

Minutes - Draft

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

Tuesday, November 9, 2021

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, Rader, Bradshaw, Patrick, Terry, Cochran-Johnson

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

I. MINUTES

2021-3317 Commission District(s): ALL
Minutes for the October 26, 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. STATUS UPDATE

Decide DeKalb IGA

-presentation from Decide DeKalb President Dorian DeBarr

-Question JR: so you have provided an outline and list of bullet points; but the IGA is a legal document. Is there a legal document to review that has the intergovernmental agreement?

Z Williams: we can have that prepared; if the form is what we're all in agreement of, then moving forward with an agenda that incorporates that into an IGA itself

-LJ: yes that is the form we are waiting on; if you can distribute it to the committee members and commissioners and we will have it on for a briefing on November 30th, and will come to the Board meeting in December for a vote thereafter.

Z Williams: we can have an agenda item incorporating the measures from the last couple of meetings in the format of an IGA

LJ: right, and approve to form from the Legal department so the Commissioners will know that this has been legally reviewed

-JR: explanation needed of management/administrative role, or have the development authority advance to us evaluations and recommendations from the redevelopment plans from each one, and potentially development plans as they are established, and perhaps have the BOC be involved in the development plan. That is just one point of clarity that the IGA document would merit that sort of specificity. To this point we have received an outline that talks about activities the development authority would undertake, and we are interested in the outputs as it relates to sector specific and job objectives. Please circulate to the BOC the current IGA, and perhaps we can identify those areas; it would be appropriate to start putting that document in front of us

-JR: we want to have the outputs and let them run their shop, and they should hire the staff that can accomplish those tasks

-Question MDJ: we've been having this discussion for a minute; with the outline in front of us and with these discussions we've had, can the Law department bring back a document for us to approve, understanding what everyone's concerns have been with specific language that is expected in the document?

-LJ: that's what I'm asking Legal to do

M Welch: we do have a draft IGA under review; we are aware of the concerns Commissioner Rader has laid out and looking at the document to ensure it addresses those concerns; and we will be reviewing it with outside counsel; but we do have a document under development now that is based on the objectives and the outlines that you all have referenced

-Question LJ: Do you think this can come back before the meeting on December 9th?

M Welch: I think that this is achievable sir

-Question LJ: Could you get it to the commissioners the week of the 23rd of November so that we can get it to PECS on November 30th?

M Welch: I believe we can sir

-JR: Mr. DeBarr shared that there would be numerical specifications for job titles as well

Z Williams: at the last presentation we showed objectives and outcomes; we will recirculate the term sheet to the commissioners

LJ: please circulate so we can have a document on the 30th and have something to pass in December

III. DISCUSSION

DeKalb TLAC Program

-information provided by COO Williams

-Question TT: Atlanta did an article about a right to counsel in eviction court. There was concern that because the eviction courts are considered civil courts that any taxpayer funds that would be used to fund public defense would be a violation of the gratuities clause of the Georgia Constitution. That might prevent a right to counsel ordinance from going forward under normal circumstances. However ERA, ARP, these federal funds - the gratuities clause does not apply. We can keep talking about it because the money is there. We can setup with these federal funds, through 2026, a public civil defense fund for tenants who don't current have lawyers; this may be our only chance to create equity in the court system in DeKalb. I wanted to keep pushing that forward as an idea. The San Francisco model is an example of being proven to help reduce the greatest impacts of eviction.

IV. AGENDA ITEM

Previously Heard Agenda Items:

2021-3244

Commission District(s): All

To Appropriate \$1,000,000 from Non-Departmental - General Fund - Reserve for Contingencies to Georgia Piedmont Technical College for the Regional Transportation & Training Center.

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 11/16/2021. The motion carried by the following vote:

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

-updates regarding this project provided by Senator Emmanuel Jones

-information provided by COO Williams

Z Williams: the item on the agenda today will need some modification regarding the best path forward; we do anticipate having a substitute ready in the next week or so with the intent of moving this item forward; issues are being resolved that surround funding and what agencies can be funding; we have identified funding sources, and this is a process of resolving administrative issues

-MDJ: I think it's very important, in a nutshell Mr. Williams said that we are going to make it work, but we have to go through the legal channels to make it work. South DeKalb has the highest dropout rates in DeKalb County; if you are not trained and have no means of support, many will steal and kill; that is also important in the realm of Public Safety. Through Georgia Piedmont we have internships through Fleet Management and the private sector; given the opportunity people want to work and have a livable wage; this is good for the county and good for the people in South DeKalb; we will be fighting to find that money and get it to Georgia Piedmont to uplift our youth in the county

-Question JR: we can talk offline with Law and identify some of these issues; Georgia Piedmont is a division of the state, and the state department has a capital improvements program that is part of this facility. What you all are asking the county to do is supplement that. To my knowledge the only other state facility I remember us participating in was the DFACS building that allowed us to capitalize the expense of that, and over time the state's lease payments paid for the facility and allowed us to build it; but it never became a state facility and ultimately we reclaimed that after the lease was done and we retrofitted it for the county. I would like to understand from Law how this transaction would be structured? Is that a capital project for the county and, if so, is that capital project going to be a commitment over years? Requests an offline briefing from Law on what the issues are and the avenues available to address that, and any commitments the state would make.

