

Minutes - Draft

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

Tuesday, July 27, 2021

2:00 PM

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: 2:00PM

Attendees: Commissioners Johnson, Rader, Davis Johnson

Present 3 - Member Jeff Rader, Chairperson Larry Johnson, and Member Mereda Davis Johnson

I. MINUTES

2021-2867 Commission District(s): ALL
Minutes for the July 14, 2021 Special Called Planning, Economic Development, and Community Services Committee Meeting
MOTION was made by Mereda Davis Johnson, seconded by Jeff Rader, that this agenda item be approved. The motion carried by the following vote:

Yes: 3 - Member Rader, Chairperson Johnson, and Member Davis Johnson

II. AGENDA ITEM

Previously Heard Agenda Items:

[2021-2369](#) Commission District(s): Districts 2 and 6
Resolution Conveying the Policy of the DeKalb County Governing Authority Concerning Property Tax Abatement for the Manor Druid Hills Apartment/Hotel/Medical Office Project in the City of Brookhaven

This agenda item was no official recommendation

-JR: I have spoken with Chair Turner, and she says that the School system's opposition to the change remains in place, and that they will be prepared to intervene against this when it does come up for validation. Our Law department and their outside counsel is reviewing the item, and is looking at its terms relative to our grounds for seeking standing, and ultimately the position that the County could take. I am seeking from this committee to recommend that the County seek standing to intervene, and then review if we can gain better negotiation position.

-LJ: I would prefer that we have additional information from Law first

JR: I can gain that information and bring it to the next special called PECS meeting; perhaps we could discuss offline the position available to us

-LJ: we will move this to our Thursday meeting

-Attorney Ernstes: Commissioner Rader is correct; our outside lawyer has reached out to the City attorney to find out the specifics regarding the deal and has sent an open records request. I don't know that we'll have that available by Thursday. I will also forward an email to you that is dated July 16. The resolution that is on the agenda is no longer the resolution format that you want to pass. This may be something that we want to have in a different format; perhaps in executive session and then an item thereafter, instead of a standalone resolution. Our outside counsel did attend the development authority meeting last week, and he has good information about what was said at that time. We will keep a close watch on this.

-Question JR: Would you agree that the decision to seek standing to intervene is not the same as a terminal position as to a structure of a deal, it is more of getting a seat at the table?

Attorney Ernstes: let's discuss this offline Commissioner

-LJ: we will take this up on the 29th in hopes that we have additional information from the Law Department

-LJ: Committee members let's look at Aug 16th, Sept 16th, and November 16th for special called PECS committee meetings, rather than our regularly scheduled dates

-no official recommendation

New Agenda Items:

[2021-2897](#) Commission District(s): Districts 3
South DeKalb Health Living (CHARM)
MOTION was made by Jeff Rader, seconded by Mereda Davis Johnson, that this agenda item be recommended for approval to the Board of Commissioners, due back on 8/10/2021. The motion carried by the following vote:

Yes: 3 - Member Rader, Chairperson Johnson, and Member Davis Johnson

-additional information provided from Director Ellis

-Question JR: I would expect that we would have to engage an operator that is experienced in this field?

LJ: Correct, and this is a coordinator that does this work in Atlanta

-Question JR: Will there be a fee schedule associated with the disposal of these materials that the BOC will have to approve?

LJ: We don't have a fee schedule. It will be free, and no fee schedule. We are asking the cities of Decatur and Avondale, since they are closest to the site, to provide \$1/person to help contribute because it is open to incorporated DeKalb

C Ellis: we will do a nominal fee for the use of the land

-Question MDJ: the 150,000 this year is for the rest of the year, and annually there would be 150,000 annually?

-V Ernstes: Commissioner how many years is this to go?

LJ: We will test this for the first 3 years.

-JR: Motion to support the inclusion of this as an appropriation in the FY21 midyear budget of \$150,000

[2021-2758](#)

Commission District(s): ALL

REN - Architecture and Engineering Services for Recreation, Parks and Cultural Affairs (Annual Contract - 2nd Renewal of 2 Options to Renew): Contract Nos.: 1174317, 1174318, 1174320, and 1174324 for use by the Department of Recreation, Parks and Cultural Affairs (RPCA). Awarded to: Lose & Associates dba Lose Design, Pond & Company, Inc., Foresite Group, Inc. and Wood Environment & Infrastructure Solutions. Total Amount Not To Exceed: \$1,260,000.00.

MOTION was made by Mereda Davis Johnson, seconded by Jeff Rader, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 8/10/2021. The motion carried by the following vote:

Yes: 3 - Member Rader, Chairperson Johnson, and Member Davis Johnson

-no additional information requested

[2021-2809](#)

Commission District(s): All

CO - Change Order No. 1 to Contract No. 1129610 for Netting Installation & Repair Services (Annual Contract with 2 Options to Renew): for use by the Department of Recreation, Parks and Cultural Affairs (RPCA). This contract consists of providing netting installation and repairs throughout County Parks. Awarded to The Windscreen Factory LLC. Amount Not To Exceed: \$25,000.00.

