

**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, May 14, 2024

2:00 PM

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**Special Called Meeting**

Meeting Started At: 2:04PM

Attendees: Commissioners Long Spears, Bradshaw, Patrick, Terry

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

**I. MINUTES**

**2024-0569**      Commission District(s): ALL  
Minutes for the April 22, 2024 Special Called Planning, Economic Development, and Community Services Committee Meeting  
**MOTION was made by Robert Patrick, seconded by Steve Bradshaw, that this agenda item be approved. The motion carried by the following vote:**

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

**II. APPOINTMENT**

**Chief Executive Office**

[2024-0602](#) Commission District(s): All Commission Districts  
Appointment to the Historic Preservation Commission - Ms. Ellen Rankin

**MOTION was made that this agenda item be recommended holding in committee to the Board of Commissioners, due back on 5/28/2024. The motion carried by the following vote:**

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

*-a substitute has been received for this agenda item -  
interview conducted by the Committee to Ms. Rankin*

[2024-0604](#) Commission District(s): All Commission Districts  
Appointment to the DeKalb County Historic Preservation Commission - Mr. Joe Rothwell

**MOTION was made that this agenda item be recommended holding in committee to the Board of Commissioners, due back on 5/28/2024. The motion carried by the following vote:**

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

*-a substitute has been received for this agenda item  
-interview conducted by the Committee to Mr. Rothwell*

### III. AGENDA ITEM

*New Agenda Items:*

#### **Community Development**

[2024-0524](#)

Commission District(s): All  
LB - Invitation No. 24-101631 Plumbing Services for Community Development (DeKalb CARES) (Multi-Year Contract -with 2 Options to Renew): for use by the Department of Community Development (CD). Consists of the installation and repair of plumbing fixtures and ensuring plumbing code enforcement for qualified low to moderate-income households throughout DeKalb County. Recommend award to the lowest, responsive and responsible bidders and reserve the right to transfer funds between contracts based on the needs of the County: J2 Connect, Inc., Facility Maintenance & Services Group, Mighty Plumbing, LLC and Raw Plumbing and HVAC Services, LLC. Total Amount Not To Exceed: \$3,500,000.00.

**MOTION was made by Steve Bradshaw, seconded by Robert Patrick, that this agenda item be recommended for deferral to the Board of Commissioners, due back on 5/28/2024. The motion carried by the following vote:**

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

*-information provided by Director Mitchell*

*-Question TT: one of the eligible repairs is septic to sewer - are there applications for that as projects?*

*A Mitchell: yes; additional response provided by Director Mitchell*

*-Question TT: these are single family homes only?*

*A Mitchell: yes; additional response provided by Director Mitchell*

*-Question TT: is there a new deadline*

*A Mitchell: the program is open and I will get you an update flyer; it is not closed it is open*

*-Question TT: the Finance Department and the Water Billing customer service line - is there a referral process through the water billing system where people with higher bills reach out to us, and Watershed can fix the leak and credit back the account - is there a connection there?*

*A Mitchell: yes; additional response provided by Director Mitchell*

### WorkSource DeKalb

[2024-0547](#)

Commission District(s): ALL DISTRICTS  
Approval of an Intergovernmental Agreement (IGA) between DeKalb County Government and Georgia Piedmont Technical College for the purpose of joint administration of the DeKalb Virtual Career Academy 2024 and not to exceed \$325,000.

**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 5/28/2024. The motion carried by the following vote:**

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

*-presentation provided by Director Davis - WorkSource DeKalb*

*-Question RP: how many seats are there?*

*R Davis: 700 plus*

*-Question SB: this \$325,000 - does that remain constant since the beginning of the program?*

*R Davis: that number has changed; additional comments provided by Director Davis*

*-Question TT: will the \$325,000 cover the intern pay?*

*R Davis: no this is the agreement between DeKalb County and Georgia Piedmont Technical College; this is the foundational backbone*

*-Question TT: how will this be paid for?*

*R Davis: we will be using ARP dollars to pay for it*

*-Question TT: how many people have applied?*

*R Davis: 1,791 individuals; additional response provided by Director Davis*

*-Question TT: what's the ratio of over 18 and under 18?*

*R Davis: we can get you that information*

*-comments provided by Commissioner Terry*

*-Question Tt: did the training center contractors approach you to work with them regarding the project mentioned?*

