

**Minutes - Draft**

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

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Tuesday, June 14, 2022

2:00 PM

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*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: 2:02PM

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

**Present**        2 - Commissioner Larry Johnson, and Commissioner Jeff Rader

**Not Present**    1 - Commissioner Mereda Davis Johnson

**I. MINUTES**

**2022-1728**      Commission District(s): ALL  
Minutes for the May 26, 2022 Special Called Planning, Economic Development, and Community Services Committee Meeting  
**MOTION was made by Jeff Rader, seconded by Larry Johnson, that this agenda item be approved. The motion carried by the following vote:**

**Yes:** 2 - Commissioner Johnson, and Commissioner Rader

**Not Present:** 1 - 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 Jeff Rader, seconded by Larry Johnson, that this agenda item be recommended for deferral to the Board of Commissioners, due back on 6/28/2022. The motion carried by the following vote:**

**Yes:** 2 - Commissioner Johnson, and Commissioner Rader

**Not Present:** 1 - Commissioner Davis Johnson

*-JR: motion to defer 30 days to last meeting in July*

*New Agenda Items:*

[2022-1507](#) Commission District(s): All  
REN - Workforce Innovation and Opportunity Act (WIOA) One-Stop Operator (Annual Contract - 1st Renewal of 3 Options to Renew): Contract No. 1265085 for use by WorkSource DeKalb (WSD). The contract consists of retaining a one-stop operator to coordinate and manage workforce services as required by WIOA. Awarded to In the Door, LLC. Amount Not To Exceed: \$151,600.00.  
**MOTION was made by Jeff Rader, seconded by Larry Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 6/28/2022. The motion carried by the following vote:**

**Yes:** 2 - Commissioner Johnson, and Commissioner Rader

**Not Present:** 1 - Commissioner Davis Johnson

*-information provided by Director Robert Davis*

*-Question LJ: Mr. Davis you can come back at a later time, but I'm seeing a lot of hiring signs in stores. Can you come back to discuss how you are getting people jobs, and an update on what WorkSource is doing? In about 30 days? Unemployment is low in some areas, I'd like to know what we're doing to address that*

*R Davis: yes sir I'd be happy to*

[2022-1589](#)

Commission District(s): All  
CO - Change Order No. 1 to Contract No. 1251842 for Plan Review, Inspection and Technical Support Services (Multiyear Contract): for use by the Department of Planning & Sustainability (P&S). This contract consists of the provision and management of plan review, inspection and technical support services for zoning, land development, building and fire permits. Awarded to NOVA Engineering & Environmental, LLC. Inc. Amount Not to Exceed: \$500,000.00.

**MOTION was made by Jeff Rader, seconded by Larry Johnson, that this agenda item be recommended for approval to the Board of Commissioners, due back on 6/28/2022. The motion carried by the following vote:**

**Yes: 2 - Commissioner Johnson, and Commissioner Rader**

**Not Present: 1 - Commissioner Davis Johnson**

*-information provided by Director Baker*

*-Question JR: I'm interested in our ability to turn these around and reduce the number of resubmissions. Could you talk to me about how we will use the staff and this contract to ensure we don't end up with the iterative elongated process? That is the feedback we receive from stakeholders in the process*

*-additional information provided by Director Baker*

*-Question JR: is it possible for NOVA to easily dovetail into that? Will we use them in a different way?*

*-response provided by Director Baker*

*-Question LJ: you don't want the efficiency to decrease; how can you use this NOVA system to help keep the flow going?A*

*Baker: we can track the efficiency of our employees; when the contractor logs into the system, it documents key information related to the case. When we send it back to the customer, we know how long the process has been. We're trying to deal with accountability among our managers to review with their employees how long their process is taking. We will be holding everyone accountable, whether it is our contractor NOVA or our employees.*

*-Question LJ: how do you create a system where you can have accountability when a lot of the factors you can't control?*

*A Baker: before we open up to the public, I and the Administration will be having a meeting with the one-stop-shop participants. In addition, I have identified a person to be over the one stop shop operation who will be the czar in charge of that operation. The multiple departments will respond in direction to the new czar*

*-Question LJ: will the system allow you to see how much has been left in the queue?*

