

Minutes - Draft

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

Tuesday, April 12, 2022

2:00 PM

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: 2:00PM

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

Present 2 - Commissioner Larry Johnson, and Commissioner Mereda Davis Johnson

Absent 1 - Commissioner Jeff Rader

I. MINUTES

2022-1420 Commission District(s): ALL
Minutes for the March 22, 2022 Planning, Economic Development, and Community Services Committee Meeting

MOTION was made by Mereda Davis Johnson, seconded by Larry Johnson, that this agenda item be approved. The motion carried by the following vote:

Yes: 2 - Commissioner Johnson, and Commissioner Davis Johnson

Absent: 1 - Commissioner Rader

II. APPOINTMENT

- [2022-1447](#) Commission District(s): All Commission Districts
To Appoint Sheriff Melody M. Maddox to the DeKalb County
Community Service Board, Replacing Dr. Dude's Vacant Position
Due to His Resignation as the Superintendent for Decatur City
Schools.
**This agenda item was recommended holding in committee to
the Board of Commissioners due back on 4/26/2022 .**

-appointment interview not heard in committee

-agenda item held in committee

III. STATUS UPDATE

Grady Operating Agreement

-information provided by COO Williams, Attorney Phillips

-LJ: Commissioners have turned in your points for the agreement. Now we are waiting to have the conversation with Fulton County

-Z Williams: We want to hold the meeting in April at best

-MDJ: in the next couple of weeks I would hope that you have dates

-LJ: in the interim we need to have an update from Grady in PECS to have a quarterly meeting in May or June, to discuss things happening in the healthcare space

IV. DISCUSSION

Golf Course Quarterly Update

-information provided by Director Ellis, David Flaherty

-Question SB: What is the number complaints you are receiving from Mystery Valley?

D Flaherty: The biggest complaint is that the fairways and tee boxes are a little bent; we're on top of it and by mid-summer it should look pretty good

-MDJ: I'm happy where you are and look forward to learning how to putt with Commissioner Bradshaw

V. AGENDA ITEM

New Agenda Items:

2022-1356

Commission District(s): All
LB - Invitation No. 21-101420 Nuisance Abatement and Remediation Services (Three (3) Year Multiyear Contract): for use by Code Compliance (CC). Consists of providing services to reduce blight in the County including abatement of vacant and abandoned properties (houses and lots). Recommend award to the lowest, responsive and responsible bidders: Neda Inc. dba Garden of Aden Landscaping and Executive Realty Solutions Inc. Total Amount Not To Exceed: \$300,000.00.

MOTION was made by Mereda Davis Johnson, seconded by Larry Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 4/26/2022. The motion carried by the following vote:

Yes: 2 - Commissioner Johnson, and Commissioner Davis Johnson

Absent: 1 - Commissioner Rader

-information provided by Director Horner

-Question MDJ: regarding providing abatement of vacant and abandoned properties, what exactly will this company do?

T Hardy: this is a contract similar to the last one. When we identify properties to send through the process, anything on the site determined to be a nuisance will be address. We are conducting services such as demolition, mowing, cleaning trash and debris, removing inoperative vehicles on the site, etc. typically these properties have been in sustained period of blight for extended periods of time. Once done we send to Sanitation and it is put on a maintenance list

-Question MDJ: do we put a lien on that property?

T Hardy: absolutely; once Law department gets it they issue documentation to inform the property a lien has been placed

-Question MDJ: what is the placement of our lien? Would that be a superior lien or under the mortgage holder?

T Hardy: it's my understanding that any tax lien would take precedence over the abatement

T Phillips: that's correct; I'll take a look at this to determine exactly where this lien would fall in line

-LJ: regarding liens, you have tax liens, and ours is like a secondary lien? Why is there a priority list?

T Phillips: regarding where a lien for demolition activity would fall on the list, and you're asking why is there a priority list - I can provide those responses to you offline to address these questions

-Question TT: on the bid tabulation sheet, is there any reason we wouldn't use the police services towing contract for removing vehicles on these properties?

T Hardy: I'm not sure if the Police Services contract would be appropriate but we can check into that

Z Williams: we could revisit and redesign that contract if necessary; it's just that historically this has been used for vehicles on public right of ways and not properties; but that is something that we could revisit

-TT: we have some of the lowest towing rates; once the project is done the sanitation contract kicks in after this initial work is done?

