

CITY OF DORAVILLE
CITY COUNCIL MEETING MINUTES
July 10, 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 June 19, 2006 Council meeting. Council Member Spangler seconded the motion. Motion carried with Council Member Hart voting no. Council Member Hart stated that these minutes contained the transmittal of the Comp Plan and he wanted every word that was said about the Comp Plan in the minutes.

Council Member Anavitarte made a motion to void the motion for approving the minutes from June 19, 2006. Council Member Lowe seconded the motion. Motion carried unanimously. The minutes will be rewritten and approved at the August 7, 2006 meeting.

Council Member Hart made a motion to approve the minutes from the Budget hearing held on June 22, 2006. Council Member Anavitarte seconded the motion. Motion carried unanimously.

Council Member Anavitarte made a motion to approve the minutes from the Called Council meeting held on June 29, 2006. Council Member Spangler seconded the motion. Motion carried unanimously.

Council Member Anavitarte made a motion to approve the minutes from the June 29, 2006 Budget hearing. Council Member Pittman seconded the motion. Motion carried unanimously.

Mayor Jenkins stated that there would be a Called Council meeting on Wednesday, July 12, 2006. The meeting will start at 5:00 p.m. with interviews and the Called Council meeting will start directly thereafter.

Mayor Jenkins turned the Georgia Tech Project over to Mayor Pro-Tem Anavitarte. Mayor Pro-Tem Anavitarte gave brief overview of what the Georgia Tech Project was

about and stated that he would like for the email from Georgia Tech to be attached to the minutes.

Georgia Tech Graduate City and Regional Planning Program Fall 2006

The Georgia Tech Graduate City and Regional Planning will conduct a Fall 2006 master's level brownfield studio to investigate redevelopment strategies and prepare framework plans for the GM Doraville and Ford Hapeville vehicle assembly plants, which have been slated for closure (as early as October 2006) by their respective corporations. The studio will be led by City and Regional Planning Professor Nancey Green Leigh and Adjunct Faculty John Skach. Urban design associate professor Richard Dagenhart of the School of Architecture will provide design consultation to the studio and its final design plans.

Working from documentation on issues leading to the decisions to shutter these plants, the recent Liveable Centers Initiatives conducted for each municipality, and other relevant plans and site information, this studio will prepare a strategic planning and development vision for each site and surroundings. Based on preliminary conversations with Doraville Council Member Jason Anavitarte and Hapeville Economic Development Director Robin Howarth, the goal of the studio will be to assess the impacts - both economic development and physical - of the plant decommissionings on their host communities; evaluate the decommissionings in the context of new economic development projects in both cities and their surrounding territory; compare each situation to the experiences of other similar communities faced with plant closures; and formulate new economic development and physical planning strategies that optimize site re-use both in the short-term and long-term. Work of the studio is intended to establish the groundwork for guiding future municipal dialogue with the parties to these closures, as well as more detailed future planning efforts.

Included in our exploration of economic development directions for each site will be:

- * Quantification of economic losses to both communities from closure of plants – i.e. to attempt to distinguish between that which occurs directly within community boundaries and that which occurs to the larger community / political geography which can provide assistance in the redevelopment, such as state and county governments;
- * Quantification of economic incentives that have been provided to both plants since their incipiency – i.e. infrastructure improvements, tax abatements / credits, employment training, and others;
- * Analysis of current supplier and other retail / business services firms within each community that will be affected by the plant closures, with it mind toward how redevelopment can potentially help them, and whether they can survive the redevelopment process;
- * Analysis of economic reuse strategies employed in case studies of similar closures, for transferable ideas and insights;

*Analysis of current and projected demographic and labor profiles for each community, as well as current industry / business profiles; and

*Identification of economic development opportunities that are particularly well-suited to each community and site and which can help to promote quality growth and distinctive development patterns for each, especially given the unique infrastructures circumstances of both sites (the confluence of rail, interstate and air transport systems suggests exploration of logistics industry, local multimodal/ mobility needs, and transit-oriented development).

*Consideration for the short term and long term market dynamics, with a goal of identifying the critical early decisions that make sense if markets change (e.g., identifying the framework that can sustain many projects over time and has the greatest benefit to the local - community, government, citizenry - in real terms?

We will also explore urban design issues bearing on each site, especially considering the points below. This studio will seek to identify urban design alternatives that will then be pursued by the expected urban design studio in the spring term:

*The integration of each site into the ongoing physical master plans of the host community, and the sites' contribution to the local understanding and establishment of quality of life;

* The opportunities for enhanced connectivity between the sites, their immediate surroundings, and the larger urban area;

*The morphology of each site and the implications for manifesting or otherwise honoring aspects of the sites, histories;

*The unique features of each site that, either singular or in concert with other design aspects of the local context, contribute to a construction of a sense of Place;

* The regulatory envelope of each site and the capacity to support varying degrees of development and infrastructural density;

*The capacity of each site to affect (positively or negatively) other current development proposals in each community; and

*The particular place each site occupies in the ongoing discussion of global urbanism and physical planning ideologies.

