

In The Matter Of:

City of Doraville

State of Georgia

City Council Meeting

March 4, 2013

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CITY COUNCIL MEETING

CITY OF DORAVILLE

STATE OF GEORGIA

Transcript of the meeting held in the
City Council Room at Doraville City Hall,
3725 Park Avenue, Doraville, Georgia, Mayor
Donna Pittman presiding, before Theresa
Bretch, Certified Court Reporter, commencing
at approximately 6:30 p.m. on Tuesday,
March 4, 2013.

* * *

1 PROCEEDINGS
2 MAYOR PITTMAN: Meeting come to order.
3 Welcome to everyone; if you could please
4 rise for the Pledge.
5 ---
6 (Pledge of Allegiance)
7 ---
8 MAYOR PITTMAN: Thank you. Call the roll,
9 please.
10 CLERK BRYANT: Councilmember Alexander?
11 COUNCILMEMBER ALEXANDER: Here.
12 CLERK BRYANT: Councilmember Bates?
13 COUNCILMEMBER BATES: Here.
14 CLERK BRYANT: Councilmember Dean?
15 COUNCILMEMBER DEAN: Here.
16 CLERK BRYANT: Councilmember Fleming?
17 COUNCILMEMBER FLEMING: Here.
18 CLERK BRYANT: Councilmember Pachuta?
19 COUNCILMEMBER PACHUTA: Here.
20 CLERK BRYANT: Councilmember Patrick?
21 COUNCILMEMBER PATRICK: Here.
22 MAYOR PITTMAN: Okay. I need approval of
23 minutes for February 4th, 2013, please.
24 COUNCILMEMBER ALEXANDER: So moved.
25 MAYOR PITTMAN: Second?

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

1 COUNCILMEMBER DEAN: Second.
2 MAYOR PITTMAN: Discussion?
3 ---
4 (No response)
5 ---
6 MAYOR PITTMAN: Call the roll, please.
7 CLERK BRYANT: Councilmember Alexander?
8 COUNCILMEMBER ALEXANDER: Yes.
9 CLERK BRYANT: Councilmember Bates?
10 COUNCILMEMBER BATES: Yes.
11 CLERK BRYANT: Councilmember Dean?
12 COUNCILMEMBER DEAN: Yes.
13 CLERK BRYANT: Councilmember Fleming?
14 COUNCILMEMBER FLEMING: Yes.
15 CLERK BRYANT: Councilmember Pachuta?
16 COUNCILMEMBER PACHUTA: I wasn't here for
17 that meeting, so I'll abstain.
18 CLERK BRYANT: Councilmember Patrick?
19 COUNCILMEMBER PATRICK: Yes.
20 MAYOR PITTMAN: Okay. Thank you.
21 And before moving on to Public Comments, we
22 will be removing a couple of items. We will be
23 removing the cell tower.
24 And do we have a date, Mr. Cooley?
25 MR. JOE COOLEY: With the readvertisement

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1 that would be required, the earliest it will be heard
2 will be the first of next month.
3 MAYOR PITTMAN: Okay. And then we will also
4 be removing the Downtown Development Authority,
5 Mr. Howe.
6 And we're going to be putting that on
7 another agenda in the future or just wait and --
8 MR. LUKE HOWE: In the future, yes, ma'am.
9 MAYOR PITTMAN: Okay. And I believe Mr.
10 Bates had something he wanted to add to the agenda?
11 COUNCILMEMBER BATES: Yes. Thank you,
12 Mayor. I'd like to under -- under Planning and
13 Zoning, I'd like to add a nomination for the Planning
14 Commission.
15 MAYOR PITTMAN: Okay. And I need a motion
16 for that, please?
17 COUNCILMEMBER BATES: So moved.
18 MAYOR PITTMAN: Second?
19 COUNCILMEMBER PACHUTA: Second.
20 MAYOR PITTMAN: Discussion?
21 ---
22 (No response)
23 ---
24 MAYOR PITTMAN: Call the roll, please.
25 CLERK BRYANT: Councilmember Alexander?

