

**Minutes - Draft**

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

*Commissioner Michelle Long Spears, (Chair)*

*Commissioner Robert Patrick, Member*

*Commissioner Steve Bradshaw, Member*

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Tuesday, July 9, 2024

3:30 PM

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Meeting Started At: 3:32PM

Attendees: Commissioners Long Spears, Bradshaw, Patrick, Terry

**Present**      3 - Commissioner Michelle Long Spears, Commissioner Robert Patrick, and Commissioner Steve Bradshaw

**I. MINUTES**

**2024-0841**      Commission District(s): ALL  
Minutes for the June 25, 2024 Planning, Economic Development, and Community Services Committee Meeting  
**MOTION was made by Steve Bradshaw, seconded by Robert Patrick, that this agenda item be approved. The motion carried by the following vote:**

**Yes:** 3 - Commissioner Long Spears, Commissioner Patrick, and Commissioner Bradshaw

**II. DISCUSSION**

Golf Courses Update

- presentation provided by Director Ellis, David Flaherty - RPCA
- Question MLS: regarding the Sugar Creek tennis improvements - what is the timeline on the SPLOST funded projects?  
C Ellis: we will have to get direction from the SPLOST committee; I will ask them and get back to you on that
- Question MLS: regarding 2024 operating expenditures - when will you bring your proposal on new fees back to us?
- responses provided by Director Ellis
- comments provided by Commissioner Patrick
- comments provided by Commissioner Terry
- Question TT: what is the cost to light the Mystery Valley driving range?
- response provided by Mr. Flaherty regarding needing an estimate from a vendor
- Question TT: regarding funding for additional courts, could you discuss that concern and how there won't be enough parking spaces for that?
- responses provided by Mr. Flaherty

### Public Private Partnerships Proposed Regulation Update

- overview of proposed regulation discussed by Attorney Welch
- Question MLS: would it be an internal or external stakeholder group to review these proposals?
- responses provided by Attorney Welch regarding a standing committee in the legislation and its duties
- Question SB: what is the proposed gameplan for going forward?
- M Welch: simply a thumbs up from this body, and then the Administration would be ready to move forward
- Question SB: have you all discussed this legislation with Decide DeKalb?
- responses provided by Attorney Welch
- Question SB: the items in green are optional but recommended?
- responses provided by Attorney Welch
- comments provided by Commissioner Terry
- Question MLS: could you check with the Presiding Officer and see if she wants this in COTW?
- Attorney Welch: yes

### III. AGENDA ITEM

*New Agenda Items:*

#### Recreation, Parks and Cultural Affairs

- 2024-0739 Commission District(s): ALL  
CO - Change Order No. 1 to Contract No. 1273911 Landscape Maintenance Services for County Parks: for use by the Department of Recreation, Parks and Cultural Affairs (RPCA). This contract consists of landscape and maintenance services for all County Parks. This request is to increase funding due to an increase in the number of sites maintained. Awarded to: Yellowstone Landscape Company. Amount Not To Exceed: \$165,000.00.  
**MOTION was made by Robert Patrick, seconded by Steve Bradshaw, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 7/23/2024. The motion carried by the following vote:**

**Yes: 3 - Commissioner Long Spears, Commissioner Patrick, and Commissioner Bradshaw**

*-information provided by Director Chuck Ellis - RPCA*

### **WorkSource DeKalb**

2024-0737

Commission District(s): ALL  
REN - Contract No. 1265085 Workforce Innovation and Opportunity Act (WIOA) One-Stop Operator (Annual Contract - 3rd Renewal of 3 Options to Renew): for use by WorkSource DeKalb (WSD). This contract consists of retaining a one-stop operator to coordinate and manage workforce services as required by WIOA. This request seeks to ratify a previously provided thirty-one (31) day contract term increase and exercise the 3rd renewal option through June 30, 2025. Awarded to In The Door, LLC. Amount Not To Exceed: \$151,600.00.