V Ernstes: yes sir and I will provide a document to all commissioners

-Question JR: Could you also remind me about what the situation was with the Everest Institute?

LJ: we can talk about that, and Senator Jones would probably best the best to talk about that because it was happening in District 3. I would like to have this come back to committee on November 30th

2021-2851

Commission District(s): All

A Request to Consider Establishing an Annual Traffic Count Program

MOTION was made by Mereda Davis Johnson, seconded by Jeff Rader, that this agenda item be recommended for deferral to the Board of Commissioners, due back on 11/16/2021. The motion carried by the following vote:

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

-Director Pelton: I would like to request another 30 days on this

-Question TT: adding a piece for consideration for the traffic counts, this comes up regularly at our zoning meetings.

Regarding new dense development, traffic will go up and therefore lead to traffic incidents, speeding, etc. It would be helpful - we've gotten several developments that were approved years ago and now have come online; it would be interesting to ground truth some of those conventional wisdom assumptions that get thrown out there. Director Pelton would it be possible to focus on a handful of developments that have since come online and we have before-and-after accounts? This could give our Planning staff and Commissioners staff the opportunity to ground truth discussions with neighbors.

D Pelton: that's certainly something that we can factor into what we're looking at

-TT: Could Director Baker or staff provide some examples of recently completed projects that can help narrow it down?

A Baker: yes we can do that

-Motion to defer 30 days MDJ

2021-2853

Commission District(s): All

A Request to Consider Establishing a Sidewalk Mapping System

MOTION was made by Mereda Davis Johnson, seconded by Jeff Rader, that this agenda item be recommended for deferral to the Board of Commissioners, due back on 11/16/2021. The motion carried by the following vote:

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

-presentation provided by Director Gear regarding the county's base mapping program

-Question JR: it seems that we can capture sidewalk data set if we update our LIDAR base mapping? And the standalone cost of that is \$243,000?

S Gear: correct, and that is a ballpark figure

-Question JR: Do you think that cost would change if we were to opt into an IGA with other jurisdictions?

S Gear: I think it would

-Question JR: Why is the ARC not doing that organization at this point?

S Gear: I'm not sure; I will bring that question up with them next week when we meet.

-Question JR: If we were to acquire this data in a more comprehensive way, would the data set focused on for sidewalks be commensurate to a single purpose data set developed for sidewalks?

S Gear: yes it would and that's something we would have to maintain in house

-Question JR: so once you acquire that comprehensive LIDAR set, there is a particular switch that you can turn on to look at the sidewalk element? Commissioner Patrick discussed this data being updated more frequently to keep up with development. The last LIDAR we had was 2013, so this is not updated annually; on the other hand our street level imagery seems to be updated annually.

S Gear: exactly. The aerial photography we need to map the subdivisions and streets, etc.; once we acquire the data; the responsibility of maintaining will be on us.

-Question JR: if we wanted annually updated data set for LIDAR then we would have to reinvest on an annual basis?

S Gear: exactly

Is that integrated with the street-level data set we're buying that could be packaged together comprehensively?

S Gear: The street level imagery is strictly for the Tax Assessor's and Community Development; what we require on an annual basis is the aerial photography; those are 2 different datasets

-Question JR: what is the incremental cost of LIDAR and aerial imagery?

S Gear: the costs are essentially the same because the same ways to produce that are the same

-Question JR: so we're already investing on an annual basis for the aerial imagery; you're suggesting that rather than just collecting aerial imagery, we advance that to LIDAR which would have more data sets?

S Gear: correct

-Question JR: what is our current budget for aerial imagery for LIDAR?

S Gear: the current contract for aerial imagery is a little over \$1 million for aerial only; if you have the LIDAR it can range from \$70,000 - \$150,000, depending on what buy-ups you have with that

-Question JR: So it's a 10%-15% increment over the current budget we already have in place? And we'd be able to pick up sidewalks along with that?

S Gear: correct

-Question MDJ: regarding cooperative agreements, how long would it take to try to get a cooperative agreement with other jurisdictions, and what would be the possible savings for that?

S Gear: in 2013 when we did a cooperative purchase, it was about \$160,000 in conjunction with other surrounding counties; DeKalb alone it would have been another \$80,000 if we did it alone

-Question MDJ: what is the time frame for getting cooperative agreements with other jurisdictions?

