

## **DRAFT -Minutes**

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

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Thursday, February 16, 2023

2:00 PM

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Meeting Started At: 2:02 PM

Attendees: Commissioners Johnson, Long Spear, Patrick, Bradshaw, Terry

**Present**      3 - Commissioner Larry Johnson, Michelle Long Spears, and Robert Patrick

#### **I. MINUTES**

**2023-0163**      Commission District(s): ALL  
Minutes for the January 24, 2023 Planning, Economic Development, and Community Services Committee Meeting  
**MOTION was made by Michelle Long Spears, seconded by Robert Patrick, that this agenda item be approved. The motion carried by the following vote:**

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

#### **II. AGENDA ITEM**

*New Agenda Items*

[2023-0015](#) Commission District(s): 4  
CO - Change Order No. 1 to Contract 126950 Maintenance of Mystery Valley Golf Course (Multiyear): for use by the Department of Recreation, Parks and Cultural Affairs (RPCA). This contract consists of the maintenance of the Mystery Valley Golf Course. Awarded to: Cypress Golf Management, LLC, Amount Not To Exceed: \$258,000.00.

**MOTION was made by Robert Patrick, seconded by Michelle Long Spears, that this agenda item be recommended for approval to the Board of Commissioners, due back on 2/28/2023. The motion carried by the following vote:**

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

*Information provided by Director Ellis*

[2023-0016](#) Commission District(s): 5 & 7  
RA - Ratification of Change Order No. 1 to Contract 1208634 Construction of East DeKalb Community and Senior Center at Bruce Street: for use by the Department of Community Development (CD). This contract consists of the construction of the new East DeKalb Community and Senior Center. Awarded to: Diversified Construction of Georgia, Inc. Amount Not To Exceed: \$176,162.50.

**MOTION was made by Michelle Long Spears, seconded by Robert Patrick, that this agenda item be recommended for approval to the Board of Commissioners, due back on 2/28/2023. The motion carried by the following vote:**

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

*Information provided by Director Mitchell*

[2023-0074](#) Commission District(s): 3  
REN - Contract No. 1130987 Maintenance of Sugar Creek Golf Course (Annual Contract - 4th Renewal of 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 is to exercise the 4th renewal option through March 31, 2024 with cost increases and increase scope of work. Awarded to: Cypress Golf Management, LLC dba Cypress Golf Course Services. Amount Not To Exceed: \$894,739.42.  
**MOTION was made by Robert Patrick, seconded by Michelle Long Spears, that this agenda item be recommended for approval to the Board of Commissioners, due back on 2/28/2023. The motion carried by the following vote:**

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

*Information provided by Chuck Ellis*

[2022-2271](#) COMMISSION DISTRICT(S): All Districts  
Application of the Director of Planning & Sustainability for a text amendment to Chapter 27-5.1.10 (Maximum Lot Coverage) of the Zoning Ordinance to remove the non-vehicular use restriction on pervious materials.

*LJ: We will review this at the 2/28 PECS Meeting  
Rec holding in Committee*

**This matter was**

### III. DISCUSSION

FY23 Budget Review

Parks & Recreation

*Information provided by TJ Sigler and Chuck Ellis*

*Question MLS: Can you provide more detail on the therapeutic programs, who is being served, where?*

*CE: we haven't set the exact locations, likely the rec centers, we have 148,000 proposed funding but we are still working out details. Likely it will be group activities and learning how to socialize.*

*Question MLS: How are you learning what program people might be interested in?*

*CE: we are open to anything, we reach out for partnerships*

*What are those organizations?*

*CE: I can get you the list*

*Question RP: on page 4, showed some large percentages changes in security, cultural affairs, administration needs, can we review that further?*

*Additional comments provided by Director Ellis*

*Question TT: further on page 4, we see a reduction of 9.7 to 4.8, the administration line item*

*CE: that is where we keep park capital improvements*

*Question TT: and that has been moved to a different bucket this year?*

*CE: Correct*

*Question TT: are there any park facilities that do not have cameras*

*CE: yes several. Additional comments provided*

*Request TT: please keep us posted on park cameras, if anything comes up I'd like an update*

*CE: it's a high priority for us, we can do that*

*Question TT: how many vacancies do you have?*

*CE: we have 16, all levels of the department*

*Question TT: what stormwater projects are we going to do outside of the ARP allocations?*