During the summer of 2006 a student intern will be hired to prepare the necessary background materials for the studio. Each site will have a discrete set of final products that will be focused uniquely on the GM or Ford plant, although there may be discussion of common issues, findings or recommendations. It is envisioned that among the final

products for each site will be a report and redevelopment diagrams providing, among other things, a framework by which the real estate representatives of GM and Ford can base their redevelopment proposal requests and evaluations, and by which local public entities can decide whether or not they should provide development incentives to support the reuse of each site.

Council Member Anavitarte made a motion to approve \$5,000.00 for the Georgia Tech Project. Council Member Spangler seconded the motion. Motion carried unanimously.

Mayor Jenkins stated that in the future an item placed on the agenda would have a full description before the item would be allowed on the agenda.

Mayor Jenkins thanked Karen Wong, with White Garden Flowers, for the yellow bows that were used to decorate the City upon the return of Chief John King. Mayor Jenkins also thanked her for all of the donations that she had made to the City of Doraville.

Ms. Wong stated that she had been in business for 15 years and that she would support the City in any way she could.

Wayne Randall Paterson stated that he was appealing the denial of security clearance for the oil terminals. Mr. Patterson stated that he had been found guilty of a crime but that he had appealed it and was found innocent.

Chief King stated that he had not seen any results from the appeal and that if Mr. Patterson would bring the paper work to his office sometime this week he would go over the paper work. Chief King stated that if Mr. Patterson had been found innocent then he would reconsider his decision to deny Mr. Patterson security clearance to the oil terminals.

Frank Zhou stated that the Chinese Business Association of Atlanta would like to rent the Arena and the Park for their upcoming event. Mr. Zhou stated that the Chinese Business Association of Atlanta had four major events per year and could provide references from the other facilities that they had rented. They will provide security for parking and the event itself. No cash money will be circulated at the event. They will have special tickets with which food and goods can be purchased. The event will be held on September 16, 2006. They will pay \$50.00 per hour for the Arena and \$50.00 an hour for the Park with a \$ 500.00 cleaning deposit. They are expecting approximately 600 people to attend.

Council Member Spangler made a motion to allow the Chinese Business Association of Atlanta to rent the Arena and Park pending reference check. Council Member Lowe seconded the motion. Motion carried unanimously.

Cevon Virgo was not present at the meeting.

The English Oak Park Storm Drain repair was tabled until a called meeting on July 12,

2006.

Clint Howard, a former City employee, stated that the Council had voted to give the employees a 1.5% pay increase and to deduct \$15.00 for insurance cost from a single employee's paycheck and \$30.00 for those with dependants. Mr. Howard stated that the employees would end up with a minus on their pay check. Mr. Howard stated that the Council had sent a message to the employees that they just don't care. Mr. Howard stated that the City would be spending more money in training because the employees would leave and go somewhere else.

Council Member Hart made a motion to approve the budget amendments for the year 2005-2006. Council Member Pittman seconded the motion. Motion carried unanimously.

Schedule of budget changes
FOR THE CITY OF DORAVILLE
FOR FISCAL YEAR 2005-2006

REVENUES

MUNICIPAL COURT FINES	INCREASE	\$344,500.00
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EXPENDITURES

POLICE BOND REFUNDS	INCREASE	\$350,000.00
GSCCCA FINES & FEES	INCREASE	40,000.00
ALL CONTINGENCY ACCOUNTS	DECREASE	- 47,000.00

LIBRARY	\$2,000.00
POLICE	\$15,000.00
ANIMAL CONTROL	\$ 500.00
MAINTENANCE	\$3,500.00
GENERAL GOV	\$20,000.00
COURT	\$ 3,000.00
CITY INSPECTOR	\$ 3,000.00

REPAIRS & MAINTENANCE		
5921 NEW PEACHTREE	INCREASE	\$1,500.00

\$344,500.00

Council Member Hadden stated that there was a section in the City Charter that went back to the Gene Lively days. Section 2.13B – limitation on Mayor's income – the Mayor may not hold any other active position with any other company, corporation, or

business entity while serving as Mayor of the City of Doraville. The compensation paid to the Mayor must constitute the majority of active income of the Mayor excluding any investments, stock, bonds, real estate, or other passive income sources.