MOTION was made by Mereda Davis Johnson, seconded by Jeff Rader, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 8/10/2021. The motion carried by the following vote:

Yes: 3 - Member Rader, Chairperson Johnson, and Member Davis Johnson

-Question MDJ: for this change order, what is the change being made?
CPO Horner: it is increasing the amount by \$25,000. The current amount is \$150,000.
-Question MDJ: this is to support through August 2022. How often are the nets changed?
C Ellis: it depends on where the need is most

[2021-2797](#)

Commission District(s): 4 and 6

Approval of the Cedar Park Master Plan

MOTION was made by Jeff Rader, seconded by Mereda Davis Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 8/10/2021. The motion carried by the following vote:

Yes: 3 - Member Rader, Chairperson Johnson, and Member Davis Johnson

-Question JR: this is an attractive master plan. The community would like to have a park like that across the region. I don't think this is subject to criticism, except that we still don't have the countywide master plan that would identify deficiencies in a particular area. How do these plans fit within the larger process?

LJ: I want to add that this is all subject to funding; make sure you can manage residents' expectations; everything is subject to funding. You bring up a key point regarding the master plan

C Ellis: We are upgrading existing parks; they are behind on the delivery due a major delay related to COVID. We will make sure that we get what we are paying for; in the next week or two we can be bringing that forward to you on the agenda to be reviewed

-Question JR: will the master plan contain a mechanism for identifying priorities for resources on a spatial basis, and some effort to roll up a capital improvements program that could be subject to a mechanism like a bond to provide that funding?

-C Ellis: one of the main objectives of the master plan is looking at deficiencies in the parks spaces as well as amenities. The latest delay on capital improvement is because we went back to work with them to ensure we have a good capital program to work with in the master plan. The deficiencies themselves can speak for themselves regarding prioritization.

-Question LJ: commissioner Rader, one of the ideas you came up with is the stormwater money to move forward through ARP. I hope we can use Stormwater to fix our stuff rather than wait on the master plan. Is that still a possibility or should we wait on that?

JR: It's capital maintenance, those are already facilities that we have that are threatened by flooding; this is more of the maintenance component that we need to stay on top of, so that we're not going backward. I support capital maintenance as a top priority and capital improvement as a collateral priority, and then using the master plan to best prioritize those capital improvements.

-LJ: requests C Ellis bring back the plan for stormwater around all of our Parks, to see how we can use some of the ARP funds to assist us in that effort in October 2021

This agenda item was approved

[2021-2924](#)

Commission District(s): 3 and 6

To Approve the Master Plan for the Michelle Obama Park

MOTION was made by Jeff Rader, seconded by Mereda Davis Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 8/10/2021. The motion carried by the following vote:

Yes: 3 - Member Rader, Chairperson Johnson, and Member Davis Johnson

-Question JR: does this encompass the trails that have been put in the entrenchment creek area previously existing? Is the terminal of that path trail head also incorporated?

P Singer: it is both new trails and re-routing of existing trails

-Question JR: Are you working with property owners to extend the trails as well?

C Ellis: that is something we may look at in the future

-JR: to the east of that trail, there is a section of Atlanta's prison farm property that is on the east side of the creek, that would make it inaccessible for Atlanta's use as a training facility. We may be able to discuss whether they can deed over or give us long-term management of that part of the stream corridor, as DeKalb stakeholders may end up using it.

-C Ellis: we have discussed this; we just didn't want to diffuse it too much of what was going on there; it is something we would be interested in

-LJ: we did receive a grant with a conservancy to connect the pieces together; we are working with groups regarding greenspace and economic development together. This piece would help move that forward. We will be bringing that forward soon.

-MDJ: thank you for your leadership in spearheading this effort; I look forward to having President Obama and Michelle come to DeKalb for honoring their legacy in this County

[2021-2807](#)

Commission District(s): Districts 4 and 7

Approval of Chapman Farm and Redan Nature Preserve Master Plan

MOTION was made by Mereda Davis Johnson, seconded by Jeff Rader, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 8/10/2021. The motion carried by the following vote:

Yes: 3 - Member Rader, Chairperson Johnson, and Member Davis Johnson

-Question JR: have we resolved differences as it relates to the planning process? Do the commissioners feel that we have done enough homework? I want to ensure that other commissioners are finished with their public engagement before we lock it in.