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1 COUNCILMEMBER ALEXANDER: Yes.
2 CLERK BRYANT: Councilmember Bates?
3 COUNCILMEMBER BATES: Yes.
4 CLERK BRYANT: Councilmember Dean?
5 COUNCILMEMBER DEAN: Yes.
6 CLERK BRYANT: Councilmember Fleming?
7 COUNCILMEMBER FLEMING: Yes.
8 CLERK BRYANT: Councilmember Pachuta?
9 COUNCILMEMBER PACHUTA: Yes.
10 CLERK BRYANT: Councilmember Patrick?
11 COUNCILMEMBER PATRICK: Yes.
12 MAYOR PITTMAN: Okay. Thank you.
13 And we will be going into Executive Session
14 for pending litigation at the very end of the meeting.
15 Now we will have Public Comments on the
16 Agenda Items. Please limit your comments to those
17 that are now currently on the agenda. And if you wish
18 to speak, if you could line up at the podium, state
19 your name for the court reporter, and limit your
20 comments to three minutes, please.
21 MR. THOM ABBOTT: Thom Abbott from
22 Northwoods.
23 From this point forward, any time I address
24 the Mayor, City Council, and citizens of Doraville,
25 I'll read the following statement: (Reading) When a

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1 community spends this much time and effort on studies
2 and visions, then it is the responsibility of the City
3 to do everything in its power to see the goals and
4 visions of the community realized.
5 That being said, the first thing I wanted to
6 talk about has been taken off the agenda, so let me
7 move on to my next item regarding the proposed
8 Opportunity Zones.
9 I sent out a rather detailed email to all of
10 you, and I don't want to go through the whole thing
11 again so I'll just touch on a couple items for those
12 people who may have not read it.
13 First of all, I do not believe there is one
14 single citizen in Doraville that does not want to see
15 development or growth and economic prosper for the
16 city that they live in. But the impression that we're
17 getting is that the citizens of Doraville want to hold
18 back progress in their city.
19 I'd encourage any one of you City Council
20 members or the Mayor to step down from your seat and
21 sit out here in the audience. Imagine your seat up
22 there is still occupied and then look back at the
23 Council dais or whatever we call it up here. There is
24 the problem on what's holding back the city of
25 Doraville; it's the elected officials.

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1 We have a written vision; we just simply
2 need to follow it. The city of Doraville can see no
3 immediate future without enacting opportunity zones.
4 We've never had these before, but now suddenly they
5 must be enacted now. We must have them now.
6 I don't get it. I don't understand why.
7 Part of the reason we don't want to give new
8 opportunity zones or enact opportunity zones is
9 because we don't feel you can use the tools you have
10 already.
11 All I have to do is look out your window
12 right here and I can see LED lights that are supposed
13 to be on moratorium. But yet, we're going to give you
14 another tool?
15 All we simply want is some architectural
16 standards so that when the WellStar Health Systems'
17 building comes to Doraville with their corporate head-
18 quarters we know what it will look like. It won't be
19 subject to legal and planning interpretation because
20 the guidelines will be simple, black and white. Room
21 for applicant for a variance, sure, but not the other
22 way around.
23 In closing, just the other thing I want to
24 say, because, again, I've sent most all of this to
25 you, I'm not against opportunity zones. I'm all for

1 moving this city forward. But I'm opposed to doing
2 something when we have tools in place right now that
3 we can't use.

4 We can't enforce our zoning, we can't even
5 enforce a moratorium we put in place, and now you-all
6 think you need another tool? I understand maybe some
7 piecemeal things to try it. I've seen that happen in
8 other cities. But this just wash the city full, no,
9 it just doesn't work. Thank you.

10 MS. CINDY BRADFORD: Cindy Bradford,
11 Northwoods.

12 I want to go on the record saying that I am
13 not against opportunity zones across the board
14 either. We've already stated our reasons, our logic,
15 our rational thought, our facts, which are not based
16 on fear or ignorance about this subject, and you can
17 read the minutes of the meeting of 8/20/12 to see
18 those and you can of course listen to what Thom just
19 said.

20 So I'm just going to read a list of names of
21 people that I spoke to via email, text, or telephone,
22 over the past three days that have told me to please
23 put their name on the list of people who are opposed
24 to opportunity zones at this moment:

25 (Ph) Sally Powell, Thom Abbott, Tim Snyder,

1 Drive.

2 I'll echo everything else as far as
3 opportunity zones go.

4 The only other concern that I had is on the
5 current garbage people that we use and the fact that
6 they're not picking up and we now have to cut and cut
7 and cut and beg and beg and beg. Well, I think it's
8 kind of unreasonable considering the fact that those
9 of us that have nice yards and spend a lot of time in
10 our yards and doing the work that goes in our yard, we
11 have a clam truck and we have a chipper. I don't
12 understand why those are no longer being used so that
13 for those of us that once or twice a year have copious
14 amounts of trimmings and the rest that get put out
15 front. There is not a snowball's chance that I can
16 get all of this cut down.

