



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

Thursday, September 10, 2026

1:00 PM

Meeting Started At: 1:00 PM

Attendees: Commissioners Davis Johnson Patrick Bolton Terry and Long Spears.

Present 3 - Commissioner Mereda Davis Johnson, Commissioner Robert Patrick, and Commissioner LaDena Bolton

I. MINUTES

2026-0374 Commission District(s): All Districts
Minutes for the August 18, 2026 County Operations (OPS)
Committee Meeting;
MOTION was made by Robert Patrick, seconded by Mereda Davis Johnson, that this agenda item be Approved. The motion carried by the following vote:

Yes: 2 - Commissioner Davis Johnson, and Commissioner Patrick

Not Present: 1 - Commissioner Bolton

New Agenda Items:

II. AGENDA ITEM

Chief Executive Officer

- [2026-1315](#) Commission District(s): All Commission Districts
Approval of Amendment No. 2 to Contract No. 2000186 Operational and Performance Assessment Services (Purchasing Policy Exemption):
Awarded to Mauldin & Jenkins, LLC. Amount Not to Exceed:
\$182,420.00.

Item assigned to PECS at COW.

Facilities Management

- [2026-1149](#) Commission District(s): 3
CO - Change Order No. 1 to Contract Nos.: 2000310 & 2000312
On-Call Pressure Washing for County Parks (Annual Contract with 2 Options to Renew). For use by Recreation, Parks, and Cultural Affairs (RPCA), Facilities Management (FM), Fire Rescue (FR), and the Department of Watershed Management (DWM) to obtain on-call painting and pressure washing services. Seeking increase in contract funds. Awarded to A&D Painting Inc. and Facility Maintenance & Services Group LLC: Total Amount Not To Exceed: \$1,850,000.00.

MOTION was made by Robert Patrick, seconded by LaDena Bolton, that this agenda item be Recommended for approval. to the Board of Commissioners, due back on 9/15/2026. The motion carried by the following vote:

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

RP: Is there a timeline? Or is that a PWI question?

ZW: Requests that we ask Dir. Wells in PWI.

TT: Does Beautification have a separate contract?

ZW: Will have to check if there is a contract in beautification.

TT: Some public concrete gets dirty and moldy which contract would it be under. Could it be a part of this contract?RP:

There are a lot of retaining walls in D1 that get a lot of graffiti, could this contract handle those as well?

TT: Can we come back with options for other public structures?

ZW: We are putting together a cross departmental team to address issues like that and will be happy to come back on that issue.

LB: Requests that the department work to evaluate the county's buildings and their need for pressure washing and painting to reduce blight.

[2026-1323](#)

Commission District(s): All

CO - Change Order No. 6 to Contract No. 1297570 On-Call Plumbing Services (Annual Contract with 2 Options to Renew). For use by the Department of Facilities Management (FM), Recreation, Parks and Cultural Affairs (RPCA), Fire Rescue (FR), Watershed Management (DWM) and Community Development (CD) to obtain the repair, replacement, maintenance, and installation of plumbing fixtures at County-owned facilities. Seeking increase in contract funds and scope of work to provide building performance assessment audits. Awarded to: J2 Connect, Inc. Amount Not to Exceed: \$1,269,307.00

MOTION was made by LaDena Bolton, seconded by Robert Patrick, that this agenda item be Recommended for approval. to the Board of Commissioners, due back on 9/15/2026. The motion carried by the following vote:

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

No additional information requested.

Innovation & Technology

[2026-1198](#)

Commission District(s): All

CO - Change Order No. 1 to Contract No. 2000149 Fuelmaster Software and Hardware Upgrade (Multiyear Contract) [Sole Source]. For use by the Department of Innovation and Technology (DoIT) to obtain maintenance services to the existing Fuelmaster System. Seeking increase in contract funds and term through December 31, 2030. Awarded to Syntech Systems, Inc.: Amount Not To Exceed: \$266,286.00.

MOTION was made by LaDena Bolton, seconded by Robert Patrick, that this agenda item be Recommended for approval. to the Board of Commissioners, due back on 9/15/2026. The motion carried by the following vote:

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

No additional information requested.

Voter Registration & Elections

[2026-1238](#)

Commission District(s): ALL

LB - Invitation 2026-065-ITB Ballot Printing and Absentee Ballot Printing and Mailing Services (Annual Contract with 4 Options to Renew). For use by Voter Registration & Elections to obtain emergency and provisional ballot printing, and absentee by mail ballots services. Recommend award to the lowest responsive and responsible bidders: The Tattnall Journal, Inc. dba Tattnall Ballot Solutions and Fort Orange Press, Inc. Total Amount Not To Exceed: \$121,297.50.

MOTION was made by Robert Patrick, seconded by LaDena Bolton, that this agenda item be Recommended for approval. to the Board of Commissioners, due back on 9/15/2026. The motion carried by the following vote:

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

No additional information requested.

III. STATUS UPDATE

PDK Air Quality & Noise Study

RP: What do you mean by negligible air quality changes can you give a percentage of how much more, and what are some ways we can address that?

By negligible we mean that the increase is very minor, less than 2% of the NACS. Re strategies, there are a couple of things be done but the airport has some restrictions on what airplanes can be let in. taxing, locations of gates.

RP: There has been some conversation about data centers, have you ever done anything around data centers? Can we look into that Mr. Williams?

LB: Why was 2018 used as the base year?

That was part of the scope, the base is just the makeup of the current jets coming to the airport.

LB: under air quality how did you study the identification of any human health risks, based on data or modeling? Modeling, using a tiered system with conservative assumptions on different materials we used a standard analysis from California which generally has a stricter standard.

LB: Re air quality standards are the comparisons to what the air quality standard would have been in 2018?

We looked at the difference of what would be with and without the 2040 masterplan to make the comparison.

LB: Are you saying that its less than two percent for both light and heavy aircrafts?

Yes, we did comparisons based on fleet mix changes, weight categories to see if there would be changes in the concentrations same with noise.

LB: Re air quality emissions and concentrations, What is the percent increase for light and heavy aircraft when taxi times vary?

14% but i do not know what the breakdown between light and heavy.

LB: Does it dissipate swiftly?

It depends on the chemical and concentration.

TT: In the noise portion, is it ten parcels that now or in the next 25 years will be in the 65 dbL range, any house that is now or in the future over the 65dbL contour would be eligible for noise mitigation assistance?

How much do we have in our noise abatement fund?

HH: we do not have a fund because we do not have any homes that qualify, but we may in the future.

TT: When doing the study did you assume any growth in the electric vertical take off and landing?

No it was not part of this study.

TT: Have you done any projections on noise and pollution levels if aircraft were replaced with electric aircraft.

Minimal effect on the cumulative because of range of aircraft.

TT: Is it possible for CRO Millagro to meet with Dir. Hines to address future technology needs at the airport?

2027 Legislative Agenda

RP: Can we make it a top 6, with annexation.

MDJ: Comments on annexation.

LB: Can this be a regional approach item?

DB: Yes ma'am.

MLS: Comments on process.

Staff will develop an agenda item to bring back to committee for consideration.

IV. DISCUSSION

Charter Review Recommendations

2025-1577

Commission District(s): All Commission Districts
Resolution of the DeKalb County Governing Authority Regarding the
Charter Review Commission's Report and Recommended Changes to
the Organizational Act

**This agenda item was Recommended holding in committee to the
Board of Commissioners due back on 9/15/2026 .**

Item not discussed in committee.

Meeting Concluded At: 2:17 PM

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

Barbara H. Sanders-Norwood CCC, CMC