

**Minutes - Draft**

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

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Monday, August 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, Davis Johnson, Rader, Bradshaw, Cochran-Johnson

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

**I. MINUTES**

**2021-2931**            Commission District(s): ALL  
Minutes for the July 27, 2021 Planning, Economic Development, and Community Services Committee Meeting  
**MOTION was made by Jeff Rader, seconded by Mereda Davis Johnson, that this agenda item be approved. The motion carried by the following vote:**

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

**2021-2941**            Commission District(s): ALL  
Minutes for the July 29, 2021 Special Called Planning, Economic Development, and Community Services Committee Meeting  
**MOTION was made by Jeff Rader, seconded by Mereda Davis Johnson, 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

### Federal Infrastructure Plan

Charles Small, Deputy Assistant Secretary for Intergovernmental Affairs to the 19th Secretary of Transportation, Pete Buttigieg

*-information presented from Deputy Assistant Secretary Small*

*-C Small: discussion of key investments - largest amount of funding ever for highways and roads in a reauthorization package, as well as largest investment of bridges since the founding of the interstate highway system in 1956*

*-C Small: there are 374 bridges in Georgia, and over 2,000 miles of highway. Since 2011, commute times have increased 10.8%; each driver in GA pays \$375 due to costs driving on roads in need of repair*

*-C Small: The state of GA will receive \$8.9B for highway and roads programs, and \$225M for bridge replacement. Counties will be able to compete for a \$12.5B bridge investment program for significant bridges.*

*-C Small: \$5B "Safe Streets for All" program will provide local dollars directly and bypass the state capitol; can be used for programs in DeKalb like traffic calming program; helps to relieve congestion.*

*-C Small: this infrastructure package is the single largest investment in public transit in our nation's history*

*-C Small: Georgians who take public transportation spend an extra 74% of their time commuting. People of color are 3.9 times more likely to take public transportation than white households. The state of GA will receive \$1.4B over the next 5 years for public transportation across the state.*

*-C Small: Regarding County government, trail networks will be a huge part. The transportation Alternatives Program is a \$7B program targeted toward pedestrian and bike safety that counties can apply for. Additionally there is a grant program which is an expansion of the SmartCities challenge; local governments can apply for federal smart grants geared toward smart technologies of the future. Additionally, counties can apply for the \$5B national infrastructure project assistance program.*

*-C Small: Regarding climate change, \$7.5B set aside to be used for a national network of 500,000 EV chargers around the nation. GA will receive \$135M for expanded EV charging. Counties will be able to apply for over \$2.5B in support for EV charging stations.*

*-C Small: \$66B in rail investment; the largest rail investment in the nation's history. \$12.5B can be leveraged for inner-city high speed rail.*

*-C Small: GA will be receiving \$100M to help broadband coverage across the state. That money goes to the state, and the state will compete it out to ensure each county gets their fair share.*

*-C Small: The bill has passed the Senate and will be coming to the House in session next week*

*-Question Commission Rader: regarding the state's role being unchanged concerning expenditures. Is there anything you anticipate regarding rulemaking that would flow money directly to local governments?*

*C Small: we will try to use every lever that we have in terms of the formula process to encourage state capitols to get money to the local level in an efficient manner. Regarding our grant programs, we intend for those programs to go directly to local governments.*

## III. STATUS UPDATE

### 2021 Revitalization Resolution

*-presentation provided from Director Baker*

*-A Baker: will be pushing this back to September to give the committee time to review before being voted in a BOC meeting*

*-A Baker: we took the 2019 resolution, kept the relevant items, and in conjunction with departments updated with additional information. If commissioners have any suggestions*

*-Question Commissioner Johnson: can you ensure when you provide the BOC the information that you provide the outcomes next to those widgets? Additionally, do you have a central coordinating organization to be the czar to move this plan forward?*

*Z Williams: until we find a person, that will be me because it goes across departments and clusters. Regarding the data, we will definitely have a family of measures for each of these areas to track outputs and outcomes.*

*-Commissioner Johnson: include both the positives and negatives in this; many times it takes more coordination than anything else*

