

**In The Matter Of:**

*City of Doraville*

*State of Georgia*

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*City Council Meeting*

*July 1, 2013*

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*American Court Reporting Company, Inc.*

*52 Executive Park South*

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CITY COUNCIL MEETING

CITY OF DORAVILLE

STATE OF GEORGIA

Transcript of the Council meeting held

in the City Council Room at Doraville City

Hall, 3725 Park Avenue, Doraville, Georgia,

Mayor Donna Pittman presiding, before

Theresa Bretch, Certified Court Reporter, on

July 1, 2013.

\* \* \*

1 PROCEEDINGS  
2 MAYOR PITTMAN: Meeting come to order.  
3 Please rise for the Pledge.  
4 ---  
5 (Pledge of Allegiance)  
6 ---  
7 MAYOR PITTMAN: Thank you, and welcome to  
8 everyone. We appreciate you taking the time to come  
9 out tonight.  
10 There is not going to be an executive  
11 session. Am I correct? Okay.  
12 No ceremonial presentations.  
13 We do have a request. Dr. Gillen has a  
14 request to add the RFP for Building Services and  
15 Quality of Life. If you wish to entertain moving that  
16 under -- for No. 2 under New Business, I need a  
17 motion, please.  
18 COUNCILMEMBER ALEXANDER: So moved.  
19 MAYOR PITTMAN: Second?  
20 COUNCILMEMBER BATES: Second.  
21 MAYOR PITTMAN: Discussion?  
22 ---  
23 (No response)  
24 ---  
25 COUNCILMEMBER PATRICK: Just a

1 APPEARANCES:  
2 Doraville City Council:  
3 Mayor Donna Pittman  
4 Councilmember Maria Alexander  
5 Councilmember Brian Bates  
6 Councilmember Trudy Jones Dean  
7 Councilmember Pam Fleming  
8 Councilmember Karen Pachuta  
9 Councilmember Robert Patrick  
10  
11 Dr. Shawn Gillen, City Manager  
12 Sandra Bryant, Acting City Clerk  
13  
14 Cecil G. McClendon, Jr., City Attorney  
15 Leonid Felgin, Associate City Attorney  
16 Riley McLendon, LLC  
17 315 Washington Avenue  
18 Marietta, GA 30060  
19 (770) 590-5900  
20  
21  
22  
23  
24  
25

1 clarification: This is discussion only and not a --  
2 DR. GILLEN: That was my intent: to be for  
3 discussion only tonight. We'll be seeking action on  
4 the item at the next Council meeting.  
5 COUNCILMEMBER PATRICK: Thank you.  
6 MAYOR PITTMAN: All right. Call the roll,  
7 please.  
8 CLERK BRYANT: Councilmember Alexander?  
9 COUNCILMEMBER ALEXANDER: Yes.  
10 CLERK BRYANT: Councilmember Bates?  
11 COUNCILMEMBER BATES: Yes.  
12 MAYOR PITTMAN: Councilmember Dean?  
13 COUNCILMEMBER DEAN: Yes.  
14 CLERK BRYANT: Councilmember Fleming?  
15 COUNCILMEMBER FLEMING: Yes.  
16 CLERK BRYANT: Councilmember Pachuta?  
17 COUNCILMEMBER PACHUTA: Yes.  
18 CLERK BRYANT: Councilmember Patrick?  
19 COUNCILMEMBER PATRICK: Yes.  
20 MAYOR PITTMAN: And actually, if you'll call  
21 the roll anyway, please, for the record.  
22 CLERK BRYANT: Councilmember Alexander?  
23 COUNCILMEMBER ALEXANDER: Here.  
24 CLERK BRYANT: Councilmember Bates?  
25 COUNCILMEMBER BATES: Here.

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1 CLERK BRYANT: Councilmember Dean?  
 2 COUNCILMEMBER DEAN: Here.  
 3 CLERK BRYANT: Councilmember Fleming?  
 4 COUNCILMEMBER FLEMING: Yes. Here.  
 5 CLERK BRYANT: Councilmember Pachuta?  
 6 COUNCILMEMBER PACHUTA: Here.  
 7 CLERK BRYANT: Councilmember Patrick?  
 8 COUNCILMEMBER PATRICK: Here.  
 9 MAYOR PITTMAN: And thank you.  
 10 I need approval of minutes for May 6, 2013.  
 11 COUNCILMEMBER ALEXANDER: So moved.  
 12 MAYOR PITTMAN: Second?  
 13 COUNCILMEMBER PACHUTA: Second.  
 14 MAYOR PITTMAN: Discussion?  
 15 ---  
 16 (No response)  
 17 ---  
 18 MAYOR PITTMAN: Call the roll, please.  
 19 CLERK BRYANT: Councilmember Alexander?  
 20 COUNCILMEMBER ALEXANDER: Yes.  
 21 CLERK BRYANT: Councilmember Bates?  
 22 COUNCILMEMBER BATES: Yes.  
 23 CLERK BRYANT: Councilmember Dean?  
 24 COUNCILMEMBER DEAN: Yes.  
 25 CLERK BRYANT: Councilmember Fleming?

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1 COUNCILMEMBER FLEMING: Yes.  
 2 CLERK BRYANT: Councilmember Pachuta?  
 3 COUNCILMEMBER PACHUTA: Yes.  
 4 CLERK BRYANT: Councilmember Patrick?  
 5 COUNCILMEMBER PATRICK: Yes.  
 6 MAYOR PITTMAN: Thank you.  
 7 Need a motion to approve minutes for May  
 8 20th, 2013.  
 9 COUNCILMEMBER ALEXANDER: So moved.  
 10 MAYOR PITTMAN: Second?  
 11 COUNCILMEMBER PACHUTA: Second.  
 12 MAYOR PITTMAN: Discussion?  
 13 ---  
 14 (No response)  
 15 ---  
 16 MAYOR PITTMAN: Call the roll, please.  
 17 CLERK BRYANT: Councilmember Alexander?  
 18 COUNCILMEMBER ALEXANDER: Yes.  
 19 CLERK BRYANT: Councilmember Bates?  
 20 COUNCILMEMBER BRYANT: Yes.  
 21 CLERK BRYANT: Councilmember Dean?  
 22 COUNCILMEMBER DEAN: Yes.  
 23 CLERK BRYANT: Councilmember Fleming?  
 24 COUNCILMEMBER FLEMING: Yes.  
 25 CLERK BRYANT: Councilmember Pachuta?

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1 COUNCILMEMBER PACHUTA: Yes.  
 2 CLERK BRYANT: Councilmember Patrick?  
 3 COUNCILMEMBER PATRICK: Yes.  
 4 MAYOR PITTMAN: Thank you.  
 5 I need approval of minutes for June 3rd,  
 6 2013.  
 7 COUNCILMEMBER ALEXANDER: <sup>I have requested a</sup>  
 8 correction to the Summary of Motions for the June 3rd  
 9 meeting. The Summary of Motions we were given  
 10 included Mrs. Crawford's resignation from the Ethics  
 11 Committee; however, it did not include her nomination  
 12 and appointment to the Planning Commission. So I  
 13 would like the Summary of Motions corrected for June  
 14 the 3rd, and with that correction, I make a motion to  
 15 approve them with the correction.  
 16 MAYOR PITTMAN: Thank you.  
 17 Do I get a second?  
 18 COUNCILMEMBER PACHUTA: Second.  
 19 MAYOR PITTMAN: Discussion?  
 20 COUNCILMEMBER BRYANT: Yes, ma'am. I was  
 21 not here for that meeting so I will be abstaining from  
 22 the vote.  
 23 MAYOR PITTMAN: Okay. Thank you.  
 24 Okay. Call the roll, please.  
 25 CLERK BRYANT: Councilmember Alexander?

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1 COUNCILMEMBER ALEXANDER: Yes.  
 2 CLERK BRYANT: Councilmember Dean?  
 3 COUNCILMEMBER DEAN: Yes.  
 4 CLERK BRYANT: Councilmember Fleming?  
 5 COUNCILMEMBER FLEMING: Yes.  
 6 CLERK BRYANT: Councilmember Pachuta?  
 7 COUNCILMEMBER PACHUTA: Yes.  
 8 CLERK BRYANT: Councilmember Patrick?  
 9 COUNCILMEMBER PATRICK: Yes.  
 10 MAYOR PITTMAN: Okay. Thank you.  
 11 Next on the agenda is Public Comments.  
 12 Please limit your comments to three minutes, line up  
 13 at the podium and state your name for the court  
 14 reporter. Anyone wishing to make public comments.  
 15 This is on agenda items only.  
 16 ---  
 17 (No response)  
 18 ---  
 19 MAYOR PITTMAN: All right. We're going to  
 20 close the Public Comments portion.  
 21 Department Reports. I just wanted to let  
 22 everyone know that Advanced Disposal will be running  
 23 their route as usual. That will not affect -- July  
 24 4th will not affect the delivery of services. So  
 25 please, no problems. I know you'll call me. Please

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1 give someone a call.  
2 And also note the grand opening of  
3 McDonald's is going to be August 3rd. They're going  
4 to have Ronald McDonald there, and I understand it's  
5 going to be a very nice event.  
6 And I believe Dr. Gillen has an announcement  
7 or a --  
8 DR. GILLEN: An update.  
9 MAYOR PITTMAN: Please.  
10 DR. GILLEN: Thank you, Mayor, Council. I  
11 just wanted to give a quick -- quick update on the --  
12 the trees that were cut down over the weekend.  
13 We are investigating. It looks like there  
14 was a violation of the ordinance. And when Steven,  
15 our arborist went out and checked it out today and  
16 verified, we could verify 11 trees that were cut that  
17 are above the 8-inch in diameter, and we're still  
18 gathering information on that too.  
19 Citations will be written on Wednesday to  
20 both the owner of the property and the contractor that  
21 cut the trees down.  
22 We're not happy about this either and we are  
23 going to take swift and decisive action on this issue  
24 and make sure that a message -- a clear message is  
25 sent that this isn't allowed.

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1 MAYOR PITTMAN: Okay. Thank you very much.  
2 Steven, did you have anything that you  
3 wanted to make an announcement on tonight?  
4 MR. STEVEN STRICKLAND: No, ma'am.  
5 MAYOR PITTMAN: Chief, I believe you want to  
6 discuss the Asset Forfeiture budget.  
7 CHIEF KING: Yes, Mayor.  
8 Every year, we -- we -- we make a report of  
9 Asset Forfeitures, and as we are at the end of the  
10 year, we need to get -- I request from the Council --  
11 And we submitted an agenda sheet. And  
12 basically we start the year on asset forfeiture, and  
13 last year, we started -- let's see -- we started at  
14 \$80,000, we seized \$312,000 and then we -- we --  
15 Right now what we have is we have to adjust  
16 the budget, because we started with \$80,000 and we  
17 gained -- you know, we seized a number of funds and we  
18 spent.  
19 So at the end of the year, we have to  
20 reconcile the books and report to the City Council,  
21 and this is our report of our State Asset Forfeiture  
22 accounts. I respectfully request that the City  
23 Council approve this report so it can become part of  
24 the record.  
25 MAYOR PITTMAN: Okay. Thank you.

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1 Ms. Alexander, do you have questions?  
2 COUNCILMEMBER ALEXANDER: No, ma'am.  
3 MAYOR PITTMAN: Mr. Bates?  
4 COUNCILMEMBER BRYANT: Just for  
5 clarification, Chief and Lisa, this is required by  
6 Georgia and federal law and it follows the proper  
7 procedures accordingly?  
8 CHIEF KING: Yes.  
9 COUNCILMEMBER BRYANT: Thank you.  
10 MAYOR PITTMAN: Ms. Pachuta?  
11 COUNCILMEMBER PACHUTA: Huh-uh.  
12 MAYOR PITTMAN: Ms. Fleming?  
13 COUNCILMEMBER FLEMING: Just for  
14 clarification, the total expenses leave your balance  
15 zero in asset forfeiture funds; is that correct?  
16 CHIEF KING: No, ma'am. What -- No, ma'am.  
17 What it is is you see what our total expenditures is  
18 three ninety-two, and let me see what -- I got my  
19 current balance.  
20 As you know, court -- court -- currently we  
21 have \$281,4160, and that was reflected on the la- --  
22 in the monthly reports that are submitted to the  
23 Council and to the Finance Department. That report  
24 creates -- it's much better detailed with expenditures  
25 and the income that we've received from the courts.

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1 This is the total, basically, audited funds  
2 of that account, so we got to provide you the balance.  
3 COUNCILMEMBER FLEMING: Okay. Thank you.  
4 MAYOR PITTMAN: Ms. Dean?  
5 COUNCILMEMBER DEAN: All right. So -- and  
6 I'm sure you will be repeating yourself.  
7 So we get the detailed report monthly --  
8 CHIEF KING: Yes, ma'am.  
9 COUNCILMEMBER DEAN: -- and this is just a  
10 summary.  
11 CHIEF KING: This is the annual summary. It  
12 is part of the report that gets incorporated into the  
13 City budget that gets turned in to both the State --  
14 not only to the Department of Community Affairs but  
15 also to the Carl Vinson Institute, which is a  
16 requirement that we have. As you've heard a lot of --  
17 a lot of nonsense going on right now of some people  
18 misusing it; we don't want to be that -- that city.  
19 COUNCILMEMBER DEAN: Okay.  
20 CHIEF KING: And I respectfully request if I  
21 could get a motion to accept the report --  
22 MAYOR PITTMAN: Yes, sir.  
23 CHIEF KING: -- so it could become part of  
24 the record.  
25 MAYOR PITTMAN: Does anyone wish to

1 entertain a motion?  
 2 COUNCILMEMBER ALEXANDER: I make a motion to  
 3 accept the Confiscated Asset Fund Budget Revision for  
 4 Year Ending June 30th, 2013.  
 5 MAYOR PITTMAN: We need a second.  
 6 COUNCILMEMBER BATES: Second.  
 7 MAYOR PITTMAN: Discussion?  
 8 COUNCILMEMBER DEAN: I will say that I  
 9 haven't read, I haven't looked at the reports closely,  
 10 and so I'm going to be voting no just because I  
 11 can't -- I don't -- I haven't looked at it closely. I  
 12 will know in the future to pay attention to it, but  
 13 that's the only reason why.  
 14 MAYOR PITTMAN: Okay. Thank you.  
 15 Call the roll, please.  
 16 CLERK BRYANT: Councilmember Alexander?  
 17 COUNCILMEMBER ALEXANDER: Yes.  
 18 CLERK BRYANT: Councilmember Bates?  
 19 COUNCILMEMBER BATES: Yes.  
 20 CLERK BRYANT: Councilmember Dean?  
 21 COUNCILMEMBER DEAN: No.  
 22 CLERK BRYANT: Councilmember Fleming?  
 23 COUNCILMEMBER FLEMING: Yes.  
 24 CLERK BRYANT: Councilmember Pachuta?  
 25 COUNCILMEMBER PACHUTA: Yes.

1 Library Board of Trustees as the Doraville  
 2 representative.  
 3 MAYOR PITTMAN: Second?  
 4 COUNCILMEMBER FLEMING: Second.  
 5 MAYOR PITTMAN: Discussion?  
 6 ---  
 7 (No response)  
 8 ---  
 9 CLERK BRYANT: Councilmember Alexander?  
 10 COUNCILMEMBER ALEXANDER: Yes.  
 11 CLERK BRYANT: Councilmember Bates?  
 12 COUNCILMEMBER BATES: Yes.  
 13 CLERK BRYANT: Councilmember Dean?  
 14 COUNCILMEMBER DEAN: Yes.  
 15 CLERK BRYANT: Councilmember Fleming?  
 16 COUNCILMEMBER FLEMING: Yes.  
 17 CLERK BRYANT: Councilmember Pachuta?  
 18 COUNCILMEMBER PACHUTA: Yes.  
 19 CLERK BRYANT: Councilmember Patrick?  
 20 COUNCILMEMBER PATRICK: Yes.  
 21 MAYOR PITTMAN: Okay. Congratulations.  
 22 Thank you for serving.  
 23 ---  
 24 (Applause)  
 25 ---

1 CLERK BRYANT: Councilmember Patrick?  
 2 COUNCILMEMBER PATRICK: Yes.  
 3 MAYOR PITTMAN: Thank you. Motion carried.  
 4 Thank you, Chief.  
 5 Okay. Next, Tammy, Appointment to the  
 6 Dekalb County Library Board Trustees.  
 7 MS. TAMMY HENRY: Eleanor Dukes, Mayor and  
 8 Council, resigned as a Dekalb County Board of Trustees  
 9 for the Public Library due to personal reasons, so we  
 10 need a person to fill that seat on the Dekalb County  
 11 Board of Trustees, and I ask that you vote or approve  
 12 that Mrs. Jenkins -- I made a recommendation for Mrs.  
 13 Jenkins to fill that seat.  
 14 It is a seat for Doraville. It ends on  
 15 December the 31st, 2015. That's just to complete  
 16 Eleanor Dukes' term; and if she agrees as well as you-  
 17 all, then the next four years. But this particular  
 18 seat ends December the 31st, 2015.  
 19 MAYOR PITTMAN: I just want to say I spoke  
 20 with Mrs. Jenkins, and she has so graciously accepted,  
 21 and I think she would serve the Board very well.  
 22 So if there's no questions, if someone would  
 23 like to entertain a motion?  
 24 COUNCILMEMBER ALEXANDER: Make a motion to  
 25 appoint Mrs. Louella Jenkins to the Dekalb County

1 MRS. LOUELLA JENKINS: Thank you.  
 2 MAYOR PITTMAN: Mr. Cooley, did you have  
 3 anything other than the norm?  
 4 MR. COOLEY: No, ma'am.  
 5 MAYOR PITTMAN: Next on the agenda I believe  
 6 is Finance -- Lisa, Ms. Ferguson -- Surplus Property  
 7 List and Draft Surplus Policy.  
 8 MS. LISA FERGUSON: Okay. What I've got  
 9 tonight is a list of surplus property that I would  
 10 like to have permission to get rid of. It includes  
 11 some items from Public Works, some items from City  
 12 Hall and a number of confiscated assets that we have  
 13 stored at the Police Department. And our current  
 14 ordinance requires that we come to Council and get  
 15 permission to auction these things, and so that's the  
 16 purpose of this particular item.  
 17 MAYOR PITTMAN: Okay. Ms. Alexander, do you  
 18 have questions?  
 19 COUNCILMEMBER ALEXANDER: No, ma'am.  
 20 MAYOR PITTMAN: Mr. Bates?  
 21 COUNCILMEMBER BATES: Yeah. My only  
 22 question is: The next item that you've got is a draft  
 23 surplus policy. Would the disposal of any of these  
 24 items on this list conflict with the proposed draft  
 25 policy that we're going to be considering next as far

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1 as --

2 MS. FERGUSON: No.

3 COUNCILMEMBER BATES: -- the process on

4 disposing?