17 So the bottom line is I'm either just going
18 to have to pay the waste removal company or pay
19 somebody to come and take it away. Well, that seems
20 sort of counter to the fact that we've got a clam
21 truck in this city and we've got a chipper. Even if
22 they give dates where they're going to be out and you
23 could put your stuff out, and they can then come
24 around and pick it up between those dates I have no
25 problem with that. I can adhere to their schedule.

1 Michael Elder, Bonnie Flint, Alan Malcolm, Merle
2 Evans, Lindy Orr, Caroline Prinzivalli, Tori Haynes,
3 Michael Halbert, Elise Herr, Lou Jenkins, Steven
4 Lichens, Robbie Comer, Jim Ambrose, Rick Dovi, Bob
5 Kelly, Rafiee DeChristina, Charles Livingston, Carol
6 Livingston, Tom Hart, Ginger Page, Nina and Arthur
7 Yakabav, Nancy Kelly, John Maloney and Joe O'Connor.

8 And if you want to see the backup documen-
9 tation, I have it right here and I also have texts in
10 my phone if you want to see them. And anybody that I
11 don't have the documentation for have given me
12 permission to give you their phone number so that you
13 can call and discuss it with them. Thank you.

14 Oh. And happy birthday, Mayor.

15 MAYOR PITTMAN: Thank you.

16 MS. CAROLINE PRINZIVALLI: Caroline
17 Prinzivalli, Northwoods.

18 I'm just here to back up what the two people
19 before me have said. I'm not against opportunity
20 zones. I think that we have had a huge problem with
21 following through with the zoning we have currently.
22 Why would we add something more?

23 So I'm going to just go on record as saying
24 that. Thank you.

25 MS. LINDY ORR: Lindy Orr, 3596 Raymond

1 Why don't they give us a schedule? That's all I'm
2 asking. Thank you.

3 MS. SUSAN CRAWFORD: Susan Crawford,
4 Oakcliff.

5 And I absolutely agree with what she said.
6 Some of us would decapitate ourselves trying to use a
7 chain saw that we don't even own. You know, it just -
8 - yeah, let's make use of the chipper truck.

9 As to the opportunity zones, I feel a little
10 bit differently. I think that we have let so many
11 opportunities go by like when we had a chance to go
12 with Chamblee, what they were doing many years ago,
13 and we knew better and we didn't need that. I think
14 it's worked in a lot of cities.

15 However, I do think that to do something
16 cart blanche and over like the G.M. property or huge
17 chunks of the city would be a mistake. I talked to
18 somebody who knows more about this than I do,
19 recently, who pointed out that if we should ever enact
20 a C.I.D. and we have little spots of the opportunity
21 zone, that could just sort of hinder that. I know
22 that's not a -- that's not a popular subject, either,
23 but possibly somewhere down the line.

24 But why not something that's all --? And
25 the thing about the blighted area, I mean we do have -

1 - that's our problem: we have many commercial areas
2 in the city that are blighted. That's what we're all
3 complaining about. We want change there. If we don't
4 want to call it that, we could keep it a secret, but
5 it's really not much of a secret from people who come
6 through here.

7 Why not take something like that K-Mart
8 parking lot where the K-Mart used to be that is
9 certainly a nightmare, I think we all agree on, you
10 know. Or I heard that the U.A.W. has been declared an
11 opportunity zone. Is that true? Why don't we see
12 what happens there before we just, you know, spread it
13 out all over the city?

14 It seems like if it's a mistake and if it's
15 going to interfere with future development, then maybe
16 we should hold off for a bit. Thank you.

17 MS. FRAYSSE: Susan Fraysse, Oakcliff
18 Estates.

19 Susan and I both live outside the perimeter.
20 We're part of the city of Doraville that's outside
21 285. Maybe our situation is a little bit different.
22 We are not -- our residential areas are not cheek by
23 jowl with loud night clubs, with noisy or smelly or
24 stinky, or I think years ago, there were some issues
25 when the Korean Plaza was developed right there at

1 outside the perimeter along that Buford Highway
2 corridor wherever you feel like you have the courage
3 to take that step. Thank you.

4 MR. SNYDER: Tim Snyder, Allison Drive.

5 I too am not against the opportunity zones.

6 I am, though, a little hesitant to line up for it when
7 I don't feel that we really take advantage of all of
8 the zoning and our ordinances that we have already. I
9 wish we could tighten that up a little bit and try to
10 take care of our own before we jump into doing zones.

11 My thought with that too is that though

12 Porsche National may have found a nice piece of
13 property or the pharmaceutical, we don't have those
14 kind of big easter eggs to offer people by and large.
15 We may have some, but what we have is small shops and
16 stuff that I think could be tightened up and cleaned
17 up on our own first. Taxpayer money will have to go
18 into this, which was pointed out on both sides, yes.