Council Member stated that this section of the Charter made it appear like the Mayor must be retired or unemployed to hold office. Council Member Hadden asked for the public to be able to decide with their votes whether we should change the Charter with a referendum on November, 2006 to allow for the Charter change on section 2.13B. She also wants the City Attorney to get with the DeKalb County Register's Office and set this referendum up.

A lady in the audience stated that Gene Lively had nothing to do with that section of the Charter, it was set up that way and would remain that way.

Another lady stated that the citizens elected a full time Mayor and City Administrator and the citizens wanted it kept that way.

Another lady asked why the City needed a City Manager when it had a full time Mayor.

Charlene Fang stated that the City of Doraville did not need to be like Chamblee. Chamblee was a mess and she did not want to see this happen to the City of Doraville. Ms. Fang stated that the City of Doraville worked the way it was set up with a full time Mayor.

The people in the audience stated that they did not want the Charter changed.

Mayor Jenkins stated that this was the stupidest thing that Marlene had ever done.

Council Member Hart and Lowe stated that they did not want the Charter changed.

Council Member Hadden stated the issue was dead.

Council Hadden made a motion to approve the fees schedule for land disturbing permits, review of site plans and development plans and certifications for zoning. Council Member Lowe seconded the motion. Motion carried unanimously.

The City Attorney stated that this was the 2nd reading of an Ordinance to amend the Employee Handbook to include background checks, reference checks, and drug test for all new hires and transfers from one Department to another.

Council Member Lowe made a motion to approve the Ordinance to amend the Employee Handbook to include background checks, reference checks, and drug test for all new hires and transfer. Council Member Pittman seconded the motion. Motion carried unanimously.

Council Member Hart made a motion to waive the 1st reading of an Ordinance that would

define a Corporation. Council Member Hadden seconded the motion. Motion carried unanimously.

Council Member Hart made a motion to adopt an Ordinance that would define a Corporation. Council Member Hadden seconded the motion. Motion carried unanimously.

The City Attorney stated that the Unison Site Management Company wanted to purchase the lease on the Cell Tower location. The Council did not show any interest in selling the lease.

Council Member Hadden made a motion to amend the agenda to include deleting an Ordinance that would change the closing time for the sale of alcohol, beer, and wine. Council Member Anavitarte seconded the motion. Motion carried unanimously. The first reading had already been held.

Council Member Lowe made a motion to delete the Ordinance that changed the time for the sale of alcohol, beer, and wine. Council Member Pittman seconded the motion. Motion carried unanimously.

Mr. James Ambrose stated that the Planning Commission met on the 2nd and 4th Wednesdays of each month. Anyone is welcome to attend their meetings.

At the last Planning Commission meeting, Ben Crawford discovered that there was a clause in the Tower Ordinance that allow the applicant to put up the tower if the City did not respond in 30 days. The City Attorney stated that he would look into this.

Mr. Ambrose stated that on May 24, 2006, Cat Sherlock had given the Council Members a list of 6 questions that the Planning Commission wanted answers to. Mr. Ambrose asked when the Council would respond to those questions.

Council Member Hadden stated that she had given Ms. Sherlock some answers already.

Chief King had nothing to report.

Citizens Comments: A lady stated that she had been ticketed for going 37 miles per hour in a 35 mile per hour zone on Tilly Mill Road. The lady stated that she thought the flashing lights were for a school zone but found out that the lights flashed all the time. The lady asked if anyone could tell her why the lights were there and why they flashed all the time. The City Attorney advised the Council not to answer the questions because this was a court matter.

A gentleman stated that a refrigerated truck had backed in to former Council Member Weese's house. The gentleman stated that 3953 Green Oak was being used for a boat storage lot. The gentleman wanted to know why the Ordinances were not being enforced.

Chief King stated that the Ordinances were being enforced and the driver of the refrigerated truck had received a citation. Chief King stated that all of the code violations could not be taken care of overnight.

Council Member Anavitarte stated that there was an illegal driveway at the intersection of Spanish Oak and Pin Oak.

Susan Fraysee thanked Council Member Spangler for getting a drain repaired on Oakcliff Road.

Council Member Anavitarte stated that Oakcliff Road was scheduled to be resurfaced by early fall.

Susan Crawford asked if there had been any progress on the survey of their little park.

A gentleman asked about an abandoned and dilapidated building on Tilly Mill Road. Council Member Hadden stated that the property had been sold and was going to be redeveloped.

A gentleman stated that every weekend Pontiac Circle was crowded with people parking on the street. He wanted to know if anything could be done about this.

A lady stated that there was illegal dumping on Pine Street.

A lady gave Priscilla Murphy a disk with old newspaper articles and pictures to be placed on the web site.

Mayor Jenkins adjourned the meeting.

Ray Jenkins, Mayor

City Clerk