

**Draft - Minutes**

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

*Commissioner Nicole Massiah (Chairperson)*

*Commissioner Michelle Long Spears*

*Commissioner Ted Terry*

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Tuesday, December 9, 2025

2:00 PM

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Meeting Started At: 2:40 PM

Attendees: Commissioners Massiah, Long Spears, Terry, Patrick

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

**I. MINUTES**

**2025-1693**      Commission District(s): ALL  
Minutes for October 14, 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**

[2025-1589](#)      Commission District(s): All Commission Districts  
Appoint Dr. Candice Norris-Brown to Post 8 of the DeKalb County  
Community Service Board.  
**MOTION was made by Ted Terry, seconded by Nicole  
Massiah, that this agenda item be Recommended for approval.  
to the Board of Commissioners, due back on 12/16/2025. The  
motion carried by the following vote:**

**Yes: 2 - Chairperson Massiah, and Commissioner Terry**

**Abstain: 1 - Commissioner Long Spears**

*-interview conducted by the PECS Committee of Dr. Candice Norris-Brown*

*-TT: motion to approve*

2025-1779

Commission District(s): All Commission Districts  
Reappoint Ms. Bettye Davis to Post 7 of the DeKalb County Public Library Board of Trustees.

**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 12/16/2025. The motion carried by the following vote:**

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

*-interview conducted by the PECS Committee of Ms. Bettye Davis*

*-MLS: motion to approve*

### III. AGENDA ITEM

#### Library

2025-1662

Commission District(s): All  
SWC - Statewide Contract (SWC) No. 99999-SPD-0000219-0002 Networking Equipment and Related Services for use by DeKalb County Public Library. Consists of piggybacking off the competitively let Statewide Contract (SWC) No. 99999-SPD-0000219-0002 for the installation of Uniform System-Wide Cloud-Based Security Camera System. Awarded to DSIYS Solutions, Inc. Amount Not to Exceed \$1,900,000.00.

**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 12/16/2025. The motion carried by the following vote:**

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

*Information provided by Director Weissinger*

*-MLS: motion to approve*

Recreation, Parks and Cultural Affairs

[2025-1569](#) Commission District(s): 3 and 6  
CO - Change Order No. 1 to Contract 2000011 Pool Renovations at NH Scott Park (Multiyear): for use by the Department of Recreation, Parks, and Cultural Affairs (RPCA). This contract consists of the renovation of the pool, pool site, and all things necessary to complete the renovation. This request seeks to increase the contract term through April 30, 2026. Awarded to Summit Properties and Development Co. LLC. CONTRACT TERM INCREASE ONLY.

**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 12/16/2025. The motion carried by the following vote:**

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

*Sub provided*

*Information provided by Paige Singer*

*-MLS: motion to approve sub*

[2025-1374](#) Commission District(s): 3  
LB - Invitation to Bid No. 2025-090-ITB Sugar Creek Golf Course Maintenance (3 Year Multiyear Contract with 2 Options to Renew): for use by the Department of Recreation, Parks, and Cultural Affairs (RPCA). Consists of golf course maintenance and related improvements of the entire site. Recommend award to the lowest, responsive, and responsible bidder: Cypress Golf Management LLC. Amount Not To Exceed: \$2,759,973.00.

**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 12/16/2025. The motion carried by the following vote:**

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

*Information provided by Paige Singer*

*-MLS: motion to approve*

2025-1495 Commission District(s): All  
RA - Change Order No. 5 to Contract No. 1289411 Restroom and Shower Facility Solutions (Sourcewell Contract No. 081721-RMT): for use by the Department of Recreation, Parks and Cultural Affairs (RPCA). This contract consists of the purchase, installation, and all things necessary for the purchase and installation of public restrooms and other structures. This request seeks to increase the contract term through August 31, 2026. This request seeks to ratify an increase in contract funds for inflationary costs. Awarded to: Romtec, Inc. Amount Not To Exceed: \$1,762.26.

**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 12/16/2025. The motion carried by the following vote:**

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

*Information provided by Paige Singer*

*-MLS: motion to approve*

**Board of Commissioners**

2025-1606 Commission District(s): All Commission Districts  
An ordinance to amend the code of DeKalb County, Georgia, to establish The DeKalb County Women's Commission; To provide for purposes, membership, terms, meetings, and duties; and for other lawful purposes

**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 12/16/2025. The motion carried by the following vote:**

**Yes: 2 - Commissioner Long Spears, and Commissioner Terry**

**Abstain: 1 - Chairperson Massiah**

*Sub provided*

*Information provided by Commissioner Long Spears*

*MLS: I will need to make further updates and a friendly amendment, there was a request from the junior league for an additional position*

*Additional context provided by members of DeKalb Junior League*

*Comments provided by Commissioner Terry*

*-MLS: motion to approve*

2025-1523

Commission District(s): All Commission Districts

A Budget Amendment to Increase the General Fund, Community Development Fund to Fully Fund and Expand the Street Outreach Team, Ensuring All Employees are Full Time and Entitled to the County's Full Benefit Package and to Expand the Street Outreach Team by Two Additional Individuals.

