

DRAFT Minutes

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

Commissioner Nicole Massiah (Chairperson)

Commissioner Michelle Long Spears

Commissioner Ted Terry

Tuesday, May 13, 2025

2:00 PM

Meeting Started At: 2:17 PM

Attendees: Commissioners Massiah, Long Spears, Terry, Johnson, Bolton

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

I. MINUTES

2025-0565 Commission District(s): ALL
Minutes for April 22, 2025, Planning, Economic Development, and
Community Services Committee Meeting,
**MOTION was made by Michelle Long Spears, seconded by Ted
Terry, that this agenda item be approved. The motion carried
by the following vote:**

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

II. APPOINTMENT

- [2025-0497](#) Commission District(s): All Commission Districts
Appoint Ms. Joscelyn C. O'Neil to Post 11 of the Recreation, Parks
& Cultural Affairs Citizens Advisory Board.
**This agenda item was recommended holding in committee to
the Board of Commissioners due back on 5/29/2025 .**

*Commissioners conducted an interview of Ms. ONiel, for consideration of appointment of the RPCA
Advisory Board*

III. AGENDA ITEM

New Agenda Items

Human Services

- [2025-0546](#) Commission District(s): All
Transfer Funds in the amount of \$850,000 from the General Fund
to the Senior Citizens Services Grant Fund

Item approved at Morning BOC Meeting, No action needed

Chief Executive Office

- [2025-0657](#) Commission District(s): All Commission Districts
Disbursement of \$2,398,131 of opioid settlement funds to Claratel
Behavioral Health (\$1,343,742); DeKalb County Sheriff's Office
(\$620,035) and DeKalb Public Health (\$434,354) to assist County
residents suffering from opioid use disorder, and to provide
lifesaving equipment.
**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 5/29/2025. The
motion carried by the following vote:**

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

Information provided by COO Williams

Question NM: So the roughly 2 million left in the pool of funding would go to outside partners? COO Williams: Correct.

Question NM: Are you waiting to develop the process for outside requests before identifying any grantees?

COO Williams: Correct.

Question MLS: we have received \$4.5 million to date; do we expect to receive more funding?

COO Williams: we anticipate funds for the next several years.

Question MLS: Will these funds be for anyone in DeKalb?

COO Williams: That is correct

Question MLS: Have you worked on any details about what the application process will look like; Which department will the funds live in?

COO Williams: we have not. The overview committee that includes these three entities and the administration will manage.

Question MLS: Will the Behavioral Health Coalition with Claratel also be consulted? My understanding they would be a part of the planning of the funds.

COO Williams: Fabio will be at the table to discuss, we have not engaged with the behavioral health coalition. MLS: One of the Coalition's tasks were to review the settlement funds and provide recommendations for use. I am in favor of deferring this item right now to able to review the report of from the Coalition before any funds are distributed.

TT: It doesn't seem like recovery has been a factor in this. Claratel has showed that the Opioid Residential Treatment Program was incredible, that was funded through ARP and CARES Funding, which is gone now. We are looking for a "Team DeKalb" approach and not a decision to just be made and asking for a rubber stamp. I'm okay with this first round a of funding but the Board should be represented in some capacity on committee that is deciding this.

Question NM: I want to confirm what Commissioner Spears stated about the Coalitions responsibility, what about Grady's behavioral Health, is that different than the Coalition?

COO Williams: Yes. However what Commissioner Spears has stated was not my understanding. What were reacted to was the guidance from the state.

Question NM: I want to know more how these three entities were chosen. We have other partners, like Grady but also internal partners like Fire and Rescue. We have an opportunity here to explore the use of these funds statistically, even before we open up for applications.

TT: Additionally can we get a line item budget of resources will be utilized, the information provided was just one summary page.

-MLS: motion to defer for 60 days

Board of Commissioners - Super District 6

2025-0617 Commission District(s): All Commission Districts
“A Resolution To Adopt The DeKalb County Library Landscape Transition Plan And Requesting The DeKalb County Administration To Execute The Plan”
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 5/29/2025. The motion carried by the following vote:

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

Information provided by Commissioner Terry

TT: what we would like from Commissioners is to pick two libraries in your district to prioritize. We have worked on Clarkston and Chamblee and a little bit in Toco Hills and some in District 5.

Question MLS: is it just districts 1-5 or super 6 and 7 also providing input?

TT: I'm asking every commissioner to pick two and see where we stand.

Question MLS: What is the timeline?

TT: Realistically it is probably a FY2026 budget discussion. Adopting this plan will give the administration headway to budget the selected sites.

-TT: motion to defer for 30 days

Previously Heard Items

Recreation, Parks and Cultural Affairs

2025-0500 Commission District(s): All districts
To authorize an increase of the fee/deposit schedule used to reserve RPCA's facilities.
MOTION was made by Michelle Long Spears, seconded by Ted Terry, that this agenda item be recommended holding in committee to the Board of Commissioners, due back on 5/29/2025. The motion carried by the following vote:

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

Information and substitute provided by Chuck Ellis, RPCA Director and Terrence Ramsey, Division Manager RPCA

Question MLS: when are you looking to enact these fees?

