

**In The Matter Of:**

*City of Doraville*

*State of Georgia*

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*City Council Meeting*

*June 18, 2012*

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*American Court Reporting Company, Inc.*

*52 Executive Park South*

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Original File 64531-1.TXT

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CITY COUNCIL MEETING

CITY OF DORAVILLE

STATE OF GEORGIA

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Transcript of the meeting held at the

Doraville City Hall, 3725 Park Avenue,

Doraville, Georgia, Mayor Donna Pittman

presiding; before Theresa Bretch, Certified

Court Reporter; commencing at approximately

6:30 p.m. on Monday, June 18, 2012.

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. First on the  
8 agenda we're going to have the swearing in of the  
9 Ethics Committee; Ms. O'Connor, Mr. Davis.  
10 We are very honored to have both of you  
11 serving, and I know that you will do this position  
12 well. If I could get both of you to repeat your name  
13 and then repeat after me.  
14 ---  
15 (Whereupon, Dawn O'Connor and Al Davis were  
16 duly sworn as Ethics Commissioners of the City of  
17 Doraville.)  
18 ---  
19 MAYOR PITTMAN: Thank you very much.  
20 ---  
21 (Applause)  
22 ---  
23 MAYOR PITTMAN: Call the roll, please.  
24 ASSISTANT CLERK BRYANT: Councilmember  
25 Alexander?

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

1 COUNCILMEMBER ALEXANDER: Here.  
2 ASSISTANT CLERK BRYANT: Councilmember  
3 Bates?  
4 COUNCILMEMBER BATES: Here.  
5 ASSISTANT CLERK BRYANT: Councilmember Dean?  
6 ---  
7 (No response)  
8 ---  
9 ASSISTANT CLERK BRYANT: Councilmember  
10 Fleming?  
11 COUNCILMEMBER FLEMING: Here.  
12 ASSISTANT CLERK BRYANT: Councilmember  
13 Pachuta?  
14 COUNCILMEMBER PACHUTA: Here.  
15 ASSISTANT CLERK BRYANT: Councilmember  
16 Patrick?  
17 COUNCILMEMBER PATRICK: Here.  
18 MAYOR PITTMAN: Thank you. I need approval  
19 of minutes for May 21st, 2012.  
20 COUNCILMEMBER PACHUTA: So moved.  
21 MAYOR PITTMAN: Second?  
22 COUNCILMEMBER PATRICK: Second.  
23 MAYOR PITTMAN: Discussion?  
24 ---  
25 (No response)

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1                    ---  
2            MAYOR PITTMAN: Call the roll, please.  
3            ASSISTANT CLERK BRYANT: Councilmember  
4 Alexander?  
5            COUNCILMEMBER ALEXANDER: Yes.  
6            ASSISTANT CLERK BRYANT: Councilmember  
7 Bates?  
8            COUNCILMEMBER BATES: Yes.  
9            ASSISTANT CLERK BRYANT: Councilmember  
10 Fleming?  
11            COUNCILMEMBER FLEMING: Yes.  
12            ASSISTANT CLERK BRYANT: Councilmember  
13 Pachuta?  
14            COUNCILMEMBER PACHUTA: Yes.  
15            ASSISTANT CLERK BRYANT: Councilmember  
16 Patrick?  
17            COUNCILMEMBER PATRICK: Yes.  
18            MAYOR PITTMAN: Okay. Thank you. Need a  
19 motion for May 29th, 2012.  
20            COUNCILMEMBER PACHUTA: So moved.  
21            MAYOR PITTMAN: Second?  
22            COUNCILMEMBER BATES: Second.  
23            MAYOR PITTMAN: Call the roll please.  
24            Or discussion?  
25                    ---

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1                    (No response)  
2                    ---  
3            MAYOR PITTMAN: Call the roll, please.  
4            ASSISTANT CLERK BRYANT: Councilmember  
5 Alexander?  
6            COUNCILMEMBER ALEXANDER: Yes.  
7            ASSISTANT CLERK BRYANT: Councilmember  
8 Bates?  
9            COUNCILMEMBER BATES: Yes.  
10            ASSISTANT CLERK BRYANT: Councilmember  
11 Fleming?  
12            COUNCILMEMBER FLEMING: Yes,  
13            ASSISTANT CLERK BRYANT: Councilmember  
14 Pachuta?  
15            COUNCILMEMBER PACHUTA: Yes.  
16            ASSISTANT CLERK BRYANT: Councilmember  
17 Patrick?  
18            COUNCILMEMBER PATRICK: Yes.  
19            MAYOR PITTMAN: Motion for June 4th, 2012?  
20            COUNCILMEMBER PACHUTA: So moved.  
21            MAYOR PITTMAN: Second?  
22            COUNCILMEMBER ALEXANDER: Second.  
23            MAYOR PITTMAN: Discussion?  
24                    ---  
25                    (No response)

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1                    ---  
2            MAYOR PITTMAN: Call the roll, please.  
3            ASSISTANT CLERK BRYANT: Councilmember  
4 Alexander?  
5            COUNCILMEMBER ALEXANDER: Yes.  
6            ASSISTANT CLERK BRYANT: Councilmember  
7 Bates?  
8            COUNCILMEMBER BATES: Yes.  
9            ASSISTANT CLERK BRYANT: Councilmember  
10 Fleming?  
11            COUNCILMEMBER FLEMING: Yes.  
12            ASSISTANT CLERK BRYANT: Councilmember  
13 Pachuta?  
14            COUNCILMEMBER PACHUTA: Yes.  
15            ASSISTANT CLERK BRYANT: Councilmember  
16 Patrick?  
17            COUNCILMEMBER PATRICK: Yes.  
18            MAYOR PITTMAN: Okay. Thank you.  
19            Next is Public Comments on Agenda Items.  
20 Please limit your comments to three minutes and state  
21 your name for the court reporter. Public comments on  
22 agenda items only.  
23            MR. TOM HART: I noticed that the City Web  
24 site, when it came up the agenda items, they weren't  
25 very detailed. In the past, they had some document

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1 that the Councilperson or whoever's presenting the  
2 item, you know, had some detail of what they were  
3 talking about.  
4            There's two things I'd like to comment  
5 about Halpern Park. I went over this past weekend.  
6 The stream looked good, and I like the little check  
7 dams in the stream. Just the rest of the park doesn't  
8 look well, and a lot of it has to do with things that  
9 are not even addressed in the plan. So I think the  
10 plan for Halpern Park before they bid on it . . .  
11            And also I'd like to see the Maintenance  
12 Department do more work in the park rather than  
13 bidding this out and spending the money on the  
14 outside, to keep the money in-house and to do  
15 something about the big asphalt parking lot in the  
16 middle of the park with this concrete block wall down  
17 the side that, you know, it could be so much more with  
18 so much less.  
19            The second thing is I don't know anything  
20 about this alcohol -- about the distance required and  
21 club stuff because there's no detail on the agenda, so  
22 no one knows anything about it. Thank you.  
23            MAYOR PITTMAN: Additional public comments?  
24            MR. JOE O'CONNOR: Joe O'Connor. Want to  
25 congratulate Mr. Al Davis and Ms. Dawn O'Connor for

1 their appointment to the Ethics Committee. I hope  
2 they don't have any hearings. I hope everything goes  
3 fine here.

4 Number two, I'd like to follow up with Tom's  
5 comment. I didn't see -- I looked on the City Web  
6 site, and there wasn't any showing of what was going  
7 to be fixed on this alcohol.

8 And just from my limited knowledge, there  
9 was something to do with the 60 percent food require-  
10 ment. That's standard in just about every city in  
11 Georgia, even in the United States. So changing that  
12 would be -- there's no reason, and I don't think  
13 there's any possibility of someone winning a suit  
14 against the City for keeping that rule.

15 And number two, I have no idea what the  
16 redefinition is going to be for a entertainment  
17 facility, but I hope that it somehow does not grant  
18 the Georgia Palace an entry into being an  
19 alcohol-related facility in Doraville. Thank you.

20 MAYOR PITTMAN: Anyone else?

21 - - -

22 (No response)

23 - - -

24 MAYOR PITTMAN: Okay. Thank you. We go on  
25 to Department Head Reports. Stormwater, ITB for Brook

1 have in regards to your agenda item cover sheet was to  
2 send the invitation to bid to preapproved contractors.  
3 I wanted you to explain what you meant by already  
4 preapproved contractors.

5 MR. STRICKLAND: In the last project that we  
6 did, we preapproved the contractors that can do this  
7 type of work. We got them to approve -- preapprove  
8 them for doing this type of pipe work, not any  
9 specific job. So we can send those bids out to those  
10 companies.

11 COUNCILMEMBER FLEMING: And about how many  
12 are there?

13 MR. STRICKLAND: About four.

14 MAYOR PITTMAN: Okay. Additional questions  
15 from the Council?

16 COUNCILMEMBER FLEMING: I have one other in  
17 regards to the tennis court itself. Isn't there  
18 problems with the tennis court because the pipe is  
19 underneath it? It might need to be resurfaced once  
20 the pipe is repaired?

21 MR. STRICKLAND: Right. I would just be  
22 handling the pipe portion of it. I think we'd have to  
23 get somebody that has knowledge of tennis courts and  
24 those type surfaces to take a look at the court  
25 independent of the pipe that runs underneath it.

1 Park.

2 MR. STEVEN STRICKLAND: Evening, Mayor and  
3 Council.

4 Anyone who's been here for any amount of  
5 time has known the problems with the pipe system at  
6 Brook Park. Originally thought that we would have  
7 to -- because the pipe runs under the tennis court,  
8 that we would actually have to take out, you know,  
9 shut down, remove a good portion of that tennis court  
10 because it is held up by a stone wall.

