



A G E N D A -- Metro South CID
BOARD OF DIRECTORS MEETING
August 13th , 2025 at AM

Attendees:

___ Joel Gross, Chair	___ Rusty Whitfield, Director
___ Wayne Smith, Vice Chair	___ Beverly Dabney, Director
___ Rob Roark, Treasurer	___ Hobson Milner, Director
___ Fabrizio Garcia, Director	___ Larry Kaiser, Executive Director
	___ John Kranjc, Executive Director Emeritus/Secretary

Others attending:

1. Review and Approval of the Minutes from the previous Board Meeting

Motion: To Approve the Minutes from the previous Board Meeting held on June 11th, 2025

Motion By:

Motion Seconded By:

Any Other Discussion:

Vote:

2. Review and Approval of the Treasurer's Report for Previous Month(s)

Motion: To Approve the Treasurer's Reports for June and July 2025

Motion By:

Motion Seconded By:

Any Other Discussion:

Vote:

3. Motion

Motion:

Motion By:

Motion Seconded By:

Any Other Discussion:

Vote:

4. Motion

Motion:

Motion By:

Motion Seconded By:

Any Other Discussion:

Vote:

5. Motion

Motion:

Motion By:

Motion Seconded By:

Any Other Discussion:

Vote:

No Other Items Requiring a Vote of the Board for the Month

PREVIOUS EXECUTIVE DIRECTOR MONTHLY TOPICS FROM 6/2/2025 TO 8/13/2025

- MSCID 10 year anniversary; 2016-2026. Planning month/date selected to provide advanced notification on social media
- Former Commissioner Bradshaw \$ commitment to the CID – remaining funds from his account – in the process of completing the application; intend to apply funding to the ARC Roundabout Planning grant or possibly a construction project to reduce the CID's \$49,000 local match.
- Working on various articles for the upcoming newsletter
- 4270 Old McDonough – site cleared. Tires removed off the street but abandoned trailer with unknown substance contained inside still being investigated by EPD and EPA.
- Commissioner Bradshaw's \$40,439 allocation – project TBD
- "Overlay District Revisions" scope of work and fee approved by CID Board. Kimley Horn and LKK to begin the work by meeting with DeKalb Planning staff and 3 adjoining HOA's in August. LKK has begun to redline the existing overlay district and then send to Kimley-Horn as a beginning point. Staff work should be completed within 5 months. Actual consideration by BOC is unknown. Will require Community Council/BZA/BOC public meetings. Will bring updates to the board. Will also seek input from the board as well.
- Significant potholes on Henrico at the Norfolk RR Crossing – business complaints. Called the county PW department 2x and asked for a work order be prepared and 3 emails – never received a response. Asked HEH paving assisted – immediate response. Called elected officials regarding lack of response. Within 1 day PW temporarily patched shoulder and HEH followed up as well. Thx HEH!
- Old McDonough dirt road section at Transport City/Landcaster intersection. Depressions in road over 2 feet in depth. Sent public works emails over the past 2 months – no response. Will ask Commissioner Terry to allocate SPLOST I funding (he requested a project from the CID earlier this year) to pave this section of the road – cost approx. \$100,000.
- Looking at possibility of extending CID geographical boundaries to add the Data Center site if the county approves of the rezoning/text amendments to the overlay district. Currently DeKalb County and GRTA issued moratoriums for Data Centers in the metro area
- BOC approved ready mix planting rezoning June 2025
- Ready Mix plant to send LKK the Land Disturbance Plans for comments when they are sent to the county for review
- CID will purchase the 2 EPD "Real-time Air Quality Monitoring Devices by Purple Air" as agreed to with DeKalb BOC and send to the Starlight homeowner leaders after the Ready Mix obtains a LDP.
- Developing working relationship with the Starlight residents
- Code compliance staff meeting 2nd week of May. Drove 6 sites. Code staff indicated they intend to follow-up on all the sites and provide periodic updates. Code compliance are checking business licenses district wide including issuing warnings and citations to the list of businesses violating county codes for trash and other related offenses. Cleanup has already occurred at illegal tire storage shop on Moreland and cleanup of debris on Fleetwood.
- Federal Railroad Administration Underpass Planning Grant – need the county to upload signed documents from the CEO's office – pending county grant staff to perform work – many weeks of delay. FRA and the USDOT are expressing frustration. DeKalb limited transp. staff with Pelton's retirement on August 30 and Patrece Keeter early next year. Can't afford to lose grant. CIS will step in to prepare the RFP and county can advertise for planning consulting services but not select a consultant until FRA receives all the paperwork.

- Agreement with DeKalb being drafted with Gordon Kenna for tires and trash piles be picked up district wide on public ROW. CID will be reimbursed for Yellowstone's work. **Yellowstone quotes**
- Cedar Grove Bridge status no new updates; Dec 2026 completion
- Yellowstone overgrowth removal/mulch placement and plant installations on International Park Blvd and Market Drive including painting sign framing at International at Constitution – CID board approved May 2025. Work 99% complete. Additional mulch placement in the cleared along Market Street and minor debris removal. Hydrangeas planted on both sides of International for a distance of approximately 200 feet. Will spray for weeds to maintain clean appearance on Market and International
- Cemetery mowing and trash pickup continues – reminder to District 3 Commissioner to transfer maintenance tasks to DeKalb Public Works in 2026
- Will continue to pursue additional members for 2026 tax year
- Continue to experience traffic violations on Continental Way – LKK experience with 911 call in early July. Will formally ask the CEO to intervene since there is no code legislation to back-up enforcement
- Damage to shoulders and potentially backflow and water service lines to All South Warehouse facility from trucks not able to enter the PILOT Station – discuss CID involvement with hiring off duty police to write tickets for 2 straight days. Will seek guidance from the CEO before this action is taken
- Georgia Asset and Community Control patrol service 26 hours per week continues to provide reports
- International Park sign damaged Schneider corner – appears to be a car accident. Requested quotes from Yellowstone to repair

