

**DRAFT- Minutes**

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

*Commissioner Nicole Massiah (Chairperson)*

*Commissioner Michelle Long Spears*

*Commissioner Ted Terry*

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Thursday, February 26, 2026

2:00 PM

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Meeting Started At: 3:01 PM

Attendees: Commissioners Massiah, Long Spears, Terry, Patrick

**Present**      3 - Commissioner Michelle Long Spears, Commissioner Ted Terry,  
and Nicole Massiah

**I. MINUTES**

**2026-0380**      Commission District(s): ALL  
Minutes for February 10, 2026, 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 - Commissioner Terry, and Massiah

**Absent:** 1 - Commissioner Long Spears

**II. APPOINTMENT**

[2026-0309](#)      Commission District(s): All Commission Districts  
Appoint Elizabeth M. Roberts, Esq. to Post 1 of the DeKalb  
Regional Land Bank Authority.  
**MOTION was made by Michelle Long Spears, seconded by Ted  
Terry, that this agenda item be Recommended for approval. to  
the Board of Commissioners, due back on 3/10/2026. The  
motion carried by the following vote:**

**Yes: 3 - Commissioner Long Spears, Commissioner Terry, and Massiah**

*Committee conducted an interview of Ms. Roberts for an appointment to the DeKalb Regional Land Bank Authority.*

*-MLS: motion to approve*

### III. AGENDA ITEM

#### Extension Service

2025-1752 Commission District(s): All Districts  
Memorandum of Understanding Between The Board of Regents of the University System of Georgia by and on Behalf of the University of Georgia Cooperative Extension and DeKalb County.  
**MOTION was made by Michelle Long Spears, seconded by Ted Terry, that this agenda item be Recommended for deferral to the Board of Commissioners, due back on 3/10/2026. The motion carried by the following vote:**

**Yes: 3 - Commissioner Long Spears, Commissioner Terry, and Massiah**

*Information provided by COO Williams*

*NM: Lets wait till Director Perry is available*

*-MLS: motion to defer for 2 weeks*

2025-1774 Commission District(s): All Districts  
Annual Financial Agreement between The Board of Regents of the University System of Georgia by and on behalf of the University of Georgia Cooperative Extension Service and DeKalb County.  
**MOTION was made by Michelle Long Spears, seconded by Ted Terry, that this agenda item be Recommended for deferral to the Board of Commissioners, due back on 3/10/2026. The motion carried by the following vote:**

**Yes: 3 - Commissioner Long Spears, Commissioner Terry, and Massiah**

*-MLS: motion to defer for 2 weeks*

#### WorkSource DeKalb

[2026-0318](#) Commission District(s): ALL DISTRICTS  
Acceptance of Federal Workforce Innovation and Opportunity Act (WIOA) Additional Funds Request for Dislocated Worker - Fiscal Year 2026 from the Technical College System of Georgia for \$100,000.

**MOTION was made by Michelle Long Spears, seconded by Ted Terry, that this agenda item be Recommended for approval. to the Board of Commissioners, due back on 3/10/2026. The motion carried by the following vote:**

**Yes: 3 - Commissioner Long Spears, Commissioner Terry, and Massiah**

*Information provided by Lorne Green, WorkSource DeKalb*

*-MLS: motion to approve*

**Chief Executive Officer**

[2026-0396](#) Commission District(s): All Commission Districts  
“DeKalb County Day Center” Implementation Plan - for DeKalb Citizens Experiencing Homelessness

**MOTION was made by Ted Terry, seconded by Michelle Long Spears, that this agenda item be Recommended for approval. to the Board of Commissioners, due back on 3/10/2026. The motion carried by the following vote:**

**Yes: 3 - Commissioner Long Spears, Commissioner Terry, and Massiah**

*Presentation provided by COO Williams and Allen Mitchell, Community Development*

*MN: This is very timely given this was a big discussion at NACO this year. One thing that was brought up the economic issues affecting those experiencing homelessness. Additional comments provided*

*QTT: when the day center closes at 5, is the expectation there will be transportation to alternative locations? AM: yes we will use our network to provide alternative options*

