

CITY OF DORAVILLE  
CITY COUNCIL MEETING MINUTES  
February 21, 2006

Present: Mayor, Ray Jenkins  
Council, Marlene Hadden  
Jason Anavitarte  
Donna Pittman  
Ed Lowe  
Bob Spangler  
Tom Hart

City Attorney, Rick Powell

Mayor Jenkins called the meeting to order at 7:00 p.m.

Council Member Anavitarte made a motion to approve the minutes from the February 6, 2006 meeting. Council Member Pittman seconded the motion. Motion carried unanimously.

Mayor Jenkins addressed the Commercial Vehicle Ordinance. The Ordinance that was passed on February 6, 2006 is not working. Citizens have conversion vans for their personal use and handi-cap citizens have vans adapted to their needs.

Council Member Hadden stated that perhaps the Ordinance could be amended with a section added for handi-cap vans and change the height from 7 feet to 8 feet.

The City Attorney stated that a Section G could be added to the Ordinance that would be applicable to handi-cap vehicles and change the height limit from 7 feet to 8 feet.

A lady stated that this would not eliminate the ladders and other equipment loaded on the tops of the vans.

A gentleman stated that this City was made up of Blue Collar Workers and that every other house in his neighborhood had either a pick up truck or a van. You can't take away the vehicles that are used to go back and forth to work or the vehicles that are used in work.

A lady stated that it is not the vehicles it is the equipment on the vehicles.

Council Member Hadden made a motion to table this item and set up a committee to research this matter and make recommendations to the Council. Motion died from lack of second.

Council Member Anavitarte made a motion to table the English Oak Park Storm Water Project until the March 6, 2006 meeting. Council Member Hadden seconded the motion. Motion carried unanimously.

Mayor Jenkins urged the committee that was set up to study the Employee Manual, to meet and get their recommendations to the Council.

Mayor Jenkins stated that the Extension Building was part of the City's Park property and could not be used as a coffee shop. This property was set aside as park property when the Police Department was built on former park property.

Mayor Jenkins announced that the next DMA meeting will be held on February 23, 2006 in Tucker. The Service Delivery Strategy Agreement will be discussed and the Mayor urged all Council Members to attend the meeting.

The Council did not make a decision on the layout for the City's newsletter. They wanted to see a copy of the City of Norcross's newsletter before they made a decision.

Priscilla Murphy stated that this was the mid year budget review. The Storm Water Budget had been included in this budget amendment. Mrs. Murphy stated that contingency categories had been added to all departments budget and a line item had been added for events. Money had been appropriated for 2 new Police Officers, 1 new position at the Court House and other changes that had been discussed at the work session. Mrs. Murphy asked the City Council to adopt the budget amendment by Resolution.

Council Member Anavitarte stated that he had serious concerns about the money that had been set aside in this budget for City Events. Council Member Anavitarte stated that we should not be expending this amount of money at this time. The City should be concerned about finding ways to lower taxes.

The City Attorney stated that the Service Delivery Strategy Agreement stated that DeKalb county was collecting tax money for sidewalks. The City Attorney stated that this matter required further research. The City could be entitled to money for sidewalks from DeKalb County.

Council Member Lowe made a motion to approve the mid year budget revision. Council Member Pittman seconded the motion. Motion carried unanimously.

Council Member Hadden stated that she had requested that a new fee schedule be developed. The new fee schedule was developed to reduce the fee for a variance for a resident to \$100.00 instead of \$700.00. Council Member Hadden made a motion to approve the fee schedule with the changes that had been discussed. Council Member Pittman seconded the motion. Motion carried unanimously.

Council Member Hadden stated that it had come to her attention that the City's liquor license fees were to low. Council Member Hadden wants this matter researched and brought back before the Council at a latter date.

Council Member Spangler made a motion to award the Park Planning Services to MacTec. Council Member Hadden seconded the motion. Motion carried with Council Member Hart voting no.

Council Member Hadden stated that there was too much truck traffic on Winters Chapel Road.

The City Attorney stated that further research needed to be done to matter before the Council could take action.

Council Member Hart stated that Woodwin was a residential street with a school located on the street. Truck traffic on Woodwin had been restricted during certain hours of the day, but trucks were at the intersection of Winters Chapel and Woodwin at the rate of 1 truck per minute.