11 In doing the work on the last project, kind  
12 of finally dawned on me that there's a lot of rehab of  
13 pipes that's available out there from shock-creting to  
14 sleeving them. So just making the assumption that we  
15 can now move forward with fixing this pipe system and  
16 not interrupting the tennis courts by being able to do  
17 some type of rehab on the existing pipe that runs  
18 underneath it.

19 Again, that's an assumption, but I've had  
20 several people look at it and tell me that that is a  
21 possibility. We won't know for sure until these  
22 companies go out there and look at it. But for now,  
23 just looking for Council's approval to actually put  
24 this pipe system out to bid.

25 COUNCILMEMBER FLEMING: The only question I

1 COUNCILMEMBER FLEMING: So your scope of  
2 work is not dealing with the pipe located below the  
3 tennis court, or yes, it is?

4 MR. STRICKLAND: Yes, it would be, but just  
5 the pipe, but we wouldn't be addressing the surface of  
6 the tennis court.

7 MAYOR PITTMAN: Mr. Patrick?

8 COUNCILMEMBER PATRICK: Just to hear you say  
9 it again, so if the pipe had to come out and there had  
10 been damage to the tennis courts --

11 MR. STRICKLAND: If the --

12 COUNCILMEMBER PATRICK: -- it would still be  
13 covered under the Stormwater?

14 MR. STRICKLAND: That, I don't know. I  
15 don't have a definite answer. I'm hoping that we can  
16 fix the pipe and not -- If they come back and say, "We  
17 have to tear the pipe out and damage the tennis  
18 court," then I think we'd be kind of going back to the  
19 drawing board to figure out the extent of that and  
20 where those funds would come from.

21 MAYOR PITTMAN: Okay. Ms. Pachuta?

22 COUNCILMEMBER PACHUTA: I know three park  
23 issues, you know, where structures are being damaged  
24 because of the drainage: around the pool behind the  
25 police department, then the bleachers at Honeysuckle

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1 and then the tennis courts. Are we looking at all  
2 three of those separately? Is there any benefit to  
3 going out and asking engineers to look at all three as  
4 a combined --  
5 MR. STRICKLAND: Yeah, I --  
6 COUNCILMEMBER PACHUTA: -- project?  
7 MR. STRICKLAND: I was just made aware of  
8 the pipe situations at Honeysuckle. I haven't  
9 specifically looked at those.  
10 I believe the Police Department wall would  
11 be all-encompassing, and whatever pipe work was done  
12 out there, it would just be a matter of, you know,  
13 making sure that it's coming out of the right funds.  
14 But I don't think that like if we hire somebody to do  
15 Brook Park, they won't be doing the Police Department  
16 wall.  
17 MAYOR PITTMAN: Mr. Bates?  
18 COUNCILMEMBER BATES: Well, if we don't do  
19 something, we're going to lose the tennis courts  
20 eventually because that sinkhole is at least one of  
21 the three or four sinkholes that are starting to  
22 encroach on the apron. So --  
23 MR. STRICKLAND: Right.  
24 COUNCILMEMBER BATES: -- at some point,  
25 we're going to lose the use of those if we don't do

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1 something. So the sooner we can get people who  
2 understand that and can evaluate what our options are,  
3 the better.  
4 MAYOR PITTMAN: Okay. Ms. Alexander?  
5 COUNCILMEMBER ALEXANDER: Is this going to  
6 fix the issue? Because we've got the storm drain on  
7 up toward Brook Park Way that's been roped off for  
8 years. Is that going to fix that issue also?  
9 MR. STRICKLAND: Yeah. That is the pipe  
10 system.  
11 COUNCILMEMBER ALEXANDER: Okay.  
12 MR. STRICKLAND: It's just one -- it's just  
13 one system that basically runs not quite but through  
14 the middle of that park from one end to the other,  
15 but the bigger pipes don't start until closer to the  
16 tennis courts. It's small stuff to that point.  
17 But yeah, that's what we're -- I think  
18 there's at least three sinkholes out there due to the  
19 failure of that pipe system; the one, as you know,  
20 large and just continues getting bigger as they do.  
21 So yeah, it's just -- just one pipe system.  
22 COUNCILMEMBER ALEXANDER: And do you know if  
23 they would propose to close the entire park or if they  
24 would section off only the area they're working in?  
25 MR. STRICKLAND: Usually what we do from a

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1 liability standpoint is we officially close the park,  
2 keeping in mind that a job like this, working on one  
3 pipe system, you know, in construction terms, it  
4 shouldn't take that long. It shouldn't be.  
5 But I think we officially close the park for  
6 our liability. We definitely rope off, section off  
7 anything, especially if it's open, knowing that people  
8 are still going to use the portions of the park that  
9 they can for, you know, whatever they want to use it  
10 for. But yeah, we usually -- just like with Halpern,  
11 we officially closed the park because, you know, try  
12 to keep people away from an active construction site,  
13 anything that's open, equipment, so on and so forth.  
14 MAYOR PITTMAN: Anything in addition?  
15 ---  
16 (No response)  
17 ---  
18 MAYOR PITTMAN: Okay. Do I get a motion or  
19 a recommendation?  
20 COUNCILMEMBER ALEXANDER: Motion to  
21 invitation to bid to repair the Brook Park pipe system  
22 with moneys coming out of Stormwater.  
23 MAYOR PITTMAN: Get a second?  
24 COUNCILMEMBER BATES: Second.  
25 MAYOR PITTMAN: Discussion?

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1 ---  
2 (No response)  
3 ---  
4 MAYOR PITTMAN: Call the roll, please.  
5 ASSISTANT CLERK BRYANT: Councilmember  
6 Alexander?  
7 COUNCILMEMBER ALEXANDER: Yes.  
8 ASSISTANT CLERK BRYANT: Councilmember  
9 Bates?  
10 COUNCILMEMBER BATES: Yes.  
11 ASSISTANT CLERK BRYANT: Councilmember  
12 Fleming?  
13 COUNCILMEMBER FLEMING: Yes.  
14 ASSISTANT CLERK BRYANT: Councilmember  
15 Pachuta?  
16 COUNCILMEMBER PACHUTA: Yes.  
17 ASSISTANT CLERK BRYANT: Councilmember  
18 Patrick?  
19 COUNCILMEMBER PATRICK: Yes.  
20 MAYOR PITTMAN: Thank you. Thank you, Mr.  
21 Strickland.  
22 MR. STRICKLAND: Thank you.  
23 COUNCILMEMBER BATES: Thank you.  
24 MAYOR PITTMAN: Chief, did you have  
25 anything? Thank you.

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1 Parks and Recreation Agreement, Youth  
 2 Athletic Association, and welcome.  
 3 MR. RIP ROBERTSON: Thank you.  
 4 Mayor and Council, I bring before you  
 5 tonight an agreement to be discussed between the City  
 6 of Doraville and the North Dekalb Youth Athletic  
 7 Association, keeping in mind this association has been  
 8 there at Honeysuckle Park since 1961. They provide a  
 9 great service to the community with youth football.  
 10 It's one of the bigger programs we have here in the  
 11 city.  
 12 I will address any questions. Just wanted  
 13 to bring two things I did highlight in the agreement:  
 14 the fact that it is a nonexclusive agreement, meaning  
 15 we can discuss other options out there, you know, in  
 16 conjunction with the North Dekalb Association, and for  
 17 the fee to be set after discussing further with the  
 18 Mayor and Council.  
 19 MAYOR PITTMAN: Thank you. We'll open up  
 20 for questions from the Council.  
 21 COUNCILMEMBER BATES: Based upon your  
 22 experience in working with other associations and this  
 23 type of facility, what is an appropriate facility  
 24 charge?  
 25 My concern is that we've not had a

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1 comprehensive plan on dealing with renting out our  
 2 facilities in the past, and it's been kind of hit or  
 3 miss depending on what group has come to us with a  
 4 proposal. So I'm kind of looking for some guidance on  
 5 some baselines on what we should be considering.  
 6 MR. ROBERTSON: In my experience dealing  
 7 with associations, it's normally a percentage based on  
 8 their registration fees and the number of  
 9 participants. That's been my experience.  
 10 I mean, you know, in some of your discussion  
 11 about the nonprofit versus for-profit, you know,  
 12 normally the nonprofit organizations we do -- or I  
 13 have worked in conjunction with them, you know,  
 14 keeping in mind that they do provide a service more in  
 15 line with a charity.  
 16 COUNCILMEMBER BATES: Going with a  
 17 percentage, though, is it 20 percent? Is it one  
 18 percent? Is it --? Because this is all foreign --  
 19 MR. ROBERTSON: Right.  
 20 COUNCILMEMBER BATES: -- to me.  
 21 MR. ROBERTSON: I mean I've dealt with  
 22 everything from zero percent to 50 percent. It just  
 23 depends on the organization, the service that they  
 24 provide to the community, keeping in mind the cost of  
 25 the program that they provide versus the cost of the

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1 program if we were to provide it.  
 2 COUNCILMEMBER BATES: Sure.  
 3 MR. ROBERTSON: You know, youth football is  
 4 probably the highest cost of any recreation program  
 5 that I've been associated with. Also keeping in mind  
 6 that this is the first formal agreement that we've had  
 7 with this organization, you know, the history and  
 8 tradition that they have here in this community.  
 9 I mean if you're looking for my recommen-  
 10 dation on what our percentage should be, I would  
 11 recommend somewhere between one and five percent  
 12 initially. You know, this is an agreement that  
 13 essentially will expire December 31st. We can  
 14 certainly evaluate this agreement as we go through  
 15 this football season with this agreement in place and  
 16 revisit it, you know, once we get to that point.  
 17 COUNCILMEMBER PACHUTA: The complaint I get  
 18 a lot from residents is that whereas in the past, a  
 19 lot of Doraville children participated, more recently  
 20 it has not been Doraville kids participating, and it  
 21 is a cost to the City.  
 22 Have you seen agreements where it was like a  
 23 range so if you had a high percentage of Doraville  
 24 kids, it would be maybe a zero fee versus step it up;  
 25 you know, the more kids that were non-Doraville, it