*Q TT: is Claratel cost covered in this budget?*

*AM: no this focuses on the lease transition*

*QTT: Is there going to be additional funding for Claratel services?*

*COO: yes, those additional costs will come separately. Claratel will likely start as intake and providing options, that may expand further over time.*

*Q TT: Can we add some landscaping to the facility to make it more inviting*

*AM: yes we can take a look at the right of way*

*QTT: Can you provide the monthly census report of its operations, once it is operational, I'd like to visit COO: We envision several field trips. Additional comments*

*Comments provided by Commissioner Massiah*

*Q MLS: Regarding the budget, what is the monthly cost of the lease?*

*AM: Around \$11,000/ month*

*Q MLS: For staffing, have you identified the roles for those 7 staff members?*

*AM: Four case managers, drivers, a receptionist, and janitorial staff*

*Q MLS: What is the target date for opening?*

*AM: We have a target date for April 1; however, it may be as late as May start time.*

*Q MLS: Who is providing model showers?*

*AM: we are working with hope through soap*

*Q MLS: Are there kennel services?*

*AM: No we have to work on that. We have had cages donated, but it's not a part of the equation right now.*

*Those that use the warming centers with pets use Highland park.*

*Q TT: Are you okay if we add a funding component for Claratel?*

*COO: yes, we were going to bring a substitute forward at the next BOC Meeting*

*-TT: motion to item adding \$75,000 for Claratel manager of outreach*

**Recreation, Parks, and Cultural Affairs (RPCA)**

[2025-1718](#) Commission District(s): ALL  
LB - Invitation No. 2025-025 Fence Installation, Repair, and Maintenance (Annual Contract with 2 Options to Renew): for use by the Departments of Recreation, Parks, and Cultural Affairs (RPCA) and Facilities Management (FM). Consists of the purchase, repair, and installation of fencing for County facilities. Recommend award to the lowest, responsive and responsible bidders: Hawk Fences LLC and ASAP Management Group LLC. Total Amount Not To Exceed: \$750,000.00.

**MOTION was made by Michelle Long Spears, seconded by Ted Terry, that this agenda item be Recommended for approval. to the Board of Commissioners, due back on 3/10/2026. The motion carried by the following vote:**

**Yes: 3 - Commissioner Long Spears, Commissioner Terry, and Massiah**

*Information provided by Paige Singer, RPCA Manager  
-MLS: motion to approve*

[2026-0156](#) Commission District(s): 3, 5, 6, and 7  
CO - Change Order No. 1 to Contract No. 1373363 Restoration and Maintenance of Athletic Fields (Annual Contract with 2 Options to Renew): for use by the Department of Recreation, Parks, and Cultural Affairs (RPCA). This contract consists of site restoration and maintenance of athletic fields. This request seeks to increase contract funds. Awarded to JMB Landscaping Inc. Amount Not To Exceed: \$55,595.76.

**MOTION was made by Michelle Long Spears, seconded by Ted Terry, that this agenda item be Recommended for approval. to the Board of Commissioners, due back on 3/10/2026. The motion carried by the following vote:**

**Yes: 3 - Commissioner Long Spears, Commissioner Terry, and Massiah**

*Information provided by Paige Singer, RPCA Manager  
-MLS: motion to approve*

2026-0230

Commission District(s): ALL

REN - Contract Nos: 1359729 and 1367273, Demolition of Residential and Commercial Buildings (Annual Contract - 2nd 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 exercise the 2nd renewal option through March 31, 2027. This request also seeks 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: \$250,000.00.

**MOTION was made by Michelle Long Spears, seconded by Ted Terry, that this agenda item be Recommended for withdrawal to the Board of Commissioners, due back on 3/10/2026. The motion carried by the following vote:**

**Yes: 3 - Commissioner Long Spears, Commissioner Terry, and Massiah**

*Information provided by Paige Singer, RPCA Manager*

*PS: We are requesting withdrawal*

*-MLS: motion to withdraw*

2026-0306

Commission District(s): 3, 4, 5, 6, & 7

CO - Change Order No. 1 to Contract No. 2000464, Cooperative Agreement for Court Construction and Maintenance (Cobb County Sealed Bid No. 25-6902): for use by the Department of Recreation, Parks and Cultural Affairs (RPCA). This contract consists of purchasing through the competitively let Cobb County contract for as needed court construction and maintenance. This request seeks to increase contract funds for EMBARC and Dottie Bridges Tennis Centers. Awarded to Signature Tennis Courts, Inc. Amount Not To Exceed: \$72,910.00.