5 MS. FERGUSON: No.

6 COUNCILMEMBER BATES: Okay. Thank you.

7 MAYOR PITTMAN: Ms. Pachuta?

8 COUNCILMEMBER PACHUTA: Huh-uh.

9 MAYOR PITTMAN: Mr. Patrick?

10 COUNCILMEMBER PATRICK: (Shakes head)

11 MAYOR PITTMAN: Ms. Fleming?

12 COUNCILMEMBER FLEMING: I asked a question

13 earlier today in regards to the confiscated assets as

14 to whether Asset Forfeiture moneys had purchased these

15 or whether it was confiscated assets.

16 MS. FERGUSON: These particular assets were

17 seized in a -- in a drug bust.

18 COUNCILMEMBER FLEMING: Okay. Thank you.

19 MAYOR PITTMAN: Ms. Dean?

20 COUNCILMEMBER DEAN: No. I'm good.

21 MAYOR PITTMAN: Okay. So what is the motion

22 you want someone to make?

23 MS. FERGUSON: I need permission to auction

24 these items.

25 MAYOR PITTMAN: Okay. Do I get a motion?

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1 COUNCILMEMBER BATES: So moved.

2 MAYOR PITTMAN: Second?

3 COUNCILMEMBER PACHUTA: Second.

4 MAYOR PITTMAN: Discussion?

5 COUNCILMEMBER FLEMING: Yes. The other

6 question I had or the comment that I made on my email

7 was that I think it would behoove us to go back on

8 this list and try to get a better detailed description

9 because -- or you're going to find yourself or

10 whomever's handling this list answering email after

11 email after email as to questions regarding them.

12 MS. FERGUSON: I have inventory lists on

13 each one of these items with detailed descriptions and

14 serial numbers and all the information that I could

15 gather.

16 COUNCILMEMBER FLEMING: So no, you're not

17 going to list it on GovDeals?

18 MS. FERGUSON: I am going to list all of it

19 on GovDeals, yes.

20 COUNCILMEMBER FLEMING: All the information?

21 MS. FERGUSON: As much information as I

22 have.

23 COUNCILMEMBER FLEMING: Okay. Thank you

24 very much.

25 MS. FERGUSON: I want to sell it. I don't

Page 19

1 want it to sit there and people --

2 COUNCILMEMBER FLEMING: Okay.

3 MS. FERGUSON: -- to wonder what it is.

4 MAYOR PITTMAN: Any further discussion?

5 And if Council could speak up a little bit.

6 I think they're having difficulty hearing.

7 - - -

8 (No response)

9 - - -

10 MAYOR PITTMAN: Call the roll, please.

11 CLERK BRYANT: Councilmember Alexander?

12 COUNCILMEMBER ALEXANDER: Yes.

13 CLERK BRYANT: Councilmember Bates?

14 COUNCILMEMBER BATES: Yes.

15 CLERK BRYANT: Councilmember Dean?

16 COUNCILMEMBER DEAN: Yes.

17 CLERK BRYANT: Councilmember Fleming?

18 COUNCILMEMBER FLEMING: Yes.

19 CLERK BRYANT: Councilmember Pachuta?

20 COUNCILMEMBER PACHUTA: Yes.

21 CLERK BRYANT: Councilmember Patrick?

22 COUNCILMEMBER PATRICK: Yes.

23 MAYOR PITTMAN: Thank you.

24 All right. Next is the Draft Surplus

25 Policy.

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1 MS. FERGUSON: I've been doing the surplus

2 property for about a year now and I've run into a

3 couple of situations where the policy that we have in

4 place does not suit, and so I've come back with a

5 draft policy that will give us some flexibility in

6 what we can do with some of these items.

7 One thing in particular that I have a

8 problem with is I have some very old computer monitors

9 that we cannot take to the local recycling company

10 because, A., they won't take them, and it's illegal to

11 take them to the dump. So I'm going to have to be

12 able to contract with a technology recycling company

13 in order to get rid of these particular items.

14 Also, we can't really auction things like

15 firearms and bulletproof vests, so we need a policy in

16 place so that I have the flexibility to dispose of

17 these things without everything having to go to

18 auction.

19 MAYOR PITTMAN: Okay.

20 MS. FERGUSON: So that's kind of the purpose

21 of the draft policy.

22 MAYOR PITTMAN: Okay. Anything, Ms.

23 Alexander?

24 COUNCILMEMBER ALEXANDER: Under the transfer

25 provision, "Items may be transferred to other

Page 21

1 governmental units," would we still have to get moneys  
2 for those transfers?  
3 MS. FERGUSON: It depends. Sometimes --  
4 As long as it's another governmental entity,  
5 it -- there's not a requirement for there to be any  
6 kind of money. But in most cases, we would attempt to  
7 get some kind of monetary reimbursement for whatever  
8 we transfer, even between like the Confiscated Assets  
9 and the General Fund if we transfer an asset. Like  
10 I'm looking at two television sets, and the Chief's  
11 going to have to give me a price so that I can  
12 reimburse the Confiscated Assets Fund for those two  
13 pieces of equipment.  
14 MAYOR PITTMAN: Mr. Bates?  
15 COUNCILMEMBER BATES: Yeah. On the sale and  
16 the sealed-bid method, is there a threshold at which  
17 point we would move it off of GovDeals into a  
18 sealed-bid environment?  
19 COUNCILMEMBER FLEMING: GovDeals really is -  
20 - is a sealed bid because we don't know who's bidding  
21 on it until the auction closes.  
22 COUNCILMEMBER BATES: Does it show -- does  
23 GovDeals show the price that's been bid?  
24 MS. FERGUSON: It shows the price that's --  
25 I don't know that it shows it to the --

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1 COUNCILMEMBER BATES: To the bidders?  
2 MS. FERGUSON: -- bidders, but the  
3 identities of the bidders are not -- I can't tell  
4 who's bidding. I don't know who won the bid until  
5 after the bid is over.  
6 COUNCILMEMBER BATES: Because the --  
7 And Cecil or someone, you guys might have  
8 more experience on -- or Chief might have more  
9 experience on this; but to me, a blind, sealed bid has  
10 the potential of really increasing the value. It  
11 could backfire on you, too; it could depress the value  
12 on that. I mean there's some value in having that  
13 competition, knowing that it's an auction and, you  
14 know, you're driving the price; but if it's blind, you  
15 know, I really want that, so I'm going to bid -- You  
16 know, foreclosures go blind. So I'm just kind of  
17 curious if there's a -- if there's a mechanism to  
18 drive a -- a closed, sealed auction versus a GovDeals  
19 type thing.  
20 MS. FERGUSON: We don't nec- -- as far as  
21 GovDeals is concerned, we don't have that ability but  
22 we do have the ability to set a reserve price. So,  
23 you know, if we have a vehicle that we want to get  
24 \$2,500 out of, we set a reserve for \$2,500, and if the  
25 bid doesn't go that high, then we don't sell it.

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1 COUNCILMEMBER BATES: Gotcha. Okay.  
2 MS. FERGUSON: And we're not talking about  
3 land and buildings here.  
4 COUNCILMEMBER BATES: Right.  
5 MS. FERGUSON: We're only talking about --  
6 COUNCILMEMBER BATES: Equipment.  
7 MS. FERGUSON: -- personal property: cars,  
8 computers, grow lights.  
9 COUNCILMEMBER BATES: Hey, those might be  
10 popular.  
11 COUNCILMEMBER PACHUTA: And then they're  
12 going to investigate who buys them.  
13 MAYOR PITTMAN: That's right.  
14 Ms. Pachuta?  
15 COUNCILMEMBER PACHUTA: (Shakes head)  
16 CHIEF KING: (Imperceptible) thing we get a  
17 good address.  
18 - - -  
19 (Laughter)  
20 - - -  
21 MAYOR PITTMAN: Mr. Patrick?  
22 COUNCILMEMBER PATRICK: No.  
23 MAYOR PITTMAN: Ms. Fleming?  
24 COUNCILMEMBER FLEMING: We will not be  
25 putting an amount that we are requesting on any of

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1 this?  
2 MS. FERGUSON: On some of the -- the more --  
3 the more valuable items, we do put a reserve on them  
4 so that -- Well, I've got a Crown Vic on here; I'll  
5 probably put a reserve on that so that I get at least  
6 X-amount of dollars for it because I don't want to  
7 sell it for five bucks.  
8 When they bid, they don't know what the  
9 reserve is so they just have to keep bidding until  
10 they hit it or give up.  
11 COUNCILMEMBER FLEMING: And the other  
12 question I had is even though it indicates that the  
13 finance director will use the most advantageous  
14 disposition, when we get down to the -- the comments  
15 in the sale item, it shows that it's going to be  
16 GovDeals will be the preferred method but it shows  
17 also that we're going to be -- items not transferred  
18 will be consolidated. So we're using the transfer  
19 item --  
20 MS. FERGUSON: We're --  
21 COUNCILMEMBER FLEMING: -- as one of the  
22 first initial ones as well?  
23 MS. FERGUSON: We're going to try to reuse  
24 property from different departments where we can  
25 within the City. That would be our first choice. Our

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1 second choice would be to go to GovDeals and try to  
2 sell it. If we cannot sell it, then we will try to  
3 recycle it, and there are certain items that we can't  
4 recycle, like I said before. And so in that case,  
5 what I'm planning to do is bundling enough computer  
6 equipment with the monitors so that I can offset the  
7 negative value that they give us on the monitors,  
8 because if I just sent them the monitors, we would  
9 have to pay them to take them.  
10 COUNCILMEMBER FLEMING: Thank you.  
11 MS. FERGUSON: So I'm hoping for a zero, no  
12 revenue/no expenditure on those.  
13 COUNCILMEMBER DEAN: My only question: When  
14 you're talking about transferring, it's a department  
15 within the City; right?  
16 MS. FERGUSON: Either a department within  
17 the City or possibly to another department. The  
18 Police Department in the past has transferred vehicles  
19 to other police departments along with other  
20 equipment.  
21 COUNCILMEMBER DEAN: And when that -- when  
22 that kind of transaction is -- is made, do we get any  
23 compensation for that?  
24 MS. FERGUSON: It depends on what the item  
25 is and how old it is and whether we just want to get

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1 rid of it.  
2 We would try with every transfer to get some  
3 kind of monetary compensation back.  
4 COUNCILMEMBER DEAN: Okay. But we could --  
5 the City could say, "We have this car. We're going to  
6 give this car to this city over there," and not get  
7 anything.  
8 Why would we not -- why would we give it to  
9 another city rather than try to sell it?  
10 MS. FERGUSON: There are police departments  
11 around who don't have enough resources, and it's kind  
12 of a goodwill gesture to try to help support them.  
13 COUNCILMEMBER DEAN: But we have enough  
14 resources to like give away?  
15 MS. FERGUSON: Well, if it's a car that  
16 we're not going to use any more, then yeah, we have  
17 enough resources in that instance to give it away.  
18 COUNCILMEMBER DEAN: Rather than --  
19 MS. FERGUSON: We --  
20 COUNCILMEMBER DEAN: -- try to sell it.  
21 MS. FERGUSON: We don't do that very often.  
22 It's kind of a rare thing. But we just want the  
23 flexibility to be able to do that if we see a need.  
24 COUNCILMEMBER DEAN: And how often do we do  
25 that?

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1 MS. FERGUSON: We haven't done that since  
2 I've been here.  
3 COUNCILMEMBER DEAN: Okay.  
4 MS. FERGUSON: So it's not very often. It's  
5 just one of those things that we . . .  
6 CHIEF KING: Can I?  
7 MS. FERGUSON: Yeah.  
8 CHIEF KING: I don't think we've ever done  
9 it.  
10 I also want to add another circumstance  
11 where we . . . A lot of times, what we do is we -- if  
12 another agency participates in a complex  
13 investigation, a lot of times we'll transfer some of  
14 the equip- -- some of the gains, either monetary --  
15 For example, if we have a complex case that  
16 we do with Dekalb County, Atlanta, Lilburn, you know,  
17 several agencies, we will process the -- the asset  
18 forfeiture, but when we get something back, then we  
19 will -- we will transfer to those agencies that  
20 cooperated in the investigation. If we didn't do  
21 that, then we would get nobody to cooperate with us on  
22 complex investigations, so.  
23 COUNCILMEMBER DEAN: And who determines? I  
24 mean like -- like who? Would you decide when that  
25 would happen, or would --

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1 CHIEF KING: No. That usually --  
2 COUNCILMEMBER DEAN: -- the City Manager?  
3 CHIEF KING: -- is worked out with the  
4 district attorney's office because that usually -- and  
5 then there's a record that we -- when we transfer  
6 something, it has to be reported back to the district  
7 attorney or it has to be reported to the U.S.  
8 attorney's office that we made that transfer of  
9 equipment, because that -- that equipment is  
10 accountable to the Department of Justice and to the  
11 DA's office, so there's an accountability and auditing  
12 trail any time we do that.  
13 COUNCILMEMBER DEAN: Okay. So it was said  
14 that we have done that in the past.  
15 MAYOR PITTMAN: We did something with Welch  
16 one time.  
17 COUNCILMEMBER FLEMING: Yeah.  
18 CHIEF KING: Blue lights. We sold them a  
19 car. I think -- we sold them a car, the Elberton  
20 police, but they paid us money for those cars.  
21 Elberton Police, we did sell them some cars and they  
22 paid us for it. It was probably --  
23 MAYOR PITTMAN: Yeah. It's been --  
24 CHIEF KING: -- ten -- ten years ago.  
25 MAYOR PITTMAN: -- many years ago.

1 CHIEF KING: Yeah.  
 2 MAYOR PITTMAN: Okay. Any further  
 3 questions?  
 4 All right. This is a draft, so if the  
 5 Council so wishes, we can put it on the next agenda,  
 6 and if you have any questions in questions in the  
 7 meantime, please send them to Dr. Gillen so he can  
 8 have those addressed.  
 9 MS. FERGUSON: Thank you.  
 10 MAYOR PITTMAN: Thank you.  
 11 COUNCILMEMBER BATES: Thank you.  
 12 MAYOR PITTMAN: All right. Next under Old  
 13 Business is the Discussion of Proposed Rules and  
 14 Procedures for City Council Meetings. This is going  
 15 to be a second read, Dr. Gillen.  
 16 DR. GILLEN: Thank you, Mayor, Council.  
 17 The document that you were sent was updated  
 18 to reflect to Lenny's best ability and my best ability  
 19 your comments and questions at the last Council  
 20 meeting. So what we were seeking was, you know,  
 21 another go-round of a discussion to see if it did  
 22 capture those thoughts and concerns and if there are  
 23 any further changes you would like to see or if there  
 24 was -- if you wanted to take action on it, you  
 25 certainly could but it's not necessary.

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1 You could -- you'll see through the redline  
 2 process the different changes that were made. The  
 3 regular meeting times and dates, we updated those to  
 4 reflect that one voting meeting a month at the first  
 5 meeting; the second meeting a month being a work  
 6 session where no action would be taken. However,  
 7 there would be a special meeting held prior to that to  
 8 take care of -- of any things that had a timing  
 9 nature. It would be up to the Council to decide.  
 10 How did we word it? All right. And we  
 11 changed it from the "policy committee." We took that  
 12 wording out; the name just "work session" was the  
 13 other thing we did.  
 14 Adding in the public comment criteria that  
 15 you stated you wanted last time.  
 16 And then here under Section -- Section 12,  
 17 Part (d) towards the end there right before Section  
 18 13, "Prior to any . . . Work Session Meeting, a voting  
 19 meeting shall be held to vote on zoning-related items  
 20 or other items that need a vote and cannot wait until  
 21 the first meeting of the following month for a vote."  
 22 We thought that wording captured what you-all wanted.  
 23 Under Section 13, Order of Business, we  
 24 added the Council Comments section right prior to  
 25 adjournment of the meeting, which is where you

1 requested we place that.  
 2 And then in Section 14, we clarified when  
 3 the -- the due date for agenda items and when the  
 4 agenda would be made available, and that's on a Friday  
 5 following a Council meeting. So it's still two  
 6 weekends; it just moves it from Wednesday to Friday.  
 7 I think those are the major highlights that  
 8 we had in there.  
 9 The Public Comments portion: "If a speaker  
 10 is yielded time." We allow people to yield time to  
 11 other speakers, but the total time is ten minutes for  
 12 a person to basically yield three times plus a minute,  
 13 basically, is what you had instructed us to do.  
 14 And any other questions about that?  
 15 MAYOR PITTMAN: Ms. Alexander?  
 16 COUNCILMEMBER ALEXANDER: No, ma'am.  
 17 MAYOR PITTMAN: Mr. Bates?  
 18 COUNCILMEMBER BATES: I do have a couple.  
 19 Regarding Section 14, it's going to be the  
 20 Agenda, the Wednesday was the deadline for submitting  
 21 agenda items. Is Wednesday still the deadline for  
 22 submitting items? because this reads that the agenda  
 23 will be delivered and presented by the close of  
 24 business Friday.  
 25 DR. GILLEN: Right. We had this discussion

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1 last time, and what is going to be the case is we're  
 2 going to -- internally if they need -- we'll make the  
 3 agenda available on Friday. The deadline will be that  
 4 Friday at noon.  
 5 COUNCILMEMBER BATES: Okay.  
 6 DR. GILLEN: If Sandra needs more time in  
 7 the interim before we get the sys- -- the new system  
 8 in place, we'll make that staff aware that, you know,  
 9 you got to have your agenda items in sooner until we  
 10 get this system up and running.  
 11 COUNCILMEMBER BATES: Can we put that noon  
 12 deadline in here so that it's clear?  
 13 DR. GILLEN: We can, yes; but it also may be  
 14 something that we're altering, we're moving around due  
 15 to, you know, someone --  
 16 COUNCILMEMBER BATES: I just want to make --  
 17 DR. GILLEN: -- being gone or whatever.  
 18 COUNCILMEMBER BATES: Because the way it  
 19 reads right now is that there's no submission dead-  
 20 line --  
 21 DR. GILLEN: Uh-huh.  
 22 COUNCILMEMBER BATES: -- that, you know, I  
 23 could turn something in at 4 o'clock on Friday and  
 24 expect it to be on that --  
 25 DR. GILLEN: Okay.