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1 got more expensive to use?  
 2 MR. ROBERTSON: I have not seen that.  
 3 I have been in situations where, you know,  
 4 the percentage of city residents versus nonresidents  
 5 has been an issue.  
 6 But you know, if you provide a program --  
 7 Well, I mean I don't know the exact city limits of  
 8 Doraville, but I'm pretty sure that there are several  
 9 neighborhoods probably within walking distance of  
 10 Honeysuckle Park that are unincorporated Dekalb  
 11 County. So you know, even though they are not  
 12 residents of the city, they certainly impact the city  
 13 both positive and negative. And you know, if we  
 14 provide a program, you know, it's certainly reasonable  
 15 to charge an additional fee for non-city residents,  
 16 non-county residents, depending on -- or not depending  
 17 on but based on non-residency.  
 18 Now, I'm assuming you're referring to one of  
 19 the questions from Councilman Bates in regards to this  
 20 agreement being set up based on the percentage?  
 21 COUNCILMEMBER PACHUTA: Uh-huh.  
 22 MR. ROBERTSON: I have not had that before,  
 23 no.  
 24 MAYOR PITTMAN: Ms. Alexander?  
 25 COUNCILMEMBER ALEXANDER: I just had some

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1 issues, I guess -- well, not issues, but things that I  
2 would like to see: you know, proof of them being a  
3 nonprofit organization, its nonprofit status being  
4 confirmed with their tax filings; the Secretary of  
5 State registration being up to date.  
6 I'd like to see, you know, recruitment in  
7 our three elementary schools to try to encourage  
8 additional participants. I think that's important,  
9 and that's a good avenue, I think, to reach the kids.  
10 I'm not sure when registration for the football season  
11 starts. I don't know if it's before school is out or  
12 not. I assume it is.  
13 COUNCILMEMBER PACHUTA: I think it's over.  
14 MR. ROBERTSON: It is ongoing now.  
15 MAYOR PITTMAN: I don't know how you can  
16 expand that. I do know that in the past that they did  
17 go to the schools and they did take flyers to the  
18 school and they went home in their couriers every week  
19 right prior to registration.  
20 So I don't know if there is another way you  
21 might be able to -- I know that they made the  
22 announcement in their little newsletters, so I know  
23 that was being done. So I don't know if you can  
24 expand that, if there's something else.  
25 MR. ROBERTSON: I can certainly check on

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1 that. Obviously, you know, school's out now.  
2 But I can't imagine that they would not  
3 utilize that avenue. I mean, you know, that's who  
4 their service -- They're providing the service for is  
5 for the kids, so I would think that there was some  
6 sort of announcement that was put out through the  
7 school system. But I can certainly check on that,  
8 and if not, you know, it's certainly an area that  
9 we'll look at.  
10 COUNCILMEMBER PACHUTA: I had a question for  
11 Cecil.  
12 This is probably more your questions. In  
13 the Obligations of the City, it says (reading) allow  
14 the non-exclusive use of the Facilities.  
15 And then on section (h) it says provide for  
16 the Association's use of the red brick building.  
17 Is that, I assume, the building where the  
18 concession stand and everything is, so is that, then,  
19 providing them the exclusive use of that building?  
20 Because I think right now what's happening is that's  
21 an exclusive-use building. I'm not aware of any other  
22 groups using it. I'm not even sure what all's in the  
23 building. But I mean we pay all the electricity and  
24 everything for it, and so that's something I think as  
25 you start here to evaluate whether that can also be a

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1 benefit to other groups that might be able to use the  
2 building.  
3 MR. ROBERTSON: When I read this, the non-  
4 exclusive use of the facilities, I mean I read it as  
5 all the facilities including the red brick building.  
6 ATTORNEY McLENDON: And what it's saying in  
7 the contract, as Lenny is pointing out, it says that  
8 the use of the building is during the times the  
9 association has games and practices, etc. So that  
10 would suggest that it is a non-exclusive use.  
11 MAYOR PITTMAN: Mr. Patrick?  
12 COUNCILMEMBER PATRICK: I know you've  
13 started here recently, but in your experience as a  
14 park and rec. director in the metro area, have you  
15 ever had any encounters or opportunities to use the  
16 Doraville facility? Have you ever heard of it? Does  
17 it have a good reputation?  
18 MR. ROBERTSON: When I was in Hapeville, we  
19 did play softball with Doraville and Chamblee. They  
20 were two of the few metro county agencies that still  
21 had slow-pitch girls softball. So we did travel up  
22 here and we played here. This was back in the late  
23 nineties. I believe it was Carol Stephens and  
24 Clarence Jones at the time.  
25 MAYOR PITTMAN: Okay. Ms. Fleming?

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1 COUNCILMEMBER FLEMING: And I believe you  
2 also mentioned to me that as far as football is  
3 concerned, your teams were involved in our Shrine  
4 Children's Classic years ago --  
5 MR. ROBERTSON: Yes, ma'am. We did --  
6 COUNCILMEMBER FLEMING: -- over at --  
7 MR. ROBERTSON: -- play a couple of years in  
8 that.  
9 COUNCILMEMBER FLEMING: I think Council is  
10 much aware of my passion and my dedication over the  
11 last 30 years for North Dekalb Youth Association and  
12 all youth activities at the Arena, so I won't go into  
13 all of that now.  
14 I am amenable to a percentage of zero to  
15 five percent as well as the \$10.00 out-of-county fee  
16 that Dekalb County does require, that I am aware of.  
17 So I don't have an issue with that.  
18 Also, Dekalb County prohibits charging gate  
19 fees, so, you know, they are not charging gate fees  
20 over there as part of defraying the cost of their  
21 registration.  
22 Because this is the first contract, I would  
23 go -- my proposal would be no greater than five  
24 percent, keeping in mind that they had already set  
25 their budget long before this even came to light.

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1 To answer Ms. Alexander's question about the  
 2 501(c)(3), that has lapsed because of a  
 3 misunderstanding. I do not know whether they've  
 4 reapplied, but because of a misunderstanding that they  
 5 did not file taxes because they were told that they  
 6 did not have to file annual taxes for less than  
 7 \$15,000 at the end of the year. And of course North  
 8 Dekalb has always run to the penny, so their budget is  
 9 intact based on without fees to the City at the  
 10 present time.  
 11 MR. ROBERTSON: Councilman, do you know when  
 12 it lapsed?  
 13 COUNCILMEMBER FLEMING: If I'm not mistaken,  
 14 last year.  
 15 MR. ROBERTSON: Okay.  
 16 COUNCILMEMBER FLEMING: Please feel free to  
 17 contact Ms. Satterfield in regards to that.  
 18 COUNCILMEMBER PACHUTA: Does that create an  
 19 issue, Cecil?  
 20 ATTORNEY McLENDON: As long as they're duly  
 21 incorporated. That would be an issue.  
 22 As far as their tax status, I mean we can do  
 23 business with either a nonprofit or a for-profit.  
 24 Their tax issue is more theirs, but I would be  
 25 concerned if they were not registered as a corporation

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1 in the state.  
 2 If they are registered, if they are an  
 3 entity, I think I'm okay with that.  
 4 COUNCILMEMBER FLEMING: They are.  
 5 ATTORNEY McLENDON: The tax issue is their  
 6 issue.  
 7 COUNCILMEMBER ALEXANDER: But this says  
 8 nonprofit corporation.  
 9 ATTORNEY McLENDON: We would want to verify  
 10 that and make sure that is . . .  
 11 COUNCILMEMBER FLEMING: They are indeed  
 12 registered with the State.  
 13 COUNCILMEMBER BATES: The easy fix on this  
 14 would be a not-for-profit, because the registration  
 15 with the State would probably be a (c)(7). So I mean  
 16 just change it from a nonprofit to a not-for-profit  
 17 would alleviate that, and if we need to amend it down  
 18 the road to reflect a (c)(3) tax exempt . . .  
 19 ATTORNEY McLENDON: And I can tell you if  
 20 they are organized, their tax issue, you know, doesn't  
 21 bother me too much. And I mean we need to have it  
 22 correct for whatever they are as part of the contract,  
 23 but I need to do business with an entity that's a  
 24 legal entity in the state of Georgia. That usually  
 25 requires they're registered with the Secretary of

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1 State. If they're there, I can contract with them.  
 2 It sounds like they're working on their tax  
 3 issues. I think we could reach a solution on that.  
 4 MAYOR PITTMAN: Anything additional?  
 5 COUNCILMEMBER FLEMING: Just again --  
 6 COUNCILMEMBER PACHUTA: Can I ask a  
 7 question, Pam?  
 8 COUNCILMEMBER FLEMING: Go right ahead.  
 9 COUNCILMEMBER PACHUTA: The \$10.00 Dekalb  
 10 fee, is that for -- they take in additional from kids  
 11 who are not Dekalb residents?  
 12 COUNCILMEMBER FLEMING: That's correct.  
 13 COUNCILMEMBER BATES: Does that go to the  
 14 youth association or where does that go?  
 15 COUNCILMEMBER FLEMING: No. Normally, a  
 16 Dekalb County association -- for instance, Gresham  
 17 Park -- they have to charge \$10.00 more for out-of-  
 18 county children, and it's on top of their registration  
 19 fee, and that \$10.00 goes to the County because they  
 20 are playing in a County park.  
 21 Now, as far as their use agreement with  
 22 Dekalb County, I am not sure whether they get into a  
 23 percentage of registration fees or anything like this.  
 24 I am not familiar with their use agreements.  
 25 COUNCILMEMBER BATES: But NDUYA is not

