

Minutes - Draft

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

Tuesday, July 26, 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: 2:04 PM

Attendees: Commissioners Johnson, Davis Johnson, Rader, Cochran-Johnson, Terry, Patrick

Present 3 - Commissioner Larry Johnson, Commissioner Jeff Rader, and
Commissioner Mereda Davis Johnson

I. MINUTES

2022-1926 Commission District(s): ALL
Minutes for the July 12, 2022 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 - Commissioner Johnson, Commissioner Rader, and
Commissioner Davis Johnson**

II. AGENDA ITEM

Previously Heard Agenda Items:

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 approval. to the Board of Commissioners, due back on 8/9/2022. The motion carried by the following vote:

Yes: 3 - Commissioner Johnson, Commissioner Rader, and Commissioner Davis Johnson

-information provided by Patrece Keeter

-Question LJ: is there any way that you can have a satellite to do one big count instead of individual traffic counts?

P Keeter: I'm not aware of a program that does that, but that may be cost-prohibitive. These counts were based on best practices and discussions with people who do that.

-Question JR: the numbers you quoted didn't include Chamblee?

P Keeter: that's correct

-Question JR: your quotes included camera counts or two-counts?

P Keeter: it depends on the vendor; this would be once a year, and we would do the count locations once every 3 years.

Additional information provided by Ms. Keeter.

-Question TT: was your recommendation to do these counts all at once or spread them out?

P Keeter: our recommendation is to spread them out for budgeting purposes

-Question TT: this may be a combination between Transportation and GIS working together. There is a map editor program, that I was introduced to who showed us how he built up his Waze editor credentials to view the traffic patterns. He suggested that we as a Transportation department could develop gateways arounds communities. It seemed like an opportunity to use technology and GPS to use those gates.

-LJ: I know ARC has Waze data, and would could schedule something to bring them. We can do this discussion quarterly to see how we have progressed. At a future update we could discuss that Waze data

-Question RP: it would be good to have initial baseline data for Unincorporated DeKalb that all commission districts could utilize then move from there

-LJ: if cities wanted to connect, it would be an idea for them to help pay. Something to think about and I'll leave that up to the committee

-P Keeter: based on the discussion it seems you are interested in doing the full GAAP analysis. I think we are in the \$40-50K range for the count. What we haven't done is identify the funding source yet

-Z Williams: I would propose that we put it in the midyear budget

-MDJ: motion to approve, with funding to be included in the midyear budget

Second JR

Vote: yes unanimous

New Agenda Items:

[2022-1849](#) Commission District(s): All
Acceptance of a Grant from the Atlanta Regional Commission for DeKalb Senior Services in the Amount of \$2,109,586.94- At A Cost to the County of \$160,564.73

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 8/9/2022. The motion carried by the following vote:

Yes: 3 - Commissioner Johnson, Commissioner Rader, and Commissioner Davis Johnson

-information provided by Director Scott

-Question LJ: is this an increase or has it leveled out?D

Scott: it has leveled out at \$2.1M over the last 3 years

[2022-1692](#) Commission District(s): ALL
CO - Change Order No. 1 to Cooperative Agreement Contract No. 185181 for Sports Lighting with Related Supplies and Services: for use by the Department of Recreation, Parks and Cultural Affairs (RPCA). This contract consists of the purchase, installation of lighting and related supplies and services. Awarded to Musco Sports Lighting, LLC. Amount Not To Exceed: \$733,047.00.

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 8/9/2022. The motion carried by the following vote:

Yes: 3 - Commissioner Johnson, Commissioner Rader, and Commissioner Davis Johnson

-information provided by CPO Horner, Director Ellis

-Question LJ: how would those who stole it last time understand next time for deterrence?

-response provided by Director Ellis

2022-1832

Commission District(s): ALL

LB - Invitation No. 22-101510 Feed, Hay and Shavings for Little Creek Horse Farm (Annual Contract with 2 Options to Renew): for use by the Department of Recreation, Parks and Cultural Affairs (RPCA). Consists of the purchase of Feed, Hay and Shavings for Little Creek Horse Farm. Recommend award to the sole bidder who is responsive and responsible: Conyers Pet and Livestock Supply, Inc. dba The Stock Market. Amount Not To Exceed: \$224,773.92.