-MDJ: I have not heard from them pertaining to these items on the agenda; they would have notified us prior to this meeting

-C Ellis: I have been engaged with commissioners regarding these issues; we could hear from them directly

-LJ: the community is excited about the project

[2021-2808](#)

Commission District(s): 4 and 7

Approval of Split Creek Park Master Plan

MOTION was made by Jeff Rader, seconded by Mereda Davis Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 8/10/2021. The motion carried by the following vote:

Yes: 3 - Member Rader, Chairperson Johnson, and Member Davis Johnson

-Question JR: regarding the name, I know some people wanted Roland Park

C Ellis: during the master plan process, the naming component was discussed. However Roland did not come up during the initial discussions

-T Jones: the price is \$1.08 million

[2021-2829](#)

Commission District(s): 4 and 6
Little Creek Horse Farm Park Fee Increase

MOTION was made by Jeff Rader, seconded by Mereda Davis Johnson, that this agenda item be recommended for approval upon receipt of additional information to the Board of Commissioners, due back on 8/10/2021. The motion carried by the following vote:

Yes: 3 - Member Rader, Chairperson Johnson, and Member Davis Johnson

-LJ: requests Mr. Ellis provide additional information to the commissioners. Requests Mr. Ellis also include the fees and pricing comparisons.

-Question JR: how many horses can we currently accommodate?

J Hodges (barn manager): we have 46 currently

-Question JR: what is the public subsidy to the park

C Ellis: A little over \$170,000 per year

-Motion to approve JR upon receipt of additional information

[2021-2876](#)

Commission District(s): All
Adoption of Emergency Agreement for Provision of Professional Services with Atlanta Legal Aid Society Inc., for assistance with the Tenant Landlord Assistance Coalition.

MOTION was made by Mereda Davis Johnson, seconded by Jeff Rader, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 8/10/2021. The motion carried by the following vote:

Yes: 3 - Member Rader, Chairperson Johnson, and Member Davis Johnson

-Question JR: this does not provide a higher level of representation in the magistrate courts to tenants? Are they receiving some type of representation?

Z Williams: this prevents situations where tenants are up against attorneys and professionals who do this for a living.

Atlanta Legal Aid has come to assist us on the other side to assist tenants

-Question JR: How much of the money has been disbursed?

Z Williams: I will provide that to you

V Ernestes: \$3,124,967.34 as of 7/26. 701 applicants

Question JR: We are still at the 60% ceiling?

Z Williams: Right; the number is higher than it was at the outset.

-Question JR: We have determined that this type rental assistance is also eligible for unrestricted? When we will get back evaluation of putting in more on restricted funds?

Z Williams: we have emergency rental assistance phase II coming, and we are working with non-profits on that; there is also funding from the ARP, specifically district-based funding that can be used with non-profits who will use that for rent and utility assistance type-functions. To answer your question, hopefully this next cycle we will be able to present a budget outline for ARP.

-LJ: let's be realistic about this as well, and work with WorkSource, DFCS, to help people get back on their feet. There are many other facets to be aware about that we will need funding for.

Z Williams: we don't believe there will be enough to address the issues associated with people that are behind on their rent; what we do believe is that there are folks that are facing eviction; these are two different issues. For some of those behind on their rent, there hasn't been a writ that has been issued or a case filed in the courts; and then you have those that are at risk of being evicted.

-LJ: many of this will take case management; the County doesn't do case management. You will have to go to the people that handle case management. It's more faceted than only evictions, there is trauma that families are going through

-MDJ: DeKalb County did not create this problem, so we cannot solely resolve all the issues coming from. However we can partner with organizations like Atlanta Legal Aid to assist in their efforts. I'm grateful that we have them as partners.

[2021-2878](#)

Commission District(s): All
Appropriation of American Rescue Plan Act Funding to Eligible
Programs and Operating Expenses

This agenda item was no official recommendation

-item held in committee; will be heard in two weeks

[2021-2822](#)

Commission District(s): All
Professional Service Contract, DeKalb County Cooperative Extension
Amendment #2

MOTION was made by Jeff Rader, seconded by Mereda Davis Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 8/10/2021. The motion carried by the following vote:

Yes: 3 - Member Rader, Chairperson Johnson, and Member Davis Johnson

-information from Director Miller, Cooperative Extension regarding Fresh on DEK

-LJ: at some point I would like to talk about the environmental center there that is a great resource for young people

[2021-2800](#)

Commission District(s): 3 and 6

To accept a donation \$26,000 from the Intown Atlanta Golf Club, Inc.
for DeKalb Memorial Park

This agenda item was no official recommendation

-item not heard in committee

III. STATUS UPDATE

2021 Revitalization Resolution

-update will be coming during the August PECS meeting

Zoning Text Amendments

-information provided from Brandon White - Zoning

Comprehensive Plan Update

-update will be coming during the August PECS meeting

Meeting Ended At: 3:30PM

**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: 3 - Member Rader, Chairperson Johnson, and Member Davis Johnson

Barbara H. Sanders-Norwood CCC, CMC