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1 currently charging anything for out of --  
 2 COUNCILMEMBER FLEMING: No, they are not.  
 3 COUNCILMEMBER BATES: Okay. And the  
 4 registration's already in process or completed for the  
 5 fall?  
 6 MR. ROBERTSON: That is correct.  
 7 COUNCILMEMBER FLEMING: It's not completed.  
 8 MR. ROBERTSON: It's not completed but it's  
 9 in -- it's in progress.  
 10 COUNCILMEMBER FLEMING: Preregistration has  
 11 started.  
 12 COUNCILMEMBER BATES: I'm very -- I'm  
 13 comfortable with a first-year agreement of somewhere  
 14 in the three percent range. Three percent, I'm  
 15 comfortable in there, you know, to get something on  
 16 the books, and let's work through it --  
 17 MR. ROBERTSON: Right.  
 18 COUNCILMEMBER BATES: -- and see, you know  
 19 realistically, you know, is that number one percent?  
 20 is it five percent?  
 21 You know, this isn't out to make money but  
 22 it's to help offset the cost --  
 23 MR. ROBERTSON: Right.  
 24 COUNCILMEMBER BATES: -- and to make sure  
 25 that we're at a fair and equitable playing field with

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1 the other organizations that utilize our facilities.  
 2 So I would be inclined next year of tacking  
 3 on that out-of-county -- out-of-city/out-of-county fee  
 4 or at least looking at that, you know, for the 2013  
 5 registration, but that would be inappropriate to add  
 6 that on right now.  
 7 MR. ROBERTSON: Right. And that would give  
 8 them the opportunity if they so choose to pass that  
 9 nonresident fee on --  
 10 COUNCILMEMBER BATES: Right.  
 11 MR. ROBERTSON: -- to the participants as  
 12 well.  
 13 MAYOR PITTMAN: Anything additional?  
 14 MR. ROBERTSON: No, ma'am.  
 15 COUNCILMEMBER FLEMING: So Mr. Bates --  
 16 COUNCILMEMBER BATES: Yes, ma'am.  
 17 COUNCILMEMBER FLEMING: -- your suggestion  
 18 would be, then, three percent?  
 19 COUNCILMEMBER BATES: Three percent would be  
 20 my -- In fact, I'll put that in a motion, to put the  
 21 agreement at three percent.  
 22 MAYOR PITTMAN: Okay. Do I get a second?  
 23 COUNCILMEMBER ALEXANDER: Second.  
 24 MAYOR PITTMAN: Discussion?  
 25 - - -

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1 (No response)  
 2 - - -  
 3 MAYOR PITTMAN: Call the roll, please.  
 4 ASSISTANT CLERK BRYANT: Councilmember  
 5 Alexander?  
 6 COUNCILMEMBER ALEXANDER: Yes.  
 7 ASSISTANT CLERK BRYANT: Councilmember  
 8 Bates?  
 9 COUNCILMEMBER BATES: Yes.  
 10 ASSISTANT CLERK BRYANT: Councilmember  
 11 Fleming?  
 12 COUNCILMEMBER FLEMING: Yes.  
 13 ASSISTANT CLERK BRYANT: Councilmember  
 14 Pachuta?  
 15 COUNCILMEMBER PACHUTA: Yes.  
 16 ASSISTANT CLERK BRYANT: Councilmember  
 17 Patrick?  
 18 COUNCILMEMBER PATRICK: Yes.  
 19 COUNCILMEMBER BATES: Thank you, sir.  
 20 MAYOR PITTMAN: Thank you so much.  
 21 Next on the agenda is the Halpern Park  
 22 Renovation update.  
 23 MR. ROBERTSON: Mayor and Council, I've had  
 24 the opportunity to meet with a couple of different  
 25 folks on this project. I know just based on the last

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1 Council meeting and going through the extensive file,  
 2 this is a project that has been on the books for a  
 3 number of years and we are looking to complete the  
 4 process for the DNR grant.  
 5 After meeting with Mr. Howe and Mr. Jenkins,  
 6 I would like to ask the Council for permission to move  
 7 forward with the project, not necessarily to award the  
 8 contract but at least award the project to the middle  
 9 bidder, which was Ed Castro Landscaping, and then to  
 10 set a committee to go and negotiate a contract and  
 11 scope of work with the contractor that would satisfy  
 12 the City, get the work done that we need done out  
 13 there and complete the grant requirements.  
 14 And that committee, my recommendation would  
 15 be myself, Mr. Howe, Mr. Jenkins and -- I apologize, I  
 16 do not know his last name -- the Public Works  
 17 Director, Bobby.  
 18 MAYOR PITTMAN: Mr. Pittman.  
 19 MR. ROBERTSON: -- and any member being from  
 20 the Mayor and Council and any other member from the  
 21 City as well.  
 22 MAYOR PITTMAN: Thank you.  
 23 Questions from the Council?  
 24 COUNCILMEMBER FLEMING: In regards to moving  
 25 forward with the project and awarding the project,

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1 you're awarding the project to Ed Castro Landscaping;  
 2 is that correct?  
 3 MR. ROBERTSON: Yes, ma'am.  
 4 COUNCILMEMBER FLEMING: And what happens if  
 5 they come back and say, "We're not interested in the  
 6 amended project"?  
 7 MR. ROBERTSON: We would then have to relook  
 8 at our approach. I mean that would be our only  
 9 recourse.  
 10 COUNCILMEMBER PACHUTA: Now, part of  
 11 reworking the scope would be figuring out what parts  
 12 maybe Public Works could handle --  
 13 MR. ROBERTSON: That's . . .  
 14 COUNCILMEMBER PACHUTA: -- versus --? Okay.  
 15 MR. ROBERTSON: Yes, ma'am. That's exactly  
 16 going through the entire scope of work and determining  
 17 what we can do in-house, what we can do in-kind, and  
 18 then what the contractor would need to accomplish for  
 19 us.  
 20 And also keeping in mind that this is only  
 21 Phase I and possibly only a portion of Phase I; that  
 22 we'd want to do -- we'd want to make sure that we  
 23 complete any work so that we don't have to go back  
 24 into what we've just done and possibly, you know,  
 25 damage any work that we've completed so that we can

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1 keep that project moving from back to front.  
2 COUNCILMEMBER ALEXANDER: When we originally  
3 discussed this back on February 21st, I think at least  
4 in, I think, mine and Ms. Fleming's mind was we were  
5 going to try to get the walking trail installed, the  
6 picnic pads poured and some playground equipment  
7 installed with the thought that no, the park would not  
8 be complete but it would be renovated enough so that,  
9 you know, families could start using it.  
10 But unfortunately, when the bid package went  
11 out, it was the whole shooting match --  
12 MR. ROBERTSON: Yes, ma'am.  
13 COUNCILMEMBER ALEXANDER: -- and it even  
14 included work that has already been done is my  
15 understanding.  
16 MR. ROBERTSON: Yes, ma'am.  
17 COUNCILMEMBER ALEXANDER: So that was our  
18 thought process because we were going to allocate -- I  
19 believe Council agreed we were going to allocate  
20 enough money out of the HOST funds, and that would  
21 allow us to get our matching grant too.  
22 MR. ROBERTSON: Yes, ma'am.  
23 COUNCILMEMBER ALEXANDER: So that's just  
24 what my feedback was on it.  
25 MR. ROBERTSON: And that's exactly why I

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1 wouldn't want to recommend that we approve a contract,  
2 just the project, and then allow this committee to  
3 negotiate the scope of work and the price.  
4 COUNCILMEMBER BATES: With that being said,  
5 would it make -- would it be more expeditious and make  
6 more sense for us and the contractors for the  
7 committee to do their work and reissue a scope of work  
8 for bidding?  
9 MR. ROBERTSON: That would be an option but  
10 it would be a more lengthy option, and we are, you  
11 know, up against a deadline: by the end of the year  
12 to complete this project.  
13 COUNCILMEMBER PACHUTA: Does it have to be  
14 complete or just moneys allocated and --  
15 MR. ROBERTSON: My understanding is it needs  
16 to be complete.  
17 COUNCILMEMBER FLEMING: All invoices  
18 submitted --  
19 MR. ROBERTSON: Right.  
20 COUNCILMEMBER FLEMING: -- for reimburse-  
21 ment, yes.  
22 COUNCILMEMBER PACHUTA: Okay.  
23 MR. ROBERTSON: Right. And I mean, you  
24 know, it's dry now, dry and hot, but, you know, we are  
25 in Georgia.