19 And I don't mind the idea of taking that
20 incentive. What I do kind of mind is that we're
21 taking it and we're not really doing our hundred
22 percent yet. And that wasn't the way it worked when I
23 was raised. You did everything you possibly could,
24 and if you absolutely couldn't sell the cookies or
25 whatever, then someone came to help you out.

1 that side of Buford Highway. It created drainage
2 problems; there was water flow problems.

3 I spoke to many people who live up there.
4 All of that has pretty much settled down, and those
5 Korean shopping centers up there are prosperous.
6 There are restaurants that get rave reviews that I am
7 still on my list to go to have dinner at. So we're
8 not quite as threatened. And it may be safer to
9 experiment with opportunities at the Georgia Palace
10 site, at the

11 K-Mart site, other places up and down Buford Highway
12 where we don't have the development.

13 We are encouraged, many of us, by the
14 McDonald's. It's not necessarily my first place to go
15 to eat but I'm glad to have them coming. It will meet
16 a need here, it will be of use to our community. I've
17 already gone online and found that Krispy Kreme
18 actually sells a mini doughnut that is only two power
19 points in Weight Watchers, so I can eat a little bit
20 at Krispy Kreme. And one of their latte drinks is
21 actually a power food in Weight Watchers, so you just
22 have to do a little more . . .

23 But I'm glad to see growth. I'm glad to see
24 change. It's amazing. And I would like to see more
25 of that, so I want to speak in support especially

1 But I don't -- I'm just not sure that we've
2 done everything yet in this town. I think we have
3 some really good zoning laws and we have some really
4 good ideas. We haven't followed through on them, and
5 I think that's where a lot of the beef comes from. I
6 think if we could tighten up our enforcement of our
7 ordinances, we may be more open to doing these
8 opportunity zones. Thanks.

9 MR. TOM HART: A lot of things happened over
10 this past week. The governor of the state of Georgia
11 pulled the plug on the -- on the DeKalb County's --

12 MAYOR PITTMAN: Mr. Hart, this is for agenda
13 items, please.

14 MR. HART: That's -- Okay. Are you going to
15 tell me how to do this or --

16 MAYOR PITTMAN: This is for agenda items
17 only.

18 MR. HART: Do I get some more time --

19 MAYOR PITTMAN: Yes, sir, you do.

20 MR. HART: -- now that you --

21 MAYOR PITTMAN: Go ahead.

22 MR. HART: Okay. Thank you.

23 All right. So they have this thing about
24 the recall of these commissioners by the governor
25 because they weren't doing this job, and we've done

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1 such a good job in the city that I thought that
2 might -- with the poop factory and the other
3 developments that we've brought into the city.
4 And let's not confuse development of the
5 city like the Quik Trip, the Advance Auto Parts, the
6 Marshall's store, they were brought in with the former
7 mayor, Ray Jenkins, and Scott Haerberlin, the planner.
8 The question is what have they done since then?, and I
9 think we've got the answer here because that's all
10 we've gotten. We've got "Hotel California" in the
11 middle of our neighborhood that they conveniently put
12 in, and it's been a disaster.
13 It's not about the Zoning Ordinance. They
14 simply can't follow it. I doubt if they can even read
15 it. So what I have a problem with --
16 And I boned up tonight before the meeting to
17 get kind of a flavor where they're coming from. Where
18 does their thinking come from when they come up with
19 these ideas like putting eight massage parlors in the
20 city at one meeting and then complain about it later?
21 Or we want an opportunity zone at the H-Mart, an
22 illegal construction project that was never passed by
23 the Council, went around the Planning Commission, that
24 was the subject of a recall, and we have people on the
25 Council that received money from these property

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1 owners. So what is that? That's a separate project.
2 But I've boned up on tonight's meeting to
3 get a flavor for where do they come up with these
4 ideas? And I got this movie. It's called, "Run,
5 Ronnie, Run." It's a movie about Doraville. It's
6 about the City Council in Doraville, New Line Cinema.
7 It's about this guy who's heavily into drugs and
8 alcohol that makes a living --
9 MAYOR PITTMAN: Mr. Hart, what item are you
10 speaking on?
11 MR. HART: Yes.
12 MAYOR PITTMAN: What item are you speaking
13 on?
14 COUNCILMEMBER FLEMING: You're using --
15 MR. HART: I'm talking about --
16 COUNCILMEMBER FLEMING: -- this as a plat-
17 form, Mr. Hart.
18 MR. HART: I'm talking about blighting the
19 city.
20 MAYOR PITTMAN: What item are you speaking
21 on? Could you identify that, please?
22 MR. HART: Yeah. I'm talking about these
23 opportunity zones.
24 MAYOR PITTMAN: Okay. Thank you.
25 MR. HART: Okay. And like the governor of