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 8/9/2022. The motion carried by the following vote:

Yes: 3 - Commissioner Johnson, Commissioner Rader, and Commissioner Davis Johnson

-information provided by CPO Horner, Director Ellis

-Question JR: what's our cost recovery profile look like there?

C Ellis: we can come back and provide a report on that to you once I have updated information

2022-1917

Commission District(s): ALL DISTRICTS

Approval of an Intergovernmental Agreement (IGA) between DeKalb County Government and Georgia Piedmont Technical College for the purpose of joint administration of the DeKalb Virtual Career Academy 2022 and not to exceed \$160,000.

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 8/9/2022. The motion carried by the following vote:

Yes: 3 - Commissioner Johnson, Commissioner Rader, and Commissioner Davis Johnson

-presentation provided by WorkSource Director Davis

-Question TT: as we move forward in the coming years, what do you see as the biggest challenges in the WorkSource arena?

-response provided by Director Davis

-LJ: he will be coming back quarterly to discuss WorkSource and the changes happening

III. STATUS UPDATE

Small Box Discount Retailers

-presentation provided by Brandon White

-Question LJ: in the future meeting, do you have a future map that you can show, based on this passage, how many dollar stores would come to a specific area? Will this eliminate dollar stores or it just won't be as many?

B White: it will be the latter. Additional information provided by Mr. White

-Question LJ: the regulations that you're proposing, you will have more fresh fruits and vegetables in these stores?

B White: yes sir. it is proposed that new stores will have to dedicate 10% to fresh produce. Costs will be subject to the stores' models

-Question LJ: will you bring this back to committee before September?

B White: yes sir

-Question LJ: do you feel we'll be ready in August to take a vote in committee?

B White: we'll probably need the full 60 days to work through the issues, but I don't think this will go past September 30th

IV. DISCUSSION

Emory Village Overlay District

-presentation provided by Brandon White, Mark Goldman

-JR: successful public policy generates a widespread private response. I'm glad we're working to ensure the overlay is a catalyst for what people want to see in the area.

-Question TT: one of the challenges of this area is that it's a challenging area; on paper it may look one way. Programming is something that has to be part of future development conversations. As we move forward looking at future development sites, thinking of those placemaking opportunities, but ways to introduce programming so that there is activity happening all the time.

-LJ: Mr. White will you bring it back so we go through the deliberations?

B White: yes sir it still has to go through the full process

Annual Development Report (ADR)

-presentation provided by Cedric Hudson, Sylvia Smith, James Burge

-Question JR: will there be a link available for us to review?

C Hudson: yes sir, we could have it live by as soon as Friday, as well as notification to the public

-LJ: I would like to see how much from the business licenses will be brought to the County and how it generates money for infrastructure and other economic activity. If you could show us over the past year all the business permits that were done, x amount is what was generated from the value that businesses generate. That helps in terms of jobs being created, the proximity to home that people work, the associated business that is generated by additional housing created, etc.

-additional information provided by James Burge on a major projects map

-TT: I'm interested in seeing that analysis for the major development. For the next report, I would like to see the value of a parcel before a permit/development, and how that next year's assessment changes. The tax digest is impacted by development. I would like to more clearly define the difference between parcel value and service delivery cost. We have to find a way to balance that equation in which suburbia does or doesn't pay for itself.

-Question RP: as staff moves into Sams Street, I hope that you can track timeline of plan review to issuance. That kind of data would be very helpful. Do we have a phone call/email return time frame?

C Hudson: We do have that; it's more on the operational side than the annual development report

-Question LJ: can you work with Parks and Rec to tie in wellness in the report to see when you build a house, how it can impact the quality of life?

C Hudson: we can definitely reach out and have that discussion

Meeting Ended At: 3:18PM

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 - Commissioner Johnson, Commissioner Rader, and Commissioner Davis Johnson

Barbara H. Sanders-Norwood CCC, CMC