*-response provided by Director Davis*

## **Human Services**

2024-0511

Commission District(s): All

Transferring Funds in the Amount of \$850,000 from the General Fund to Senior Citizens Services Grant Fund

**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 5/28/2024. The motion carried by the following vote:**

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

*-information provided by Director Scott*

*Previously Heard Agenda Items:*

## **Planning & Sustainability**

[2023-1467](#)

COMMISSION DISTRICT(S): ALL DISTRICTS

Application of the Director of Planning & Sustainability for a text amendment relating to short-term rentals and for other purposes.

This text amendment is County-wide.

**MOTION was made by Steve Bradshaw, seconded by Robert Patrick, that this agenda item be recommended for deferral to the Board of Commissioners - Zoning Meeting, due back on 5/23/2024. The motion carried by the following vote:**

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

*-presentation provided by Yvonne Trammell - Planning & Sustainability*

*-Question RP: are you doing review of state ordinances to not be trumped by preemption?*

*-response provided by Deputy Director Brandon White*

*-Question TT: if we could hone in on the truly problematic aspects of short-term rentals; additional comments provided by Commissioner Terry*

*-additional comments from Commissioner Patrick regarding party houses ordinance in Dunwoody*

*-comments provided by Commissioner Long Spears*

*-SB: recommended deferral for 2 cycles*

#### **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

**MOTION was made by Steve Bradshaw, seconded by Robert Patrick, that this agenda item be recommended for deferral to the Board of Commissioners, due back on 5/28/2024. The motion carried by the following vote:**

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

*-information provided by COO Williams*

*-Question MLS: what deferral period are you requesting?*

*Z Williams: 30 days; I will be working with the presiding officer to have a presentation from the ARC in the Committee of the Whole prior to coming back to PECS*

*-Question SB: when was this report completed?*

*Z Williams: last year*

*-Question SB: who already has it?*

*-response provided by COO Williams*

*-comments provided by Commissioner Terry*

*-additional comments provided by COO Williams*

*-SB: motion to defer 30 days*

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

**MOTION was made by Robert Patrick, seconded by Steve Bradshaw, that this agenda item be recommended for deferral to the Board of Commissioners, due back on 5/28/2024. The motion carried by the following vote:**

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

*-information provided by Commissioner Terry*

*-additional information provided by COO Williams*

*-Question SB: what was the old timeline?*

*-response provided by Director Chuck Ellis*

*-RP: motion to defer 30 days*

#### IV. DISCUSSION

Decide DeKalb Update: Tax Allocation Districts

- presentation provided by President Dorian DeBarr - Decide DeKalb
- Question SB: please describe the distinction between the DeKalb County assets and the Decide DeKalb assets
- response provided by Mr. DeBarr
- Question TT: regarding the Kensington TAD and expanding boundaries, is that something we plan to work on this year?D
- DeBarr: yes
- Question TT: what is the timeline on the TAD advisory committees?
- response provided by Commissioner Long Spears
- Question TT: Grady presented their plan for a new clinic at one of the shopping centers. I asked them about connecting with Decide DeKalb regarding façade improvement grants. Is that something you all are working on?
- response provided by Mr. DeBarr
- Question MLS: is there a deadline for submitting applications?
- D DeBarr: applications stay open but the TADs have expiration dates
- Question MLS: regarding expiration dates, the Briarcliff/N Druid Hills TAD has no expiration date is that correct?
- D DeBarr: I'd be happy to look into that
- Question MLS: is there a reason you're able to expand TAD boundaries?
- response provided by Mr. DeBarr
- Question MLS: when will funding begin in the Southwest DeKalb TAD?
- D DeBarr: I will get back to you on that date; additional response provided by Mr. DeBarr
- comments provided by COO Williams
- Question MLS: with the new TAD there won't be DeKalb County assets, only Decide DeKalb assets?
- D DeBarr: that's correct

Meeting Ended At: 3:28PM

**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