

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

Appointment of Evelyn Phillip-Cunningham to the Department of Behavioral Health and Developmental Disabilities Region 3 Advisory Council

**Approved**

**2018-2630**

**Commission District(s):** All

Add an Item

**Approved**

**2018-2631**

**Commission District(s):** All

Appointment of Claire Cousins to the Audit Oversight Committee

**Approved**

**G. CONSENT AGENDA**

**Board of Commissioners - District 2**

[2018-2572](#)

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

Pendergrast Park Development

**Approved**

**Clerk to the Board of Commissioners and CEO**

[2018-2543](#)

**Commission District(s):** All

Approval of the Minutes of the Regular Meeting of June 26, 2018

**Approved**

[2018-2544](#)

**Commission District(s):** All

Approval of the Minutes of the Special Called Meeting of July 17, 2018

**Approved**

**Police Services**

[2018-2525](#)

**Commission District(s):** Commission District 4

Five Year Lease of Space Atop Stone Mountain for County Radio Communications with Pinnacle Towers LLC.

**Approved the substitute submitted from the floor, in a form acceptable to the County Attorney**

## **H. PRELIMINARY ITEMS**

---

**Human Services**[2018-2461](#)**Commission District(s): All**

Domestic Violence Intervention and Advocacy Services contract between DeKalb County Georgia and Women Moving On, Inc. (d.b.a. Women's Resource Center to End Domestic Violence)- Transfer funds from the Victim Assistance Fund to the Grant Fund for a State-Certified Victim Assistance Agency- Cost to the County \$150,000

**Deferred to the next meeting and assigned to the Planning, Economic Development & Community Services Committee (PECS), and return to the Board on September 11, 2018**

**Public Safety**[2018-2592](#)**Commission District(s): All**

Resolutions Authorizing and Confirming 911 Charges

**Approved**

**Public Works - Fleet Management**[2018-2511](#)

**Commission District(s): All Districts (1, 2, 3, 4, 5, 6, 7) Auction List of DeKalb County Vehicles & Pieces of Equipment**

**Deferred to the next meeting and assigned to the County Operations Committee (OPS), and return to the Board on September 11, 2018**

**Purchasing & Contracting**

*Purchasing & Contracting - to ERPS Committee*

[2018-2284](#)**Commission District(s): All**

LB - Invitation No. 18-100966 Fire Pumper, 1000 GPM with Fire and EMS Equipment: for Public Works - Fleet Management to be used by Fire Rescue Services. Consists of five (5) fire pumpers used to pump water to extinguish fires and haul EMS equipment. Recommend award to Sutphen Corporation. Amount Not To Exceed: \$3,391,110.00.

**Approved**

[2018-2547](#)**Commission District(s): ALL**

Request the appropriation of SPLOST funds for upfitting 10 Fire Quick Response Vehicles totaling \$1,496,580.00 and approve CA - Cooperative Agreement for upfitting of Quick Response Vehicles: for use by Fire Rescue. Awarded to Farber Specialty Vehicles. Amount Not To Exceed: \$1,496,580.00.

**Approved**

*Purchasing & Contracting - to FAB Committee*

[2018-2439](#)**Commission District(s): ALL**

RFP - Request for Proposals No. 18-500480 Insurance Broker Services (Multiyear Contract): for use by Finance - Risk Management. Consists of providing brokerage services for Property and Casualty Insurance and Owner Controlled Insurance Program (OCIP) fees for Capital Improvement Projects (CIP). Recommend award to the highest scoring proposer: Marsh & McLennan Companies. Amount Not To Exceed: \$1,474,000.00.

**Approved**

*Purchasing & Contracting - to OPS Committee*

[2018-2367](#)**Commission District(s): All**

CA - Cooperative Agreement for Avaya Telephone and Voicemail System Upgrades: for use by the Department of Innovation and Technology (IT). Consists of upgrading the County's existing telephone and voicemail system. Awarded to Carousel Industries of North America, Inc. Amount Not To Exceed: \$702,246.00.

**Deferred to the next meeting and assigned to the County Operations Committee (OPS), and return to the Board on September 11, 2018**[2018-2399](#)**Commission District(s): All**

CO - Change Order No. 1 to Contract No. 990712 for Painting and Wallpapering Maintenance Services: for the Department of Facilities Management. This contract consists of providing painting and drywall services at County-owned facilities. This request is for the Exterior Restoration Project to the Airport Administration Building and Air Traffic Control Tower. Awarded to A & D Painting, Inc. Amount Not To Exceed: \$120,004.00.