The President of the Hightower PTA stated that trucks were not allowed to use Woodwin during the hours of 7:00 am to 4:00 pm. The lady stated that if the Council had not approved a garbage dump the truck traffic would not be a problem.

A gentleman stated that there were three other routes for the trucks to take.

Council Member Anavitarte stated that the City would have to check with GEMA and FEMA before any action can be taken. GEMA and FEMA have established evacuation routes and the City can not interfere with these evacuation routes.

Council Member Hadden made a motion to table appointing the Planning Commission Members. Council Member Anavitarte seconded the motion. Motion carried unanimously.

Council Member Hadden stated that item # 11, Massage Parlor would be tabled until another meeting.

Jennie Calvert spoke at the work session.

Item # 13 was a duplicate agenda item.

The City Attorney stated that this was an Ordinance to amend the No Parking Ordinance on certain streets. A portion of Pin Oak 45' north and 20' from the utility pole on the west side of Pin Oak at the intersection of Red Oak would be added to the No Parking Ordinance for certain streets.

Acting Chief McElroy stated that it was dangerous for people to park on the above noted section of Pin Oak.

Council Member Lowe made a motion to waive the first reading of an amendment to amend the No parking Ordinance on Certain Streets to include the referenced section of Pin Oak. Council Member Pittman seconded the motion. Motion carried unanimously.

Council Member Lowe made a motion to approve the amendment to the No Parking Ordinance on Certain Streets to include this section of Pin Oak. Council Member Hadden seconded the motion. Motion carried unanimously.

The City Attorney stated that curbs, gutters, and clean sidewalks were already addressed in Section 15-12 of the City Code Book.

Item # 17 had already been addressed.

Council Member Anavitarte made a motion to approve a Resolution to Adopt Annexation as a Private Property Right. Council Member Hadden seconded the motion. Motion carried unanimously.

Item # 19 was taken off the agenda in the work session.

Council Member Anavitarte stated that House bill 567 had been introduced to the House of Representatives. House Bill 567 includes the creation of the City of Dunwoody and annexations by the City of Doraville. Property to be annexed is as follows:

- All those tracts and parcels of land lying and being in Land Lots 320,337,340,341,342,356 and 357 of the 18<sup>th</sup> Land District and Land Lots 249,250,277, and 278 of the 6<sup>th</sup> Land District of DeKalb County, Georgia.

The property to be annexed is more than 50% commercial. Approximately 2200 residents will be added to the City by this annexation.

The House will vote on House Bill 567 on February 23, 2006. Council Member Anavitarte made a motion to approve the annexations for the City of Doraville as stated. Council Member Hadden seconded the motion. Motion carried unanimously.

Item # 21 was moved to the end of the agenda.

Item # 22 was a duplicate agenda item.

Item # 23 was a duplicate agenda item.

Representatives from Pond and Company gave a brief overview of the Automobile Plant Redevelopment Research document that was handed out to the Council.

The research document contained three (3) examples of automobile plant closings of GM and Ford. The property location is as follows:

- Sleepy Hollow, NY    GM plant    99 acres    still undeveloped
- Baltimore, MD        GM plant    184 acres    redevelopment plans are for warehouses, possible office complex, manufacturing/

research & development facility

- Edison, NJ Ford Plant 102 acres redevelopment plans are for Mixed use development

The Representatives from Pond and Company made the following recommendations to the City of Doraville in anticipation of the closing of the GM facility.

- Incorporate community needs and desired land uses for the GM site in the ongoing Comprehensive Plan update process. In addition to creating a vision statement for Doraville in 2025, creating a strategy, principles, and vision for the future of the GM site would set the framework to guide future development. Explore how the site might serve community needs for civic facilities and public space in the future.
- Address possible redevelopment of the GM site while updating the city’s Zoning Ordinance. Planned Unit Development procedures may serve this purpose.
- Open lines of communication between the City and GM (operations and surplus properties division). Find out if GM has plans for the site. GM and Doraville share an interest in offsetting lost jobs, overcoming the negative perception of the closure, and expediting the redevelopment process.
- Coordinate efforts with state, regional, and county interests. Beyond offering incentives to GM to keep the plant open, each of these levels of government stand to gain from rapid redevelopment of the site and re-establishment of the tax base.
- Identify funds (GM, foundation grants, state, etc.) to conduct a market analysis which will determine the best and highest use for the land (mixed-use development, high-tech industrial, entertainment complex, other?)
- On behalf of the City of Doraville, Pond & Company will present a more detailed approach to the Blue Ribbon Committee.
- Pond & Company will also continue to monitor the progress on the case studies and research additional sites.

