

Minutes - Final

PECS-Planning, Economic Development & Community Services
Committee

Commissioner Nicole Massiah (Chairperson)

Commissioner Michelle Long Spears

Commissioner Robert Patrick

Thursday, April 3, 2025

2:00 PM

Meeting Started At: 2:00 PM

Attendees: Commissioners Massiah, Johnson, Terry, Bolton

- Present** 1 - Chairperson Nicole Massiah
- Absent** 1 - Commissioner Michelle Long Spears

I. MINUTES

2025-0494 Commission District(s): ALL
 Minutes for March 25, 2025, Planning, Economic Development,
 and Community Services Committee Meeting,
**MOTION was made by Ted Terry, seconded by Nicole
 Massiah, that this agenda item be approved. The motion
 carried by the following vote:**

- Yes:** 2 - Chairperson Massiah, and Terry
- Absent:** 1 - Commissioner Long Spears

II. AGENDA ITEM

New Agenda Items

Community Development

[2025-0360](#)

Commission District(s): All
2025 Youth Set Aside Fund for the Summer Youth Voucher
Program

MOTION was made by Ted Terry, seconded by Nicole Massiah, that this agenda item be recommended for approval to the Board of Commissioners, due back on 4/22/2025. The motion carried by the following vote:

Yes: 2 - Chairperson Massiah, and Terry

Absent: 1 - Commissioner Long Spears

-presentation provided by Director Allen Mitchell

Question NM: what is the income eligibility?

Mitchell: family of 4 at 80% AMI is roughly \$90,000/year and scales from there. Additional information provided.

Question NM: what is the average participation rate?

Response provided by Director Allen

-TT: motion to approve

[2025-0396](#)

Commission District(s): 1 and 7
Contract with the City of Tucker - ADA Improvements at Fitzgerald
Park

MOTION was made by Ted Terry, seconded by Nicole Massiah, that this agenda item be recommended for approval to the Board of Commissioners, due back on 4/22/2025. The motion carried by the following vote:

Yes: 2 - Chairperson Massiah, and Terry

Absent: 1 - Commissioner Long Spears

-presentation provided by Director Allen Mitchell

Comments provided by Commissioner Terry

Comments provided by Commissioner Johnson

-TT: motion to approve

[2025-0421](#) Commission District(s): District 4 & 7
City of Stone Mountain VFW Park Improvement Project
MOTION was made by Ted Terry, seconded by Nicole Massiah, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 4/22/2025. The motion carried by the following vote:

Yes: 2 - Chairperson Massiah, and Terry

Absent: 1 - Commissioner Long Spears

-presentation provided by Director Allen Mitchell

-TT: motion to approve

[2025-0427](#) Commission District(s): 5 & 7
City of Stonecrest Sidewalk Construction Project
MOTION was made by Ted Terry, seconded by Nicole Massiah, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 4/22/2025. The motion carried by the following vote:

Yes: 2 - Chairperson Massiah, and Terry

Absent: 1 - Commissioner Long Spears

-presentation provided by Director Allen Mitchell

Comments provided by Commissioner Bolton

-TT: motion to approve

Recreation, Parks and Cultural Affairs (RPCA)

[2025-0252](#) Commission District(s): ALL
REN - Contract Nos: 1359729 and 1367273, Demolition of Residential and Commercial Buildings (Annual Contract - 1st Renewal of 2 Options To Renew): for use by the Department of Recreation, Parks, and Cultural Affairs (RPCA). These contracts consist of providing demolition services for County-owned facilities. This request seeks to ratify a previously provided contract term increase. This request also seeks to exercise the 1st renewal option through March 31, 2026, and approval to transfer funds between contracts based on the needs of the County. Awarded to: Southern Demolition LLC, and Complete Demolition Services LLC. Total Amount Not To Exceed: \$500,000.00.

MOTION was made by Ted Terry, seconded by Nicole Massiah, that this agenda item be recommended for approval to the Board of Commissioners, due back on 4/22/2025. The motion carried by the following vote:

Yes: 2 - Chairperson Massiah, and Terry

Absent: 1 - Commissioner Long Spears

-information provided by Director Ellis, RPCA
Question TT: what structures are being demolished?
Response provided by Director Ellis

-TT: motion to approve

[2025-0302](#) Commission District(s): 3
CO -Change Order No. 2 to Contract No. 1130987 Maintenance of Sugar Creek Golf Course (Annual Contract with 4 Options to Renew): for use by the Department of Recreation, Parks and Cultural Affairs (RPCA). This contract consists of maintaining the golf course grounds and facilities. This request seeks to ratify a previously provided contract term increase. This request also seeks to increase the contract funds and term through March 31, 2026. Awarded to Cypress Golf Management, LLC dba Cypress Golf Course Services. Amount Not To Exceed: \$780,000.