**Deferred to the next meeting and assigned to the County Operations Committee (OPS), and return to the Board on September 11, 2018**



[2018-2467](#)**Commission District(s): ALL**

CO - Change Order No. 2 to Contract 990712 for Painting and Wallpaper Maintenance Services (Annual Contract with 2 Options to Renew): for use by the Department of Facilities Management (FM). Consists of providing paint and wallpaper maintenance services. Awarded to A&D Painting, Inc. Amount Not To Exceed: \$150,000.00.

**Deferred to the next meeting and assigned to the County Operations Committee (OPS), and return to the Board on September 11, 2018**

[2018-2484](#)**Commission District(s): All**

CA - Cooperative Agreement for NetApp System: for the Department of Innovation and Technology (IT). Consists of the lease of NetAPP data storage equipment to expand the County's data storage capacity. Awarded to ProSys Information Systems. Amount Not To Exceed: \$376,891.92.

**Deferred to the next meeting and assigned to the County Operations Committee (OPS), and return to the Board on September 11, 2018**

*Purchasing & Contracting - to PECS Committee*

[2018-2369](#)**Commission District(s): 1 and 7**

CA - Cooperative Agreement for Restroom Building at Henderson Park: for use by the Department of Recreation, Parks and Cultural Affairs (RPCA). Consists of the purchase and installation of a prefabricated restroom between the tennis and soccer field. Awarded to CXT Inc. Amount Not To Exceed: \$137,827.94.

**Deferred to the next meeting and assigned to the Planning, Economic Development & Community Services Committee (PECS), and return to the Board on September 11, 2018**

[2018-2464](#)**Commission District(s): 3 & 6**

LB - Invitation No. 17-100931 Construction of Hard Trails at Fork Creek Mountain Park: for use by the Department of Recreation, Parks and Cultural Affairs (RPCA). Consists of constructing hard trails and making public access improvements within the park. Recommend award to the lowest, responsive and responsible bidder: Civil Works, Inc. Amount Not To Exceed: \$121,000.00.

**Deferred to the next meeting and assigned to the Planning, Economic Development & Community Services Committee (PECS), and return to the Board on September 11, 2018**

*Purchasing & Contracting - to PWI Committee*[2018-2337](#)**Commission District(s): All**

LB - Invitation No. 18-100969 Lubricants (Annual Contract with 2 Options to Renew): for use by Public Works - Fleet Management and the Department of Watershed Management (DWM). Consists of the purchase of lubricants (motor oil, hydraulic fluids, transmission fluids, etc.) used for County vehicles and on-site equipment. Recommend award to the lowest, responsive and responsible bidders: Dilmar Oil Company, Lubrication Engineers, Inc., The McPherson Companies, Inc. and Taylor Enterprises, Inc. Total Amount Not To Exceed: \$330,000.00.

**Deferred to the next meeting, until September 11, 2018**

[2018-2371](#)**Commission District(s): All**

REN - Panel Vaults and Traffic Meter Boxes (Annual Contract - 1st Renewal of 2 Options to Renew): Contract No.: 1080358 for use by the Department of Watershed Management (DWM). This contract consists of providing panel vaults and traffic meter boxes. Awarded to KHAFRA Operations, LLC. Amount Not To Exceed: \$280,000.00.

**Approved**

[2018-2379](#)**Commission District(s): All**

LB - Invitation No. 18-100973 Ferric Chloride (Annual Contract with 2 Options to Renew) for use by Public Works - Roads and Drainage (R&D). Consists of providing sludge dewatering agent. Recommend award to the lowest, responsive and responsible bidder: PVS Technologies, Inc. Amount Not To Exceed: \$805,200.00.

**Deferred to the next meeting and assigned to the Public Works & Infrastructure Committee (PWI), and return to the Board on September 11, 2018**

[2018-2416](#)**Commission District(s): All**

REN - Recycling Tires (1st Renewal of 2 Options to Renew): Contract No. 1087107 for use by Public Works - Sanitation and Fleet Management. The contract consists of picking up and removing discarded tires from various County locations. Awarded to Quality Tire Recycling, LLC. Amount Not To Exceed \$120,000.00.

**Deferred to the next meeting and assigned to the Public Works & Infrastructure Committee (PWI), and return to the Board on September 11, 2018**

[2018-2421](#)**Commission District(s): All**

CO - Change Order No. 2 to Contract No. 995550 for Landscape Maintenance Services: for the Department of Recreation, Parks & Cultural Affairs (RPCA) for use by Public Works -Sanitation. This contract consists of providing landscape maintenance services to County-owned facilities and grounds. This request is for mowing and ground keeping services of all Sanitation office buildings. Awarded to Artscape, Inc. Amount Not To Exceed: \$75,000.00.