T Hardy: that's correct

[2022-1372](#)

Commission District(s): 3 and 7

To authorize the sale of a permanent easement over 1.82 acres of County owned property located at 3181 Rainbow Drive with such easement area to be utilized by GA Power to install a standard transmission line as part of the Austin Drive - Morrow 115 KV (OHGW) Phase 3 Project (GA Power LIMS project 2019010053 - parcel 055).

MOTION was made by Mereda Davis Johnson, seconded by Larry Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 4/26/2022. The motion carried by the following vote:

Yes: 2 - Commissioner Johnson, and Commissioner Davis Johnson

Absent: 1 - Commissioner Rader

-information provided by Director Ellis

*-Question LJ: Mr. Ellis Porter Sanford has a 15 year old lighting system - could the funds go toward the lighting system?
C Ellis: it can*

[2022-1393](#)

Commission District(s): All Districts

Establishment of a Sidewalk Fund for the Acceptance Private Donations/Proceeds.

MOTION was made by Mereda Davis Johnson, seconded by Larry Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 4/26/2022. The motion carried by the following vote:

Yes: 2 - Commissioner Johnson, and Commissioner Davis Johnson

Absent: 1 - Commissioner Rader

-information provided by Director Baker

-Question MDJ: how much would you anticipate going into that fund for any particular year?

A Baker: it is a new program; we have about \$175,000 from 2 projects; moving forward with the establishment of this fund we will have this as an option with the developer as a set aside to direct funds into the neighborhood, and developers will be able to supplement the funds and complete the project.

-A Baker: we will make sure we have a tracking system set up so that the funds used will be used in that particular neighborhood

[2022-1366](#)

Commission District(s): All Districts

Establishment of a Tree Bank Fund and Acceptance of Private Proceeds.

MOTION was made by Mereda Davis Johnson, seconded by Larry Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 4/26/2022. The motion carried by the following vote:

Yes: 2 - Commissioner Johnson, and Commissioner Davis Johnson

Absent: 1 - Commissioner Rader

-information provided by Director Baker

-Question LJ: I thought we have a tree bank?

A Baker: We have a tree bank but that is for us to plant the trees; this allows us the equivalent dollars needed to plant additional trees on roads that we want to plant trees

TT: this is a great idea; I want to point out that as we review changes to the tree ordinance we should consider the option to buy land rather than plant trees; in terms of a carbon positive/negative it is so much more detrimental; having the option to buy land that is already forest is good for the environment. As we move forward with the equity this disparity between communities yields areas that are hotter and less shade for some communities

2022-1392

Commission District(s): All Districts

To adopt a resolution to establish a Revitalization and Elimination of Blight Goals and Task Plan for 2022-2026.

MOTION was made by Mereda Davis Johnson, seconded by Larry Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 4/26/2022. The motion carried by the following vote:

Yes: 2 - Commissioner Johnson, and Commissioner Davis Johnson

Absent: 1 - Commissioner Rader

-information provided by Director Baker, Tim Hardy

-LJ: all of these issues must connect and extend beyond planning and code compliance; I am glad this resolution addresses that

-LJ: commissioners they will come back every quarter and bring anything you want to see going forward they will have the opportunity to address; this is a fluid document

-Question TT: are we supposed to pass this resolution now?

LJ: I wanted Mr. Baker to hear from the departments and bring it back; now we will hear this every quarter; this is adoption of the resolution for the next 4 years, and they will update us on the progress every quarter. Each year it will be updated as input from the commissioners will be addressed

-TT: there is a coordinator position that will be managing this process?

LJ: that's correct

A Baker: to keep from working in silos I worked with the departments to contribute to working on these goals. The BOC did fund a position for a coordinator to keep these projects on track and provide updates to you on a quarterly basis

-MDJ: I look forward to our quarterly updates to understand where we are

-Question LJ: when will you hire the special projects coordinator? Can you come back in 3 months to discuss next steps?

A Baker: we've gotten applications for the position and once we complete the application and interview processes we will make the hire; we will come back in 3 months to discuss the progress

Meeting Ended At: 2:45PM

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

Yes: 2 - Commissioner Johnson, and Commissioner Davis Johnson

Absent: 1 - Commissioner Rader

Barbara H. Sanders-Norwood CCC, CMC