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1 COUNCILMEMBER BATES: -- agenda. I just  
2 want to make sure that we're providing substantive --  
3 DR. GILLEN: Yeah.  
4 COUNCILMEMBER BATES: -- time for staff to  
5 prepare.  
6 DR. GILLEN: Yeah, sure, we can do that.  
7 COUNCILMEMBER BATES: My other item is on  
8 Section -- new Section 19, the Public Participation.  
9 My only concern on this is if -- the way it  
10 reads right now, "If a speaker is yielded time by  
11 other members of the public, said speaker may speak up  
12 to ten minutes, irrespective of how many persons  
13 yielded their time to said speaker."  
14 If one person yields their time, that would  
15 be a total allotment of six minutes if we were going  
16 by the rules of time --  
17 DR. GILLEN: Uh-huh.  
18 COUNCILMEMBER BATES: -- but under the way  
19 it reads right now, they would have an additional four  
20 minutes for a total of ten.  
21 DR. GILLEN: Right.  
22 COUNCILMEMBER BATES: So --  
23 DR. GILLEN: I understand where it could  
24 read that way, but what it does mean is each person  
25 can only yield their time, which is three minutes.

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1 COUNCILMEMBER BATES: Right.  
2 DR. GILLEN: So if one person yields me  
3 their time, I just get an additional three minutes.  
4 To get more than that, I'd have to have someone else  
5 yield me another three minutes plus one minute.  
6 COUNCILMEMBER BATES: Right.  
7 DR. GILLEN: So it would take -- it would  
8 take three people to get you to full time.  
9 COUNCILMEMBER BATES: Right. I'm with you.  
10 DR. GILLEN: Okay.  
11 COUNCILMEMBER BATES: It just doesn't read -  
12 - I don't think it reads that way, but I may be just  
13 reading it --  
14 DR. GILLEN: I can talk to Lenny and see if  
15 we can clarify it a little bit, but Legal was  
16 comfortable that that's what it meant.  
17 COUNCILMEMBER BATES: I mean my suggestion  
18 would be, "If a speaker is yielded time by more than  
19 three members," but I'll leave it to y'all.  
20 DR. GILLEN: Okay.  
21 COUNCILMEMBER BATES: That's it. I mean  
22 that looks good.  
23 MAYOR PITTMAN: Ms. Pachuta?  
24 COUNCILMEMBER PACHUTA: No. I had -- sorry  
25 I wasn't able to attend the meeting, and I asked Cecil

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1 questions earlier, which he answered.  
2 DR. GILLEN: Okay.  
3 MAYOR PITTMAN: Thank you. Mr. Patrick?  
4 COUNCILMEMBER PATRICK: No.  
5 I just want to say that I do think this is  
6 good for the Council, and hopefully the residents will  
7 -- will -- I hope this is good -- I think this is good  
8 for the Council, and I believe the residents will see  
9 the benefits of it as well: an opportunity to speak  
10 on any topic before we get started. Sometimes that  
11 goes a lot to help calm nerves, so. That's it.  
12 MAYOR PITTMAN: Okay. Ms. Fleming?  
13 COUNCILMEMBER FLEMING: In regards to  
14 Robert's Rules of Order being secondary to these  
15 particular procedures, my preference is really to  
16 maintain Robert's Rules of Order during our entire  
17 meetings. And though I appreciate the hard work  
18 that's been put into this, I wish we had never deleted  
19 that section.  
20 MAYOR PITTMAN: Ms. Dean?  
21 COUNCILMEMBER DEAN: Yeah. And I think that  
22 this was a misplaced priority just considering all the  
23 other things that we have going on.  
24 But having said that, on page 3, it is 12  
25 (d) on the Policy Committee, it reads -- it reads,

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1 "opinions on items submitted by the City Manager or  
2 member of City Council regarding Ordinances and  
3 Policies that the City is or will be undertaking and  
4 which, in the City Manager's opinion, needs additional  
5 review and comment," I think it should be the City  
6 Manager's or Council's opinion.  
7 DR. GILLEN: Certainly. Yeah. I missed  
8 that one. I meant to make that correction. Sorry.  
9 Thank you.  
10 COUNCILMEMBER DEAN: On page 5 under Section  
11 16, again, I think that we have conducted these  
12 meetings professionally overall, and, "A Council  
13 member may not not speak at a meeting until he or she  
14 has been recognized by the Mayor."  
15 I like the fluidity of being able to comment  
16 on other Council members' words. I think that we do  
17 that well. I think that it helps us keep our train of  
18 thought and it keeps the conversation moving fluidly.  
19 So I would like that line to be removed just  
20 because I like the way that we -- that we have been  
21 working it. I mean if I say something and Mr. Bates  
22 has a comment, for example, then it's -- there's not  
23 the distraction of saying, "Okay. I'm going to call  
24 on you, I'm going to call on you." I think that it  
25 engages a more conversation-type meeting.

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1 DR. GILLEN: Council, yeah, I understand.  
2 We left it in there simply -- that's a standard  
3 language that's in most rules and procedures for  
4 council. It's the reason we left it in there.  
5 There doesn't seem -- I'm not sensing a  
6 consensus on that particular issue, so I would prefer  
7 if the Council -- if it would be a motion or something  
8 made to clarify for us to bring it back, because,  
9 otherwise, we're going to keep hashing out over this  
10 one item to clarify the language in that so we're  
11 clear on which direction --  
12 COUNCILMEMBER DEAN: Well, can we --  
13 DR. GILLEN: -- we'll be heading.  
14 COUNCILMEMBER DEAN: -- have a discussion  
15 now? That's what this is about; right?  
16 DR. GILLEN: Correct.  
17 COUNCILMEMBER DEAN: I mean that's -- that's  
18 -- so can I?  
19 COUNCILMEMBER BATES: Well, but, see, that -  
20 - that's exactly to your point: because if we want to  
21 have a discussion, we don't have to raise our hands in  
22 order to speak, and we'd have to wait for the Mayor to  
23 call on us. So pending the Mayor's approval for me to  
24 speak, which I'm doing already --  
25 MAYOR PITTMAN: Actually, we're not ever

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1 that formal usually.  
2 COUNCILMEMBER BATES: But this requires us  
3 to do that.  
4 COUNCILMEMBER DEAN: Right.  
5 COUNCILMEMBER BATES: And I like the  
6 fluidity of, you know, if there's a comment that Maria  
7 wants to add, you know, when there's a pause, she can  
8 jump in.  
9 Down the road, if we do move into new  
10 microphones that have, you know, that voting and the  
11 recognition button, you know, we can press our button  
12 and, you know, the Mayor or the Clerk or City Manager,  
13 whomever, can, you know, say, you know, Bates,  
14 Fleming, whomever.  
15 Until then, I do like this repartee that we  
16 have, but --  
17 ATTORNEY McLENDON: If I might weigh in just  
18 briefly on that issue just to the extent that when  
19 we're talking about Robert's Rules of Order and these  
20 things, really if it's a conversation ongoing that the  
21 Mayor is -- you know, it is sort of happening and  
22 there's a consensus that this conversation's ongoing,  
23 you are recognized.  
24 The only thing I would say on that is, you  
25 know, if we really were in a very strenuous

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1 discussion, that is the methodology under Robert's  
2 Rules you use, which is you grind it down to your  
3 turn, and everybody gets a chance to speak, and once  
4 everybody's hit it, you go to the vote.  
5 My only concern would be I'm not sure this  
6 precludes a conversational thing; but if we took that  
7 rule away, if we were in a really wild debate, that is  
8 how you get through those debates.  
9 COUNCILMEMBER BATES: The problem with going  
10 with that scenario, though, is Robert may say  
11 something four Council persons later, and I want to  
12 rebut that, and if we're won and done and we go to the  
13 vote or I want to add onto what Pam has just said and  
14 I want to -- if I've already had my turn, then we've  
15 lost that ability to have a vigorous and healthy  
16 debate and get all the issues out. I'm not sure that  
17 this particular sentence is beneficial to us having  
18 that healthy --  
19 DR. GILLEN: Uh-huh.  
20 COUNCILMEMBER BATES: -- debate and getting  
21 us to a position where we can actually move to a vote,  
22 but that -- that's just me.  
23 COUNCILMEMBER FLEMING: Personally, this is  
24 the type of discussion that we are having that would  
25 be handled at a work session, okay --

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1 COUNCILMEMBER BATES: Yes, but --  
2 COUNCILMEMBER FLEMING: -- that we would --  
3 Now, see what --  
4 COUNCILMEMBER BATES: My apologies.  
5 COUNCILMEMBER FLEMING: -- just happened?  
6 See what just happened?  
7 COUNCILMEMBER BATES: My apologies.  
8 COUNCILMEMBER FLEMING: That's okay. And  
9 that's the reason why I think it's necessary that we  
10 respect each other and allow ourselves to completely  
11 finish what we're saying before another speaks, and I  
12 think it's necessary that whoever is in charge of our  
13 meetings has then recognized the next person that  
14 would like to speak.  
15 And I think it would find no matter whether  
16 it's a verbatim reporter that we're doing or whether  
17 it's a video that we're doing, I think it would be  
18 very unlikely that transcription could be done from a  
19 video with so many different voices taking into  
20 account opinions.  
21 So I am in favor of that being left in  
22 there. However, it's not necessarily a decorum item;  
23 you know, it's more of a formal way of doing things  
24 the way that we ought to be doing it.  
25 So I like the discussions that we do have;

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1 don't get me wrong. I just think these are the type  
2 of discussions that need to be handled at a work  
3 sessions.  
4 COUNCILMEMBER DEAN: But there will be  
5 situations where we will engage in discussion such as  
6 we are doing right now, and, for that reason, I think  
7 it would be cumbersome to have to be directed and  
8 redirected.  
9 And -- and the other thing is, you know,  
10 as -- as Brian pointed out, when -- if someone says  
11 something and then four Council members later, I want  
12 to respond to it, then it's -- the point is lost, and  
13 even the people in attendance might not be able to  
14 follow as closely what is being said.  
15 And this -- this has never been an issue or  
16 a problem for us as far as I can tell, and if it  
17 becomes a problem, then perhaps we can -- we can  
18 revisit this, this whole issue. But right now, I  
19 would really like to see this taken out and I would  
20 like us to continue in the professional way that we  
21 have been.  
22 MAYOR PITTMAN: Want to make a motion?  
23 COUNCILMEMBER PATRICK: May -- may I say  
24 something?  
25 MAYOR PITTMAN: Yes.

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1 COUNCILMEMBER PATRICK: Thank you.  
2 MAYOR PITTMAN: Jump right in there.  
3 COUNCILMEMBER PATRICK: In the years that I  
4 had attended council meetings previously, I had seen  
5 dialogues between individual council members and  
6 mayors that, in my estimation, were not professional.  
7 And with most laws, in my opinion, with government,  
8 it's not meant to capture 75 percent of the people or  
9 95 percent of the people. It's that 5 percent of the  
10 time that things can go wrong, that tempers can flare  
11 up or something can happen that -- that ultimately  
12 makes the city look poor.  
13 And so I would be inclined to go with the  
14 language as it is and note that perhaps the Mayor only  
15 steps in when things start moving in a direction where  
16 it's hard for the transcriptionist to maintain her  
17 records. So thank you.  
18 MAYOR PITTMAN: Mr. Bates?  
19 COUNCILMEMBER BATES: Two points.  
20 One question quickly on the point: That can  
21 create a lot of ambiguity and arbitrariness to the  
22 chair on his or her ruling of whether or not this is  
23 becoming contentious and that we need to then go into  
24 the formal raise-our-hand, push-our-button going down  
25 the line.

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1 So if we're going to leave it in, then we  
2 need to follow it and do it a hundred percent of the  
3 time or we need to take it out, and if it -- if it  
4 does become contentious, then we've got the overlying  
5 Robert's Rules of Order to bring the meeting back into  
6 order and rule people out of line, etc., etc. That's  
7 my -- my point.  
8 My question will be to Dr. Gillen or Cecil:  
9 Would this decorum section apply to work sessions as  
10 well?  
11 DR. GILLEN: The way it's worded, it  
12 does --  
13 COUNCILMEMBER BATES: So under that --  
14 DR. GILLEN: -- I believe.  
15 Right, Lenny?  
16 ATTORNEY FELGIN: Yes.  
17 DR. GILLEN: Yeah.  
18 COUNCILMEMBER BATES: So under that  
19 scenario, then, this discussion that we're having  
20 right now that's very fluid would not be allowed in a  
21 work session because we would be bound by this raise-  
22 your-hand, called-upon-by-the-Mayor.  
23 ATTORNEY McLENDON: And I know it's a bit of  
24 interpretation, but I think it would be allowed,  
25 because basically, you know, there's been nobody

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1 jumping in to say, "No, no, no," you know, "It's not  
2 your turn to speak." This is sort of everybody  
3 working together to have that comment period. It's  
4 when all of a sudden, you know, it's not the kind of  
5 conversation which is: "Ugh, okay. Good point, good  
6 point, good point," we're moving around the room.  
7 You know, to the extent that it becomes the  
8 crazy, wild conversation, this is where you buckle  
9 down to.  
10 COUNCILMEMBER BATES: But this doesn't read  
11 that way. This -- this is an absolute.  
12 Am I correct?  
13 DR. GILLEN: You are correct to -- to that  
14 extent that it's up to the chair for the enforcement  
15 of that.  
16 Without that enumerator, Robert's Rules  
17 prevails. So the chair of the meeting then can go  
18 back to Robert's Rules which has a much more extensive  
19 order of operation for a meeting than what that one  
20 line is.  
21 And adding to Cecil's point is that it's the  
22 role of the chair that when -- when the conversation  
23 does become uncivil, to where you're having a back-to-  
24 back dialogue but you are respecting each other's  
25 time, if the chair decides that you're starting to not

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1 respect each other's time, she has the authority or he  
2 has the authority to use the gavel to stop that  
3 behavior and say, "Listen, you're out of order by  
4 cutting off this person. We need to slow it down."  
5 "Back to you."  
6 "You'll be up next. I've got a list."  
7 So that the reason we left it in there was  
8 to give that authority in there when needed.  
9 So I see where you're coming from where it  
10 is an absolute. But again, the chair's ruling stands  
11 until it's overruled by the Council. So if the chair  
12 decides not to enforce the rule, that is the  
13 prerogative of the chair. If they decide to enforce  
14 the rule, it's the prerogative of the chair. It's not  
15 just basic Robert's Rules of Order except their rule  
16 prevails, so.  
17 COUNCILMEMBER DEAN: I would like to make a  
18 motion to take out the sentence, "A Council Member may  
19 not speak at a meeting until he or she has been  
20 recognized by the Mayor," from Section 16, Decorum of  
21 the Council's Rules and Procedures for Council  
22 Meetings.  
23 DR. GILLEN: Clear direction. Thank you.  
24 MAYOR PITTMAN: Do I get a second?  
25 COUNCILMEMBER BATES: Second.