**Deferred to the next meeting and assigned to the Public Works & Infrastructure Committee (PWI), and return to the Board on September 11, 2018**

[2018-2440](#)**Commission District(s): ALL**

REN - Print & Mail Services, Electronic Billing Presentation and Data Processing (Annual Contract - 3rd Renewal of 4 Options to Renew): Contract No. 988895 for the Finance Department to be used by the Department of Watershed Management (DWM) and the Peachtree DeKalb Airport. Consists of providing customized bill formatting, print and mail services, hosting the County's water and sewer portal and other miscellaneous statements to citizens and businesses. Awarded to Level One, LLC. Amount Not To Exceed: \$226,110.00.

**Approved**

[2018-2485](#)**Commission District(s): All**

RFP - Request for Proposals No. 18-500485 Landfill Professional Engineering and Surveying Services (Annual Contract with Three (3) Options to Renew): for use by Public Works - Sanitation. Consists of providing engineering and surveying services related to municipal solid waste landfills, including services related to construction, operating, permitting and compliance at the County's solid waste management facilities. Recommend award to the highest scoring proposer: SCS Engineers. Amount Not To Exceed: \$1,000,000.00.

**Deferred to the next meeting and assigned to the Public Works & Infrastructure Committee (PWI), and return to the Board on September 11, 2018**

[2018-2493](#)**Commission District(s): All**

SS - Smith & Loveless Parts & Service (Sole Source): for use by the Department of Watershed Management (DWM). Consists of providing proprietary lift and pumping station parts to service the existing 60-plus stations. Awarded to Smith & Loveless, Inc. Amount Not To Exceed: \$600,000.00.

**Deferred to the next meeting and assigned to the Public Works & Infrastructure Committee (PWI), and return to the Board on September 11, 2018**

## I. ITEMS FOR DECISION BY THE BOARD

### Board of Commissioners

[2018-2265](#)**Commission District(s): All Districts**

Amendment To Board of Commissioners Standing Procedural Rules

**Deferred, until October 9, 2018**

### Board of Commissioners - District 1

[2018-2533](#)**Commission District(s): 1 & 6**

Request Approval License Agreement between DeKalb Watershed Solar, LLC and DeKalb County, Georgia, Whereby DeKalb Watershed Solar, LLC under The Georgia Power Redi Program Would Construct and Maintain a Floating Solar Array at The Scott Candler Water Filter Plant

**Withdrawn**

**Board of Commissioners - District 2**[2018-2342](#)**Commission District(s):** All Commission Districts

Carl Vinson Institute of Government Contract for the Study of the Impact of Potential Municipal Expansions on County and municipal service provision

**Approved the substitute submitted from the floor**

**Chief Executive Office**[2018-1974](#)**Commission District(s):** All

Appropriation of Anticipated SPLOST Funds in Accordance with the Referendum Approved by the Voters on November 7, 2017.

**Deferred, until October 9, 2018**

**Facilities Management**[2018-2307](#)**Commission District(s):** 4 and 7

Approval of Tower Site Lease Agreement between DeKalb County and New Cingular Wireless PCS, LLC

**Deferred to the next meeting and assigned to the County Operations Committee (OPS), and return to the Board on September 11, 2018**

**Planning and Sustainability**[2018-2293](#)**Commission District(s):** All Commission Districts

Bond and Escrow Requirements (NO COST TO THE COUNTY)

**Deferred 30 days, until September 25, 2018**

**Purchasing & Contracting**

---

*Purchasing & Contracting - to OPS Committee*[2018-1874](#)**Commission District(s): ALL**

CO - Change Order No. 1 to Contract Nos.: 1025662, 1023197 and 1031586 for Architectural and Engineering Design Services (Multi-year Contract): for the Departments of Facilities Management (FM) and Recreation, Parks and Cultural Affairs (RPCA). Consists of the provision of architectural and engineering design services for various facilities projects. Awarded to AMEC Foster Wheeler Environment & Infrastructure, Inc., Brown Design Group, Inc. and Pond & Company. Total Amount Not To Exceed: \$2,800,000.00.