Ramsey: some of it is seasonal however for rentals they will go into effect after they are approved.

Question TT: I'd like to learn more how many people utilize these programs.

Ramsey: we are wanting to do nominal changes.

Question TT: we be looking at the quality of the locations and facilities before we increase, not necessary across the board. If the property has been updated, like Gresham Park, then the price does up that makes sense to me instead of costs going up with no change or is under resourced.

Response provided by Terrence Ramsey, Division Manager RPCA

TT: I'm also concerned about raising costs on children programs and after school programs. I recognize this probably reflects the fact your costs have gone up too. But these programs are apart of public safety strategy. I want to keep the barrier of entry low for our residents.

Response provided by Chuck Ellis, RPCA Director

Question TT: what is the gap in fees and operational costs?

Ellis: we are so far in reaching those costs with these fees.

TT: I want to highlight page 14 and the internal fees. We are charging ourselves?

Johnson: I'm in support for the commercial fees. I don't think there is a big difference between civil and commercial and believe we could probably ask more.

Question MLS: Could you provide a memo and clarify when you say elected officials and internal offices, are you saying the CEO, Commissioners and department heads would be subject to these funds.

Ellis: we are heavily used internally, last year we did 173 events, 80 were departmental or internal events. This year we have done 119 events and 36 have been in-kind.

MLS: Motion to approve the proposed the athletic fees outline on page 1-6 and defer the remaining pages for 30 days

TT: I'd also like us to hold off on the summer camp, minicamp basketball program, instructional classes and after school programs as well

MLS: Motion to approve pages 1-6 with the exception of Recreation center programs on page 2 and defer the remaining fees outlined on page 7 -15 to be deferred 30 days

Board of Commissioners - District 3

2025-0521

Commission District(s): All Commission Districts
A Resolution in Support of Adoption of the Specific
Recommendations Outlined in the DeKalb County Racial Equity

Study

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 5/29/2025. The motion carried by the following vote:

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

Information provided by Commissioner Massiah

Comments provided by Commissioner Terry

-MLS: motion to approve

IV. STATUS UPDATE

Planning & Sustainability - DeKalb Community Academy

Presentation provided by Eva Chauveau and LaSonji Marshall, Planning and Sustainability Question TT: is Columbia the pilot program?

Marshall: McNair was the pilot, the areas are based on high school zones

Question TT: how was the school zones choose, is it a geographic decision

Marshall: yes, but we do reach out to the schools to try and increase parent engagement.

TT: I would recommend for the future a collaboration to collect data on the number of students in those zones that also are experiencing homelessness and tying that to what you're doing, housing affordability and other economic factors. It would be good data to have to help connect some dots. I think also this will help us in zoning, to be able to look back at what the Community does want verses the applications submitted.

Comments provided by Commissioner Long Spears

Comments provided by Commissioner Johnson

Question LB: did you have a targeted goal in these meetings or more focused on education?

Marshall: More educational. We give them the data we've collected through various means then we listen to the community and their goals and what they want.

Question LB: so the intent for the call to action is for increased community engagement?

Chauveau: absolutely. Our end goal is a community ambassstor type program with representees from different neighborhoods and zones. Additional information provided.

Question LB: were the survey's opened ended or guided?

Chauveau: our goal is was this expertise helpful and what did you learn, that helps guide us

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 Michelle Long Spears, seconded by Ted Terry, that this agenda item be recommended for deferral to the Board of Commissioners, due back on 5/29/2025. The motion carried by the following vote:

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

Presentation provided by Yvonne Trammell, Planning & Sustainability

Question TT: the main concerns and complaints we receive are about party houses, which are outside of normal hours. Are the additional code enforcement officers be available at night?

Trammell: that would be up to code enforcement. A way we can support that is through the 3rd party vendor who provides a 24/7 hour for residents to call and complain.

Question TT: For the short term rentals there would also have to be a decision out of the Magistrate Court? Trammell: that is outlined in the code a reason to suspend a rental license.

Additional details provided by Country Attorney Welch

Question TT: the short term rental businesses, that has is required to have a posting in these other jurisdictions, what about if the just the room is posted for rent?

Welch: The Ordinance applies to properties listed for rent on those websites, whether that be the whole home or the room. The definition of a rental is the delineating factor.

TT: I would suggest that we separate those scenarios out, it seems moot if the person is living there especially if its rented on the rarest occasion. My thought was the purpose of requiring the contact is to get a handle on the party houses.

Question MLS: I agree with commissioner Terry about the expansion of Code enforcement. in District 2 we have received numerous complaints about three party houses. Is your goal to meet with all 5 community Councils in June?

Trammell: Correct.

Comments provided by Tonza Clark, Director of Code Compliance and Enforcement

Clark: we are reviewing our service delivery in the off hours. I can look to the item and come back with suggestions

Question NM: what time frame to you need to review and continue the conversation? Clark: if you would allow me some time, I will follow up with a timeframe in the coming days.

-MLS: motion to defer 30 days

Meeting Ended At: 4:08 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 - Chairperson Massiah, Commissioner Long Spears, and Commissioner Terry

Barbara H. Sanders-Norwood CCC, CMC