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1 the state of Georgia who pulled the ticket on these
2 people in Dekalb County because they weren't doing
3 their job, I think if they pass this tonight, we need
4 to do our job and blight City Hall. It's called
5 recall. Thank you.
6 MS. CAROL GILMAN: Carol Gilman, Northwoods.
7 Agenda item 8(a). Mayor, I'm wondering if
8 perhaps when it gets to your part of the agenda you
9 might comment on the article. It was a very well-
10 written article in Dunwoody Crier about the
11 conversation that's taking place amongst the cities on
12 some potential joint ventures. If you could comment
13 on that.
14 The next item, item 10 Old Business,
15 Opportunity Zones. Councilman Patrick, I did send you
16 an email with a few comments about my opinion of
17 opportunity zones.
18 I think it's a good thing. I think the
19 timing is better postponed. We do, I believe, as a
20 city, as an organization, have opportunities to
21 strengthen our own organizational infrastructure, and
22 with the arrival of a professional city manager, I
23 believe that we can jump-start that and do some really
24 good things and be even better positioned to take on
25 such an important project, to take on such a

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1 significant event for our city.
2 Item 11, New Business, the Paperwork
3 Reduction Act. I know that in previous times I've
4 called up the city's web site and I saw Doraville
5 described as a Tree City, and so Councilman Patrick, I
6 admire that you're taking steps to suggest how we can
7 minimize killing our trees. Thank you.
8 MAYOR PITTMAN: Okay. Next will be the
9 Mayor's Comments, and I believe after I speak on the
10 fire department, Ms. Alexander, I believe, had
11 something she wanted to add.
12 Yes, that is true. There was an article
13 recently in the Dunwoody Crier about a joint effort or
14 joint venture of the surrounding Chamblee, Brookhaven,
15 Doraville and Dunwoody of a fire department. The
16 mayors, we talked about it a little bit. I wanted to
17 make sure that we could at least be part of that
18 discussion.
19 And recently they had a retreat, and in that
20 retreat, they discussed the -- I believe the city
21 manager actually put together some data that they have
22 not shared with us yet but they said that they would.
23 And it's something that we should certainly -- in the
24 Council, once we get the information, should I think
25 at least look at and entertain the thought of maybe

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1 doing that.

2 COUNCILMEMBER DEAN: So we have no infor-

3 mation other than what was written in the article?

4 MAYOR PITTMAN: That's all the information I

5 have.

6 COUNCILMEMBER DEAN: Okay.

7 MAYOR PITTMAN: Ms. Alexander?

8 COUNCILMEMBER ALEXANDER: I don't know if

9 any other residents have received this (indicating).

10 It came from the Dekalb County Board of Assessors. I

11 don't know if you received one of these, but Dekalb

12 County has subcontracted with a third party in

13 Charlotte, North Carolina, to confirm homestead

14 exemptions.

15 This is a legitimate mailing. I have spoken

16 to the Board of Assessors and to the company that's

17 doing it. I was a little concerned, because they do

18 ask for some private information, some partial

19 driver's license numbers and this and that.

20 But it is a legitimate contract with the

21 County, and they are trying to confirm homestead

22 exemption. And it's going to be random, and they've

23 picked like 2010, -11 and -12.

24 But this is something that citizens have

25 complained about, we've complained about, is people

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1 fraudulently claiming homestead exemption when they

2 don't live in the home.

3 It's very important that if you receive one,

4 you fill it out, because if you do not respond, they

5 may remove your homestead exemption. So better be

6 safe than sorry. I think you've got 30 days to turn

7 it in and mail it in.

8 But if you have any questions, you can send

9 me an email and I'll send you the contact information

10 of Mr. Hicks from the County and also the manager of

11 our audit up at the Tax Management Association in

12 North Carolina. So if you do receive one of these,

13 please fill it out and send it in. Thank you.

14 MAYOR PITTMAN: And just as a side note, not

15 everyone will receive one of those. It was just kind

16 of at random.

17 COUNCILMEMBER PACHUTA: I have a question.

18 Maria, do you know -- because there are, I

19 know, a lot of homes in the area that neighbors on

20 their own have noticed renters at, and when they look

21 it up, they find a homestead exemption on the home.

22 Is there a contact, if they're actively

23 working on this, that they can --? I mean I know

24 we've had issues in the past reporting this and the

25 County not doing anything with it, but since they're

Page 23

1 doing this audit, are they going to be more receptive

2 to those?