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1 COUNCILMEMBER BATES: It can change in a  
2 heartbeat.  
3 MR. ROBERTSON: You never know.  
4 So you know, to try and reissue an RFP at  
5 this point would really put us behind.  
6 COUNCILMEMBER BATES: My only concern is  
7 what Ms. Fleming has said, would be if the contractor  
8 comes back and says, "No, I'm not interested in a  
9 reduced scope of work," we bid the whole shooting  
10 match, and then that does put us back to square one,  
11 and if we get there, then we're further behind than  
12 where we are today.  
13 MR. ROBERTSON: Well, I think if we get the  
14 approval to move forward with the project and begin  
15 discussions with the contractor, I mean I think we can  
16 probably have something in the next couple of weeks to  
17 bring back to Council.  
18 MAYOR PITTMAN: Okay.  
19 COUNCILMEMBER PATRICK: Are there any legal  
20 concerns of doing this as in accepting the project and  
21 then going to the contractor with a change order? Is  
22 there any reasons why we cannot do that?  
23 ATTORNEY McLENDON: As long as we work  
24 within the quantities that have been bid, we're fine  
25 to amend the scope, because if I'm correct, the way

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1 this was bid, we bid fixed-price/fixed-quantity for  
2 certain types of work. So if you came in and said,  
3 "Well, we want to modify this type and that square  
4 footage," and it would still be consistent with the  
5 format of the bid, which I believe it is --  
6 MR. ROBERTSON: Yes, sir.  
7 ATTORNEY McLENDON: -- then you really can  
8 modify it in the scope of the way the work was bid and  
9 sort of tailor to exactly what you want to do with it.  
10 MAYOR PITTMAN: Anything else?  
11 COUNCILMEMBER FLEMING: On Saturday,  
12 Mr. Patrick, we're going to host a Tilly Mill picnic  
13 type thing, and so I went on record while I was  
14 explaining Halpern Park, and put his name into it too,  
15 that we were hoping and praying that it would be open  
16 by Labor Day.  
17 And so I want to hold us to that because  
18 we've gone three years now without anything in the  
19 park except a set of swings that you saw there on  
20 Friday. You told me you went out there.  
21 That swing set that's there now is not in  
22 compliance because there is this 50-foot pine that's  
23 grown up behind it after 30 years, and it doesn't have  
24 the drops in proper, so that's going to be removed.  
25 And as I mentioned to Mr. Pittman, please just leave

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1 it there, because if we take that out of there, then  
 2 we have nothing for the children.  
 3 MR. ROBERTSON: Yes, ma'am.  
 4 MAYOR PITTMAN: And I did want to add two  
 5 things.  
 6 I received a phone call from Jack Halpern,  
 7 who the park is named after, and he has committed to  
 8 \$10,000 to the City, and he said that he would like to  
 9 put that toward playground equipment and possibly the  
 10 walking trail.  
 11 And also I met with corporate Home Depot,  
 12 who occasionally does do renovations of parks. And  
 13 they walked through and were going to put together a  
 14 plan to bring to Council -- it has to get approved, of  
 15 course -- for the park that is not included in the  
 16 grant, which is, I believe, the front part of the  
 17 park, and they had some really good ideas.  
 18 So once we get that back from them, we'll  
 19 bring it to the Council to look at and review.  
 20 MR. ROBERTSON: And I have placed several  
 21 phone calls to Mr. Quarles.  
 22 MAYOR PITTMAN: He actually called, and I  
 23 missed his call.  
 24 MR. ROBERTSON: Okay. So we will get  
 25 together on that as well.

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1 MAYOR PITTMAN: Yes. So those are both  
 2 really good things for the park.  
 3 MR. ROBERTSON: Yes, ma'am.  
 4 MAYOR PITTMAN: So we appreciate both of  
 5 those entities helping us out on that.  
 6 MR. ROBERTSON: Absolutely.  
 7 MAYOR PITTMAN: Anyone else?  
 8 ---  
 9 (No response)  
 10 ---  
 11 MAYOR PITTMAN: Okay. Do we get a motion?  
 12 COUNCILMEMBER FLEMING: I'd like to make a  
 13 motion to award the project to Ed Castro Landscaping  
 14 for the Halpern Park Renovation.  
 15 ATTORNEY McLENDON: Can we add on there that  
 16 it would be subject to us defining the appropriate  
 17 scope.  
 18 COUNCILMEMBER FLEMING: Subject to defining  
 19 the scope of service that entails the walking trails  
 20 and picnic pads.  
 21 MAYOR PITTMAN: Do I get a second?  
 22 COUNCILMEMBER ALEXANDER: Second.  
 23 MAYOR PITTMAN: Discussion?  
 24 ---  
 25 (No response)

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1 ---  
 2 MAYOR PITTMAN: Call the roll, please.  
 3 ASSISTANT CLERK BRYANT: Councilmember  
 4 Alexander?  
 5 COUNCILMEMBER ALEXANDER: Yes.  
 6 ASSISTANT CLERK BRYANT: Councilmember  
 7 Bates?  
 8 COUNCILMEMBER BATES: Yes.  
 9 ASSISTANT CLERK BRYANT: Councilmember  
 10 Fleming?  
 11 COUNCILMEMBER FLEMING: Yes.  
 12 ASSISTANT CLERK BRYANT: Councilmember  
 13 Pachuta?  
 14 COUNCILMEMBER PACHUTA: Yes.  
 15 ASSISTANT CLERK BRYANT: Councilmember  
 16 Patrick?  
 17 COUNCILMEMBER PATRICK: Yes.  
 18 MAYOR PITTMAN: Okay. Thank you.  
 19 And thank you very much. Appreciate it.  
 20 MR. ROBERTSON: Thank you.  
 21 MAYOR PITTMAN: Okay. Next is going to be  
 22 old business, City Manager Search. This was  
 23 originally Ms. Alexander's item, and I believe at the  
 24 last meeting there was discussion, and my  
 25 understanding was that Ms. Dean and Mr. Patrick were

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1 going to come back with --  
 2 COUNCILMEMBER PATRICK: A counter-proposal.  
 3 MAYOR PITTMAN: Uh-huh.  
 4 COUNCILMEMBER PATRICK: I had e-mailed --  
 5 put together a proposal, e-mailed it out, and the time  
 6 frames that were associated with that were assuming  
 7 that the referendum that we had meant that we could  
 8 not or should not alter the Charter in that respect.  
 9 I believe I've heard two different opinions  
 10 on that, and I'm not sure. Could you tell me where  
 11 that stands on --? And if a referendum was passed  
 12 which says that we're going to change from this form  
 13 of government to this other form of government at a  
 14 date certain, are there any legal reasons why we could  
 15 not stick with that?  
 16 ATTORNEY McLENDON: You could absolutely  
 17 stick with that if you chose to. There would be ways  
 18 to do that. You know, you-all can create a position.  
 19 But you know from the Charter itself, that is set,  
 20 because once that is passed, the amendment, you can't  
 21 change it for a year, which I believe would be June,  
 22 the middle of next year if I'm correct, the language  
 23 that was specifically passed.  
 24 What specific provisions are you talking  
 25 about?

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1 COUNCILMEMBER PATRICK: I guess specifically  
 2 the date certain that the Mayor changes from a  
 3 full-time mayor to a part-time mayor. My assumption  
 4 was was that that was all part of -- or anything that  
 5 addressed that would potentially fall under that  
 6 umbrella of you're monkeying around with the form of  
 7 government sooner than what was called out in that  
 8 referendum.  
 9 ATTORNEY McLENDON: To the extent that the  
 10 Mayor's title, full-time versus part-time, was part of  
 11 the Charter amendment approved by referendum, that  
 12 cannot be modified for a year, basically, from the  
 13 date it's adopted, because we can't use home rule to  
 14 change your Charter for a year after the legislature  
 15 has made a change to it, which they did in that  
 16 referendum by virtue of the adoption of that language.  
 17 Otherwise, it's a matter of home rule, and,  
 18 you know, it's something that I think is an important  
 19 question that there needs to be an awful lot of  
 20 conversation and a lot of consensus building on that,  
 21 but it is something that can be addressed by home  
 22 rule.  
 23 COUNCILMEMBER PACHUTA: But you can also  
 24 hire someone to essentially perform city manager  
 25 positions before the January 1st, 2014 date. I

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1 think --  
 2 ATTORNEY McLENDON: It would not --  
 3 COUNCILMEMBER PACHUTA: -- that's his  
 4 question.  
 5 ATTORNEY McLENDON: -- be a Charter  
 6 position. You could create a position if you chose  
 7 to.  
 8 COUNCILMEMBER ALEXANDER: There is already a  
 9 city administrator in the Charter.  
 10 ATTORNEY McLENDON: Right. Then that's -- I  
 11 won't say it, but there would be methods to do that.  
 12 COUNCILMEMBER PATRICK: The city  
 13 administrator listed in the Charter, was that not  
 14 referring to the Mayor's position --  
 15 COUNCILMEMBER PACHUTA: No.  
 16 COUNCILMEMBER PATRICK: -- the Mayor as --  
 17 COUNCILMEMBER PACHUTA: No. It's separate.  
 18 ATTORNEY McLENDON: There's a provision in  
 19 the Charter that we need to look at specifically, but  
 20 it allows for the Mayor and Council or the Council to  
 21 appoint an administrator to assist the Mayor, and  
 22 there are certain terms set out with that. Helpful?  
 23 COUNCILMEMBER PATRICK: I guess I'd like to  
 24 ask my colleagues on the other side, what is your  
 25 suggestion or what is your preference --

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1 COUNCILMEMBER PACHUTA: Well --  
 2 COUNCILMEMBER PATRICK: -- if there's no  
 3 legal -- nothing legally controlling or prohibiting us  
 4 from doing the creation of the city manager?  
 5 COUNCILMEMBER PACHUTA: Well, I think with  
 6 the RFP we approved, the goal was to have someone in  
 7 by January 1st, 2013, that would function in a role of  
 8 a city manager even if their title was not city  
 9 manager but city administrator, so my preference is to  
 10 start the transition as soon as possible.  
 11 COUNCILMEMBER FLEMING: The city manager  
 12 form of government based on the referendum is 1/1/14.  
 13 COUNCILMEMBER BATES: Right, but there's  
 14 nothing prohibiting us from having a person function  
 15 as a city manager tomorrow.  
 16 COUNCILMEMBER FLEMING: I don't know where  
 17 we're going to come up with the funding for a city  
 18 manager.  
 19 And we discussed this two weeks ago in  
 20 regards to if we brought someone on per the RFP, we'd  
 21 be bringing someone in by November of this year and  
 22 for 1/1/13 let's call it, and I really don't feel that  
 23 they would be wanting to receive less than their total  
 24 salary, and I don't know how we can afford that.  
 25 COUNCILMEMBER BATES: In the budget, there