New Agenda Topics

- Moreland – Bouldercrest – Cedar Grove Overlay District Revisions
 - (a) CID Board approved contract with Kimley-Horn to provide revisions to the Overlay District in the Industrial Area.
 - (b) Currently developing list of prior denied projects to be used as examples when meeting with the DeKalb staff; have received narratives from 2 developers; Vic Amin's project within his undeveloped tract below the hotel and 3501 Moreland
 - (c) Example Changes to be requested:
 - ✓ Does the County Expedited Commercial/Industrial Plan Review Process still exist?
 - ✓ Reduce cumbersome process
 - ✓ Change name of overlay district
 - ✓ No land set aside for open space
 - ✓ Two distinct overlay districts; east and west of 675/285
 - ✓ Reduce the number of "Tiers"
 - ✓ Revise boundaries and Tiers
 - ✓ Increase "range" of light and industrial uses
 - ✓ No trails or other greenway space on commercial/industrial parcels
 - ✓ 5 ft. and not 10 ft. sidewalks
 - ✓ No tree islands in tractor trailer parking lots
 - ✓ Reduce setbacks
 - ✓ Encourage commercial uses such as restaurants
 - ✓ No pedestrian light poles – yes street lighting

- ✓ Landscape buffers
- ✓ Fence types and fence setbacks remove requirements
- ✓ Monument sign dimensions increased
- (d) Will be reaching out to the new Planning and Sustainability Director Juliana Njoku to setup a kickoff meeting in late August
- IJJA \$575,000 planning grant agreement awaiting contract execution
 - (a) CIS to prepare the RFP for Transportation Consulting Services and forward to the county to advertise
- CID to submit cost estimate and scope of work to Commissioner Terry requesting the county to reconstruct Old McDonough Road from Transport City Drive to Landcaster Road
 - (a) Very dangerous road conditions – nearly impassable
 - (b) No response from DeKalb Public Works to perform maintenance
 - (c) Refer to Commissioner Terry’s request earlier this year seeking a project to allocate 2017 SPLOST funding
 - (d) CID staff will have details to the Commissioner’s office next week requesting funding
- Thurman Rd (SR 160) at Old McDonough intersection
 - (a) Preparing cost estimate and design to send to GDOT to fund a “intersection radius improvement” project funded at 100% by the GDOT’s Quick Response” program
 - (b) GDOT Conditions – no ROW and no utility relocations
 - (c) Maximum project cost \$250,000
- Thurman Roundabout ARC Planning Grant work completed; Truck Rodeo. C21 provided media outreach and event coordination.
 - (a) Approximately 7-8 semi-trucks and trailers of various classifications were utilized from 4 different groups; Quala, Thermal King, DeKalb Fire Dept. and FEPCO Container, Inc.
 - (b) 60 in attendance with Channel 11 coverage
 - (c) Thanks to Dayton Partners Real Estate from Chicago – owners of site
 - (d) In the process of receiving a quote to remove the “pink” paint used to outline the roundabout
- Increased Georgia Asset and Community Control Patrol Service (GACC) hours from 12 to 26
 - (a) 3 hours daytime patrol
 - (b) 5 hours midweek night patrol (alternating Monday through Thursday)
 - (c) 3- 6 hour weekend patrol (Friday/Saturday/Sunday)
 - (d) Requested cost from GACC to increase liability coverage from \$1M to \$3M
- Commissioner Nicole Messiah \$50k allocation to the CID for traffic & public safety initiative on Continental Way – secure off-duty officers to monitor and enforce traffic safety laws – pending full board vote on 8/12
- Recent conversations with CEO’s office regarding communication with PILOT. CEO’s office to setup virtual meeting between code compliance/legal/CID/CEO’s staff in a few weeks to strategize on the Continental Way traffic safety issues
- Constitution Roundabout parcel acquisitions continue to occur; 4 parcels waiting for closing checks, 1 parcel pending GDOT final signoff for signal installation, 1 parcel negotiations pending owner arrival from out of county (parcels where houses are boarded up), 1 parcel stalled with 90 year old owner – may need to proceed with condemnation, one parcel waiting for the CID engineer to work out driveway plans with owner, 2 parcels to county attorney for condemnation
- DeKalb County has made a change to the format for the 2025 tax assessment notice. The notice does not include a breakdown of services by fund. They have reduced all taxes into one of three categories. County, city, or school. **There is no listing for CIDs. See attached example**

ANNOUNCEMENTS

- Fabrizio/Amanda Garcia new born – Lily; congratulations!
- Prayer and condolences to the family of DeKalb County Police Officer David Rose
- Will ask for Code Compliance Update/Speaker at the October CID board meeting

ACTION ITEMS

- Yellowstone Landscaping additional services – 5 quotes
 - (a) Trash Pickup - \$3,979.10
 - (b) Tire Pickup - \$7,944.13
 - (c) Overgrowth Removal (no tree limbs) with Boom Mower - \$25,608.31
 - (d) Remove overhanging tree limbs - \$35,494.20
 - (e) Removal of fallen trees/branches on roadway shoulder - \$20,000.70

Any additional New or Old Business Items for Review by the Board of Directors

Thanks to all attendees for attending today. The Chair will now entertain a Motion to Adjourn.

Motion:

Motion Seconded By:

Vote:

The Meeting of the Board of Directors for the MSCID for August 13th, 2025 is hereby adjourned at _____ AM.