3 COUNCILMEMBER ALEXANDER: When I have been

4 notified of homes that are . . . and then researched

5 and found them fraudulently claiming the homestead

6 exemption, I've actually emailed a contact at Dekalb

7 County and advised them that they need to remove the

8 homestead exemption and I usually have evidence why.

9 One of them is, you know, Qualify of Life issues a

10 citation to a tenant. Well, there you go. It's not

11 the owner living there.

12 So if you do come across something like

13 that, let us know and we can always email the County,

14 because it takes money out of our budget and it takes

15 money out of their budget. And that's against the

16 law. You're only supposed to claim homestead

17 exemption if you live in the home and you're only

18 supposed to claim homestead exemption on one property,

19 also.

20 MAYOR PITTMAN: Thank you, Ms. Alexander,

21 for that information. That was very beneficial.

22 Again, not everyone will get one, so if you

23 don't get one, don't worry, but if you do, please send

24 it in.

25 Mr. Strickland? I this is carried over from

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1 last time, and it's for Green Infrastructure Ordinance

2 update.

3 MR. STRICKLAND: Yes, ma'am. Evening, Mayor

4 and Council.

5 Since then, we have -- I did receive some

6 additional questions. I didn't know if it was the

7 Council's desire to go through those and what we want

8 to do, or just make those changes to the ordinance so

9 it would be a fresh copy of the ordinance that we'd

10 actually be looking to pass or just go through any

11 specific questions. That's up to the Council.

12 MAYOR PITTMAN: Okay. Ms. Alexander?

13 COUNCILMEMBER ALEXANDER: I just wanted to

14 get some clarification on this because I was reading

15 some notes.

16 For example, Section Number (9), which is on

17 page three. Is this for new construction or existing

18 construction as far as the banisters and railings

19 being required? The reason I'm asking is because my

20 front stoop --

21 MR. STRICKLAND: You're talking about number

22 (9) --

23 COUNCILMEMBER ALEXANDER: Yes.

24 MR. STRICKLAND: -- on page three?

25 COUNCILMEMBER ALEXANDER: Yes.

1 MR. STRICKLAND: Porches, balconies, stairs,
 2 fire escapes?
 3 COUNCILMEMBER ALEXANDER: Because my stoop
 4 doesn't have railings.
 5 MR. STRICKLAND: I do know that the question
 6 came up for number (5) if that was existing or new,
 7 and I know that that one is for existing.
 8 But for number (9), to be completely sure, I
 9 will have to research that one.
 10 COUNCILMEMBER ALEXANDER: Because I don't
 11 want us to pass this and now all of us are going to
 12 get a citation because we don't have railings on our
 13 front stoops.
 14 ATTORNEY McLENDON: You would -- actually,
 15 for anything like this, you would still have the legal
 16 nonconforming. The nonconforming use provisions --
 17 COUNCILMEMBER ALEXANDER: Okay.
 18 ATTORNEY McLENDON: -- would apply to it.
 19 COUNCILMEMBER ALEXANDER: Okay.
 20 ATTORNEY McLENDON: So if your property was
 21 built in a certain way, it wouldn't require that you
 22 come and retrofit it; however, you know, it might
 23 require upgrading at some point in the future.
 24 And it also is saying if it is a currently
 25 existing item, that this is sort of a property

1 maintenance: you shall maintain whatever is currently
 2 on your property in a safe manner. And this would be
 3 a section that could be referred to. If somebody had
 4 a railing that was falling off or dilapidated, you'd
 5 utilize that.
 6 COUNCILMEMBER PATRICK: My question on that
 7 is is don't we already have building codes in place?
 8 Don't we already have a property maintenance code in
 9 place?
 10 ATTORNEY McLENDON: We do. Yeah, we have
 11 the International Property Maintenance Code in place,
 12 but there are different areas that a lot of times will
 13 be put in there, so.
 14 I mean do you agree with that, Stephen?
 15 MR. STRICKLAND: Yeah. The other thing I
 16 didn't like, we want to change number (5), and I know
 17 that we just included the entire section. I don't
 18 know if it's possible to just take out anything that
 19 is not being changed. In other words, you know, we
 20 just -- like we included all of Section 5-64 even
 21 though we're only changing the one thing.
 22 MAYOR PITTMAN: Mr. Bates?
 23 COUNCILMEMBER BATES: I have no questions.
 24 MAYOR PITTMAN: Ms. Pachuta?
 25 COUNCILMEMBER PACHUTA: Huh-uh.