*-Question Commissioner Rader: I know that community development is working with Emory University and Dr. Rich to update their affordable housing study; is the prior study and this one being incorporated into the work of the revitalization resolution? We want to ensure we have a strong housing affordability stock in the County.*

*A Baker: I've been in conversations with Mr. Mitchell of those same studies; we will ensure that we have coordination across departments and I will be working with Mr. Mitchell. The message I hear repeatedly from the neighborhoods is that we need the grocery stores and dine-in restaurants; the housing affordability is an important component within that.*

*-Question Commissioner Davis Johnson: once you have buy-in from people in affordable housing, this can be integrated well if we look at buy-ins for people in this area and in marketplace housing. We will need to make sure this is also safe from any drug dealing and safety issues. People take responsibility when they know the responsibility that is given to them.*

*-Question Commissioner Cochran-Johnson: regarding operation clean sweep, many businesses are out of compliance due to COVID. If we address this it will change the look and feel of the corridor. Which corridors have you already swept? There is also signage in many windows, what is that due to?*

*-T Hardy: regarding corridors that have been swept, we started on Memorial Drive and finished Candler Road. We are focusing on Glenwood currently as the pandemic hit when we were focusing on that; we haven't systematically addressed the corridor sweeps due to priority violations going on. Regarding the signage out of compliance, we have about a fourth of those locations already in court during the Fall and have been addressing those situations as well.*

*-Commissioner Cochran-Johnson: requests Beautification & Code Compliance keep the commissioners in the loop regarding corridor sweeps.*

*-Commissioner Johnson requests technology be infused in this work*

*-Question Commissioner Rader: related to the contract between tenants and landlords for public subsidies towards housing - that is largely the responsibility of the housing authority. Can we potentially get the DeKalb Housing Authority in at some point to get statistics and work with Mr. Hardy to get some quantitative data done? Is there overlap that needs to be done in terms of enforcing those expectations for both the landlord and tenant? We want to ensure the housing voucher program does what it is intended to do.*

*-Question Commissioner Davis Johnson: technology is very important. If we're not on point with our technology, we would be behind the curve of cutting edge.*

*-Commissioner Johnson: this will be coming back in September*

## Leaf Blower Code Enforcement

-A Baker: police department has come up with an update to the noise ordinance. Code Enforcement and Planning and Sustainability has been reviewing that ordinance.

-V Ernstes: I have provided a draft to commissioners; this is a two-pronged issue. There is the leaf-blower issue, as well as a plainly audible standard that Police has been working on. The draft that you have does not address the leaf blower issue but it does address the plainly audible standard. I will describe the differences between the two. This is the ordinance used in Athens-Clark County. Policy decisions need to be made in terms of what you want to do in the future.

-V Ernstes: Simplistically, the difference is: in the 2010 ordinance, it was plainly audible from the interior of the residence. The time period was from 11PM - 7PM on weekdays, and MIDNIGHT - 7AM on weekends; there were some decibel requirements in the ordinance as well. The Police department is looking to change this audible standard to a distance of 300 feet, rather than the interior of the residence. That is the primary change.

-Question Commissioner Rader: is the theory behind the 300 foot limit that the sound would not be unbearable for people beyond 300 feet?

I Vander Els: with respect to residential areas the limit would be 100 feet, for non-residential areas that would be 300 feet.

-Question Commissioner Rader: could ask the folks in Athens what their methodology is regarding this distance requirement?

I Vander Els: yes we will

-Director Lumpkin: this could be considered a police issue, in particular in the hours where code enforcement may not be available.

-Question Commissioner Johnson: when could you bring this back to us?

V Ernstes: if commissioners could review and provide guidance on whether changes need to be made, we can come back with that piece addressed, and address the other things that were brought up this morning.

-Commissioner Rader: one of the things I asked Mrs. Ernstes is could we establish a higher level of leaf blower regulation based on a neighborhood petition? That way the neighborhood could come to a consensus to be designated a quiet neighborhood or have specific requirements.

V Ernstes: we'll be glad to take a look at that

-Question Commissioner Davis Johnson: it should be determined by time of day rather than the area; could you consider the time of day as opposed to gas or electric?