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1 MAYOR PITTMAN: Discussion?  
2 COUNCILMEMBER PACHUTA: I'm going to vote to  
3 leave it in just -- I think it's more efficient. I've  
4 participated all through college on the college  
5 council and we had very strict parliamentary  
6 procedures, and I really do think it helps move things  
7 along.  
8 MAYOR PITTMAN: Okay. Any additional?  
9 ---  
10 (No response)  
11 ---  
12 MAYOR PITTMAN: Call the roll, please.  
13 CLERK BRYANT: Councilmember Alexander?  
14 COUNCILMEMBER ALEXANDER: No.  
15 CLERK BRYANT: Councilmember Bates?  
16 COUNCILMEMBER BATES: Yes.  
17 CLERK BRYANT: Councilmember Dean?  
18 COUNCILMEMBER DEAN: Yes.  
19 CLERK BRYANT: Councilmember Fleming?  
20 COUNCILMEMBER FLEMING: No.  
21 CLERK BRYANT: Councilmember Pachuta?  
22 COUNCILMEMBER PACHUTA: No. No.  
23 CLERK BRYANT: Councilmember Patrick?  
24 COUNCILMEMBER PATRICK: No.  
25 MAYOR PITTMAN: Okay. Thank you. So it is

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1 staying in.  
2 DR. GILLEN: Leave that section in the final  
3 draft.  
4 Were there any other portions of it that you  
5 wanted to have changed or tweaked or any other  
6 comments or questions?  
7 What I'd like to do is -- is bring this to  
8 you for a full vote, to Council. You have -- you  
9 could vote on it tonight. I think -- I think the next  
10 section is second reading on the ordinance piece of it  
11 that changes the ordinance part.  
12 So what I think with the new schedule, just  
13 a suggestion that that new schedule become effective  
14 August 1 so the first meeting we -- so we have a fresh  
15 start at a new month with the new cycle of meetings  
16 instead of trying to do it. If it would be your  
17 desire to pass that during the month of July, that  
18 would just be a suggestion.  
19 MAYOR PITTMAN: We can make a motion to  
20 approve this if --  
21 Yes.  
22 COUNCILMEMBER BATES: Thank you, Mayor.  
23 This is not in ordinance form at present; is  
24 that correct? So we do need to see it in ordinance  
25 form before we can --

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1 DR. GILLEN: Sure.  
2 MAYOR PITTMAN: Mr. Felgin, what did you  
3 say?  
4 COUNCILMEMBER FLEMING: It's a policy.  
5 ATTORNEY FELGIN: It's supposed to be --  
6 MAYOR PITTMAN: Can you stand up, please, so  
7 she can hear you.  
8 ATTORNEY FELGIN: This is not supposed to be  
9 an ordinance. The ordinance is to erase what was  
10 already in the Code. This is an easier policy to have  
11 so that you wouldn't have to --  
12 DR. GILLEN: Right.  
13 ATTORNEY FELGIN: -- keep passing ordinances  
14 every single time.  
15 DR. GILLEN: And the ordinance is -- the  
16 ordinance that we're referring to the second reading  
17 and everything basically changes the current ordinance  
18 to make a reference to the policy.  
19 Correct?  
20 ATTORNEY McLENDON: Right.  
21 MAYOR PITTMAN: Okay. The first part of  
22 this, we can make a motion to approve if the Council  
23 so wishes.  
24 Correct?  
25 DR. GILLEN: I'll leave it to Cecil --

1 ATTORNEY McLENDON: I think what --  
 2 DR. GILLEN: -- to guide you.  
 3 ATTORNEY McLENDON: -- we were going to do  
 4 with this item is try to work and get it into where  
 5 y'all -- everybody's happy, and then we are going to  
 6 have the first reading on the ordinance which, as  
 7 Shawn said, it'll take the rules out of the ordinance  
 8 and basically just say, "We shall do this pursuant to  
 9 the adopted procedures."  
 10 So we'll do the first reading on that. Then  
 11 at the next meeting, we would be ready with the second  
 12 reading of the ordinance, and if we can make everybody  
 13 happy on the policy, we can do them all at once and --  
 14 MAYOR PITTMAN: Okay.  
 15 ATTORNEY McLENDON: -- switch over.  
 16 MAYOR PITTMAN: So next -- that part will be  
 17 on the next agenda; correct?  
 18 DR. GILLEN: Okay.  
 19 ATTORNEY McLENDON: Uh-huh. So we would --  
 20 DR. GILLEN: So we just move these both to  
 21 the next agenda for final approval.  
 22 COUNCILMEMBER FLEMING: May I make a sugges-  
 23 tion?  
 24 DR. GILLEN: Yes.  
 25 COUNCILMEMBER FLEMING: Can we see a clean

1 copy?  
 2 DR. GILLEN: Yeah.  
 3 COUNCILMEMBER FLEMING: I mean without --  
 4 DR. GILLEN: Once -- once we have -- we got  
 5 what we believe to be the final comments and changes  
 6 and -- which is right now, we'll go back, we'll clean  
 7 it up and send you out the clean copy.  
 8 COUNCILMEMBER FLEMING: Thank you.  
 9 MAYOR PITTMAN: Thank you very much.  
 10 The next is the First Read Amending Chapter  
 11 2 to Remove Purchasing and Bidding Procedures,  
 12 Mr. McLendon.  
 13 ATTORNEY McLENDON: And Mayor and Council,  
 14 similarly what we're doing is sort of consistently  
 15 we're creating policies and then pulling it out of the  
 16 ordinances.  
 17 So what this, this ordinance will do will  
 18 basically come in and delete the current bidding  
 19 provisions of the ordinance and basically reference,  
 20 incorporate by reference the purchasing policy of the  
 21 City, which is something that would be adopted by the  
 22 Council.  
 23 And this is just a first read. So first  
 24 read; and then in the next meeting, we could adopt  
 25 that and it'll switch us over to the purchasing

1 policies.  
 2 MAYOR PITTMAN: Ms. Alexander, questions on  
 3 this?  
 4 COUNCILMEMBER ALEXANDER: And all of this  
 5 coincides to the policy that Ms. Ferguson gave us and  
 6 we approved?  
 7 ATTORNEY McLENDON: What this is going to do  
 8 is it's going to just point -- when you read the code,  
 9 it'll point you to that policy and tell you to go look  
 10 at that, uh-huh.  
 11 MAYOR PITTMAN: Mr. Bates?  
 12 COUNCILMEMBER BATES: No questions.  
 13 MAYOR PITTMAN: Ms. Pachuta?  
 14 COUNCILMEMBER PACHUTA: (Shakes head)  
 15 MAYOR PITTMAN: Mr. Patrick?  
 16 COUNCILMEMBER PATRICK: (Shakes head)  
 17 MAYOR PITTMAN: Ms. Fleming?  
 18 COUNCILMEMBER FLEMING: No.  
 19 MAYOR PITTMAN: Ms. Dean?  
 20 COUNCILMEMBER DEAN: No.  
 21 MAYOR PITTMAN: Okay. Thank you. We'll put  
 22 that on the next agenda as well.  
 23 Okay. The next item is the RFP for Building  
 24 Services and Quality of Life. It was requested that  
 25 this was added to the agenda.

1 Dr. Gillen, I believe this is your item.  
 2 DR. GILLEN: Can you-all hear me if I stand  
 3 here and do this? Is that loud enough? I can be loud  
 4 when I need to be.  
 5 All right. So what we did was we went out  
 6 for RFP for basically privatized services for what we  
 7 call Building Services and Code Enforcement, which is  
 8 your Building Inspector and the building permit  
 9 process and your Quality of Life process.  
 10 We did those two separate bids, and we had  
 11 four bidders total, one of those was on the Code  
 12 Enforcement only. The apparent low bidder was Clark  
 13 Patterson Lee. You have received those materials over  
 14 the weekend, and we got those in just last -- end of  
 15 last week, reviewed them, got the summary information  
 16 and got them to you as soon as we possibly could.  
 17 We have a 30-day extension until August --  
 18 the end of July with Safe Built, which is a company  
 19 that does the same service. They were not the low  
 20 bidder. We don't believe we're going to get another  
 21 extension from them after that, so there is some  
 22 timeliness here.  
 23 But I wanted to run through -- you know, you  
 24 have all of the different quote-bids and the summary  
 25 sheet that we gave you, so you have all the

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1 information in front of you in plenty of time. We're  
2 not going to be asking for action on this tonight but  
3 we will be asking for action at the next Council  
4 meeting.

5 So I'm going to walk through some of the  
6 philosophy behind why we're doing what we're doing and  
7 why we're looking at this at all. And I didn't know -  
8 - we didn't know if it was going to be a good idea  
9 until we saw the responses, saw the pricing, and the  
10 price savings is -- you know, the cost savings is  
11 significant so it could not be ignored.

12 So some of the benefits of privatized  
13 services. The depth of the organization provides  
14 additional resources when needed. They got a bigger  
15 bench than we do. When there is someone on vacation,  
16 someone out on PTO or sick leave or whatever it might  
17 be, there's people there to fill in. So the coverage  
18 is there regardless, 365 days a year, 7 days a week  
19 for 8 hours a day is what the contract will read. And  
20 right now, we have two people who cover -- supposed to  
21 cover it 7 days a week, but with vacations and things  
22 of that nature, we're not getting that 365 coverage.

23 Access to highly qualified design  
24 professionals for input on projects. So as questions  
25 come up on design and things of that nature, they've

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1 got a much broader field of expertise in their staff  
2 than we do with just one person.

3 The level of service is automatically  
4 adjusted to align with the developing needs for plan  
5 reviews and inspections. Let's say with the upcoming  
6 GM development, when -- if and when that were to  
7 happen, things are going to get real busy in that  
8 building inspection department, hopefully; they'll be  
9 able to ramp up because their fees are tied to the  
10 number of permits.

11 So as more permits come in -- they have a  
12 guaranteed timeline for each one of those permits --  
13 they're going to have to respond, so they're going to  
14 have to add staff. For us, it's the same price. So  
15 the staff -- as they add staff, they just take the  
16 same percentage from each permit.

17 We can't be -- we're not that flexible. We  
18 have one person doing those inspections. So typical  
19 of government, when that happens, usually as the work  
20 load increases, staff and budgets don't increase along  
21 with it, and -- obviously, in today's world -- and  
22 backlogs occur. So you start getting these lengthier  
23 and lengthier times to getting things issued, permits  
24 out, which slows development and things like that. So  
25 we see that as a distinct advantage.

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1 The shared permit revenue ensures no budget-  
2 crisis situations for unexpected changes. So as those  
3 rapid changes happen, if we get -- all of a sudden get  
4 an influx of development, we don't get a budget crisis  
5 on our hands, we don't have the staff to handle it, we  
6 don't get the backlog.

7 So there's cost-effective solutions. The  
8 key performance indicators allow for tracking of how  
9 well we're doing. They will provide the vehicles,  
10 insurance, gas and maintenance of the services -- this  
11 is a quote from -- from Clark Patterson Lee -- will  
12 provide the software for tracking development  
13 activities.

14 So these are what they've told us in their  
15 materials; this is what they will be doing for us.

16 This is a key one. The software and  
17 tracking situation that we have now is not -- it  
18 doesn't exist. We can't tell you what's going on,  
19 because we haven't been tracking the data. And those  
20 systems have been set up and then developed over the  
21 last couple of decades, and they don't work. We need  
22 to improve that.

23 This gives us a turnkey solution to that  
24 without having to purchase and maintain the software  
25 ourselves. We don't have to purchase or maintain the

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1 vehicles. One of our vehicles was down, it was an  
2 \$800 fix on one of the hybrids. It's not a good  
3 situation. That cost and that expense goes away; it  
4 gets rolled into their overhead costs that they --  
5 they charge us.

6 So what would the process look like?  
7 Permitting, the customer comes in, they seek a permit.  
8 The development coordinator guides the customer  
9 through the process and all these different elements  
10 of the process, selecting the type of permit,  
11 verifying their license, the contractor licenses;  
12 approving the plans, calculating the fees, and  
13 entering the data in the database and then getting the  
14 issue -- the permit issued. The contractor, after  
15 completing the application plan-review process,  
16 receiving a permit, begins the construction.

17 So what we want to do is have a faster  
18 turnaround and a better experience for the customer.  
19 Our staff has been hindered by old systems -- not just  
20 computer systems and software systems but just how  
21 work flow happens throughout -- throughout the day.  
22 This will solve that.

23 The plan review process. The customer drops  
24 off the plan and permit application. The development  
25 coordinator records the plans in the database and

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1 notifies the plan reviewer. They pick up the plans,  
2 performs review, attends -- appends review comments to  
3 the database. So we put the comment -- any comments  
4 we put on there with the plans go into the database to  
5 make sure that when they bring it back to us, we know  
6 that they're following through.  
7 Review customer comments. Development  
8 coordinator sends plan review comments to the  
9 applicant. The applicant makes the corrections and  
10 resubmits.  
11 Just the general process, so that's what it  
12 looks like. There will be a person here doing that.  
13 In the permitting process, there will be a body here  
14 for them to talk to and ask questions of.  
15 The building inspections. After receiving a  
16 permit, when the construction begins, at certain  
17 points through that process there are required  
18 inspections. They call -- the contractor calls the  
19 inspection hotline and schedules an inspection by  
20 leaving a message with the pertinent information.  
21 The development coordinator checks the  
22 inspections hotline by 4:00 p.m. each day and  
23 schedules the inspections for the following day, sends  
24 the next-day inspections to the inspectors by 5:00.  
25 This ensures next-day inspections. We can't guarantee

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1 that now. So the Building Inspector visit sites and  
2 performs the inspections and they record the  
3 inspections in the database.  
4 So how are we going to measure if we're  
5 doing what we're supposed to be doing? We monitor the  
6 building plan review and inspections monthly and  
7 monitor permits, inspections and plan reviews.  
8 The metrics will be the total number of  
9 inspections, total number of plan reviews; plan review  
10 duration, which is key, how fast of a turnaround are  
11 we getting; inspection duration and types of  
12 inspections -- you know, how long did it take us  
13 before [sic] we got the call for the inspection before  
14 we did the inspection? And the permit activity status  
15 and types. The counter service; the number of permits  
16 issued and number of customers served, so we'll get  
17 some -- just some tracking data: what kind of work  
18 flow do we have in there.  
19 Code Compliance -- Quality of Life, as we  
20 refer to it here in Doraville -- basically making sure  
21 that our codes and ordinances are being followed.  
22 Example scenario: City Hall receives a complaint, the  
23 Code Compliance inspector enters complaint into the  
24 database.  
25 And the goal here is compliance, getting

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1 them to comply. Say it's somebody hadn't mowed their  
2 grass, and so the code compliance inspector  
3 investigates complaint to determine if there is a  
4 violation of the code. If there is, they speak with  
5 the property owner to educate them about the  
6 violation. They may not know that they couldn't do  
7 that, that sort of thing. The inspector gives  
8 property owner time to bring the property into  
9 compliance and then enters information into the  
10 database so we don't get the same people hit again and  
11 again, saying, "Oh, I didn't know. I didn't know."  
12 They return at the end of the time period to  
13 check on the property owner's progress. You know, if  
14 they're in compliance, they close the case out.  
15 If there's still a violation, they'll speak  
16 with the owner, determine why. Based on the reason or  
17 lack of progress, they issue a citation or give more  
18 time to comply. Again, that is currently, you know,  
19 how we generally do things. Actions are recorded in  
20 the database.  
21 If not in compliance after the third visit,  
22 a citation is issued, so three strikes and you're out,  
23 and the actions are recorded in the database to build  
24 the case file for the solicitor.  
25 And the court decides guilt or innocence;

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1 it's in the court's hands at that point. Inspector  
2 follows the court's instructions and closes the case  
3 out. So that's basically a brief outline of how that  
4 process unfolds.  
5 An additional thing that the contract is  
6 going to provide that we just don't have the manpower,  
7 what Clark Patterson Lee is referring to as a SWEEPS  
8 program. SWEEPS is a proactive program to enforce the  
9 city's building, property maintenance and land  
10 development codes in multi-family housing develop-  
11 ments.  
12 The Chief took me on a tour, and quite  
13 honestly, I was appalled by some of the conditions of  
14 some of the things we inherited. You know, these  
15 things were annexed in. We've got some really bad  
16 conditions. We need to get on top of this. We need  
17 to be more proactive.  
18 So the inspections teams is created composed  
19 of building code, code compliance inspectors and  
20 anyone else that we -- we feel is necessary to be at  
21 the table as far as for enforcement, whoever it might  
22 be. Sometimes it's the city engineer; sometimes it's  
23 other people.  
24 They sweep through the public spaces in the  
25 apartment buildings, okay -- that's very clear; the

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1 public portions of these buildings: the outside, the  
2 exterior, the hallways, anywhere where the public --  
3 general public is allowed. And they record any code  
4 violations, and using the photography, and -- and then  
5 the violations are summarized in a report format which  
6 is then submitted to the property owner.  
7 The property owner is given a period of time  
8 to correct the violations. Permits must be obtained  
9 to perform that work. So not only that must occur;  
10 they must come in and get the permits and do it  
11 correctly.  
12 This is a very progressive, proactive  
13 program that under a new contract would allow us the  
14 resources to do it. Okay. In addition to that, this  
15 would take a -- a slight change in an ordinance if we  
16 want to go into the private space in multi-family  
17 dwellings.  
18 Property owners must hire a City-approved  
19 third-party inspector to inspect the tenant-occupied  
20 spaces and submit the report to the City. Property  
21 owners must obtain permits and correct the documented  
22 violations within a certain time period.  
23 This is even more aggressive. But from the  
24 input I've gotten from the Council and from the  
25 citizens, they'd like to see aggressive approach in

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1 multi-family housing conditions in the city.  
2 And again, this would allow us the resources  
3 to do that, because this all -- this would fall  
4 under -- this portion is going to have an extra cost  
5 to it.  
6 Just want to verify. This new portion, if  
7 we were to change our ord- -- we'd have to change our  
8 ordinance to do this. There would be an additional  
9 cost, and they could let us know: Here's what we  
10 think. We've seen the housing stock, we've seen what  
11 we've got to do. Here is what the estimated cost  
12 would be.  
13 We also have, as you see, almost a \$55,000  
14 cost savings, so that would allow you some flexibility  
15 within that budget to add on an additional service  
16 level if we were to choose.  
17 And again, this is very aggressive, I just  
18 want to be very clear on that, but this is a way to  
19 get that particular issue taken care of.  
20 Again, some of those apartment buildings are  
21 pretty bad, and we have got to do something. We  
22 inherited that problem, we didn't create it, but now  
23 it's our problem and we got to deal with it, so.  
24 The metrics for the Code Compliance: the  
25 total number of cases, we'll be looking at trend data;