MOTION was made by Ted Terry, seconded by Nicole Massiah, that this agenda item be recommended for approval to the Board of Commissioners, due back on 4/22/2025. The motion carried by the following vote:

Yes: 2 - Chairperson Massiah, and Terry

Absent: 1 - Commissioner Long Spears

-information provided by Director Ellis, RPCA

Question TT: will the vendor be responsible for erosion issues?

Ellis: Yes

Comments provided by Commissioner Terry

-TT: motion to approve

[2025-0318](#)

Commission District(s): ALL

CO- Change Order No. 3 to Contract No. 1323040 Comprehensive Trail - Greenway Master Plan (Multiyear): for use by the Department of Recreation, Parks and Cultural Affairs (RPCA). This contract consists of providing professional planning services, to include the creation of a comprehensive master plan that will incorporate expansion and creation of future greenways within the County's existing network of over 33 miles of greenways. This request seeks to extend the contract term through August 31, 2025. Awarded to: Toole Design Group, LLC. CONTRACT TERM EXTENSION ONLY.

MOTION was made by Ted Terry, seconded by Nicole Massiah, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 4/22/2025. The motion carried by the following vote:

Yes: 2 - Chairperson Massiah, and Terry

Absent: 1 - Commissioner Long Spears

-information provided by Director Ellis, RPCA

-TT: motion to approve

[2025-0332](#)

Commission District(s): 3,4 & 6
CO - Change Order No. 2 to Contract No. 1338172 Turf or Natural Sports Fields, Courts, and Tracks Goods and Services (The Interlocal Purchasing System/Texas Region 8 Education Service Center (TIPS/Region 8 ESC)): for use by the Department of Recreation, Parks and Cultural Affairs (RPCA) to be utilized by all County Departments. This contract consists of purchasing off the competitively-let TIPS Contract No. 23020102 to purchase synthetic or natural sports fields, courts, or tracks and construction services. This request seeks to extend the contract term through April 30, 2026. Awarded to Deluxe Athletics LLC. CONTRACT TERM EXTENSION ONLY.

MOTION was made by Ted Terry, seconded by Nicole Massiah, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 4/22/2025. The motion carried by the following vote:

Yes: 2 - Chairperson Massiah, and Terry

Absent: 1 - Commissioner Long Spears

-information provided by Director Ellis, RPCA

Question TT: what is causing the delay?

Ellis: its been a combination of things such as weather, they are about 60% completed. This extension will provided more than enough time to complete

Question NM: what was the original end date?

Michelle Bulter: April 30th 2025

-TT: motion to approve

[2025-0374](#)

Commission District(s): 3 & 6
To authorize accepting funds from Atlanta Gas Light Company (AGLC) for a temporary easement at 7001 Johan Road in DeKalb County at Kinnett Park.

MOTION was made by Ted Terry, seconded by Nicole Massiah, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 4/22/2025. The motion carried by the following vote:

Yes: 2 - Chairperson Massiah, and Terry

Absent: 1 - Commissioner Long Spears

-information provided by Director Ellis, RPCA

-TT: motion to approve

Previously Heard Items

Recreation, Parks and Cultural Affairs

[2025-0223](#)

Commission District(s): ALL

CO - Change Order No. 2 to Contract No. 1277636 for Poured In Place (PIP) Installation Services (Annual Contract with 2 Options to Renew) for use by the Department of Recreation, Parks & Cultural Affairs (RPCA). This contract consists of Poured In Place (PIP) installation and repair services for playgrounds throughout the DeKalb County Park System. This request seeks to ratify a previously provided contract term increase. This request also seeks to increase contract funds and contract term through August 31, 2025. Awarded to: Playworx Playsets LLC. Amount Not To Exceed: \$35,000.00.