-Commissioner Johnson: requests this come back to committee in September

## Golf Course Quarterly Update

-Commissioner Johnson: requests this come back to committee in September

## IV. AGENDA ITEM

### *Previously Heard Agenda Items:*

#### [2021-2369](#)

Commission District(s): All Commission Districts  
A Resolution Conveying the Policy of DeKalb County concerning a Property Tax Abatement for the Manor  
Druid Hills Apartment/Hotel/Medical/Office Project in the City of Brookhaven

**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 8/24/2021. The motion carried by the following vote:**

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

*-information provided by Commissioner Rader*

*-Commissioner Rader: this could go for validation at any point in the future. With the changes that focus on the Brookhaven Development Authority, and not Decide DeKalb, I'd like us to consider approving this resolution; it would put us on the same path as the school system. This does identify a path forward for the incentive of the project; the requires the project follow a less aggressive abatement schedule, and requires that resources be returned to the school system, which they need in order to educate the kids that will come from both the County and this particular project.*

*-Commissioner Rader: the last time we did this we successfully opposed we got standing and a validation hearing; subsequent to our opposition the developer withdrew their application for a tax abatement and are going forward without the tax abatement. There's no evidence that shows the project would not happen without the tax abatement.*

*-V Ernestes: we revised the resolution to ask for a tax abatement schedule with 3 fundamental aspects. The first aspect is that the structure would be in a graduated schedule with a 10-year term starting at a 50% taxable, and increasing 5% per year until fully taxable in the 11th year. The second provision is to provide a PILOT (payment in lieu of taxes) in an amount to ensure the school district receives revenues in an amount equal to all tax revenues normally due with the project fully taxable. The third provision is the tax abatement generated by the project shall apply to City of Brookhaven taxes and the County taxes at the same rate and in the same way. Whatever is abated for city and County taxes shall be the same.*

*-Commissioner Rader: Brookhaven has a past history of using county and school board taxes to subsidize their own development authority.*

2021-2878

Commission District(s): All

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

**This agenda item was no official recommendation**

*-Question Commissioner Rader: my recollection is that appropriations need to be at the departmental level to budget money on a departmental level.*

*Z Williams: our intent is a budgeting at the departmental level. What we have relating to PECS is \$2M set aside for WorkSource initiatives. \$1M for CSB. \$3M for the health dept. \$1M for Decide DeKalb. These are external agencies that we work with. It's not one big bucket; we have breakdowns of where the funds are going.*

*-Question Commissioner Rader: could you send this to us before we move forward? It would be great to see the whole list.*

*Z Williams: we will have this on the committee of the whole agenda tomorrow*

*-No official recommendation. Held in committee.*

2021-2598

Commission District(s): All Commission Districts

DeKalb County No Net Loss of Trees Policy

**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 8/24/2021. The motion carried by the following vote:**

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

*-V Ernestes: this draft is continuing to be worked on; we ask that this be deferred*

2021-2817

Commission District(s): All Districts

A Resolution of The Governing Authority of DeKalb County, Georgia  
Opposing Big Truck Size or Weight Increases

**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 8/24/2021. The motion carried by the following vote:**

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

*-Commissioner Rader: pertains to a push by the trucking industry to put larger trucks on the road. This presents multiple challenges to counties to provide the infrastructure for this.*

*-Question Commissioner Johnson: this is something we can bring to our legislative agenda correct?*

*Commissioner Rader: That is correct*

*-Question Commissioner Davis Johnson: would this prohibit truck size and/or weight size of what we have now? Would this be in all areas?*

*V Ernstes: this is a resolution, not an ordinance to prevent truck size; this is urging the federal government to take action*

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 Mereda Davis Johnson, that this agenda item be recommended for deferral to the Board of Commissioners, due back on 8/24/2021. The motion carried by the following vote:**

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

*-information provided from Chris Bell, GIS*

*-Question Commissioner Rader: this is the subject of a zoning petition in the City of Chamblee, and the public will have the opportunity to weigh in?*

*C Bell: that is correct*

*-information on the development provided by Woodson Galloway (Toll Brothers)*

*-Question Commissioner Rader: it has not yet been zoned yet?*

*W Galloway: no sir it has not begun the zoning process yet*

*New Agenda Items:*

[2021-2820](#) Commission District(s): 3 & 7  
CO - Change Order No. 1 to Contract No.1233205 for Construction of Rainbow Park Amphitheater (151 days): for use by the Department of Recreation, Parks and Cultural Affairs. This contract consists of the construction of a new amphitheater. Awarded to Bayne Development Group, LLC. Amount Not To Exceed: \$35,000.00.