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1 total number of inspections, inspections' durations --  
2 duration; the case status and type, you know, so we're  
3 going to be measuring those cases.  
4 We just got a case that we're not following  
5 through on. What types -- what are the types of cases  
6 that we've got? Are we just going after the easy  
7 stuff or are we going after the stuff we need?  
8 And with the ability to link this to our GIS  
9 system, Clark Patterson Lee does do our GIS; plus we  
10 can show you geospatial representation of where we're  
11 doing this stuff, where it's occurring, where we see  
12 the violations occurring, which gives us more  
13 information on decision-making and making sure that we  
14 are getting a good dispersion of -- of the effort,  
15 that it's not all just focused in one particular area  
16 or it is focused in one particular area if that's your  
17 desire. We can demonstrate that as well.  
18 So additional points to consider. These are  
19 just my thoughts, you know. I've talked to a lot of  
20 people in the last few months here. There is a  
21 perception of cronyism: that if you know somebody,  
22 you get stuff done.  
23 I would like that to not be the case. I  
24 want to reduce that. I want them to know no matter  
25 who you are, where you live, that you're going to get

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1 your code-enforcement issues taken care of or your  
2 building-permit issues are taken care of, and this  
3 would help us do that. It would be a clean start,  
4 allow us to bring in a series of professional people  
5 in that will be able to do that.  
6 And I want to simplify the process and  
7 improve the customer experience. I had a wonderful  
8 meeting with Sandra from the Clerk's office, and Lisa,  
9 about the processes it takes to get a building permit  
10 or to get a business license. And I said, "Sandra,  
11 you didn't create these processes." We've got this --  
12 this mish-mash of processes that have been created  
13 over the last decades, because as crises come up, we  
14 create a new process to make sure that never happens  
15 again, and this is typical of government.  
16 "The myth of complexity," I call it. It  
17 gets complex so no one person has responsibility for  
18 or the decision-making authority under that. This  
19 would go a long way to correcting that piece, because  
20 it would then free up resources in the Clerk's office  
21 to focus on that backlog of business licenses.  
22 It takes a long time to get a business  
23 license out. And it's not the fault of the staff;  
24 it's just the way the system has been created. We  
25 want to shorten that duration and make the experience

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1 for someone coming in to be a one-stop shop, to be the  
2 place they come into get all their questions answered.  
3 And no matter if someone's on vacation or not,  
4 everyone's cross-trained and they can do -- they can  
5 get that business license out to them so they don't  
6 have to wait.  
7 And the last thing we want to do is if  
8 someone's on vacation on a Friday, say, "I'm sorry.  
9 You got to come back Monday before we can even answer  
10 your question." That's the worst thing we could do.  
11 We want to eliminate that possibility. This frees us  
12 up to do that, because the responsibilities that  
13 Connie has with the building permit process would be  
14 removed and placed under this contract. Her time and  
15 the resources that we have with her would then be  
16 redeployed to streamline the rest of the processes.  
17 The other thing we're going to be doing is  
18 we're going to be moving the Finance Department down  
19 here. We got lots of space in here. We're going to  
20 just move a few things around, clean out, and create a  
21 one-stop shop for the whole process, any payments and  
22 everything.  
23 It also allows us the staff in one space to  
24 get the separation of duties we need. We're getting  
25 dinged on our audit every year because we don't have

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1 proper internal controls. That's a problem that I'm  
2 not going to allow to continue.  
3 So we need to have the staff in there, and  
4 then it would free up the time of Connie and Sandra  
5 and everyone else in that office to share duties,  
6 separate -- well, separate duties, number one, but  
7 also be cross trained. So then, you know, if some-  
8 one's handling the cash flow and they go on vacation,  
9 someone can step in. That's one way you handle -- you  
10 prevent fraud is you make people make vacation and  
11 you've got someone else fill in for them.  
12 So it allows us to handle a very serious  
13 issue that our audit dings us for every year. I don't  
14 think anyone's stealing anything, but we want to make  
15 sure that we've got the proper internal controls in  
16 place. This allows us to do that.  
17 Increase coverage and enhance service  
18 levels. We will have better coverage across the  
19 board, 365 days a year, 8 hours a day for Code  
20 Enforcement -- Quality of Life, as we call it --  
21 enhanced service levels. An example is that multi-  
22 family housing service level would be an increase.  
23 Even if we don't do the ordinance, we can do the  
24 public-space portion of that SWEEPS program to -- to  
25 enhance service levels and get us something that we

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1 sorely need.  
2 The cost of automobile maintenance wasn't  
3 included in the cost analysis. We did the fuel cost,  
4 Joe. But we didn't -- we didn't break it down  
5 because it was -- you know, the records are -- there's  
6 a lot of work to chase that information down in the  
7 short time we had. But there is that cost involved.  
8 That will no longer be part of that. So  
9 those vehicles will be redeployed so we don't have --  
10 there'll be other vehicles sold off or whatever once  
11 we figure that all out.  
12 There are additional soft costs in  
13 administration of the PD that will be eliminated. The  
14 time and resources we put towards supervising the  
15 Quality of Life staff over there is pretty big, and it  
16 does take time. This would allow that time, then, to  
17 be redeployed, so it does free up time, so it is a --  
18 it is an advantage there.  
19 Under this scenario, under the contract, the  
20 Quality of Life portion of that contract would be  
21 answerable directly to the City Manager, and which I  
22 think would give a much greater responsiveness by the  
23 company and allow us to really make sure that they're  
24 following through on what they say they are.  
25 How do you communicate for Code Enforcement

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1 under this scenario? We will have a Code Enforcement  
2 hotline, special phone number to call. Probably the  
3 same phone number we have; we could just redeploy that  
4 same phone line so people don't have to learn a new  
5 phone number.  
6 The Code Enforcement direct email will be  
7 checked daily.  
8 And then you can call City Hall. You can  
9 call your -- contact the Mayor or Council member just  
10 like you do today to get that information in the  
11 system. It then gets electronically inputted into the  
12 system. If you just call me, you know, Robert calls  
13 and says, "Hey, there's an issue with this I want you  
14 to take care of," again, I'll just electronically put  
15 it into the database or into the queue, it gets into  
16 the database, and I -- you know, we tag it with some  
17 sort of prioritized message to -- to the company or to  
18 the staff that they have on hand, and they follow  
19 through. And again, there will be built-in metrics  
20 and follow-through on that.  
21 So the other thing is something that we want  
22 to explore along with in the communication piece.  
23 There is an app out there, a software called See It,  
24 Click It, Fix It, which is an app for cell phones,  
25 computer and mobile devices to where you can grab your

1 cell phone, click on there; and here's the problem,  
2 take a picture of it -- I think a text picture; I  
3 believe it has that capability as well -- and sends it  
4 off into the system and it gets checked by the -- by  
5 the company, and they respond.

6 So there will be a fourth piece to that once  
7 we get that all figured out, which kind of gets into  
8 that mobile device world that we're getting into.

9 The cost savings. The net cost savings  
10 under this scenario is \$55,078.00. That was  
11 significant, in my mind. I thought this is not  
12 something I could not bring forward; something we had  
13 to take a look at.

14 So we just take a look at what's -- what  
15 positions would be left vacant and what positions  
16 would have to be filled. The current Quality of Life  
17 staff would be redeployed into currently-funded  
18 positions within the P.D., and we would not -- we  
19 would be leaving one position vacant in the Clerk's  
20 office. We would move someone into the Clerk  
21 position, but there would be a vacancy that would no  
22 longer be filled. The Building Inspector position  
23 would -- would also be -- or the Building Official, as  
24 we call it, would also be left vacant. There's where  
25 the -- that's where the cost reductions are, and this

1 will they be with the condemnation process?

2 COUNCILMEMBER ALEXANDER: Correct.

3 DR. GILLEN: The staff that they would  
4 provide us would be trained in all those aspects, I  
5 would assume.

6 We have a representative of Clark Patterson  
7 Lee here if you want to ask questions about a specific  
8 thing they -- type of staff person they have in this.  
9 But the RFP and the responses showed that we would  
10 have staff that were trained in all those aspects of  
11 Code Enforcement and including the condemnation  
12 processes, things like that.

13 MAYOR PITTMAN: Mr. Bates?

14 COUNCILMEMBER BATES: Yeah. I'm going to  
15 ask several and then I'll turn it over. I've got a  
16 list, so I want to be aware of other Council members'  
17 questions and time.

18 The first one that popped up in the  
19 presentation -- and thank you for that -- was the  
20 software and the database that this information would  
21 be dumped into. Not assuming that it would only be a  
22 year contract, but things happen.

23 If the contract were terminated, how would  
24 we get that information back out so that we've got  
25 some consistency with data tracking and can provide

1 company would step in for a much lower price to  
2 provide those services that we believe to be a higher  
3 level than what we can currently do with -- with  
4 staff.

5 I believe that was -- I think that's it.

6 MAYOR PITTMAN: Thank you, Dr. Gillen.

7 DR. GILLEN: Yes.

8 MAYOR PITTMAN: We're going to bring it up  
9 to the table, see if they have any questions or  
10 comments.

11 Ms. Alexander?

12 COUNCILMEMBER ALEXANDER: So the Code  
13 Enforcement unit would also attend the court hearings,  
14 the municipal court hearings; is that correct?

15 DR. GILLEN: Yes.

16 COUNCILMEMBER ALEXANDER: Okay. One of the  
17 challenges that we have had previously is we have had  
18 two instances come up where we needed to have, due to  
19 public safety concerns, residences condemned, and that  
20 seemed to be a challenge for previous staff.

21 So how familiar is the staff that's going to  
22 be provided to us on working with public-safety issues  
23 such as a condemnation?

24 DR. GILLEN: Let me see if I understand your  
25 question correctly. How -- specifically how familiar

1 down the road those statistics that were captured  
2 during this -- this period of time, whether it was one  
3 year, three years, whatever, so that we're not in the  
4 boat that we're in today? So that's question number  
5 one.

6 DR. GILLEN: We own the data and we would  
7 then -- if we were to terminate this contract, however  
8 long we were to be with them, we would get that data  
9 in whatever format we would select, whether it be a  
10 disk of some sort or, depending on how big the  
11 database is. So --

12 COUNCILMEMBER BATES: So it's not --

13 DR. GILLEN: -- we would get that data and  
14 be able to migrate it into any other system we would  
15 choose.

16 COUNCILMEMBER BATES: So it wouldn't be  
17 proprietary information that's coming out of --

18 DR. GILLEN: No.

19 COUNCILMEMBER BATES: -- their software. It  
20 could populate other similar types of products?

21 DR. GILLEN: Correct.

22 COUNCILMEMBER BATES: Okay. Great.

23 The second question -- and this is going to  
24 be a personnel question -- if we migrate over to an  
25 outsource contract, would we have say over the

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1 personnel, especially on the Quality of Life piece?  
2 Would there be consistent people that would be with us  
3 day-in, day-out, or would there be -- oh, we get  
4 Johnny this week and Sally next week and Samantha the  
5 week after? Because one of things that I -- I hear  
6 from our residents that they like -- could be good,  
7 could be bad -- is they like the familiarity with the  
8 Quality of Life officers, that relationship, that  
9 personal connection.  
10 If we've got constant change of staff, A.,  
11 they -- they lose that ability to know the city and  
12 they lose that ability to understand what's happening  
13 in the city on a daily, weekly, monthly basis. So  
14 that would be the one or 2A.  
15 2B would be if we don't like that person,  
16 could we swap them out?  
17 DR. GILLEN: Those are very good questions.  
18 We had the same ones for Rich when he was here and we  
19 interviewed him the other morning, Joe and I, and that  
20 was a question. There would be a consistent staff  
21 that would be handling that for us. I believe that's  
22 how they do it in the other cities: they have someone  
23 dedicated to that particular area.  
24 And then if we call them up and say,  
25 "Listen, this is not working; you need to replace that

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1 person," it happens that next day.  
2 COUNCILMEMBER BATES: My third and final  
3 question for right now would be the staffing. The  
4 response to the RFP was a little nebulous as to  
5 whether or not staff would be on site in the  
6 permitting and inspecting process or whether they  
7 would be available as needed, so just a little bit of  
8 clarification: Would there be personnel here --  
9 DR. GILLEN: For the permitting --  
10 COUNCILMEMBER BATES: -- 8 hours, 8 hours a  
11 day for the plan review and inspections or would they  
12 be on an as-called basis? Would it be --? Walk me  
13 through the staffing here at City Hall.  
14 DR. GILLEN: For the permitting portion,  
15 there will be a staff person on site 8 hours a day, 5  
16 days a week unless we determine we want less than that  
17 or, you know, if things were slow. Then again, as  
18 things would increase and if we had more and more,  
19 they could add staff to that based on the number of  
20 permit fees that come in.  
21 They don't get any more money out of us if  
22 they need to add staff. We base it off of their  
23 permit portion.  
24 COUNCILMEMBER BATES: Okay.  
25 DR. GILLEN: The Quality of Life staff would

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1 be here; that is, 365 days a week -- a year. Sorry.  
2 It's a busy week.  
3 But to answer your questions, yes, there  
4 would be a body here, that same person that's here  
5 doing that work, unless of course there's a vacation  
6 and they have someone fill in. But they have that gap  
7 thing; it's the depth on the bench to bring somebody  
8 in when they need it.  
9 COUNCILMEMBER BATES: Gotcha.  
10 Inspections, similar process?  
11 DR. GILLEN: I would refer to -- defer to  
12 Rich for that specific question because that's a  
13 slightly different scenario --  
14 MAYOR PITTMAN: Sir, if you could come up.  
15 DR. GILLEN: -- with the plan review and  
16 inspections.  
17 Allow you to introduce yourself, sir.  
18 MR. RICH EDINGER: Hi, Mayor and Council.  
19 My name is Rich Edinger. I'm a principal with Clark  
20 Patterson Lee.  
21 Yes. It would really depend on the volume  
22 of building-inspections work and plan-review work that  
23 needed to be done. So if -- if there's enough work  
24 for a full-time inspector, then they're likely going  
25 to be here all the time out in the city, doing

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1 inspections work, and then -- and then also plan  
2 review.  
3 If it's less than what would be required for  
4 a full-time person, then we will likely utilize the  
5 extra time in another -- on another contract.  
6 COUNCILMEMBER BATES: Thank you.  
7 MAYOR PITTMAN: Thank you.  
8 Ms. Pachuta?  
9 COUNCILMEMBER PACHUTA: Going back to the  
10 Quality of Life and you said the 365 days a year, what  
11 about the hours? because I know a lot of times the  
12 issue comes up particular in the neighborhoods where  
13 maybe illegal construction and stuff is going on.  
14 It'll happen at night, you know, when the person gets  
15 home from work and they start working on their illegal  
16 garage that they're building.  
17 What kind of flexibility does this contract  
18 provide as far as, you know, all the hours?  
19 DR. GILLEN: You know, I didn't ask that  
20 question when I'd spoken to Rich.  
21 I'll ask Rich to come back up.  
22 And in the contract --  
23 MAYOR PITTMAN: Why don't we just --  
24 DR. GILLEN: We haven't --  
25 MAYOR PITTMAN: -- stay up here.

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1 DR. GILLEN: -- written the contract yet,  
2 so in that contract, we can get into some of those  
3 specifics as well.  
4 COUNCILMEMBER BATES: Please, because I want  
5 to -- I want to jump on that because it's a really  
6 good question.  
7 We have an issue with boarding houses in the  
8 city but they're not identifiable during the day  
9 because they're out and about. We can identify them  
10 at 9 o'clock at night because we see the 8, 9, 10, 12  
11 cars out front. But so to tail on what Councilwoman  
12 Pachuta said, would there be flexibility in doing  
13 evening sweeps and things like that?  
14 MR. EDINGER: Yeah, there is. It's really  
15 once you identify the problems, you know, we'll  
16 organize our inspectors' days so that they can address  
17 what those problems are. So if we need to be here in  
18 the evening in order to address specific problems,  
19 we'll -- we'll flex our schedules to do that.  
20 MAYOR PITTMAN: How many inspectors do you  
21 anticipate?  
22 MR. EDINGER: It's two for the Code  
23 Compliance is what was in the RFP.  
24 COUNCILMEMBER PACHUTA: And then I had sent  
25 you a question earlier today, and I don't know that we

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1 have that data as far as currently with the  
2 inspections. Is that something we've had the  
3 inspector's been busy all day every day, or it comes  
4 and goes? Or I don't know if there --  
5 DR. GILLEN: I don't know if we have that  
6 data from Safe Built right now.  
7 MR. COOLEY: No. And our construction load  
8 has not been such. I mean it's picked up but it's  
9 been -- basically, we have four commercial projects  
10 going on right now, which is the most that has been  
11 here for a number of years, apparently.  
12 We cannot -- we don't have somebody that  
13 would utilize full-time. My real concern is when we  
14 do have major construction -- and it will happen --  
15 that we are able to cover it --  
16 COUNCILMEMBER PACHUTA: Yeah.  
17 MR. COOLEY: -- and be able to staff up  
18 quickly or staff down as we need be. It'd be more  
19 efficient and effective.  
20 COUNCILMEMBER PACHUTA: Because I guess that  
21 was one of my concerns with hiring a full-time  
22 Building Inspector is they're still there on the down  
23 times and not doing much.  
24 And then as far as with the current permit  
25 clerk position, do you -- that position would then --

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1 would then be working more with the regular City Hall  
2 customer service --  
3 DR. GILLEN: Uh-huh.  
4 COUNCILMEMBER PACHUTA: -- and everything  
5 else that --  
6 DR. GILLEN: With the --  
7 COUNCILMEMBER PACHUTA: -- needs to go on at  
8 City Hall.  
9 DR. GILLEN: Correct. With the Clerk's  
10 office and working with Sandra on any number of  
11 duties. We had a very good meeting and we listed out  
12 every -- every aspect of what each employee does in  
13 there and how that could be redeployed under this  
14 scenario and how we really could get some of those  
15 backlogs turned around and get things caught up and  
16 also create the cross-training and separation of  
17 duties that we need.  
18 The thing about it -- back to your previous  
19 question about what the contract will focus on, is one  
20 of these outcomes that we're trying to achieve is the  
21 building permit turnaround of such-and-such days.  
22 Then it's their responsibility to figure out how to  
23 get that done. If they need a full-time person here  
24 to get that all done, then that's their job, and then  
25 if they need more, then they get it done. Price to us