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1 is \$45,000 slated for HR services.  
 2 As I shared with Council when I did my  
 3 evaluations of other municipalities that have HR  
 4 employees, it was about a third of them, a third of  
 5 the HR issues were handled by the city managers.  
 6 So in my opinion, if you get a competent,  
 7 qualified city manager in and they can handle the HR,  
 8 you can shift those moneys that have been designated  
 9 for an outside contract HR person back in-house.  
 10 MAYOR PITTMAN: Did you not put \$70,000 in  
 11 there for that particular item for January?  
 12 MS. LISA FERGUSON: The city administrator's  
 13 salary is set at \$70,000 for a whole year. So there's  
 14 thirty-five in there for the city administrator for  
 15 half a year, and then there's forty-five that he's  
 16 talking about for the Flex HR contract.  
 17 COUNCILMEMBER FLEMING: But the Flex HR  
 18 contract is in lieu of the fact that we approved that  
 19 because we presently do not have a full-time city  
 20 clerk, not because we --  
 21 MAYOR PITTMAN: Well, it ends in September;  
 22 right?  
 23 COUNCILMEMBER FLEMING: Correct.  
 24 COUNCILMEMBER PACHUTA: But it's actually  
 25 budgeted through the entire year on our budget even

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1 though the contract ends in September.  
 2 MS. FERGUSON: That's correct.  
 3 COUNCILMEMBER BATES: So there are ways of  
 4 migrating the moneys that are already budgeted,  
 5 around, if we wanted to move forward with getting a  
 6 city manager-type person under a different title  
 7 earlier than January 1st of 2014.  
 8 And my preference has not shifted from the  
 9 last conversation, and that's to retain a firm to help  
 10 craft the job descriptions; interview the Council  
 11 individually, collectively, members of the community;  
 12 come up with a recommended job description, make --  
 13 One of the things that's really important  
 14 for this position is in addition to their skill set is  
 15 their personality, and they need to be able to fit  
 16 within the City of Doraville and work with the various  
 17 personalities that are here.  
 18 And you know, if we're going to have a  
 19 committee do the reviewing and screening of the  
 20 resumes, they're not going to be able to review and  
 21 screen and evaluate personalities, because you just  
 22 don't see personalities on a piece of paper, whereas,  
 23 the firm does.  
 24 And you know, in reading through that scope  
 25 of work, the tasks that they would be doing for us --

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1 background checks, screenings, job descriptions,  
 2 planning out compensation packages -- is stuff that we  
 3 just don't have any expertise or knowledge doing, and  
 4 I don't see a committee of city managers being able to  
 5 do the work that the headhunters were going to be able  
 6 to do.  
 7 MAYOR PITTMAN: And that was an additional  
 8 question was the headhunter versus Mr. Patrick's idea  
 9 of putting together a committee and working with other  
 10 city managers in other cities.  
 11 Correct?  
 12 COUNCILMEMBER PATRICK: Correct, yes.  
 13 And I had spoken with Kay Love, the city  
 14 manager for Roswell. She would not be willing to  
 15 weigh in on the politics of whether or not to go with  
 16 a headhunting firm versus handling this ourselves, but  
 17 she said that if we were to handle this ourselves,  
 18 that she would be able to help us through the process.  
 19 MAYOR PITTMAN: And what was the cost of the  
 20 headhunter? I think it was up to \$27,000.  
 21 COUNCILMEMBER PACHUTA: They averaged around  
 22 twenty, twenty to twenty-five.  
 23 COUNCILMEMBER PATRICK: And in fairness, I  
 24 had put the question out to find out what kind of fees  
 25 or compensation that we would offer an interview panel

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1 and have not heard an answer to that question.  
 2 So that's where I'm at with it right now.  
 3 MAYOR PITTMAN: So what would you like to do  
 4 with your item?  
 5 COUNCILMEMBER PATRICK: I guess put it to a  
 6 motion that we go with a private firm or -- pardon  
 7 me -- we try and assemble a panel of city  
 8 administrators ourselves and select a city manager,  
 9 city administrator.  
 10 MAYOR PITTMAN: Okay. Do I get a second?  
 11 COUNCILMEMBER FLEMING: Second.  
 12 MAYOR PITTMAN: A date that you wanted to?  
 13 COUNCILMEMBER PATRICK: I am open to that.  
 14 As there doesn't seem to be any kind of legal  
 15 constraints on time frames, I guess I'm open to the  
 16 time frames that . . .  
 17 ATTORNEY McLENDON: Sandra might need a  
 18 little clarification on the motion I think as well.  
 19 ASSISTANT CLERK BRYANT: Can you repeat your  
 20 motion?  
 21 COUNCILMEMBER PATRICK: The motion is is  
 22 that we go with a private -- I'm sorry. Let me start  
 23 again.  
 24 The motion is is that we go with an  
 25 interview panel that we assemble ourselves for the

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1 selection process for a city manager.  
 2 MAYOR PITTMAN: Okay. Do I get a second?  
 3 COUNCILMEMBER FLEMING: Second. And I  
 4 didn't hear that that was really an amendment, but go  
 5 ahead. That was a second.  
 6 MAYOR PITTMAN: Okay. Discussion?  
 7 - - -  
 8 (No response)  
 9 - - -  
 10 MAYOR PITTMAN: Call the roll, please.  
 11 ASSISTANT CLERK BRYANT: Councilmember  
 12 Alexander?  
 13 COUNCILMEMBER ALEXANDER: No.  
 14 ASSISTANT CLERK BRYANT: Councilmember  
 15 Bates?  
 16 COUNCILMEMBER BATES: No.  
 17 ASSISTANT CLERK BRYANT: Councilmember  
 18 Fleming?  
 19 COUNCILMEMBER FLEMING: No. Yes.  
 20 ASSISTANT CLERK BRYANT: Councilmember  
 21 Pachuta?  
 22 COUNCILMEMBER PACHUTA: No.  
 23 ASSISTANT CLERK BRYANT: Councilmember  
 24 Patrick?  
 25 COUNCILMEMBER PATRICK: Yes.

1 MAYOR PITTMAN: Motion failed.  
 2 COUNCILMEMBER PATRICK: *What do we do next?*  
 3 COUNCILMEMBER FLEMING: *They're going to*  
 4 *take it from there.*  
 5 MAYOR PITTMAN: *Do we want to put another*  
 6 *motion on the table or do we want to bring it back?*  
 7 *What do you-all want to do with it?*  
 8 COUNCILMEMBER ALEXANDER: *I would like for*  
 9 *-- I think the majority of Council reviewed the*  
 10 *proposals, and I would like for us to start inter-*  
 11 *viewing firms that responded to the RFP.*  
 12 *So if we want to leave the item on the*  
 13 *agenda for the July 2nd meeting with the understanding*  
 14 *that Council respond with their top three or however*  
 15 *many -- I believe we had five respondents or six*  
 16 *respondents -- and start the interview process for the*  
 17 *personnel search firm.*  
 18 MAYOR PITTMAN: *Is that a motion or do you*  
 19 *just want to put it on the agenda?*  
 20 COUNCILMEMBER ALEXANDER: *It can be made in*  
 21 *the form of a option.*  
 22 MAYOR PITTMAN: *Okay. Do I get a second?*  
 23 COUNCILMEMBER PACHUTA: *Second.*  
 24 MAYOR PITTMAN: *Discussion?*  
 25 COUNCILMEMBER FLEMING: *In regards to*

1 discussion, yes, I'm not. Over the last several  
 2 years, we've gone out for contracts over and over and  
 3 over again, and I think we've been -- that Council has  
 4 been spending way too much money on contracts.  
 5 I would just prefer doing in-house, creating  
 6 our own job description. Suwanee's got an excellent  
 7 one as well as Norcross, and I think that Council is  
 8 quite capable of reviewing resumes that come in. And  
 9 if we can get a panel, as Mr. Patrick has commented,  
 10 then all the more reason that we should do it in-  
 11 house, so I'm not in favor in bringing forth or paying  
 12 for an outside consultant recruiting firm.  
 13 MAYOR PITTMAN: *Okay. Anything in addition?*  
 14 ---  
 15 (No response)  
 16 ---  
 17 MAYOR PITTMAN: *Call the roll, please.*  
 18 ASSISTANT CLERK BRYANT: *Councilmember*  
 19 *Alexander?*  
 20 COUNCILMEMBER ALEXANDER: *Yes.*  
 21 ASSISTANT CLERK BRYANT: *Councilmember*  
 22 *Bates?*  
 23 COUNCILMEMBER BATES: *Yes.*  
 24 ASSISTANT CLERK BRYANT: *Councilmember*  
 25 *Fleming?*