**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 8/24/2021. The motion carried by the following vote:**

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

*-Question Commissioner Rader: do we remain within budget?  
C Ellis: Yes we are still within budget.*

[2021-2844](#) Commission District(s): 3 and 6  
CO - Change Order No. 1 to Contract No. 1148761 for use by Recreation, Parks & Cultural Affairs (RPCA). This contract consists of providing leased golf carts for Sugar Creek Golf and Tennis Club. Awarded to: Club Car, Inc. Amount Not To Exceed: \$84,828.00.

**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 8/24/2021. The motion carried by the following vote:**

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

*-Question Commissioner Rader: does our contract allow us to match the fleet with demand so that we give any back if we need to?  
C Ellis: We are on a four year contract, and at the end of the contract we can return any golf carts. This is based on projections of need at the time of the original contract signing. Currently our demand meets our costs.*

[2021-2762](#) Commission District(s): All DISTRICTS  
Acceptance of multiple federal Workforce Innovation and Opportunity (WIOA) grants for Adult, Dislocated Workers, and Youth for Program Year (PY) 2021 & (FY) 2022 not to exceed \$3,625,798.

**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 8/24/2021. The motion carried by the following vote:**

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

*-Question Commissioner Johnson: does this have a certification grant as part of this program?*

*T Austin-Gibbons: all of the programs at WorkSource are in in-demand industries, and require that people receive a credential depending on their industry.*

*-Question Commissioner Davis Johnson: do we get some type of report advising us how many people have gone through the program who applied? It would be great to showcase some of the successes of this program, and that may encourage others to get into the program.*

*-T Austin-Gibbons: We have a report card that provide indicators on our employment statistics to comply with federal regulations, as well as any earnings statistics for these workers. We have also begun to do success videos on our landing website page that we can share.*

2021-2950

Commission District(s): Districts 5 & 7

Authorize the termination of the intergovernmental agreement between the County and the Development Authority for the Development Authority's lease of the Bransby Outdoor Center at 1185 Rock Chapel Road, Lithonia, Georgia to the YMCA and authorize the County's consent of the termination of the lease between the Development Authority and the YMCA

**MOTION was made by Mereda Davis Johnson, seconded by Jeff Rader, that this agenda item be recommended for approval upon receipt of additional information to the Board of Commissioners, due back on 8/24/2021. The motion carried by the following vote:**

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

*-background and context provided by County Attorney Ernstes*

*-Question Commissioner Rader: was there a commitment to vet the proceed of the sale of the YMCA to the county be dedicated to improvements of the Wade Walker YMCA? Do we have documentation that this was fulfilled?*

*V Ernstes: I believe it was a requirement, and will review if this has been fulfilled. I can confirm that with a consultation with the closing attorney. I will provide this information to commissioners. The YMCA has asked for this return.*

*-Question Commissioner Davis Johnson: is the title in our name?*

*V Ernstes: technically the title was transacted through the development authority; the title was in our name, and we conveyed the property to the development authority pursuant to an IGA and the development authority entered into a lease with the YMCA for the Bransby outdoor center. When we undo this deal, the title will be reverted back to the County.*

*-Question Commissioner Davis Johnson: What is the deal?*

*V Ernstes: The deal is that we will get back use of the property; this also consents to the termination of the lease between the development authority and the YMCA. No money is involved*

*-Commissioner Davis Johnson: Motion to approve pending additional information*

Meeting Ended At: 12:03PM

**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 - Member Rader, Chairperson Johnson, and Member Davis Johnson**



Barbara H. Sanders-Norwood CCC, CMC