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1 remains the same: that percentage of the permit fee  
2 plus any other additional work we want as an hourly  
3 rate.  
4 So our price -- especially the permitting  
5 and the turnaround, our price is the same. They have  
6 a guaranteed timeline that they have to meet  
7 regardless of the number of permits we're getting in.  
8 So that's why we were -- we like --  
9 The idea is when things do get busy, we have  
10 it there when we need it; when we don't, we don't have  
11 -- we're not paying for it anyway without the permit  
12 fees coming in to cover it.  
13 MAYOR PITTMAN: Mr. Patrick?  
14 COUNCILMEMBER PATRICK: So if a set of plans  
15 comes in, is the plan review intended to happen here  
16 at City Hall or is it sent somewhere else?  
17 DR. GILLEN: Explain; get into some of  
18 these.  
19 MR. EDINGER: It will -- it will probably be  
20 done somewhere else because the -- it's not a  
21 immediate on-site review. Typically, it takes a  
22 little bit of time so it will likely be done at  
23 probably in our office in Suwanee.  
24 COUNCILMEMBER PATRICK: In fairness, I have  
25 worked with Rich in Norcross, I'm familiar with Clark

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1 Patterson.  
2 What kind of turnaround times do you guys  
3 work on for getting your plans reviewed?  
4 MR. EDINGER: Yeah. For a commercial site,  
5 the first submittal, 14 calendar days.  
6 COUNCILMEMBER PATRICK: Okay.  
7 MR. EDINGER: The second submittal would be  
8 7 calendar days.  
9 COUNCILMEMBER PATRICK: Is there still  
10 just -- I guess is our fee schedule set up where  
11 there's the initial plan-review fee, and then is there  
12 review for a revision -- is there a fee for revision;  
13 do we know?  
14 MR. COOLEY: There's a certain amount built  
15 into the process that we have, the initial process,  
16 but there are additional review fees if it goes beyond  
17 a certain -- same way with the inspections where as  
18 it's set up right now, we have allocated I believe  
19 three or five inspections -- I think it's five -- per  
20 trade, and that was incorporated into the fee to  
21 save -- it's more efficient for us and for the  
22 contractor, so that's why I incorporated it.  
23 But yeah, the fee schedule does not change  
24 the same -- or change; it stays the same. A number of  
25 people have looked at it. We incorporated that as

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1 part of the RFP so they could take a look at it and  
2 see if there were any issues.  
3 When we went through this originally and the  
4 Council went through this, y'all compared that to --  
5 or we compared it and gave you the information  
6 comparing it to Chamblee, Norcross, all the different  
7 places around here, so you could compare to see where  
8 we were, and we were right in line. So we're pretty  
9 comfortable with the fees. May be some tweaking that  
10 you-all want to do at some point, but.  
11 COUNCILMEMBER PATRICK: And if a resident  
12 comes in that wants to do some work on their house,  
13 build a deck, build a garage, how do their answers or  
14 how do their questions get answered?  
15 MR. EDINGER: Well, we will -- we will make  
16 an appointment definitely with them if we're not  
17 present when they come in and they have questions.  
18 If we -- if the Building Inspector is in the  
19 city and we can make an arrangement to come and meet  
20 them that day, then we would do that.  
21 COUNCILMEMBER PATRICK: Okay. I guess how  
22 long do you foresee or what's the maximum time frame  
23 you would say if someone came in 4 o'clock on a  
24 Tuesday, what would you guys feel is acceptable  
25 turnaround time to have an appointment set up?

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1 MR. EDINGER: Oh, it would be -- it would be  
2 within 24 hours, because we're going to have  
3 inspections that are going on every day, and then the  
4 question really is how many are going to go on. And  
5 so the inspector will be in the city on a daily basis,  
6 you know, five days a week, so we would be able to  
7 work out a time very quickly.  
8 MR. COOLEY: And the time frame, if I may,  
9 is five days for residential as opposed to the 10  
10 days for commercial.  
11 COUNCILMEMBER PATRICK: Thank you.  
12 MR. COOLEY: Good enough. Thank you.  
13 MAYOR PITTMAN: Ms. Fleming?  
14 COUNCILMEMBER FLEMING: Yes. Dr. Gillen,  
15 the summary that -- that has been provided for us --  
16 and I appreciate this information -- I would like a  
17 copy of the Power Point, please.  
18 DR. GILLEN: Oh, sure.  
19 COUNCILMEMBER FLEMING: And on the summary  
20 for the Building Services and Code Enforcement, one  
21 fifty-three six and one thirty-o. Then I notice under  
22 Clark Patterson Lee, since that's the one that's being  
23 considered, for fee structures for plan review and fee  
24 structure for inspection, that's 60 percent in  
25 addition to?

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1 DR. GILLEN: I'm not sure I follow your  
2 question. I'm sorry.  
3 COUNCILMEMBER FLEMING: Okay. We have a  
4 summary. And the contract basis, okay --  
5 DR. GILLEN: Correct.  
6 COUNCILMEMBER FLEMING: -- is a hundred and  
7 fifty three thousand six forty four for Building  
8 Services and -- I'm sorry -- one eleven three --  
9 DR. GILLEN: Oh.  
10 COUNCILMEMBER FLEMING: -- twenty-six for  
11 Building Services and one seventeen three thirty-six  
12 for Code Enforcement.  
13 But then for plan review and for  
14 inspections, it's a percentage basis --  
15 DR. GILLEN: Uh-huh.  
16 COUNCILMEMBER FLEMING: -- at 60 percent, so  
17 that's in addition to?  
18 DR. GILLEN: No. What Joe did when he did  
19 the calculations -- and correct me if I'm wrong -- is  
20 he took the number of permits and everything we've had  
21 over --  
22 Is it just one year or did you --  
23 MR. COOLEY: One year. The last year, 2012.  
24 DR. GILLEN: -- 2012, and he estimated that  
25 this is what would cost and applied that 60 percent

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1 formula to that, so that's where we get the number.  
2 COUNCILMEMBER FLEMING: Okay. So we're not  
3 going to be giving other than the contracted basis.  
4 Those are the prices. We're not going to give a per-  
5 inspection fee --  
6 DR. GILLEN: No, ma'am.  
7 COUNCILMEMBER FLEMING: -- a percentage of  
8 the inspection fees to them?  
9 DR. GILLEN: No, ma'am.  
10 COUNCILMEMBER FLEMING: Okay.  
11 DR. GILLEN: As you saw in the materials,  
12 there are some special hourly rates built in for  
13 special call-outs or things like that on weekends and  
14 things of that nature, and the Code Enforcement one is  
15 an hourly rate, so, not a percentage.  
16 COUNCILMEMBER FLEMING: Code Enforcement is  
17 an hourly rate?  
18 DR. GILLEN: Yes, ma'am.  
19 COUNCILMEMBER FLEMING: Okay. Is that the  
20 one for \$57.00 and -- no -- \$46.25, I guess?  
21 DR. GILLEN: Correct, correct.  
22 COUNCILMEMBER FLEMING: Okay. Dr. Gillen,  
23 when you were making your presentation for our budget,  
24 you indicated that the necessity for reallocating some  
25 of our revenues out of some departments and purchasing

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1 software and hardware for the City --  
2 DR. GILLEN: Uh-huh.  
3 COUNCILMEMBER FLEMING: -- because we need  
4 to upgrade. And part of that presentation was  
5 starting right at the top, the permits and GIS and --  
6 DR. GILLEN: Correct.  
7 COUNCILMEMBER FLEMING: -- agendas, minutes,  
8 etc. So as Ms. Alexander commented, or Mr. Bates  
9 possibly, regarding who owns the software, I realize  
10 it's going to be Clark Patterson Lee's, but where --  
11 You know, now tell me about how much our software is  
12 going to cost. If they're going to take the brunt of  
13 all of the permitting cost and the tracking fees and -  
14 - and doing all the tracking paperwork for us, then  
15 that eliminates some of our expense --  
16 DR. GILLEN: Correct.  
17 COUNCILMEMBER FLEMING: -- in purchasing  
18 some of the software that was in the budget. Any idea  
19 how much that'll be?  
20 DR. GILLEN: If I follow you, the cost in  
21 software for the building -- for what they'll be  
22 handling is included in this price.  
23 COUNCILMEMBER FLEMING: Correct.  
24 But part of that \$300,000 was purchasing --  
25 DR. GILLEN: Correct.

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1 COUNCILMEMBER FLEMING: -- our own.  
2 DR. GILLEN: Our own? I'm confused about  
3 which department we're talking about now.  
4 COUNCILMEMBER FLEMING: Okay. When you gave  
5 us this circle and you had GIS, you had --  
6 DR. GILLEN: Right.  
7 COUNCILMEMBER FLEMING: -- permits, you  
8 had --  
9 DR. GILLEN: I got you.  
10 COUNCILMEMBER FLEMING: -- City Clerk, you  
11 had minutes, you had, you know, so forth and so on --  
12 DR. GILLEN: Right.  
13 COUNCILMEMBER FLEMING: -- that was going to  
14 be this huge \$300,000 package, that you needed those  
15 funds to purchase software --  
16 DR. GILLEN: Right.  
17 COUNCILMEMBER FLEMING: -- for the City.  
18 DR. GILLEN: Which was the best estimate we  
19 could give you at the time.  
20 COUNCILMEMBER FLEMING: Okay. So now we're  
21 eliminating a component.  
22 DR. GILLEN: Correct. So we won't have to  
23 purchase as much software -- you are correct -- and  
24 the cost will be lower.  
25 But we didn't go out for bids on that

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1 software, so I can't tell you exactly how much it will  
2 save us not having to invest in that software itself.  
3 But as far as the other pieces, it depends  
4 on which piece we're talking about. The agenda  
5 software's going to range anywhere from -- I want to  
6 say from -- anywhere from like seventy [sic] -- seven  
7 thousand, eight thousand to twelve to fifteen thousand  
8 depending on which product we want to choose, per  
9 year. And that is an annual cost to that; it's an  
10 ongoing.  
11 COUNCILMEMBER FLEMING: Right.  
12 DR. GILLEN: We know the RMS software for  
13 the Police Department was a half a million dollars in  
14 their last estimate, but we were going to go and look  
15 at financing options, lease options and things like  
16 that to see what the annual cost would be. That's a  
17 big one.  
18 The court software, I can't remember exactly  
19 the total cost because they sell the court software on  
20 a per-case basis or a per-ticket basis, so they just  
21 take a piece of the fee just like we currently do with  
22 our current software. So that would be something that  
23 wouldn't be a General Fund outlay; it would just go  
24 right onto the ticket price.  
25 So it really is going to depend on what

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1 we're talking about.  
2 There's also going to be cost of, you know,  
3 getting you input for the electronic -- you know, it  
4 being a tablet or a computer system.  
5 We need a new sound system, so there's going  
6 to be a lot of peripherals on that as well.  
7 Phone system's probably either going to be  
8 the -- and the finance software are going to be the  
9 biggest chunks. Phone system is anywhere in the  
10 neighborhood of 40 to 60 thousand dollars just from  
11 what I've seen by phone systems installed in cities  
12 before. We haven't done -- redone. We're going to  
13 redo the RFP on that. Last time, it was -- it ranged  
14 from -- it ranged all over the place, from 150 to  
15 200 thousand to much lower, and we don't need that  
16 Cadillac type plan.  
17 The finance software is going to cost  
18 somewhere near 40,000 to 50,000 dollars. That's just  
19 what a decent finance software package is going to run  
20 us that does the things we're going to need to do,  
21 that's going to integrate with these other systems --  
22 the system that they are running for the permitting  
23 but also the business licensing software and things  
24 like that, so. That software upgrade, we haven't done  
25 our -- I can't give you an exact quote.

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1 COUNCILMEMBER FLEMING: Okay. Thank you  
2 very much. I was just referring to the components  
3 that we needed for permitting.  
4 DR. GILLEN: Correct.  
5 COUNCILMEMBER FLEMING: So is that part of  
6 the finance package? Is that what you just said?  
7 DR. GILLEN: The components we need for  
8 permitting, the software that they'll bring to the  
9 table is included in that price.  
10 I haven't quoted a price on what we would be  
11 getting yet --  
12 COUNCILMEMBER FLEMING: That's fine.  
13 DR. GILLEN: -- so I can't tell you.  
14 COUNCILMEMBER FLEMING: It's no problem.  
15 DR. GILLEN: We were doing our best  
16 estimate. So we know what budget we have to work  
17 within. We want to bring it in much lower than that,  
18 and this takes a piece out.  
19 COUNCILMEMBER FLEMING: Okay. I had two  
20 other comments.  
21 The residential will have a hotline for Code  
22 Enforcement, I believe you said?  
23 DR. GILLEN: Correct.  
24 COUNCILMEMBER FLEMING: And that will be an  
25 answering service or it'll go automatically to an

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1 answering machine?  
2 DR. GILLEN: Currently it goes to an  
3 answering machine, so it'll -- it'll be that same sort  
4 of system. Whether or not it's actually an answering  
5 machine or if it's a digital type, you know, online  
6 system through our new phone system that has voice  
7 over IP and things like that, I don't know. But it'll  
8 go -- you'll leave a message with what it is; that'll  
9 get checked just like it does now.  
10 COUNCILMEMBER FLEMING: Okay. Or I think  
11 the comment was to call in to City Hall --  
12 DR. GILLEN: Uh-huh.  
13 COUNCILMEMBER FLEMING: -- and report it?  
14 Who at City Hall of our employees would be accepting  
15 that phone call and then entering the information?  
16 DR. GILLEN: It would go to whoever it is  
17 answering the phone at City Hall at a particular time.  
18 But we get the message and get it to our Code  
19 Enforcement person who would enter the data and do  
20 that whole -- that sort of thing.  
21 COUNCILMEMBER FLEMING: Okay. So I  
22 personally feel that our City Hall employees right now  
23 are extremely overworked, and adding that one other  
24 item to them is . . .  
25 DR. GILLEN: What item are we adding?

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1 Sorry.  
2 MAYOR PITTMAN: They do that anyways now.  
3 If they get a call that comes in, they do it anyways.  
4 I mean it's --  
5 DR. GILLEN: Right.  
6 MAYOR PITTMAN: -- something they do.  
7 COUNCILMEMBER FLEMING: Quality of Life,  
8 calling City Hall?  
9 MAYOR PITTMAN: They do.  
10 DR. GILLEN: That currently happens now. We  
11 just -- we didn't want to tell people they couldn't  
12 call us, that they have to hang up and call this other  
13 number.  
14 COUNCILMEMBER FLEMING: Okay.  
15 DR. GILLEN: We're not going to make them do  
16 that. That's just a customer-service thing that we  
17 currently do.  
18 COUNCILMEMBER FLEMING: All right. And the  
19 last comment I would like to make is that I requested  
20 revenue stream --  
21 DR. GILLEN: Uh-huh.  
22 COUNCILMEMBER FLEMING: -- on the email, and  
23 I still need that information.  
24 And I also want to point out something that  
25 Mr. Patrick and I had spoken about is that in large

1 development such as the GM property --  
 2 DR. GILLEN: Uh-huh.  
 3 COUNCILMEMBER FLEMING: -- there may be an  
 4 advantage to us waiving some particular fees to be  
 5 able to land some development. And that would be, you  
 6 know, we don't have that flexibility now. We're going  
 7 to have to pay this extremely large amount of money.  
 8 DR. GILLEN: That would be the same under  
 9 this current scenario, if I understand your question.  
 10 If we've waiving a fee -- The fees are set up to cover  
 11 the cost of the employees that we have doing this  
 12 work. If we waive the fee, we still have to pay the  
 13 employee just like we would have to pay Clark  
 14 Patterson Lee.  
 15 So under that scenario, if I understand your  
 16 question correctly, it would be the same: we'd still  
 17 have the cost; we just wouldn't have the revenue.  
 18 COUNCILMEMBER FLEMING: Okay. Thank you  
 19 very much.  
 20 MAYOR PITTMAN: Okay. Ms. Dean?  
 21 COUNCILMEMBER DEAN: Okay. You made a  
 22 comment about inheriting the annexed areas.  
 23 We did not inherit those areas; we sought  
 24 it. Okay? So that -- that's totally on us, right?  
 25 That's what -- we want this, and so that's something

1 that --  
 2 DR. GILLEN: We own it.  
 3 COUNCILMEMBER DEAN: We own it, right.  
 4 First, is there someone -- is the  
 5 development coordinator someone who is a certified  
 6 Building Official? Do we have anyone?  
 7 DR. GILLEN: Yes. They would have -- the  
 8 person who is doing that work would have to have all  
 9 the proper licensing and certifications.  
 10 COUNCILMEMBER DEAN: But not here. It would  
 11 be sent out. Right?  
 12 DR. GILLEN: I'm -- I'm sorry.  
 13 COUNCILMEMBER DEAN: Okay. The person --  
 14 DR. GILLEN: Which person?  
 15 COUNCILMEMBER DEAN: -- who would review the  
 16 plans originally would be a certified Building  
 17 Official, not here, but at a company that we are  
 18 contracting out to. Correct?  
 19 DR. GILLEN: Correct.  
 20 COUNCILMEMBER DEAN: Okay.  
 21 DR. GILLEN: Yeah, which I think is how we  
 22 currently do it: we're sending those plans out for  
 23 review, the big ones.  
 24 MR. COOLEY: Correct.  
 25 What we're having with the intention is and