1 COUNCILMEMBER FLEMING: *No.*  
 2 ASSISTANT CLERK BRYANT: *Councilmember*  
 3 *Pachuta?*  
 4 COUNCILMEMBER PACHUTA: *Yes.*  
 5 ASSISTANT CLERK BRYANT: *Councilmember*  
 6 *Patrick?*  
 7 COUNCILMEMBER PATRICK: *Yes.*  
 8 MAYOR PITTMAN: *Motion carries.*  
 9 *Okay. And you'll put this on the agenda for*  
 10 *discussion at the next meeting. And you wanted I*  
 11 *believe us to bring back -- did you say top three?*  
 12 COUNCILMEMBER ALEXANDER: *Yes, ma'am.*  
 13 MAYOR PITTMAN: *Okay. Thank you.*  
 14 *Next is going to be new business, "Amend to*  
 15 *Chapter 3, Alcohol, to revise distance regulations and*  
 16 *Definition of 'Entertainment Facility,'" Mr. McLendon.*  
 17 ATTORNEY McLENDON: *And Mayor and Council,*  
 18 *what we had, as was pointed out several times, is in*  
 19 *the definition of "entertainment facility," it had*  
 20 *language that was inconsistent with our ordinances to*  
 21 *the extent it stated it was the primary -- that*  
 22 *service of alcohol would be a primary function of the*  
 23 *entertainment facility, which is inconsistent with us*  
 24 *saying you have to have 60 percent sales in food in*  
 25 *order to serve alcohol.*

1 So really the number one thing I want to  
 2 accomplish here is to strike that inconsistent  
 3 language, and we have now taken that out of the  
 4 definition of "entertainment facility."  
 5 In addition, we added in the language at the  
 6 end that says it will not include facilities intended  
 7 for patron dancing or performances of any kind,  
 8 including but not limited to discotheques and  
 9 nightclubs. I think that also goes to the potential  
 10 text amendment we have coming up on our C-2 as well.  
 11 So that's the number one issue.  
 12 As far as the distances, what we were  
 13 attempting to do in this section is make our  
 14 ordinances consistent with the distances set out in  
 15 Georgia law, so it's trying to bring it more into just  
 16 conformity with State law.  
 17 There are going to be some policy questions  
 18 in these distances about, you know, where y'all want  
 19 to set those distances. But we need to be very  
 20 careful as we do that, because if we change anything  
 21 from the existing code distances, we could have a  
 22 significant effect on existing businesses, and we need  
 23 to be careful.  
 24 If I'm correct, we've drafted this for the  
 25 distances to all be consistent with what are currently

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1 either in our code or by virtue of State law.  
2 Are there any exceptions?  
3 ATTORNEY FELGIN: I was also asked as part  
4 of the drafting that it didn't conflict with State  
5 law, that I would make it consistent with the  
6 currently-existing Dekalb distances so that when their  
7 annexation occurs, there would be a smoother cross-  
8 over of those businesses that have been operating  
9 under the distance requirements of Dekalb County.  
10 COUNCILMEMBER PACHUTA: Is that more strict  
11 or less strict?  
12 ATTORNEY FELGIN: It's neither one or the  
13 other. It's just there are certain additions that  
14 Dekalb had that we didn't.  
15 ATTORNEY McLENDON: What I'd like to do  
16 between now and the next meeting, since we've had a  
17 reading on this, is let me get you a memo that says  
18 exactly the changes we've made so it's very concise,  
19 you don't have to go through the document and try to  
20 parse it out. I'll get a memo prepared that says,  
21 "These are the changes we have."  
22 COUNCILMEMBER PACHUTA: In the future, when  
23 we get copies of ordinance changes, can we get redline  
24 versions so I don't have to like keep going back and  
25 forth between the current alcohol ordinance and this?

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1 ATTORNEY FELGIN: That's usually what I  
2 prefer. This time, I restructured the format of the  
3 way the section reads, and if I did it in redline, you  
4 would be more confused.  
5 ATTORNEY McLENDON: The answer is yes.  
6 COUNCILMEMBER FLEMING: I originally brought  
7 this to legal counsel and Mayor's attention as well as  
8 Mr. Cooley's attention back in March before the  
9 annexation was adopted or passed by the legislature.  
10 And at that time, I was concerned about  
11 distances, yes, to make it restrictive for not just  
12 residential; but for schools, for places of worship,  
13 etc., that should be 1,500 feet. A hundred feet or a  
14 hundred yards, as far as I'm concerned, those types of  
15 establishments need to be away from those that I've  
16 just mentioned.  
17 When I was going through the Zoning Codes  
18 and 23-402, as we learned since Georgia Palace,  
19 basically -- not since, but now -- that there was  
20 never any definition listed for a discotheque or a  
21 nightclub listed in our Zoning Code in Section 23-402.  
22 So using those uses and not having a  
23 definition for them was inconsistent, and that was the  
24 reason why I felt that we needed to really look at not  
25 just our Alcohol Ordinance but our Zoning Codes,

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1 because if we're going to use a use permitted or  
2 conditional use, we'd better have a definition for it.  
3 Also in Section 3.1 in the Alcohol  
4 definition, it stated entertainment facility,  
5 (reading) "deriving its primary income from the sales  
6 of alcoholic beverages." But as Mr. O'Connor pointed  
7 out, later on down in the body it says that to sell  
8 alcohol you will have 60 percent food, but we're  
9 giving a definition to say that the primary use is --  
10 function is alcohol.  
11 So that's the reason why I felt there was  
12 inconsistencies, that we needed to tighten up both of  
13 these ordinances to further restrict as far as  
14 distances are concerned and correct some of the  
15 language that we inadvertently have in there that just  
16 needs to be clarified.  
17 So thank you, Mr. Cooley.  
18 MR. JOE COOLEY: Just to address that, as  
19 you know from the last work session, the Council  
20 directed staff and then to take this to the Planning  
21 Commission to look at the definitions and clear up the  
22 language about the disco, which we are in the process  
23 of doing. So that'll straighten out a lot of that  
24 aspect of it.  
25 The one thing I just did want to bring to

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1 your attention -- this is something that Cecil  
2 referred to about being very careful about what we do  
3 as far as the distance goes -- one of the things in  
4 here that just want to draw your attention to, under  
5 Section 3-20, Section (b)(3), there's language in  
6 there about (reading) "Within 1,500 feet of  
7 residentially zoned property or private residence on  
8 non-residentially-zoned property."  
9 This is across the board for consumption on  
10 permits. Right now, that is in our Zoning Code and  
11 it's specifically tied to nightclubs. It does not  
12 apply to restaurants, it does not apply etc.  
13 By incorporating it into the alcohol  
14 license, effectively -- and there's good language in  
15 here for grandfathering or whatever -- but effectively  
16 what this would do, you could not open a restaurant on  
17 Buford Highway and have an alcohol beverage [sic] to  
18 sell any type of drink.  
19 The 1,500 foot -- I took a scale to the  
20 map -- basically wipes out entire Buford Highway by  
21 incorporating in here. So just be aware. If that's  
22 what you want to do, that's fine. But just need to be  
23 aware that 1,500 square -- or linear feet will  
24 effectively not allow a new restaurant to come in and  
25 have an alcohol license.

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1 COUNCILMEMBER FLEMING: But conversely --  
 2 and we find ourselves smack dab in the middle again,  
 3 because they will get around the nightclub by saying  
 4 that they're a restaurant. Okay. If we go back to  
 5 saying only 100 feet, they'll say that they're a  
 6 restaurant.  
 7 Now, even in the nightclub, you know, we  
 8 still need to address that in the uses because it  
 9 states no greater -- nightclub, because it is -- the  
 10 primary use is alcohol, okay --  
 11 MR. JOE COOLEY: Yeah.  
 12 COUNCILMEMBER FLEMING: -- is 1,500 feet.  
 13 MR. JOE COOLEY: Right, and --  
 14 COUNCILMEMBER FLEMING: So --  
 15 MR. JOE COOLEY: -- that's one thing --  
 16 COUNCILMEMBER FLEMING: -- still there's  
 17 some work that really has got to be done.  
 18 MR. JOE COOLEY: Yes, ma'am. And that's one  
 19 of the things. Not just the definition of nightclub  
 20 but I also modified the definition to clarify  
 21 restaurant in what we'll be taking to the Planning  
 22 Commission and will come to you-all later, that  
 23 addresses that.  
 24 I agree with you a hundred percent. There's  
 25 all types of gaps in it, and most of it is definition

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1 issues within the Zoning Code that we're trying to  
 2 clear up. I understand what you're saying and I  
 3 agree.  
 4 But I think the intent -- my understanding  
 5 of the intent originally with the 1,500 for the  
 6 nightclub, what the intent of the ordinance is to  
 7 protect neighboring properties, especially  
 8 residential, from the intensity of a nightclub use or  
 9 night event where the concentration of the noise and  
 10 the traffic and everything's at night, because you're  
 11 getting into the point where you have the possibility  
 12 of disrupting the peaceful use of the residential  
 13 property.  
 14 So I think as a conditional use permit, the  
 15 Council has been looking at these on a one-by-one  
 16 basis, which I think is an appropriate way of doing it  
 17 and saying this is or is not appropriate. But the  
 18 1,500 foot is actually within the nightclub.  
 19 We have issues with our restaurant  
 20 definition too. I have issues with our definition of  
 21 restaurants. And what I'm proposing -- and I'll shoot  
 22 you-all a copy of this, of what I've drafted up --  
 23 that we'll be taking -- that you asked for at the last  
 24 work session, that we'll be putting before the  
 25 Planning Commission for discussion to take a look at

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1 too.  
 2 But you're absolutely right, we need to  
 3 address that. But I think the proper place to do that  
 4 is within the specific uses as opposed to doing a  
 5 blanket restriction on alcohol permits, that if a nice  
 6 restaurant comes in -- would want to come into  
 7 Doraville and locate somewhere in here, they can't  
 8 open because they can't get an alcohol license. So I  
 9 think you might just be aware of it. That's all. I  
 10 just wanted --  
 11 COUNCILMEMBER FLEMING: Well, let me --  
 12 MR. JOE COOLEY: -- to bring it to your  
 13 attention.  
 14 COUNCILMEMBER FLEMING: -- ask you this.  
 15 MR. JOE COOLEY: Sure.  
 16 COUNCILMEMBER FLEMING: Could they not apply  
 17 for a variance?  
 18 MR. JOE COOLEY: You can't get a use  
 19 variance, no. You cannot grant a variance of a use  
 20 within the code. You have to amend the text of the  
 21 code.  
 22 COUNCILMEMBER FLEMING: Well, their use  
 23 would be restaurant, and if you're not -- And that's  
 24 zoning; this is alcohol.  
 25 MR. JOE COOLEY: Right.