*CE: I can get you a list, additional information provided*

*Question SB: what is the cause of the increase in sugar creek*

*CE: the word is getting out and we have keep updating the Infrastructure which causes us to close during repairs*

## Decide DeKalb

*Request: \$1,750,000 for expansion of the Department of Redevelopment & Strategies Initiatives*

*Question: MLS: is this is the first SCDP?*

*DD: No that was finalized in 2018, it is time to update the plan*

*Question MLS: Please share the previous plan with me. can you expand on the small business platform*

*DD: That money covers different factors such as department expansion. Additional comments provided. I can provide you the build out of the small business platform.*

*Question BR: Do you have any idea what city puts in invest Atlanta?*

*DD: I believe it is around 3 million for economic development. If you add tax allocations it probably about 10 million. I can get back to you with the exact number*

*TT: I am in support with the budget request. Wanted to throw this out for consideration to request commissioners rotate on some of these boards to help us get a better understanding what is needed and discussed.*

## Land Bank

*Information provided by Director Mitchell*

*Question LJ: how can we get these properties reserved for adorable housing, what is the plan of action?*

*AM: to hire an executive director, the board was learily hiring previously because of the lack of a long-term budget. Now that this is in place the process can really move forward.*

*Question LJ: is the salary too low, this is a heavy lift for someone, what would be the proper salary?*

*AM: From our analysis this is a good entry salary, additional information provided.*

*Question MLS: what did your previous years legal expenses look like?*

*AM: we just got re-instated so I don't have those numbers for you. This recommendation is an estimation I have provided. Question TT: I don't want anyone to think the board is not behind this land bank, I know the budget is coming through your office, but once we get staff we will be ready, will it become a separate department?*

*AM: It will be an independent authority.*

*Question LJ: are there any more departments you'd like to see in PECS? We can bring this to Mid-year as well. Let me know and we can set a special call next week*

## Planning & Sustainability

*Information provided by TJ Sigler and Cedric Hudson*

*Question RP: on page 5; can you provide further details on small areas workplans. Is there a contracted planning company?CH: we do not. Additional information provided*

*Question TT: You want to have updates to your website like Oklahoma city?*

*CH: yes, we think it will help user experience.*

*Question TT: is that in the budget, how much is allocated?*

*CH: yes it is, we only have 500,000 for it.*

*Question TT: Regarding small area plans; I want to increase the funding so that each commissioner can complete one. So far we only have enough funding for 3.*

*Question LJ: I want to see implantation, who is the person overseeing the work and working with communities and decide dekalb.*

*CH: each commissioner has existing plans, each could actively implement them at any time. I think that's where we can improve; A lot of them are already pre budgeted.*

*We added special project coordinators to the previous budget so we are actively hiring.*

*TT: Lets focus on areas that are in play right now, Northlake mall for example. I would request we accept the rollover of 300,000 and include an additional \$300,000 to the budget this year. This would allow us to start activating Small area plans. Question LJ: What I would like to do, is as you look for a new director and special project coordinator we can add that to our mid-year. I want to see them start with the money they have and add the additional 300,000 it at mid-year. I like the idea. Is your goal enough funding for three or implantation?*

*Question TT: I thought the SAPs was in essence an outside consultant? How would it relate to a new position?*

*CH: Correct we would have to RFP the process.*

*Question LJ: So the coordinator is to monitor the projects proposed. This money is for hiring individuals? The \$300,000 would get additional SAPs*

*TT: I like your point, lets see if we could get the current SAP budget going now.*

*Request LJ: Please come back in May with an update on the SAPs process and we can discuss additional funding*

*Question RP: To clarify we will provide the RFP, and the firms will go out and fulfill?*

*CH: Correct, we have relationships with companies from previous RFPs, a lot of them we are familiar with*

*RP: Motion to include 3000,000 for a Midyear budget request to planning & sustainability for small area projects*

*MLS Second*

*Vote: Yes Unanimous*

*Question LJ: TJ, can you provide information as to the decrease 6.1% decrease for planning & development, and decrease in hospital fund  
Response provided by TJ Sigler*

Meeting Ended At: 3:35 PM

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

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

Barbara H. Sanders-Norwood CCC, CMC