MOTION was made by Ted Terry, seconded by Nicole Massiah, that this agenda item be recommended for approval to the Board of Commissioners, due back on 4/22/2025. The motion carried by the following vote:

Yes: 2 - Chairperson Massiah, and Terry

Absent: 1 - Commissioner Long Spears

-information provided by Director Ellis, RPCA

-TT: motion to approve

Human Services

[2025-0255](#) Commission District(s): All
CO - Change Order No. 1 to Contract No. 1294379 for In-Home Services for Older Adults, Persons with Disabilities, and Their Caregivers: for use by the Department of Human Services (HS). This contract consists of the provision of In-Home Services (homemaker, personal care, and in-home respite) for Non-Medicaid Home and Community-Based Services (HCBS) to older adults and persons with disabilities who reside in DeKalb County. Awarded to Rem-Kiks Health Care Services, Inc. Amount Not To Exceed: \$465,000.00.

MOTION was made by Ted Terry, seconded by Nicole Massiah, that this agenda item be recommended for approval to the Board of Commissioners, due back on 4/22/2025. The motion carried by the following vote:

Yes: 2 - Chairperson Massiah, and Terry

Absent: 1 - Commissioner Long Spears

-information provided by Director Damon Scott , Human Services

Question TT: this is mostly certified nursing assistances? What is the salary range?

Scott: it's around \$20-30/hour. We do not set it.

-TT: motion to approve

Board of Commissioners - District 1

[2024-1233](#) Commission District(s): All Commission Districts
Substitute Agenda Item 2024-1233 - A Joint Policy Statement On An Effective, Coordinated, And Compassionate Response To Homelessness.

MOTION was made by Ted Terry, seconded by Nicole Massiah, that this agenda item be recommended for deferral to the Board of Commissioners, due back on 4/22/2025. The motion carried by the following vote:

Yes: 2 - Chairperson Massiah, and Terry

Absent: 1 - Commissioner Long Spears

Commissioner Patrick not present to discuss

Question TT: I appreciate Commissioner Patrick wanted the PECS Committee to review. I am in support of the idea, my understanding ERPS is working on the details

NM: I'd like to see the working draft when possible and know what the proposed changes are

Bolton: On Tuesday in ERPS we clarified some languages, such as reaffirming current practices and date changes. Other suggestions were provided by the ERPS members

-TT: motion to defer to the May 13th BOC meeting

Board of Commissioners - Super District 6

[2025-0015](#)

Commission District(s): All Commission Districts
An Ordinance to Amend The Code of DeKalb County, Georgia Chapter 16 Pertaining To Regulation Of Sound And For Other Purposes.

MOTION was made by Ted Terry, seconded by Nicole Massiah, that this agenda item be recommended for approval to the Board of Commissioners, due back on 4/22/2025. The motion carried by the following vote:

Yes: 2 - Chairperson Massiah, and Terry

Absent: 1 - Commissioner Long Spears

Information provided by Commissioner Terry & Micheal Petty, Law Department

Comments provided by Commissioner Terry

Comments provided by Commissioner Massiah

Q Bolton: is there any language addressing the length of time a sound is going off?

Petty: there is some as it relates to animals and car alarms

Q Bolton: are there expectations for public safety or equipment?

Petty: there are a number of exclusion like construction. Additional comments.

-TT: motion to defer for 60 days

[2025-0017](#)

Commission District(s): All Commission Districts
A Resolution to Create an Electric Landscape Maintenance Device Rebate Program, to Encourage Switching from Gas-Powered Landscape Maintenance Devices, and for Other Lawful Purposes.

MOTION was made by Ted Terry, seconded by Nicole Massiah, that this agenda item be recommended for deferral to the Board of Commissioners, due back on 4/22/2025. The motion carried by the following vote:

Yes: 2 - Chairperson Massiah, and Terry

Absent: 1 - Commissioner Long Spears

Information provided by Commissioner Terry & Micheal Petty, Law Department

TT: this is a companion item to the previous item.

Q NM: is there an expected cost to the County?

TT: that would need to be budgeted. IF we pass this in 2025 it will need a budget consideration in FY2026.

-TT: motion to defer for 60 days

III. DISCUSSION

2025 Committee Goals

Commissioners reviewed proposed goals

NM: I wanted to introduce this and bring it back with when all members are available

TT: I want to focus on housing. we have a lot to consider

NM: I'd like to bring back reoccurring status updates from various board, starting with Grady and other public health entities

Meeting Ended At: 3:14 PM

MOTION was made by Ted Terry, seconded by Nicole Massiah, that this agenda item be adjourned meeting. The motion carried by the following vote:

Yes: 2 - Chairperson Massiah, and Terry

Absent: 1 - Commissioner Long Spears

Barbara H. Sanders-Norwood CCC, CMC