1 MAYOR PITTMAN: Mr. Patrick?
 2 COUNCILMEMBER PATRICK: Not right now.
 3 COUNCILMEMBER FLEMING: So what was the
 4 change on (9)?
 5 COUNCILMEMBER BATES: There wasn't one.
 6 COUNCILMEMBER FLEMING: I didn't hear what
 7 you said, Ms. Alexander.
 8 MR. STRICKLAND: It's noted. The question
 9 is does that pertain to existing or new construction?
 10 COUNCILMEMBER FLEMING: Yes.
 11 COUNCILMEMBER ALEXANDER: I would be legal
 12 nonconforming.
 13 COUNCILMEMBER FLEMING: I have no other.
 14 MAYOR PITTMAN: Okay. Ms. Dean?
 15 COUNCILMEMBER DEAN: On page six of 17,
 16 talking about stormwater management plan requirements,
 17 what is taken out is, "This plan shall be in
 18 accordance with the criteria established in this
 19 subsection," whatever, "and must be submitted with the
 20 stamp and signature of a professional engineer
 21 licensed in the state of Georgia."
 22 It's replaced with, "This plan shall be in
 23 accordance with the criteria established in this
 24 Section and be prepared under the direct supervisory
 25 control of either a registered Professional Engineer

1 or a registered Landscape Architect licensed in the
 2 State of Georgia."
 3 I don't see how a licensed architect,
 4 landscape architect, would be beneficial in terms of
 5 stormwater management. Isn't that mostly aesthetics?
 6 MR. STRICKLAND: It's a requirement from the
 7 State. It's the Metro North Georgia Water Planning
 8 District. And they're actually requiring us to
 9 include the landscape architects to be able to prepare
 10 and stamp these plans.
 11 ATTORNEY McLENDON: And actually --
 12 COUNCILMEMBER DEAN: But why is "or" in
 13 there? Is it either/or?
 14 MR. STRICKLAND: I think the landscape
 15 architects petitioned the State and said that they
 16 wanted to -- since they have the legal right to seal a
 17 set of plans, that they wanted to be able to. So I
 18 don't -- I don't think we have much of a choice on
 19 this one. It's coming down from the state level that
 20 -- that they can do it.
 21 And then when you go down further, it's the
 22 land surveyors can actually stamp and seal plans, and
 23 they wanted to be able to do a certain amount if it --
 24 It was just a registered engineer, so I imagine the
 25 L.A.s in the state petitioned the State and --

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1 ATTORNEY McLENDON: And that licensure for
2 landscape architecture is a little broader than it
3 sounds. It does include some substantive things like
4 doing a stormwater plan or something like that. It
5 would fall within the scope of that. Typically,
6 it's --
7 MR. STRICKLAND: Right.
8 ATTORNEY McLENDON: -- not just -- It
9 sometimes sounds like it's merely decorative and that
10 kind of thing and it's because we --
11 COUNCILMEMBER DEAN: And the word "or" is
12 supposed to be "or?" An engineer or a landscape
13 architect, right, and not "and?"
14 MR. STRICKLAND: Right.
15 COUNCILMEMBER DEAN: It could be either/or?
16 MR. STRICKLAND: Either/or.
17 ATTORNEY McLENDON: Because they're
18 broadening the categories of who they will allow to do
19 these plans.
20 COUNCILMEMBER DEAN: Okay. So that's a
21 State requirement; right?
22 MR. STRICKLAND: Yes, ma'am.
23 COUNCILMEMBER DEAN: And on page 13 of 17,
24 we had talked about right-of-way and paving width.
25 Who owns these right-of-ways?

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1 MR. STRICKLAND: Either the City or Dekalb
2 County controls the right-of-way.
3 ATTORNEY McLENDON: Or the State in some
4 cases.
5 COUNCILMEMBER DEAN: Or the State?
6 ATTORNEY McLENDON: Yeah.
7 COUNCILMEMBER DEAN: Okay. And so we are
8 establishing these boundaries just for the City,
9 right? I mean if the County or the State owns the
10 right-of-ways, then it goes to their rules; right?
11 MR. STRICKLAND: Yes, ma'am. This is for
12 the City's right-of-way.
13 COUNCILMEMBER DEAN: Okay. Well, the major
14 thoroughfares, 360 feet curb to curb, why did you take
15 out "curb to curb?"
16 MR. STRICKLAND: That's what -- What the
17 State is asking us to do is actually get rid of as
18 much impervious as they can. They just want less,
19 they want less impervious surfaces, and one of the
20 things to do is to be able to take out the curb.
21 Also, the curb is going to direct the water
22 into the system. If you take out the curb, then it
23 can run into natural areas, grass swales. They're
24 really pushing for the groundwater recharge. They
25 want the water to go back into the ground and not into