**MOTION was made by Ted Terry, seconded by Michelle Long Spears, that this agenda item be Recommended for withdrawal to the Board of Commissioners, due back on 12/16/2025. The motion carried by the following vote:**

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

*Information provided by Commissioner Terry*

*Comments provided by Interim County Attorney Phillips*

*Q MLS: What happened to the budget amendment for FY2024 that created these positions?*

*COO: I don't believe the money was ever appropriated. Additional details provided.*

*Additional comments provided by Commissioner Long Spears*

*COO: What I propose is instead of making the allocation now is to give us the opportunity to come back in the FY2026 budget on how we best believe staff would be funded*

*Q MLS: Are you asking for a deferral?*

*COO: Yes*

*Q TT: What I'm hoping is that we get agreement today that we should get full coverage of every district with an outreach team. Would it be okay to withdraw this item, if we make a recommendation requesting the administration comes back with a plan of full county-wide coverage with an outreach team by first quarter 2026 and funding through the budget? I want each district to be full covered. I would suggest this be a county wide priority, and not pieced together through individual commissioner appropriations.*

*COO: I believe the policy statement that you are looking to make is that homelessness outreach is important function of the County and that you are requesting through the CEO's 2026 budget is sufficient coverages provided to accomplish that. Whether that is through the outreach team or supported by the team and contractors, that is the expectation you would like us to come back with.*

*Q TT: and that if any of the outreach team members want to opt in to a benefits package? The budget impact is relative minor per individual.*

*COO: So the policy statement and options prepared to fund benefits. We can work those details out.*

*TT: I would like to so move that statement and compromise*

*Q RP: is it possible this will end up in the budget? If so would it be prudent to hold it in committee*

*Q TT: the committee makes the recommendation, we are asking the CEO to include the funding of full coverage or street team employees, the number pending and to include benefits.*

*TT: Motion to ask the administration to develop a policy statement highlighting homelessness outreach as an important function of the County requesting the CEO's 2026 budget provides sufficient funding of outreach team Countywide and coverage employee benefits of the outreach team*

*Second MLS*

*Vote: 2-1*

*NM Abstain*

*Q MLS: Commissioner Patrick, how is it working out in your district?*

*RP: I've been satisfied. Additional details provided*

*Q MLS: is it solely in unincorporated areas? Who do they respond to?*

*RP: Yes, its county wide, municipalities can opt in but haven't- staff works through community development.*

*Additional details provided*

*TT: I will make a motion to withdrawn this item*

*NM: we just voted on the item. You would need to make a motion to reconsider*

*-TT: motion to reconsider*

*Second MLS*

*Vote: yes unanimous*

*-TT: motion to withdraw item 1523 with previous conditions stated*

*Second TT*

*Vote: yes unanimous*

2025-0015

Commission District(s): All Commission Districts  
An Ordinance to Amend The Code of DeKalb County, Georgia  
Chapter 16 Pertaining To Regulation Of Sound And For Other  
Purposes.

**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 12/16/2025. The motion carried by the following vote:**

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

*Item 2025-0015 & 0017 discussed together*

*TT: we can defer there are questions in front of the law department being reviewed. I ask that the law department share responses to any questions from commissioners to the full board.*

*-TT: motion to defer to the February 10th BOC with a return to committee prior*

2025-0017

Commission District(s): All Commission Districts  
A Resolution to Create an Electric Landscape Maintenance Device  
Rebate Program, to Encourage Switching from Gas-Powered  
Landscape Maintenance Devices, and for Other Lawful Purposes.

**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 12/16/2025. The motion carried by the following vote:**

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

*-TT: motion to defer to the February 10th BOC with a return to committee prior*

2025-0681 Commission District(s): All Commission Districts  
A Resolution Supporting The Administration's Decision To Take  
Action To Recover Land Traded To Blackhall Real Estate Phase II,  
LLC In Its 2021 Land Exchange With DeKalb County And For Other  
Purposes.  
**MOTION was made that this agenda item be No recommendation  
to the Board of Commissioners, due back on 12/16/2025. The  
motion carried by the following vote:**

**Yes:** 2 - Commissioner Long Spears, and Commissioner Terry

**Abstain:** 1 - Chairperson Massiah

*Information provided by Commissioner Terry*

*Comments provided by Commissioner Massiah*

*TT: I propose the committee moves this item forward to the board with no recommendation. I  
believe there is an updated for us at a future executive session, from there the board can make a  
decision on how to proceed.*

*-TT: No recommendation out of committee*

2024-1239 Commission District(s): All Districts  
An Ordinance to Amend the Code of DeKalb County, Georgia, As  
Revised 1988, Chapter 18, Article III, Property Maintenance to  
Establish Minimum Standards for Vacant Property, Require Property  
Owners to Apply for a Board-up Permit, and for Other Purposes.  
**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 12/16/2025. The motion  
carried by the following vote:**

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

*Information provided by Director Njoku, Planning and Sustainability and Director Clark, Code  
Enforcement*

*-MLS: motion to defer item 1239 to January 27th BOC with stop in PECS*



[2024-1237](#)

Commission District(s): All Districts

A Request for the Director of Planning & Sustainability to amend the DeKalb County Nuisance Ordinance to Add a Closure of Chronic Nuisance Properties Ordinance Chapter.

**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 12/16/2025. The motion carried by the following vote:**

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

*Information provided by Noah Priest-Goodsett, Law Department*

*-TT: motion to defer item 1237 to January 27th BOC with stop in PECS*

Meeting Concluded At: 3:58 PM

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

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

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Barbara H. Sanders-Norwood CCC, CMC