1 the way it was described as the person who will be  
 2 here all the time is the permit coordinator and  
 3 customer service and intake, you know, assistance. So  
 4 that person is the key of bringing -- working with  
 5 people, getting it in, getting it effectively through  
 6 the process.  
 7 And one real advantage to that, and their --  
 8 Rich can probably answer this much better than I can  
 9 about the actual staff, but what's really advantageous  
 10 is having somebody that understands the construction  
 11 process; and that's key and that's critical, and it's  
 12 not just for communications with the customers but  
 13 also when talking to the fire marshall, talking to the  
 14 building inspectors and all that, so.  
 15 COUNCILMEMBER DEAN: That's an excellent  
 16 point, and that is why I think that we need -- the  
 17 City needs to have a certified Building Official,  
 18 someone who's certified not just in the Building  
 19 Official capacity but also the basic certifications of  
 20 plumbing, electrical and HVAC so they can see how  
 21 everything works together.  
 22 I called DCA today, and they referred me to  
 23 a guy who has 30-plus years experience in that  
 24 capacity. And I talked to him about all of this, and  
 25 he said that it's really important, number one, the

1 person in charge of this has a great deal of authority  
 2 and a great deal of responsibility; and what the idea  
 3 is is that he comes in, he looks at the plans, he  
 4 says, no, this is not going to work, yes, this is  
 5 going to work, and he is there to oversee everything.  
 6 And right now, I don't think that we have  
 7 that going on, because I can -- right now, I'll point  
 8 to an example where we have a setback issue on one of  
 9 the new construction sites off of Buford Highway, and  
 10 that's -- we have a 20-foot -- a 20-foot maximum [sic]  
 11 setback requirement that's clearly not being followed  
 12 for the Zaxby's. And that's something that if we had  
 13 a Building Official here, he or she would recognize  
 14 that and say, "Oh, wait. These are our ordinances,"  
 15 and we should be doing something to do things  
 16 correctly, number one.  
 17 The other thing is how can we manage a  
 18 Building Inspector if we don't have anyone here with  
 19 that knowledge? And that -- and that's something, and  
 20 I will in a minute go through the list of advantages  
 21 of having our own employees.  
 22 But here is my concern: We hired, we spent  
 23 a lot of -- and raised taxes, number one. And that's  
 24 something that we've done: we've raised taxes. And  
 25 we are spending a lot of money to hire someone to

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1 manage this city, which, in my mind, doesn't mean  
2 contracting everything out.  
3 I think that we need to start developing  
4 ourselves as a city with its own personnel, because  
5 here are a couple of things, advantages to having our  
6 own employees:  
7 We have control over the employee. I mean  
8 we are able to manage this individual, and this  
9 individual would know the consequences of doing what  
10 he or she is supposed to be doing or not doing what he  
11 or she is supposed to be doing; rather, they're  
12 reporting to some off-site company.  
13 Number two, there's just a general sense of  
14 loyalty from a city who is -- from an employee who's  
15 working for a particular company or a city. I've  
16 talked to these City employees, and they do: they  
17 care about what goes on in Doraville, I think in a --  
18 in a -- in a way different from someone who is  
19 contracting out the work.  
20 There is also a higher turnover for contract  
21 employees. I mean if you -- I used to hire temp  
22 agencies, and I would get a different person. "Oh,  
23 can I get this person back?" No, because he or she  
24 was here and they were offered a job because someone  
25 liked their performance. I think the quality is

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1 sometimes lacking because they are -- they're looking  
2 for something that they want to do on a permanent  
3 basis.  
4 And I can say now I received a couple of  
5 calls from the company we are using and -- for the  
6 inspections, saying that -- that, well, someone in the  
7 Clerk's office said, "well, you cannot get this permit  
8 now because we need to have -- you need to have this  
9 property inspected, and the inspector's not going to  
10 be here until next week." And he asked what day, and  
11 the response was, "I don't know."  
12 And that's -- that's really poor customer  
13 service, because I get the phone call in the evening  
14 when I want to spend time with my family, and -- and  
15 I'm trying to say, "Well, I'm not -- I don't  
16 understand what's going on, but I'll find out." I  
17 don't want those kind of calls.  
18 The other thing is when a contractor leaves,  
19 he or she takes that knowledge with them -- with him  
20 or her. I mean they are under no obligation to say,  
21 "Well, you know, I've been watching this property  
22 here, and this is going on and this hasn't been going  
23 on."  
24 So I don't -- I don't think that -- that  
25 that is -- I think that we are now at a point -- which

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1 is one of the reasons why I thought we hired a city  
2 manager -- to like start building our city.  
3 I mean let's create that sense of this is a  
4 small town -- we have four square miles -- and people  
5 come into the city that know these people, they love  
6 these people, they defend these people, and they do so  
7 a lot more than they would a contracted employee.  
8 So that is with the -- who would be our Code  
9 Compliance inspector?  
10 Code compliance inspector; it was referenced  
11 on the --  
12 DR. GILLEN: They would assign someone to  
13 the City --  
14 COUNCILMEMBER DEAN: Okay.  
15 DR. GILLEN: -- to do that.  
16 COUNCILMEMBER DEAN: Well, we could even do  
17 something like this: Instead of having three strikes,  
18 you need to pay, what about two strikes, you need to  
19 pay? And that might generate a little more revenue so  
20 we could hire someone to work for the City.  
21 DR. GILLEN: We can enforce it under any  
22 circumstances the Council would wish. We can -- if  
23 they wanted to be more aggressive on that, we  
24 certainly could be.  
25 COUNCILMEMBER DEAN: To increase revenues so

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1 we can hire our own employees. I think that it's  
2 imperative that we have a Building Official, and I  
3 think that that's very -- especially with the  
4 development that goes on in our city. You drive down  
5 Buford Highway, we could use some work in that area --  
6 DR. GILLEN: Uh-huh.  
7 COUNCILMEMBER DEAN: -- without question.  
8 DR. GILLEN: Thank you.  
9 COUNCILMEMBER DEAN: Okay.  
10 MAYOR PITTMAN: Okay. Any further comments?  
11 Mr. Bates?  
12 COUNCILMEMBER BATES: That was a lot to  
13 digest, so I'm -- I'm processing all that.  
14 I do have a question, two ques- -- three  
15 questions. On -- Dr. Gillen and Joe, on the rate  
16 comparison sheet y'all provided to us, under current  
17 city costs/yearly basis, under the individual salary,  
18 it says "See sheet 2." I don't have a Sheet 2.  
19 DR. GILLEN: Oh, there was just another  
20 worksheet that you had given me.  
21 MR. COOLEY: Sheet 2 is -- on the  
22 spreadsheet is the second page. It has a breakdown  
23 based upon information I received from Lisa regarding  
24 Social Security, unemployment, all those benefits that  
25 are budgeted out.

1 DR. GILLEN: We could get you that aggregate  
2 sheet if you'd like. It's just -- Yeah.

3 COUNCILMEMBER BATES: Yeah. It's just  
4 referenced and it's just not --

5 DR. GILLEN: What we're showing you is the  
6 total fully-loaded cost.

7 COUNCILMEMBER BATES: I understand.

8 DR. GILLEN: Yeah.

9 COUNCILMEMBER BATES: Would the -- if we  
10 moved to a contract basis, would they make  
11 recommendations on variances?

12 MR. COOLEY: Variances are not a -- I mean  
13 they are set up the way the RFP went out is when they  
14 are requested to come to meetings, they will come to  
15 meetings as part of their duties.

16 But typically, variances are not a -- a  
17 building -- the variances that we grant typically are  
18 based upon zoning issues, things like that. You can't  
19 grant variances based on a building code.

20 COUNCILMEMBER BATES: But in -- but in --

21 MR. COOLEY: Not that I'm aware of. I --

22 COUNCILMEMBER BATES: But in --

23 MR. COOLEY: -- may be wrong.

24 COUNCILMEMBER BATES: But in plan review,  
25 they would be looking at the setbacks and things along

1 Planning & Development -- the Community Development  
2 Department, the Planning & Development.

3 COUNCILMEMBER DEAN: Okay. But if we don't  
4 have someone certified as a Building Official with the  
5 certifications in plumbing, electrical and HVAC, how  
6 can they oversee someone who is doing the inspection?

7 Do you see where I'm coming now?

8 DR. GILLEN: I think so. I'm just not sure

9 I follow you as far as --

10 COUNCILMEMBER DEAN: Okay. If we have  
11 someone -- for example, I am tasked to manage someone  
12 who is building a house.

13 DR. GILLEN: Right.

14 COUNCILMEMBER DEAN: If I do not know how to  
15 build a house, how could I tell this person, "Well,  
16 wait. That's not correct. First you have to put down  
17 the foundation?" Right? So how can I -- how can  
18 anyone manage someone to do something such as  
19 inspecting if they do not yet have the qualifications  
20 to do so?

21 DR. GILLEN: I'm just trying to figure out  
22 how that would be different if we hired our own  
23 Building Official.

24 COUNCILMEMBER DEAN: Our own Building  
25 Official would have these qualifications already; they

1 that nature. And if they identified an error or  
2 something that was in conflict with our -- with our  
3 codes, would they make a recommendation, would they --  
4 who would --

5 DR. GILLEN: They would point out the error.  
6 They wouldn't make a recommendation to get a variance,  
7 though.

8 MR. COOLEY: And actually, anything about  
9 the site development regarding that are zoning issues  
10 are reviewed by me as the Zoning Director. So that  
11 still is in place. That does not change.

12 But it does bring an additional benefit, I  
13 think, of having another set of eyes to it. But  
14 that's something that really is not a duty of a -- a  
15 plan inspector as such, for site plan work.

16 COUNCILMEMBER BATES: Gotcha. Thank you.

17 MAYOR PITTMAN: Okay. Thank you.

18 Dr. Gillen --

19 COUNCILMEMBER DEAN: I have a question.

20 MAYOR PITTMAN: Sure.

21 COUNCILMEMBER DEAN: Who would have  
22 oversight over the inspector?

23 DR. GILLEN: Over the inspector?

24 COUNCILMEMBER DEAN: Uh-huh.

25 DR. GILLEN: That would be handled under the

1 would be a certified Building Official and they would  
2 also be certified --

3 DR. GILLEN: Correct.

4 COUNCILMEMBER DEAN: -- in HVAC, plumbing  
5 and electrical, so they would know how these things  
6 fit together to work and function properly. Because I  
7 think we have a couple of messes on Buford Highway  
8 now, and I -- I think that -- I think that would be  
9 a --

10 COUNCILMEMBER BATES: But -- but -- but  
11 internally, if we hired our own Building Official --

12 So that the proposal is to hire through a  
13 outside third party a Building Official who is  
14 certified, ICC certified in all the criterias that was  
15 -- was outlined.

16 If I am understanding your question, who  
17 from City Hall would oversee that building -- that  
18 certified Building Official? Is that correct?

19 COUNCILMEMBER DEAN: No, no. Who would  
20 oversee the inspector? because the inspectors don't  
21 necessarily have to have those qualifications.

22 COUNCILMEMBER BATES: No. The inspectors  
23 are required to have those certifications.

24 COUNCILMEMBER DEAN: The official has to  
25 have the --

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1 COUNCILMEMBER BATES: No. The inspectors  
2 are required to have those ICC certifications.  
3 DR. GILLEN: (Overspeaking)  
4 COUNCILMEMBER DEAN: All right. Okay.  
5 COUNCILMEMBER BATES: So all of your  
6 inspectors are ICC certified; right?  
7 MR. EDINGER: Yes, they are.  
8 MAYOR PITTMAN: Okay.  
9 COUNCILMEMBER DEAN: But they are official  
10 building -- Are they certified as an official Building  
11 Official?  
12 MR. EDINGER: Yeah. We will have a -- we  
13 will have a CBO as part of the project.  
14 COUNCILMEMBER DEAN: As part of the project.  
15 But they're not the inspectors; right?  
16 DR. GILLEN: Uh-huh.  
17 MR. EDINGER: Well, one --  
18 COUNCILMEMBER DEAN: The requirements are  
19 different because --  
20 MR. EDINGER: Just one needs --  
21 COUNCILMEMBER DEAN: -- the Building  
22 Official --  
23 MR. EDINGER: -- to be certified.  
24 COUNCILMEMBER DEAN: -- and inspector -- is  
25 that correct?

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1 MR. EDINGER: One of the inspectors will --  
2 will be a certified Building Official.  
3 COUNCILMEMBER DEAN: Okay. But my question  
4 is this: The certifications for an inspector are  
5 different from an official; correct?  
6 MR. EDINGER: Yeah. The certified Building  
7 Official is an additional certification --  
8 COUNCILMEMBER DEAN: Right.  
9 MR. EDINGER: -- that inspectors get. You  
10 typically get certified --  
11 COUNCILMEMBER DEAN: Well, inspectors get  
12 who become officials; right?  
13 MR. EDINGER: Yeah. You get certified as a  
14 Building Inspector --  
15 COUNCILMEMBER DEAN: Right.  
16 MR. EDINGER: -- and then you can take  
17 another test and you're a certified Building Official.  
18 COUNCILMEMBER DEAN: Thank you.  
19 COUNCILMEMBER BATES: But there would be a  
20 certified Building Official overseeing our projects;  
21 correct?  
22 MR. EDINGER: Yes, there would.  
23 MAYOR PITTMAN: Okay. All right.  
24 DR. GILLEN: Two quick items on any  
25 contract. We can't do more than a one-year contract

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1 with Clark Patterson Lee, so if we didn't like how  
2 this worked, we could get out of it.  
3 Also, as Cecil pointed out to me earlier,  
4 all of our contracts, we put in a 30-day out clause,  
5 typically.  
6 Is that typical, Cecil?  
7 ATTORNEY McLENDON: Yeah. Generally, any  
8 contracts we've put together have been that way.  
9 This is a relatively sophisticated contract  
10 and there are a lot of issues in here. I mean you've  
11 heard us talk about software and all sorts of data.  
12 And this would be a relatively sophisticated contract,  
13 but I have put many contracts like this together  
14 before, and it is doable within the framework of  
15 contract.  
16 COUNCILMEMBER BATES: Before we move on, I  
17 did have one other question.  
18 In the presentation, it talked about the  
19 SWEEPS program.  
20 DR. GILLEN: Uh-huh.  
21 COUNCILMEMBER BATES: I didn't -- and  
22 perhaps I missed it or forgot that part, but I didn't  
23 see it in the RFP. Did I miss it?  
24 MAYOR PITTMAN: He says it's additional.  
25 DR. GILLEN: Well, the -- it depends on

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1 which piece -- portion you're talking. We interviewed  
2 Clark Patterson and we talked about, What does this  
3 look like? And one of the things they said, one of  
4 the enhanced services that would be delivered is that  
5 SWEEPS program.  
6 COUNCILMEMBER BATES: And that --  
7 DR. GILLEN: An additional one is where we'd  
8 have to change the ordinance where we have to hire  
9 that third party -- you know, they would have to hire  
10 a third party.  
11 It would be additional cost to that. What  
12 we would be doing is deploying those resources towards  
13 that SWEEPS program on an as-needed basis to get in  
14 and -- and inspect the apartment complex we have.  
15 COUNCILMEMBER BATES: And that would be --  
16 that's inclusive of the fee that's been presented;  
17 correct?  
18 DR. GILLEN: The fee that's presented is  
19 based on an hourly -- per-year hourly rate that is the  
20 number of hours per year, and we would work within  
21 those confines to do it.  
22 COUNCILMEMBER BATES: And would -- I'm going  
23 to ask probably a silly question, but it's -- I'm  
24 going to ask it because we can ask silly questions.  
25 If we move forward with this, under the SWEEPS

1 program, we would -- we would do all of our apartment  
2 complexes in the city, not just the annexed?

3 DR. GILLEN: Yes.

4 COUNCILMEMBER BATES: Good.

5 DR. GILLEN: We would set up a program to do  
6 all of them.

7 COUNCILMEMBER BATES: Okay. Thank you.

8 DR. GILLEN: Just using the annexed as a --  
9 as a -- as an example because that was the one the

10 Chief pointed out to me in one of our ride-arounds.

11 COUNCILMEMBER BATES: Okay. Thank you.

12 COUNCILMEMBER PATRICK: Quick question.

13 Rich, do you have an estimate of how much  
14 time it would take to do your SWEEPS program? How  
15 many man-hours do you guys typically put into a  
16 program?

17 MR. EDINGER: To doing one or to doing the  
18 entire program?

19 COUNCILMEMBER PATRICK: The entire program.

20 MR. EDINGER: It really depends on how many  
21 apartment complexes you have. In Dunwoody, for  
22 example, we have -- we have one full-time employee  
23 that is essentially -- he is an inspector but then he  
24 also spends -- when he's not doing inspections of the  
25 apartment complexes, he's creating reports from the

1 So that's the point at which we would be  
2 charged that hourly rate for the SWEEPS?

3 MR. EDINGER: Well, yes. It depends on how  
4 you want -- on how you want to approach it.

5 If you want to maintain your two Code  
6 Enforcement officers on a full-time basis, and add the  
7 SWEEPS program, then that would be probably a third  
8 person.

9 But if you want the -- It just depends on  
10 how fast you want to do it. If you want one of the  
11 Code Enforcement officers or Code Compliance officers  
12 to write the report, then they could spend part of  
13 their time, you know, compiling those reports. And  
14 again, it just depends on how fast you want to  
15 complete a program.

16 COUNCILMEMBER PATRICK: So if you send a  
17 team out there, how many members would be on that  
18 team? You'd have a Building Official?