**Deferred 60 days, until October 23, 2018**

[2018-2200](#)**Commission District(s): ALL**

CO - Change Order No. 3 to Contract No. 13-902748 for Professional Elevator Maintenance Services: for use by the Department of Facilities Management (FM). Consists of providing preventative and general maintenance for elevators including testing, inspection and emergency repairs. Awarded to ThyssenKrupp Elevator Corporation. CONTRACT EXTENSION ONLY.

**Approved substitute submitted from the floor, and to extend the contract to no later than December 31, 2018 for time only**

[2018-2294](#)**Commission District(s): All**

CA - Microsoft Premier Support: for use by the Department of Innovation and Technology (IT). Consists of support service to supply support to the Office 365, SharePoint and Windows Operating Systems. Awarded to Microsoft Corporation. Amount Not To Exceed: \$150,390.00.

**Approved**

[2018-2299](#)**Commission District(s): ALL**

LB - Invitation No. 18-100961 for Maintenance and Repair of Overhead Doors (Annual Contract with 2 Options to Renew): for use by the Department of Facilities Management (FM). Consists of the purchase and installation, preventative maintenance, repair and/or replacement of all overhead doors. Recommend award to the lowest, responsive and responsible bidder: Overhead Door Company of Atlanta. Amount Not To Exceed: \$300,000.00.

**Approved**

*Purchasing & Contracting - to PECS Committee*[2017-0997](#)**Commission District(s): 3 and 6**

CA - Cooperative Agreement Lease of Utility Vehicles for Sugar Creek Golf and Tennis Club: for use by the Department of Recreation, Parks & Cultural Affairs (RPCA). Awarded to Club Car, LLC. Amount Not To Exceed: \$243,360.00.

**Deferred to the next meeting, until September 11, 2018**

*Purchasing & Contracting - to PWI Committee*[2018-2195](#)**Commission District(s): 3 & 7**

CO - Change Order No. 1 to Contract No. 972548 Snapfinger Advanced Wastewater Treatment Facilities Expansion - Phase 2: for use by the Department of Watershed Management (DWM). This contract consists of the phase 2 expansion to the Snapfinger Advanced Wastewater Treatment Facility; inclusive of site preparation, modification of existing structures, and the construction of new structures. This request is to extend the contract term and to increase the funding to allow for completion of eight (8) proposed design and construction changes. Awarded to Archer Western Construction, LLC. Amount Not To Exceed \$350,000.00.

**Deferred, until October 9, 2018**

[2018-2340](#)**Commission District(s): All**

REN - Concrete Forming, Placing, Finishing and Retainer Walls (Annual Contract - 2nd Renewal of 2 Options to Renew): Contract Nos.: 1030383 and 1030316: for use by the Departments of Watershed Management (DWM) and Recreation, Parks and Cultural Affairs (RPCA) and Public Works - Sanitation and Roads and Drainage (R&D). These contracts consist of forming, placing and finishing concrete as needed for curbs, gutters, sidewalks, retainer walls, cheekwalls, footings and steps. Awarded to Crawford Enterprises, Inc. and The Renee Group, Inc. Total Amount Not To Exceed: \$3,552,653.00.

**Deferred to the next meeting, until September 11, 2018**

[2018-2345](#)**Commission District(s): All**

LB - Invitation No.18-100937 Professional Inspection Services for Public Works (Annual Contract with 2 Options to Renew): for use by Public Works - Roads and Drainage (R&D). Consists of providing on-call professional services to inspect Municipal Separate Storm Sewer Systems (MS4s). Recommend award to the lowest, responsive and responsible bidders: Lowe Engineering, LLC, Moreland Altobelli, LLC and International Design Services, Inc., d/b/a IDS-Global, Inc. Total Amount Not To Exceed: \$2,010,000.00.

**Approved****Recreation, Parks and Cultural Affairs**[2018-2553](#)**Commission District(s): District 3 & 6**

ITB No. 18-100987 Greens Renovation for Sugar Creek Golf and Tennis Facility as a part of the overall golf course renovation plan. Approval will allow sprigging renovations to be completed on or before spring of 2019.

**Deferred to the next meeting, until September 11, 2018****Voter Registration & Elections**[2018-2495](#)**Commission District(s): Districts 5 and 7**

Adoption of Precinct Boundary Changes to evenly distribute voters and eliminate overcrowding in the Woodrow Road Precinct.

**Approved****Watershed Management**[2017-1184](#)**Commission District(s): All**

Reallocation of Project Budgets Within the 2011A Bond Fund

**Deferred to the next meeting, until September 11, 2018**



**J. COMMENTS FROM THE BOARD****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.