**MOTION was made by Steve Bradshaw, seconded by Robert Patrick, that this agenda item be recommended for approval to the Board of Commissioners, due back on 7/23/2024. The motion carried by the following vote:**

**Yes: 3 - Commissioner Long Spears, Commissioner Patrick, and Commissioner Bradshaw**

*-information provided by Director Robert Davis - WorkSource DeKalb*

2024-0740

Commission District(s): ALL  
REN - Contract No. 1330541 Workforce Innovation Opportunity Act (WIOA) Career Training Services (Annual Contract - 1st Renewal of 2 Options to Renew): for use by WorkSource DeKalb (WSD). This contract consists of providing career and readiness training to Youth participants within the Workforce Innovation Opportunity Act (WIOA) program. This request seeks to ratify a previously provided thirty (30) day contract term increase and exercise the 1st renewal option through June 30, 2025. Awarded to In The Door, LLC. Amount Not to Exceed: \$400,000.00.

**MOTION was made by Robert Patrick, seconded by Steve Bradshaw, that this agenda item be recommended for approval to the Board of Commissioners, due back on 7/23/2024. The motion carried by the following vote:**

**Yes: 3 - Commissioner Long Spears, Commissioner Patrick, and  
Commissioner Bradshaw**

*-information provided by Director Robert Davis - WorkSource DeKalb*

*-TT: at the Work Session we noted there are over 130 vacancies in Watershed. With this contract do you think they could focus on bolstering Watershed staff?*

*-R Davis: yes; we will work with DeKalb County HR and focus on that*

### **Board of Commissioners - District 2**

[2024-0814](#)

Commission District(s): All Commission Districts

A Resolution to Allocate DeKalb County Funding for the Creation of a Housing Plan for DeKalb County

**MOTION was made by Michelle Long Spears, seconded by Steve Bradshaw, that this agenda item be recommended for deferral to the Board of Commissioners, due back on 7/23/2024. The motion carried by the following vote:**

**Yes: 3 - Commissioner Long Spears, Commissioner Patrick, and  
Commissioner Bradshaw**

*-information provided by Andy Schneggenburger*

*-Question MLS: could you discuss how the affordable housing plan we are discussing is different than the Housing Affordability Study done by Emory University?*

*-responses provided by Mr. Schneggenburger*

*-comments provided by Commissioner Long Spears*

*-Question MLS: could you discuss what the now-approved process to develop a housing plan would look like?*

*-responses provided by Mr. Schneggenburger*

*-Question MLS: what is the timeline for the process you described?*

*A Schneggenburger: 6-8 months should be enough to present a decent housing plan*

*-Question SB: the money we allocated this morning was \$250,000; is there an outline on how that would be allocated?*

*-responses provided by Commissioner Long Spears*

*-Question RP: is this something that would need to go through the bid process?*

*-Z Williams: in all likelihood; but will do the most expedient method*

*-Question TT: in this resolution I wonder if it's possible for us to accept the Emory Study as an official report?*

*-Question MLS: Mr. Williams, the report that Dr. Rich commissioned I don't believe it has been released publicly. Could you share with us your thoughts on including this as part of the resolution?*

*-Z Williams: if the committee would like to include this an attachment to the resolution I have no preference; by including it as a support document it would probably help to inform this work and make it public*

*-SB: I'm fine with referencing the document, but accepting all the recommendations I'm not ok with; there are facets in the report that we haven't vetted*

*-MLS: I will work with you Zach on the language*

*-Question RP: could this document be sent to me, and can it be released to the public?*

*-response provided by COO Williams*

*-RP: 30 days may be good time for me to discuss with my residents in District 1 and get their thoughts as well*

*-Question MLS: could you discuss the stakeholders already at the table with us?*

*-responses provided by Mr. Schneggenburger*

*-Question RP: can this interact with the \$13M that we've set aside for homelessness intervention?*

*-responses provided by Mr. Schneggenburger*

*-MLS: motion to defer 30 days*

### 2024-0815

Commission District(s): All Commission Districts  
Ordinance to Amend Chapter 27 of the Code of DeKalb County,  
Georgia, as Revised 1988, and for Other Purposes