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1 COUNCILMEMBER FLEMING: Okay.  
 2 ATTORNEY McLENDON: Usually with this type  
 3 of ordinance, we wouldn't want to have a variance  
 4 process because this is so stringent. You are really  
 5 regulating things that you wouldn't even want the  
 6 potential of a variance process that someone could  
 7 overturn your variance on a lot of these. So I might  
 8 not do that in this code section.  
 9 MAYOR PITTMAN: Mr. Patrick?  
 10 COUNCILMEMBER PATRICK: (Shakes head.)  
 11 MAYOR PITTMAN: Ms. Pachuta?  
 12 COUNCILMEMBER PACHUTA: Huh-uh.  
 13 MAYOR PITTMAN: Mr. Bates?  
 14 COUNCILMEMBER BATES: (Shakes head.)  
 15 MAYOR PITTMAN: Ms. Alexander?  
 16 ATTORNEY McLENDON: I'll get you some  
 17 information on this between now and the next meeting.  
 18 MAYOR PITTMAN: I'm sorry?  
 19 ATTORNEY McLENDON: I'll get some additional  
 20 information on this between now and the next meeting,  
 21 but I will tell you cleaning up the definition of  
 22 entertainment facility is absolutely correct.  
 23 MAYOR PITTMAN: Ms. Alexander, do you have  
 24 anything?  
 25 COUNCILMEMBER ALEXANDER: Do you want us to

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1 e-mail you and Mr. Cooley any specific questions we  
2 have?  
3 ATTORNEY McLENDON: Absolutely, please.  
4 MAYOR PITTMAN: Okay. So if we could get  
5 this on the next agenda, please.  
6 Committee Reports? Okay.  
7 Public Comments. Please limit your comments  
8 to three minutes, state your name for the court  
9 reporter, please.  
10 MR. HART: Now that we know what we're going  
11 to discuss tonight.  
12 The piping of Brook Park. It just dawned on  
13 me, we have this historical site called or part of the  
14 city called Northwoods, and the cornerstone of that  
15 construction, the first part or first phase of that  
16 construction was built around a small, spring-filled  
17 steam called a brook or a stream that went through  
18 this park. And it's called Brook Park for a reason:  
19 because of that little stream in the park.  
20 Now you can't see that little stream in the  
21 park because they stuck it in a pipe. And we've heard  
22 this discussion before. And we not only did that; we  
23 built a tennis court on top of the stream, okay. So  
24 here we go with stream buffers and pipes and all those  
25 kind of things, and it eventually leads into an

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1 expensive problem. Okay.  
2 So normally when we're going to change a  
3 park like Halpern Park or English Oak Park, we had  
4 this neighborhood group together and they decide what  
5 they're going to do with it. But tonight, we threw  
6 all that out the window, because no one asked anybody  
7 from Northwoods. Nobody asked anybody that lives  
8 around Brook Park what they wanted to do with their  
9 park. We decided we're just going to stuff the pipe  
10 back in there and then start on this pork-barrel  
11 project, and God knows what's going to happen with  
12 this tennis court project.  
13 So can we back this up and before we fiddle  
14 with this pipe, without a bid, incidentally, and  
15 before we spend all this Stormwater money again  
16 chasing our tail, can we ask the people and the  
17 residents around the park? If you go across the  
18 street from the park, Lorraine Caribbean, it's an open  
19 stream. It's also a bird sanctuary, okay.  
20 Can we kind of like for once in our life in  
21 Doraville actually look at the problem from outside of  
22 just piping things and look what we're doing to the  
23 neighborhood? Thank you.  
24 MAYOR PITTMAN: Additional public comments?  
25 MR. STUART ANDERSON: Stuart Anderson.

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1 Relative to the Halpern Park committee,  
2 those questions about the way the RFP was done, etc.,  
3 I would possibly not have Mr. Howe on the committee.  
4 Perhaps somebody from Halpern Park or Halpern  
5 Enterprises should be on the committee. I volunteered  
6 myself, having been involved in this park for some  
7 time. And Ms. Fleming would be a good person to have  
8 on this thing to try and sort it out. Thank you.  
9 MAYOR PITTMAN: Okay. Additional public  
10 comments?  
11 ---  
12 (No response)  
13 ---  
14 MAYOR PITTMAN: Okay. Motion to adjourn?  
15 COUNCILMEMBER PACHUTA: So moved.  
16 MAYOR PITTMAN: Second?  
17 Discussion?  
18 COUNCILMEMBER ALEXANDER: Did somebody  
19 second?  
20 MAYOR PITTMAN: Second?  
21 COUNCILMEMBER ALEXANDER: Second.  
22 COUNCILMEMBER FLEMING: Second.  
23 COUNCILMEMBER BATES: Second.  
24 MAYOR PITTMAN: You got several.  
25 Discussion?

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1 COUNCILMEMBER ALEXANDER: Thank you, Mr.  
2 Robertson. Welcome aboard. We're excited about you  
3 being here and already loading you up with work to do.  
4 MR. RICHARDSON: Thank you, ma'am.  
5 MAYOR PITTMAN: Absolutely.  
6 Okay. Call the roll, please.  
7 ASSISTANT CLERK BRYANT: Councilmember  
8 Alexander?  
9 COUNCILMEMBER ALEXANDER: Yes.  
10 ASSISTANT CLERK BRYANT: Councilmember  
11 Bates?  
12 COUNCILMEMBER BATES: Yes.  
13 ASSISTANT CLERK BRYANT: Councilmember  
14 Fleming?  
15 COUNCILMEMBER FLEMING: Yes.  
16 ASSISTANT CLERK BRYANT: Councilmember  
17 Pachuta?  
18 COUNCILMEMBER PACHUTA: Yes.  
19 ASSISTANT CLERK BRYANT: Councilmember  
20 Patrick?  
21 COUNCILMEMBER PATRICK: Yes.  
22 MAYOR PITTMAN: Meeting adjourned.  
23 ---  
24 (Meeting adjourned at 7:45 p.m.)  
25 -o0o-



	24:11;36:23	46:7;60:19;62:24;63:9	9:19	appreciate (2)
\$	31st (1)	additions (1)	Alexander (45)	38:4;39:19
\$10,000 (1)	19:13	53:13	3:25;4:1;5:4,5;6:5,6,	approach (1)
37:8	3-20 (1)	address (4)	22:7;4:5;14:4,5,11,22;	32:8
\$10.00 (4)	56:5	17:12;55:18;57:8;59:3	15:20;16:6,7;20:24,25;	appropriate (4)
24:15;27:9,17,19	4	addressed (3)	26:7;29:23;30:5,6;33:2,	17:23;38:16;58:16,17
\$15,000 (1)	4th (1)	addresses (1)	13,17,23;38:22;39:4,5;	approval (3)
25:7	6:19	57:23	42:8;48:12,13;49:8,20;	4:18;10:23;35:14
\$27,000 (1)	5	addressing (1)	50:19,20;51:12;60:15,	approve (2)
46:20		12:5	23,25;63:18,21;64:1,8,9	11:7;34:1
\$45,000 (1)	50 (1)	adjourn (1)	Alexander's (2)	approved (4)
44:1	18:22	63:14	25:1;39:23	37:14;41:11;43:6;
\$70,000 (2)	501c3 (1)	adjourned (2)	Allegiance (1)	44:18
44:10,13	25:2	64:22,24	3:5	apron (1)
[	50-foot (1)	administrator (6)	all-encompassing (1)	13:22
[sic] (1)	36:22	42:9,13,21;43:9;	13:11	area (3)
56:17	6	44:14;47:9	alleviate (1)	14:24;22:8;23:14
1	60 (3)	administrators (1)	26:17	Arena (1)
1,500 (7)	9:9;51:24;55:8	47:8	allocate (2)	24:12
54:13;56:6,19,23;	7	administrator's (1)	33:18,19	around (8)
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1/1/14 (1)	able (8)	adoption (1)	22:13;33:21;34:2;	aspect (1)
43:12	10:16;21:21;23:1;	41:16	56:24	55:24
100 (1)	45:15,20;46:4,5,18	afford (1)	allows (1)	asphalt (1)
57:5	aboard (1)	43:24	42:20	8:15
1961 (1)	64:2	Again (7)	all's (1)	assemble (2)
17:8	Absolutely (6)	10:19;12:9;27:5;	22:22	47:7,25
1st (3)	38:6;40:16;59:2;	47:23;50:3;57:2;62:15	alter (1)	assist (1)
41:25;43:7;45:7	60:22;61:3;64:5	against (2)	40:8	42:21
2	accepting (1)	9:14;34:11	always (1)	ASSISTANT (52)
20 (1)	35:20	agencies (1)	25:8	3:24;4:2,5,9,12,15;5:3,
18:17	accomplish (2)	23:20	amenable (1)	6,9,12,15;6:4,7,10,13,16;
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2014 (2)	15:12	ago (2)	amended (1)	50:18,21,24;51:2,5;64:7,
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3	addition (4)	agreements (2)	53:7;54:9	22:16
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