*A Baker: we will have a help desk in my midyear presentation, and my staff will speak to what the system will be able to do. We will also have a person that can go into the system and identify who has not touched a particular item for a number of days and make contact*

*-Question LJ: I see a lot of sites where you can type in a question real time. I'm hoping your technology can get to that so that people can have answers in real-time*

*A Baker: I like that idea, and we have been working closely with IT on the approach. In the reorg presentation I will make at midyear, I will be discussing an IT help desk within the department to focus on customer care*

*-TT: there's a new technology that addresses some of these concerns*

2022-1594 Commission District(s): ALL  
REN - Demolition of Residential and Commercial Buildings (Annual Contract - 2nd Renewal of 2 Options to Renew): Contract Nos.: 1220672 and 1220675 for use by the Department of Recreation, Parks and Cultural Affairs (RPCA). These contracts consist of asbestos abatement, demolition of commercial and residential buildings and debris removal. Awarded to Complete Demolition Services, LLC and Diversified Environmental Management, Inc. Total Amount Not To Exceed: \$ 350,000.00.

**MOTION was made by Jeff Rader, seconded by Larry Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 6/28/2022. The motion carried by the following vote:**

**Yes:** 2 - Commissioner Johnson, and Commissioner Rader

**Not Present:** 1 - Commissioner Davis Johnson

*-information provided by Director Ellis*

*-Question JR: this doesn't have anything to do with our In-Rem right?*

*C Ellis: it does not*

*-Question JR: was there an option of rolling this up with other demolition needs of the county?*

*Z Williams: I'm not certain but we can certainly take a look to see how this could relate to what we do in community development*

*C Horner: it is my understanding that this is a similar contract to the one for community development*

*-Z Williams: what we may do is when the other one comes up, there may be an opportunity for an amendment to this one. We'll take a look*

2022-1625 Commission District(s): 2, 3, 5, 6 & 7  
CA - Sourcewell Cooperative Agreement No. 010521-LTS-4: Playground and Water Play Equipment with Related Accessories and Services for use by the Department of Recreation, Parks and Cultural Affairs (RPCA). This contract consists of upgrades and renovations for Parks, Playgrounds and Recreational Areas. Awarded to: PlayPower, Inc. Amount Not To Exceed: \$887,429.52.

**MOTION was made by Jeff Rader, seconded by Larry Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 6/28/2022. The motion carried by the following vote:**

**Yes:** 2 - Commissioner Johnson, and Commissioner Rader

**Not Present:** 1 - Commissioner Davis Johnson

*-information provided by Director Ellis*

*-Question JR: did we get a report or list of the projects that will be funded through this?*

*C Ellis: yes it's in the packet*

*-Question LJ: I'm thinking of the stormwater projects we discussed last year. We just need an update on that. Please put that on your list to discuss Mr. Ellis, I think we used ARP funds on that*

### III. STATUS UPDATE

Grady Hospital Funding

*-information provided by COO Williams*

*-Z Williams: what we will be looking to do in conversations with Grady is to provide assistance to Grady for their financial challenge, but then for us to really negotiate what service delivery looks like in the future. I have sent you the tentative dates to meet with Grady and discuss*

*-LJ: please send the dates to the committee for meeting with Grady. You all have to figure out how Grady and the Administration - what will be the long-term strategy for this approach as we deal with this new contract*

*-information provided by CEO Hauptert*

*-Question JR: typically DeKalb has contributed 30%-40% in subsidies; this request is roughly equal. How did you come to that number?*

*-information provided by CEO Hauptert*

*-Question JR: Mr. Williams can you speak to that?*

*-information provided by COO Williams*

*-Question JR: what are the implications of not being able to supplement your staffing needs of \$22M?*

*-J Hauptert: there would likely be closure of neighborhood health centers, the obstetrics and gynecology program, and last we would look at the closure of mental health services*

*-Question JR: how did you arrive at those at the staffing responses as opposed to other areas?*

*-information provided by CEO Hauptert, Tim Jefferson*

*-Question JR: today we accepted a state CARES Act funding grant; do you see any prospects for assistance from the state to help supplement Grady's needs?*

*-J Hauptert: We have made a couple of requests to the state. The request was denied from the CARES Act funding, even though the state did provide supplemental funding separately. Key stakeholders met with the Governor's office, and basically the response was that the needs of Grady were the responsibility of the 2 counties.*

