



DeKalb County Government

178 Sams Street
Decatur, GA 30030

Minutes - Draft

OPS-County Operations Committee

Commissioner Mereda Davis Johnson(Chairperson)

Commissioner Robert Patrick

Commissioner LaDena Bolton

Monday, September 8, 2025

10:00 AM

Meeting Started At: 10:02 AM

Attendance: Commissioners Davis Johnson, Patrick, Bolton, and Terry

I. DISCUSSION

2026 State Legislative Agenda

MR: remarks

DB: methodology overview

RP: Question about technology fees and its placement.

DB: This was removed from the top priorities based on the methodology and consultation with law that this can be accomplished without a change to state law.

RP: I thought we had a technology fee, but it was struck down in court? Can someone look into that?

DB: We consulted with the law department and general counsel and they felt it could be accomplished locally, but we will review.

Rental Registry

TT: Re rental registry, did y'all determine the distinction between the database at a local level and the actual registry which is the intent of the state law change.

MW: The state law is clear, that we can not require people to enroll in a rental registry, we can determine through other means.

TT: If this is about addressing absentee landlords, what are we trying to solve? what are accg/gma doing and how does it affect this issue?

DB: there were significant discussion last session about MMO bill, other avenues are still under discussion.

MDJ: I have always intended for a registered agent as a contact, would state law prevent the designation of a registered agent vs an owner registry.

MW: Under existing state law a business would have to have a registered agent, what I'm understanding is that you would like for that info to be provided to the county?

MDJ: a sole prop does not have to be a corporation and we still wouldn't have a registered agent.

MW: I will have to check on the nuance of that question.

RP: When people open water accounts are we not collecting the owner/tenant info, can it be shared with code, what can we do on our own?

ZW: When they open up an account, they do provide a copy of the lease which should have some of that data.

TT: Agreed, a registry is a requirement, a database is something we maintain. Is this a business license issue and compliance for multifamily. Can we identify what we are trying to accomplish and how it benefits us, is it something we can address with the data that we already have?

MDJ: my intent is to locate owners so that neighbors can contact them.

MW: we can determine ownership, I believe there is a question of what properties are rented. A change in state law would allow us to require certain information from owners.

LB: Would it be within our authority to offer an opt in option for the registry in the interim, an opt in with the renewal of business licensees.

MW: We can look at how that works with the current state law.

NM: My understanding is that you can serve the GA Real Estate commission for certain records, can legal look at that aspect as well?

RP: Can you all come back to us with data from code that identifies how many problem properties we have that we cant get in contact with the owner? That should help show how much of a problem is and support our case.

Tenant Fees

TT: As we go thru these items could you help us understand the different associations or lobbies that may be for or against these priorities, whether they will oppose or support us?

TT: Is the law department looking at how we handle bills and if we can adjust with internal policy.

MW: The ability to go after the owner for failing to institute the fix that is not part of our control. Looking at bill be in owners name or a cosignator.

TT: Cant have a lien on a property owner if tenant opened account, lien is against rate payer.

DB: re support or opposition, different on different issues, but there may be different opposition based on the bill, there's concern from any group when you change what their members have to do. We can have discussion on where we can make agreements.

Annexation and City Reforms

TT: I do support this being a top three priority, particularly the 4th bullet about County support for annexations.

NextGen911 funding

DB: Study committee, huge priority for accg, we are more particular about where the funding goes. We are looking at the current law to ensure that a RTCC would fit into the current definition, committee looking at what state/local funds what and where funds can go.

MW: There are some broad categories that lay out how the current funding can be spent, but the safest route for us is to add RTCC so there is no doubt.

MR: We want to allow flexibility of the funding moving forward, we want to be ready to integrate e911, we want to be able to allow for flexibility of those funds for our next steps.

NM: Is there an example of an area of flexibility that is being requested.

MR: No, we would be the first. ATL example.

DB: Would need specific language for what we are trying to do.

Behavior Health funding

TT: Propose reframing issue, this could fit into fed govt policy on homelessness. Crisis center and diversionary programs. I have asked Claratel to work up additional architectural schematics that show that a new crisis center could be a jail diversionary program as well. Reframe title and statement to include homelessness and treatment.

LB: Good point, want to be careful with heavily associating behavioral health with homelessness.

MDJ: Want to identify problems not funding sources, because once we fund one aspect another comes u/p.

Tire Waste Clean up reimbursements

Meetings by Teleconference

DB: Push Back regarding elected bodies. but opportunity for others.

RP: Would love to keep pushing for all, but is there a way to include Commissioner created advisory boards.

LB: Would like to understand the push back.

TT: I agree that there may be a nuance here that is DeKalb specific, hybrid option. As the law department and CS are reviewing the list of boards can you add a line that says which boards can meet virtually.

RP: This was initially for public participation in zoning meetings, and getting more engagement from residents.

NM: Can we carve something out in the language where there is no action can we have the meeting take place via teleconference.

Water billing leaks

No additional information requested.

Marijuana ordinance reform

RP: agree with keeping it, a suggestion would be to focus on Counties that have their own police departments.

TT: Help us understand which of the 15 counties with PD's , which has a recorder's court.

Community Service Aides

TT: Would like the legislative strategy to be to have the chairs of committees go visit with DeKalb county police and ensure that Dan has the support of the different groups involved.

MDJ: Would like to hear Dan's thoughts on having a coordinated effort.

DB: It depends on the situation, but it can help.

ZW: Requests regular check ins at OPS so that the administration is aware.

MDJ: Coordinate with the chair.

RP: We could also extend our invitation to the legislative lunch to the committee chairs and on the other side of the aisle.

LB: Science on testing marijuana

NM: Allow CSA's to be called as a witness.

MDJ: bring to next OPS, Commissioners review prior.

NM: question about methodology and why MARTA was not included based on selections.

DB: It was removed from the top ten because its under further review.

MW: The question is what is the angle that we would like to approach this issue with.

MDJ: If you have a position on MART, please send it to the Board in a memo.

TT: Need to whittle down the top three from the top ten via another survey.

LB: If rental registry is removed because we can do it locally, will it be removed from the top list in favor for another item?

Meeting Concluded At: 11:52 AM

MOTION was made by LaDena Bolton, seconded by Robert Patrick, that this agenda item be adjourned meeting. The motion carried by the following vote:

Yes: 3 - Commissioner Davis Johnson, Commissioner Patrick, and Commissioner Bolton