**MOTION was made by Michelle Long Spears, seconded by Ted Terry, that this agenda item be Recommended for approval. to the Board of Commissioners, due back on 3/10/2026. The motion carried by the following vote:**

**Yes: 3 - Commissioner Long Spears, Commissioner Terry, and Massiah**

*Information provided by Paige Singer, RPCA Manager*

*-MLS: motion to approve*

2026-0313

Commission District(s): ALL

LB - Invitation to Bid No. 2025-053-ITB Aquatics Maintenance and Lifeguard Services (3 Year Multiyear Contract with 2 Options to Renew): for use by the Departments of Recreation, Parks, and Cultural Affairs (RPCA), and Human Services. Consists of providing maintenance of On-Site Chlorinators, Chemical Maintenance, Seasonal Preparation, and Lifeguard Services for swimming pools and splashpads for County owned facilities. Recommend award to the sole, responsive, and responsible bidder: StandGuard Aquatics Inc. Amount Not to Exceed: \$1,234,140.80.

**MOTION was made by Michelle Long Spears, seconded by Ted Terry, that this agenda item be Recommended for approval. to the Board of Commissioners, due back on 3/10/2026. The motion carried by the following vote:**

**Yes: 3 - Commissioner Long Spears, Commissioner Terry, and Massiah**

*Information provided by Paige Singer, RPCA Manager*

*-MLS: motion to approve*

**Board of Commissioners - Super District 6**

2026-0245

Commission District(s): All Commission Districts

An Allocation Not To Exceed \$15,000 Of The DeKalb County General Fund To Be Considered For The 2026 Budget To DeKalb Public Health To Conduct A Study On The Known Health And Environmental Impacts Of Data Centers On Local Communities.

**MOTION was made by Ted Terry, seconded by Michelle Long Spears, that this agenda item be Recommended for deferral to the Board of Commissioners, due back on 3/10/2026. The motion carried by the following vote:**

**Yes: 3 - Commissioner Long Spears, Commissioner Terry, and Massiah**

*Information provided by Commissioner Terry*

*NM: I would like to hold this substitute and review it*

*TT: Could we invite Science Georgia to the next PECS Meeting to discuss the item?*

*-TT: motion defer to the march 24th BOC with stop in PECS prior*

2026-0244

Commission District(s): All Commission Districts

A Resolution Requiring A County Wide Health And Environmental Impact Study Before Issuance Of A Land Disturbance Permit (LDP) For A Data Center

**MOTION was made by Ted Terry, seconded by Michelle Long Spears, that this agenda item be Recommended for deferral to the Board of Commissioners, due back on 3/10/2026. The motion carried by the following vote:**

**Yes: 3 - Commissioner Long Spears, Commissioner Terry, and Massiah**

*Information provided by Commissioner Terry*

*TT: I see this as a companion item to the previous item, I'm happy to defer it for now*

*-TT: motion defer to the march 24th BOC with stop in PECS prior*

2026-0341

Commission District(s): All Commission Districts

A Resolution Of The DeKalb County Board Of Commissioners Requesting The Administration And Planning Department To Update The Recommended Substitute For Text Amendment 2025-0972 Regarding Data Center Regulations.

**MOTION was made by Ted Terry, seconded by Michelle Long Spears, that this agenda item be Recommended for approval. to the Board of Commissioners, due back on 3/10/2026. The motion carried by the following vote:**

**Yes: 3 - Commissioner Long Spears, Commissioner Terry, and Massiah**

*Information provided by Commissioner Terry*

*-TT: motion to approve*

Meeting Concluded At: 4:36 PM

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

**Yes: 3 - Commissioner Long Spears, Commissioner Terry, and Massiah**

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Barbara H. Sanders-Norwood CCC, CMC