S Gear: It depends on how many jurisdictions want to be involved; the best time to capture aerial and LIDAR is the beginning of the year when the sun is at a certain angle and the leaves are off the trees

-LJ: we may be looking at a deferral because you can't move forward until you talk to ARC

-RP: when development plans are submitted, they also have to submit electronic version of that; I don't know if the county requires a DWG file, but if we had the baseline that caught us up from 2013, the state's requirements for finding the plats are already in existence that you have to provide an electronic version of your plat; that may be something that could be incorporated through the regular development process into this larger master plan for the mapping system. Then, perhaps on an annual basis, or whenever the county is due for system updates, then DeKalb could pocket-line with that schedule. Question, So there's no way that the \$500,000 we spent for the Tax Assessor's data and their LIDAR can be encompassed in this to pick up sidewalks?

S Gear: no because that data is essentially street-level imagery and there is no accuracy in terms of coordinates; if you want a true accurate sidewalk representation, the best means is this way

-TT: the City of Atlanta has done this and other jurisdictions. We may want to make this a pedestrian GAP analysis. Also can we use ARP funding for this? The federal government may also want us to have some sort of study before we move forward on this

-JR: I would like the administration to come forward with a presentation on adding this annual collection of the LIDAR imagery for our budget for aerial imagery, since it seems to be potentially 10%-15% delta that might give us a lot more layers than just sidewalks.

Z Williams: absolutely

-Motion to defer 30 days MDJ

New Agenda Items:

2021-3196

Commission District(s): ALL

REN - Irrigation Maintenance and Repair (Annual Contract - 3rd Renewal of 3 Options to Renew): Contract No. 1142370 for use by the Department of Recreation, Parks and Cultural Affairs (RPCA). This contract consists of providing installation, maintenance and repairs of the irrigation system at various DeKalb County Parks. Awarded to: Waterhouse Irrigation, Inc. Amount Not To Exceed: \$50,000.00

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 11/16/2021. The motion carried by the following vote:

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

-Question JR: is this a Stonecrest park? If so why are we maintaining that irrigation contract? If we're not I'm fine with it Z Williams: I don't have that answer in front of me. In 2018 we were maintaining this

-MDJ: if we are going to remove parks then the price for this renewal should come down

Z Williams: in the original text it was approved in 2018, and this was one of the parks in this

LJ: we will make a substitute to change that out

-Question MDJ: so that means that Southeast was included last year as part of this renewal?

C Horner: that particular sentence was just specific to change order #1 at the time it was passed

-Question MDJ: so you will check to ensure the Southeast Athletic Club is not inclusive of this renewal?

Z Williams: We will ensure that no money is spent on parks that are not DeKalb County parks

C Horner: correct, and we can ensure language to include this

MDJ: I want to ensure that this is not our responsibility

-MDJ: Motion to approve with the condition that funds for this contract be spent only in unincorporated DeKalb County

2021-3384

Item

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 11/16/2021. The motion carried by the following vote:

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

-information provided by COO Williams regarding this program

-Z Williams: the item would be voting for an allocation from the ARP reserves to take care of this

-LJ: Please provide a copy of all you've said

-Question JR: A lot of research shows that incentives are not as effective as the stick on this; as we are charging an incentive to employees who choose to smoke, why shouldn't we recognize the impact vaccinations can have on medical costs and have a surcharge for those who choose to be unvaccinated? The vaccines are fully approved by the FDA. It would be reasonable to apply a surcharge for non-vaccination status; this is a financial issue for us; why can't we start to apply those sort of incentives also?

Z Williams: your point is well taken as it relates to the similarity between our employee healthcare incentives in years past; phase 1 is much like the employee incentive program, where employees who received a certain amount of points, their fees were less; around the middle or end of January we will see what that brings. Will there be other carrots at that point?

-JR: the appropriate time to consider surcharges is when we adopt rates; I think we should look at a plan of integrating that into our rate structure

Z Williams: your point is well taken in that we take every reasonable opportunity into consideration

-LJ: having a surcharge may not solve the larger problem; when we focus on one disease over the other it could be a negative situation

-Question MDJ: I'm a proponent of incentives rather than a deterrent. If we see the incentive is not working down the line, we can revisit that, but I think we have excellent staff and employees; coming up on the holidays it is an added incentive to get much needed money that they don't have right now; when it's time to make a motion I will be ready to make it

-Question TT: I think this is great timing; let's lead with incentives; jurisdictions that are doing the vaccine requirement still require testing for those who don't get the vaccine. Of the 1.9M, does that divide out to 3800 employees, not including constitutional officers? How many employees are we covering?

Z Williams: this is based on our entire employee database being eligible for this; there are 2 different pots; the \$300 is from ARP

-Question TT: so the \$300 is from ARP, and the \$200 incentive is from General Fund

-TT: would it be appropriate if commissioners add on to this through commissioner funds?

Z Williams: we can talk offline about it, and I'll reach out commissioner

LJ: we haven't reached the final Treasury guidelines either

V Ernstes: this is an incentive being given for 2 reasons; 1) to give the vaccine, and 2) to disclose your vaccination status; this is in no way mandatory and does not affect your employment with the County

-we will have COO come back to tell us about what is happening with the rest of that ARP reserve

Meeting Ended At: 3:30PM

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