*-T Jefferson: timing is a key issue as to whether we will be able to break even by the end of the calendar year regarding this funding to address these issues*

*-J Hauptert: the Grady board is meeting June 21st and has a high expectation that there is approval by both counties for the emergency funding for Grady*

*-Z Williams: maybe we could be in a position at the next Board meeting where basic assurances and understanding are there. I think it's in the realm of possibility within the next few weeks; I don't see any reasons why this wouldn't be worked out by the end of the year*

*-LJ: the \$11M is only until December 31st. The new year then begins. You're putting in money now, but you're not solving the issue long-term. Mr. Williams we need a long-term strategy; this is a dilemma bigger than the county - it will take the state and federal to help with this issue*

*-Question TT: I'd like to add my support to this proposal. In the democratic party platform, healthcare is the top issue. We are being asked to put ARP money, but we should ask Clayton, Cobb, Gwinnett, and other counties served by Grady to pitch in. the other leaders of those counties meet monthly. In the next meeting we should ask the other 3 counties seriously, if they would join our system. We should formalize an ask for this*

*-LJ: a couple of years ago we came to the counties with that and they responded that they also have residents of DeKalb that they service as well*

*-additional information provided by CEO Hauptert*

*-T Jefferson: we stand ready at Grady to start the process of a new agreement*

*-LJ: we had some scheduling conflicts in March, and Mr. Williams is working to get the parties together. Mr. Williams you will bring us something in 2 weeks?*

*Z Williams: yes sir I will*

## Workforce Housing Ordinance

*-LJ: we will look at this ordinance at the next meeting for a full presentation*

## Public Hearing Signs

-information provided by Sylvia Smith, Brianna McCloud  
-JR: as an input perhaps we could have a more uniform format for the signage  
-Question JR: is the QR specific to the case or is it a general portal?  
B White: yes sir, the QR code will take the resident to our public hearings page, and they would cross reference their information with the data on the page  
-LCJ: if you would house the items separately, there could be separate QR codes that take residents to the particular item.  
-lcj: I still think the 36x48 format is too small  
-A Baker: based on the information we get from you, we will do a budget amendment at midyear for the budget and size of the signs that we are talking about  
-LJ: please send this to each commissioner, and commissioners send your input to me. That way at our next committee meeting we can deliberate  
-RP: I think that the larger sign is appropriate  
-additional information provided by Commissioner Patrick  
-TT: Director Baker please show the signs that I suggested, as food for thought. The other issue with these signs is that someone has to hand-write them  
-JR: we would like to move away from the hand-written sign and toward the QR code. To be accomplished, you would have to transfer the responsibility to the applicant; to do that you would have to have some relationship with a third party printer; I don't know if that type of sign printing is readily available; you would have to research that to have highly individualized type of signs  
-A Baker: we would like to take the commissioner's comments into consideration and come back to committee; we can have a fruitful discussion at our next meeting to see where we land  
-LCJ: send along each of the signs as part of a packet that the commissioners can share with commissioners, so that constituents can sit, click, and read in order to get more input  
-LJ: please bring it back in 30 days

#### Planning & Sustainability - Permitting System

-presentation and updates provided by Director Baker, Gary Rhymer  
-Question JR: does any of the capacity in the NOVA contract be applied to other areas of plan review?  
-A Baker: yes we expanded the professional services contract to cover everything we do  
-Question JR: for the vacancies you will have to lean into it for the short term; is that a fair assumption?  
A Baker: that is fair; hopefully we will be filling those very quickly. If we do not we would look to the NOVA contract  
-Question TT: from an employee relations perspective, we're talking with Mr. Jacobs on a survey with our employee base. Are you finding anything particular in the planning staff as ways to make roles more competitive or increase retention?  
A Baker: we have done surveys to an extent. We did work with HR to compare salaries with other jurisdictions in the metro region. My ongoing conversations is about not only getting staff here but retaining them. How do we get to those questions you pointed out can absolutely be a next step; I will be speaking more on this with HR.

Meeting Ended At: 3:32PM

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

**Yes: 2 - Commissioner Johnson, and Commissioner Rader**

**Not Present: 1 - Commissioner Davis Johnson**

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Barbara H. Sanders-Norwood CCC, CMC