Council Member Anavitarte stated that the Automobile Plant Redevelopment Research document would be given to the Blue Ribbon Committee at their next meeting.

Council Member Anavitarte made a motion to add the following street lights:

English Oak	3912	3933	3963	4023	4105 across street	4158
	4182	4206	4227 across street			
Windsor Oak	4158	4140	4122	4100	4074 corner of Windsor and Oakcliff	
Green Oak	4107	4093	4070 across street	4049	4025	3999 across street
	3971	3853				

Spanish Oak                    3911   3939   3983 across street (corner of Scarlet)

Council Member Spangler seconded the motion. Motion carried unanimously.

Item # 26 was a duplicate agenda item.

Council Member Hart stated that he had asked for no parking signs and speed signs to be placed along Chestnut Drive. It had been a month and a half and the signs were still not up. Council Member Hart stated that Council Member Spangler had asked for signs at the last meeting and the signs had been put up in less than 24 hours. Council Member Hart asked when he was going to get the signs put up on Chestnut Drive.

Council Member Hart stated that he had met with the Georgia Department of Transportation and the DOT has agreed to put up a traffic light at the intersection of Central Avenue and Chestnut Drive.

Council Member Hart stated that the DOT had agreed to tack on the Chestnut Drive sidewalks with the Buford Highway sidewalk contract.

Council Member Hart announced that he would be meeting with the owners of the Salvation Army property this week.

Council Member Hart stated that he, Donna Pittman, and Bob Spangler had gone to the Newly Elected Officials training over the weekend.

Council Member Hart stated that he had learned the Comprehensive Land Use Plan update is required by State Law, but he found it unusual that the most valuable property in the City was classified in the Comp Plan as declining property. Council Member Hart reminded the Council that the Council Members were responsible for the content of the Comp Plan update.

No one gave a committee report.

Acting Chief McElroy announced that Mike Pritchett is retiring and that the Police Department will be giving a retirement party for Mr. Pritchett.

Acting Chief McElroy gave a brief update on the minor-bird operation. Acting Chief McElroy stated that 13 of the restaurants and bars in the City had sold alcohol to underage minors.

Acting Chief McElroy gave a brief on the number of calls and arrest that had been made in the City from January 1, 2006 through February 15, 2006.

Council Member Pittman thanked Captain Atkinson and the Police Department for the great job he did in recovering a child that had been inside a stolen vehicle. The alert for the stolen vehicle and the child went out immediately.

Captain Atkinson stated that the Atlanta Area Oil Terminals CO-OP has asked him to ask the Council to change the requirements for their drivers. The drivers are required to have new identification badges each year. The Atlanta Area Oil Terminals CO-OP asked that the requirement for the identification badges be changed from one year to three years.

Council Member Pittman made a motion to keep the requirement for identification badges for the drivers to one year. Council Member Hadden seconded the motion. Motion carried unanimously.

Mayor Jenkins announced that Sgt. Lowe was in the audience and that Sgt. Lowe was recovering from surgery and would be back to work soon.

Citizens Comments; Susan Fraysee stated that all three public hearings for the Assessment portion of the Comp Plan update had been held and that Robert & Company would take the information gathered at the Assessment Hearings and finish completing the Comp Plan.

Ms. Fraysee announced that the LCI Study was on the City's website and a hard copy was at the Library for review, if anyone was interested in reviewing the LCI Study.

Ms. Fraysse thanked the City Clerk for getting the archived minutes on the City website. The minutes go back to 1947.

A gentleman asked if a contractor was required to pay for damages done on private property. Mayor Jenkins stated that he would take care of it.

A gentleman asked why the creek at English Oak Park needed to be re-piped. He stated that a creek ran through Halpern Park and did not even have rip-rap in it. The gentleman wanted to know why tons of rip-rap would have to be used if the pipe was taken out.

Mayor Jenkins stated that if the pipe was taken out the rip-rap would have to be put in to keep the mud and silt from washing down the creek.

A lady thanked the City for the pavilion that had been built at Chicopee Park.

Mayor Jenkins adjourned the meeting.

\_\_\_\_\_Ray Jenkins, Mayor

Attest; \_\_\_\_\_  
City Clerk