19 MR. EDINGER: Right.

20 COUNCILMEMBER PATRICK: You would have a  
21 site guy?

22 MR. EDINGER: Yes.

23 COUNCILMEMBER PATRICK: Would you involve  
24 fire or do you guys have someone that has -- can do  
25 fire?

1 information that was gathered during the inspection.

2 But basically the way it works is we will  
3 get a team together of different -- different people  
4 with different building expertise and site expertise  
5 -- and depending on where we're going, we may even  
6 take a police officer with us out there -- and we will  
7 -- we will spend a day and go through the apartment  
8 complexes' public spaces and take photographs.

9 And we will take all those photographs and  
10 compile them into a report, and then we will meet with  
11 the apartment management and present them with a copy  
12 of the report, and it will detail all the code  
13 violations, show photographs. Lots of times we put  
14 arrows in the photographs to just point out exactly  
15 what we're talking about. We put reference to the  
16 code.

17 And then they have a certain amount of time,  
18 so it will -- you know, a lot of times, giving the  
19 Dunwoody example, it's -- it's one full-time person,  
20 but then once a month there is a team that gets  
21 assembled of Building Inspectors --

22 COUNCILMEMBER PATRICK: Right.

23 MR. EDINGER: -- that goes out on an actual  
24 inspection.

25 COUNCILMEMBER PATRICK: Right.

1 MR. EDINGER: We actually -- our Building  
2 Inspectors are familiar with the Life Safety Code --

3 COUNCILMEMBER PATRICK: Okay.

4 MR. EDINGER: -- and so yeah, we will -- we  
5 will typically inspect for the Life Safety Code as  
6 well. It's been a little difficult to get the fire  
7 marshall to come out.

8 COUNCILMEMBER PATRICK: Really? Okay.

9 MR. EDINGER: Yeah.

10 COUNCILMEMBER PATRICK: So again, that's --  
11 that gets us back to the hourly rate times three of  
12 them, of three officials at that location to do the  
13 SWEEP, for whatever time frame it takes to get it  
14 complete?

15 MR. EDINGER: Yeah. It's a one-day, it's a  
16 one-day inspection effort, and then you spend some  
17 time compiling your report, and it really depends on  
18 -- on the problems that you encounter.

19 So we've had some apartment complexes that  
20 are not very old in Dunwoody, that have -- that have  
21 not taken very long, that it's not a very thick  
22 report. We've had others that --

23 COUNCILMEMBER PATRICK: We're probably going  
24 to have a couple thick reports here.

25 MR. EDINGER: -- were several volumes.

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1 COUNCILMEMBER DEAN: Yeah, this isn't  
2 Dunwoody.  
3 MR. EDINGER: Yeah, so.  
4 MAYOR PITTMAN: I don't know. Dunwoody has  
5 some pretty horrendous apartments --  
6 MR. EDINGER: Yes, yes.  
7 MAYOR PITTMAN: -- just equivalent to some  
8 of ours.  
9 MR. EDINGER: Yep.  
10 COUNCILMEMBER DEAN: Could you give us a  
11 formal bid on that part, on that aspect too?  
12 MR. EDINGER: Yeah. We can certainly work  
13 with the city manager on --  
14 COUNCILMEMBER DEAN: I mean if we have  
15 something -- I mean if we're going to make a decision  
16 on something, then I'd like to have it in black and  
17 white.  
18 MR. EDINGER: Well, yeah, absolutely.  
19 When -- when it comes time, if you decide you want to  
20 do that, we can definitely put together an estimate  
21 of --  
22 COUNCILMEMBER DEAN: Or before --  
23 MR. EDINGER: -- how much time --  
24 COUNCILMEMBER DEAN: -- the next meeting?  
25 MR. EDINGER: -- it'll take.

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1 DR. GILLEN: That wasn't -- I mean we  
2 weren't planning on doing that --  
3 COUNCILMEMBER DEAN: Okay.  
4 DR. GILLEN: -- for the next meeting.  
5 COUNCILMEMBER DEAN: Okay.  
6 DR. GILLEN: What we're doing is the base  
7 contract for the next meeting. If you want to add  
8 that on later. All I want to do is point out that  
9 here's the potential services that we can -- we can  
10 provide.  
11 We can do a piece of the SWEEPS program  
12 under the current cost; we would redeploy time and  
13 effort to do it, but we would have the resources to  
14 get it done.  
15 If we want to add in and be much more  
16 aggressive, you know, and say, "The first 90 days of  
17 this contract, we're going to hit them all," there's  
18 going to be a price tag to that, additional to that.  
19 But if we want to take our time and do it  
20 methodically, we could -- we could work within the  
21 constraints.  
22 COUNCILMEMBER PATRICK: One more question,  
23 Rich. Have you guys over in Dunwoody or any of the  
24 other jurisdictions you work with come up with like  
25 a -- I guess a permitting plan or a registration plan,

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1 some kind of a maintenance plan where you approach the  
2 maintenance property or the company responsible for  
3 the units and say, "Look. You sign up with our  
4 program. There's a nominal fee per unit that we  
5 charge you annually, and then we're able to go out and  
6 do inspections. If there's any fines that are issued  
7 or problems, it's a reduced fine versus if you're  
8 free-range, we're going to charge the whole fees?"  
9 MR. EDINGER: We have -- we have not done  
10 that. We have not done it that way. Dunwoody has --  
11 has -- their approach has been, "We will assemble a  
12 team, go out, do the inspection."  
13 Quite frankly, a lot of the apartment owners  
14 -- some of them hate it, as you can imagine.  
15 COUNCILMEMBER PATRICK: Yes.  
16 MR. EDINGER: Some of them are actually --  
17 they say, "Gosh, thanks. It would have cost me, you  
18 know, \$15,000 to have this report done" --  
19 COUNCILMEMBER PATRICK: Right.  
20 MR. EDINGER: -- to bring all these people  
21 in here and -- and detail it this way. So they  
22 actually see it as a -- as a benefit.  
23 Of course, then they have to fix everything,  
24 but a lot of them have maintenance programs and -- and  
25 they were going to put money into their apartments,

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1 anyway, so.  
2 COUNCILMEMBER PATRICK: Thank you.  
3 MAYOR PITTMAN: Anyone else?  
4 All right. We'll put this on the next  
5 agenda. Please submit -- any other questions or  
6 comments you have to Dr. Gillen would be greatly  
7 appreciated.  
8 Thank you so much.  
9 Before we go into Public Comments, I just  
10 want to say that our Chief of Police was recently  
11 promoted to Brigadier General, One Star, and so we're  
12 really proud of him. Congratulations.  
13 ---  
14 (Applause)  
15 ---  
16 MAYOR PITTMAN: All right. Now we're going  
17 to move into Public Comments. Please limit your  
18 comments to three minutes, state your name for the  
19 court reporter, and if you wish to speak, I need you  
20 to please line up.  
21 If you wish to speak, please line up.  
22 MS. SUSAN FRAYSSE: Well, um, Susan Fraysse,  
23 Oakcliff Estates, and I would have tried to come down  
24 earlier.  
25 I was a little surprised to see that the

1 last item we spent so much time on, I had had an  
2 indication that that would be on the agenda, but it  
3 was not in fact on the agenda at the web site nor was  
4 it on the agenda that was handed out here.

5 So I'm hopeful that in the future we will  
6 get, you know, a tighter turnaround; that if -- if  
7 something's going to be on the agenda so that it's  
8 meaningful to have a comment during the Public  
9 Comments on Agenda Items, and then we'll know what the  
10 whole agenda includes.

11 I'm concerned as Maria Alexander is about  
12 the number of -- well, the foreclosures or places that  
13 need to be condemned, and we have tremendous issues in  
14 the last several years. I think it took seven years  
15 to get the English Oak house that burned down. That  
16 was because we were learning as a city how you find an  
17 owner that doesn't want to be found, how you notify  
18 them when they know they don't want to be found, and  
19 how you make it tight. Seven years. And then you  
20 have to find them again, and then there's different --  
21 and on and on.

22 So I thought, well, we've got that out of  
23 the way, that seven years, but we won't ever have to  
24 go through that again. We've had other issues where  
25 there's a sadness and tragedy and people can't

1 different languages on the web site -- on the job  
2 site. At the end of it, they just wrapped it all up  
3 in a blue tarp.

4 So it's been a month, so I'm going through  
5 the counting process. I hear you say you can call it  
6 in, and then I want to know how often do I hear back  
7 what's going on.

8 But I think I am dedicated. Since this is  
9 my back yard, I'll be calling every two weeks to say,  
10 "Do you know who owns it? Do you know what they're  
11 going to do about it?" on and on and on. So it's a  
12 passionate feeling for many of us who've been  
13 affected, and a lot of us were affected on that May  
14 30th storm, so thanks.

15 MAYOR PITTMAN: Thank you.

16 MR. STUART ANDERSON: Stuart Anderson.

17 Two things, the miking in this podium is  
18 overpowering the mikes that you have, and that's why  
19 the feedback.

20 But the comment on the agenda item, I guess,  
21 the vast agenda item that was added, it's hard to  
22 comment because I haven't seen any text on it at all.

23 But to address your concerns, I hope that  
24 the financials are delivered to these people so that  
25 they can understand them, having employees versus

1 maintain their house, and you can't find them.

2 And that can go -- Green Oak, the house at  
3 the end of Green Oak and Windsor, two and a half years  
4 we've been trying to get the lawn mowed and individual  
5 people in the neighborhood have had to mow the lawn.

6 But the house is falling in on itself. It's  
7 a hazard and a problem, and it's still -- at this  
8 point, we're still now saying, "Oh, we found out. We  
9 thought it was owned by this but it's actually owned  
10 by that," so, you know, it's just delay after delay  
11 after delay.

12 I'm taking it very personally because for  
13 the last seven years, the house immediately behind my  
14 house has been in foreclosure, but it's been tight and  
15 it's been safe. It hasn't had vagrants; it hasn't  
16 been falling in. And the gentleman who owns it had  
17 gotten around to cleaning things up to where they  
18 thought that it would not be a hazard for people to  
19 live there.

20 And on May 30th, a tree fell from another  
21 neighbor's house, sliced that house right down to the  
22 rafters, right down the middle, and the gentleman was  
23 there. I've seen the owner; he can't speak to you.  
24 But he was there and he had a crew, and they worked  
25 all day; and when they left -- there are three

1 having an outsourced situation. And I certainly  
2 understand the concern about outsourcing and people  
3 coming and going and not having continuity even though  
4 -- even though the information is there; people that  
5 know a city, that work the city, know the neighbor-  
6 hoods.

7 So that's a strong -- I know it's -- I know  
8 it's money and finances, but there's a strong  
9 necessity to understand a small city and the people in  
10 the neighborhoods. Thank you.

11 MAYOR PITTMAN: Thank you.

12 MR. BOB KELLEY: I do need this because I  
13 don't speak loudly. Bob Kelley, Northwoods.

14 Hate to do this, but I'm going to throw you  
15 for a completely different loop now. I meant to come  
16 and talk about this at the last meeting and I couldn't  
17 make it, so it's kind of dated, but I just felt like  
18 it was something I wanted to get out there on the  
19 record for consideration for the future.

20 I think it's fair to say that I try to be a  
21 cheerleader for the City whenever I can, either  
22 through my writing or through my civic activities.  
23 And I hate to be a Debbie Downer, but the Freedom Fest  
24 that we recently had was the biggest fiasco I have  
25 ever seen in my life. I have done event planning for

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1 Corporate 100 companies. I would not have made it  
2 through that day without being fired.  
3 Poor Mayor Pittman and Rip Robertson was out  
4 there trying to make the best of an awful situation.  
5 I know the City didn't sanction this or sponsor it,  
6 but I know that because it was advertised on the web  
7 site and you were using City resources, there at least  
8 is the perception that the City was behind it.  
9 And there were people there from out of  
10 state, veterans. I mean on the surface, it looked  
11 great: 500 people expected, helping veterans,  
12 everything, and everybody went there with that  
13 anticipation. Not everybody, because there was only  
14 about 30 people showed up when they expected 500.  
15 But I just wanted -- you know, I don't want  
16 to point fingers or name names at anybody, but I just  
17 want to ask you, for whenever this comes -- anybody  
18 comes to you with this kind of request in the future,  
19 to be a little bit more discerning and use this as an  
20 opportunity to be cognizant of the fact that anything  
21 like this reflects badly on the City after the fact.  
22 We can't do anything about it now, but be a little  
23 more discerning and vet these people out that come to  
24 you with these grand schemes before . . .  
25 Because in the -- in the long term, we're

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1 the ones with the eggs on our face after the fact, and  
2 it was -- I can't begin to tell you, and I think  
3 you'll agree with me, it was just a totally  
4 unorganized fiasco that I was embarrassed to be a part  
5 of. So I just wanted to throw that out for the record  
6 for future consideration.  
7 MAYOR PITTMAN: Thank you, Mr. Kelley. I do  
8 echo your sentiment.  
9 MR. TOM HART: I'd like to thank the people  
10 from --  
11 MAYOR PITTMAN: Mr. Hart.  
12 MR. HART: -- what is it? Clark Patterson &  
13 Lee?  
14 MAYOR PITTMAN: Please identify yourself.  
15 MR. HART: Oh. Tom Hart, Gordon Heights.  
16 MAYOR PITTMAN: Thank you.  
17 MR. HART: Next to where they cut the trees  
18 down. Thank you.  
19 I noticed that this is a Code Enforcement  
20 that requires that the people like Trudy Dean have to  
21 do the Code Enforcement first before somebody from the  
22 City does something, hopefully.  
23 The stuff that happened on Buford Highway,  
24 night clubs -- I call it the poop factory, etc. -- all  
25 these things happened because the City -- somebody

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1 walked into City Hall, paid 'em some money and then  
2 went about their business.  
3 And it turns out after the disaster happens,  
4 it didn't meet any building codes, it didn't meet any  
5 codes of the City; it just -- the City took their  
6 money, and something happened. And the citizens have  
7 to do something to shut it down, usually having to  
8 call the local TV or newspapers to close the project  
9 down.  
10 The problem starts at the front door to this  
11 building, and then after things explode, the constant  
12 refrain is, "We didn't know that was going to happen,"  
13 and it sounds like what happened at this park is  
14 exactly what happened just again: The problem started  
15 at the front door of City Hall.  
16 Now, July the 4th, I'm working feverishly to  
17 get the parade materials ready. We're going to be in  
18 the Dunwoody parade for the sixth year in a row. And  
19 we're trying to put our best foot forward so we have a  
20 positive image for the city again; but again, no help  
21 from the City.  
22 And I'd just like to say that on Buford  
23 Highway, the new McDonald's is open, and the drive-  
24 through windows are facing Buford Highway, the major  
25 road through the city. Usually drive-throughs are on

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1 the back side of the building so that . . . I guess in  
2 Doraville you just drive down Buford Highway, and they  
3 can throw you a McChicken sandwich out the window of  
4 the drive-through.  
5 I mean there's nothing in this city being  
6 built on Buford Highway in the last two years that met  
7 any codes. None of 'em. And when you complain about  
8 it, you get an answer from the City Council that says,  
9 "Well, you're going to have to hire yourself an  
10 attorney," or, "You'd better call Code Enforcement."  
11 And then I call Code Enforcement, and  
12 they've got two cars. One of them is a Prius that's  
13 in hock at the car dealership, and they said they  
14 don't have the money to get it out. So a city that  
15 can't come up with 200 -- 700 bucks to get the Prius  
16 out of the Toyota dealership wants to sign up on --  
17 How much is this going to cost?  
18 We haven't had a Building Official in two  
19 years. Two years. John Calcaterra left. That was  
20 the last one.  
21 MAYOR PITTMAN: Sir, your time's up.  
22 MR. HART: Thank you.  
23 MAYOR PITTMAN: Okay. Motion to adjourn?  
24 COUNCILMEMBER ALEXANDER: So moved.  
25 MAYOR PITTMAN: Second?

1 COUNCILMEMBER PACHUTA: Second.  
2 MAYOR PITTMAN: Discussion?  
3 ---  
4 (No response)  
5 ---  
6 MAYOR PITTMAN: Call the roll, please.  
7 CLERK BRYANT: Councilmember Alexander?  
8 COUNCILMEMBER ALEXANDER: Yes.  
9 CLERK BRYANT: Councilmember Bates?  
10 COUNCILMEMBER BATES: Yes.  
11 CLERK BRYANT: Councilmember Dean?  
12 COUNCILMEMBER DEAN: Yes.  
13 CLERK BRYANT: Councilmember Fleming?  
14 COUNCILMEMBER FLEMING: Yes.  
15 CLERK BRYANT: Councilmember Pachuta?  
16 COUNCILMEMBER PACHUTA: Yes.  
17 CLERK BRYANT: Councilmember Patrick?  
18 COUNCILMEMBER PATRICK: Yes.  
19 MAYOR PITTMAN: Thank you very much.  
20 ---  
21 (Meeting adjourned at 8:35 p.m.)  
22 -o0o-  
23  
24  
25

1 C E R T I F I C A T E  
2 STATE OF GEORGIA]  
3 COUNTY OF DEKALB]  
4 I hereby certify that the above and foregoing,  
5 consisting of pages 1 through 125, is a true and  
6 correct transcription of my stenographic notes taken  
7 at the hereinabove set out time and place and was  
8 reduced to typewriting by me.  
9 I further certify that I am neither a relative  
10 or employee or attorney or counsel to any of the  
11 parties, nor financially or otherwise interested in  
12 this matter.  
13 This the 8th day of July 2013.  
14  
15  
16 Theresa Bretch, CCR  
17 Permit No. B-755  
18  
19 [SEAL]  
20  
21  
22  
23  
24  
25

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<b>X</b>		<b>X</b>	
<b>Y</b>		<b>Y</b>	
<b>Y</b>		<b>Y</b>	