**MOTION was made by Michelle Long Spears, seconded by Steve Bradshaw, that this agenda item be recommended for deferral to the Board of Commissioners, due back on 7/23/2024. The motion carried by the following vote:**

**Yes: 3 - Commissioner Long Spears, Commissioner Patrick, and Commissioner Bradshaw**

*-information provided by Andy Schneggenburger*  
*-comments provided by Commissioner Long Spears*  
*-Question RP: was there something in the code that said we will build larger or is that due to demand?*  
*A Scheggenburger: I would guess it's a combination*  
*-Question RP: do we know the last time the minimum square footage in the code was increased?*  
*A Scheggenburger: that's a great question and something I can look into*  
*-additional comments provided by Commissioner Patrick*  
*-Question RP: would this be intended to go through community council so there is a formalized discussion in our neighborhoods?*  
*-SB: I would suggest we hear from someone from the Housing Builders Association*  
*-comments provided by Commissioner Terry*  
*-Question TT: what would be the deadline to get on the November Zoning calendar?*  
*-B White: we're prepared to take this item for the September Zoning cycle*  
*-TT: let's get the community council and planning commission together to get their thoughts*  
*-Question MLS: can we get a 30 day deferral*  
*-response provided by Mr. White*

*Previously Heard Agenda Items:*

**Chief Executive Office**

[2024-0593](#)

Commission District(s): All.

Appropriation of Emergency Rental Assistance (“ERA 2”) funds to several DeKalb Non-Profit Agencies for assistance with the DeKalb County “Integrated Community Care Initiative” in an aggregate amount of \$13,000,000.

**This agenda item was recommended holding in committee to the Board of Commissioners due back on 7/23/2024 .**

*-presentation provided by Director Allen Mitchell - Community Development Department*  
*-Question MLS: I do have a bunch of questions myself, but due to time I would like to hold this in committee so that we can discuss in PECS next meeting*  
*-comments provided by Commissioner Terry*  
*-Question MLS: How many people answer the phone at coordinated entry and how many are in place?*  
*-response provided by Director Mitchell*  
*-Question MLS: so 2 people 9am - 2pm Monday - Friday?*  
*A Mitchell: full time equivalent of 3; we have added 2 part-time to the existing staff for the Federal program, and it operates 9am - 2pm Monday-Friday. But with this initiative we will add more time and staff to complement the ICCI*

**Board of Commissioners - District 2**

[2024-0663](#)

Commission District(s): District 2

A Resolution Adopting a Contextualization Statement for the Cannon Previously Removed from the Decatur Courthouse Square

**This agenda item was recommended holding in committee to the Board of Commissioners due back on 7/23/2024 .**

### Board of Commissioners - Super District 6

[2023-0835](#) Commission District(s): All Commission Districts  
A Resolution to Commit to the Transformation of the South River Forest by Adopting the Recommendations of the “Explore South River Forest” Report and For the Administration to Prepare and Deliver an Implementation Plan  
**This agenda item was recommended holding in committee to the Board of Commissioners due back on 7/23/2024 .**

[2023-0526](#) Commission District(s): District 3, 6, and all commission districts  
A Resolution to Encourage DeKalb County CEO Michael Thurmond to End the Executive Order Closing Intrenchment Creek Park and to Reopen It to the Public As Soon As Possible  
**This agenda item was recommended holding in committee to the Board of Commissioners due back on 7/23/2024 .**

### Board of Commissioners - Super District 7

[2024-0347](#) Commission District(s): All Districts  
Resolution to Address Eliminating Blight Caused by Unattended Donation Boxes.  
**This agenda item was recommended holding in committee to the Board of Commissioners due back on 7/23/2024 .**

Meeting Ended At: 5:00PM

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

**Yes: 3 - Commissioner Long Spears, Commissioner Patrick, and Commissioner Bradshaw**

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Barbara H. Sanders-Norwood CCC, CMC