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1 all of the pipe systems and then, you know, lined up
2 further downstream. They want as much detention and
3 recharge and filtration on site. They don't want
4 these sites to basically send their water downstream
5 and then it, you know, becomes somebody else's
6 problem.
7 COUNCILMEMBER DEAN: Okay.
8 MR. STRICKLAND: So reducing the curb is
9 just to get the water back into the ground on site.
10 COUNCILMEMBER DEAN: So a major thorough-
11 fare, okay, use that as an example and kind of
12 describe exactly what you're talking about.
13 MR. STRICKLAND: A major thoroughfare?
14 COUNCILMEMBER DEAN: Uh-huh. This says 36
15 feet curb to curb. "Curb to curb" has been removed,
16 and it's for a major thoroughfare.
17 MR. STRICKLAND: Right.
18 COUNCILMEMBER DEAN: On page 14 of 17, top
19 of the page.
20 MR. STRICKLAND: Yes, ma'am.
21 COUNCILMEMBER DEAN: Okay. So describe
22 that, because this is not my area of expertise, so I'm
23 asking you to describe exactly what you're telling me.
24 MR. STRICKLAND: I think a major thorough-
25 fare would be like Buford Highway. It's defined --

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1 COUNCILMEMBER DEAN: Okay. And so they want
2 the curbing removed because they want the water to
3 seep back into the ground naturally?
4 MR. STRICKLAND: Yes, ma'am.
5 COUNCILMEMBER DEAN: And how would that
6 happen on Buford Highway, just out of curiosity?
7 MR. STRICKLAND: No. This is for new
8 construction.
9 COUNCILMEMBER DEAN: Okay. Okay. All
10 right. And then the local street, it has -- it was
11 changed from 60 to 45 feet minimum in terms of the
12 right-of-way, and the paving width is 18 to 22
13 feet --
14 MR. STRICKLAND: Uh-huh.
15 COUNCILMEMBER DEAN: -- switched from 26
16 feet curb to curb. Isn't that narrow?
17 MR. STRICKLAND: Yes.
18 COUNCILMEMBER DEAN: Isn't that -- isn't
19 that -- I mean I drive a Venza sometimes, and that's a
20 very wide car. So I mean is this a good idea?
21 MR. STRICKLAND: Well, just keep in mind
22 we're talking about, you know, we would have to
23 construct a new street in the city.
24 COUNCILMEMBER DEAN: Okay. So when the G.M.
25 property is developed, is that going to be us or

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1 someone else, the County or someone else?
 2 MR. STRICKLAND: The G.M. property is in the
 3 city.
 4 COUNCILMEMBER DEAN: Okay. So that's going
 5 to be us; right?
 6 MR. STRICKLAND: Yes, ma'am.
 7 COUNCILMEMBER DEAN: So we have a big area
 8 on which we can develop really small streets; right?
 9 MR. STRICKLAND: Yeah. They just -- they
 10 want smaller streets and less pavement, basically.
 11 COUNCILMEMBER DEAN: Is this optional?
 12 MR. STRICKLAND: At this point, it is
 13 optional. I don't know when the -- when the State's
 14 going to . . . Right now, they're giving us a lot of
 15 leeway because this is found in a lot of different
 16 places.
 17 This is just an opinion, but I think
 18 eventually if the municipalities don't, you know,
 19 cooperate, then they'll just make it mandatory and
 20 pass, you know, an ordinance at the state level.
 21 COUNCILMEMBER DEAN: Okay.
 22 ATTORNEY McLENDON: This is basically a
 23 development reg as well that's going to talk about
 24 people that come in and create infill subdivisions.
 25 And if you notice, what it's saying is the paving

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1 width is a minimum.
 2 COUNCILMEMBER DEAN: Uh-huh.
 3 ATTORNEY McLENDON: So in the context of
 4 coming in with a zoning, if someone came in with a
 5 zoning that was really a whole subdivision that was
 6 going to be subject to this development reg, you would
 7 have -- these are minimums that they would have to
 8 provide.
 9 COUNCILMEMBER DEAN: Right. Well, and the
 10 curb to curb, and that's one thing I'm really not
 11 quite comprehending. What's the difference between 36
 12 and 36 feet curb to curb?
 13 ATTORNEY McLENDON: Here's the difference.
 14 Because what they want to do, I think, Stephen -- and
 15 I'm a little familiar with the changes they're doing
 16 -- what they're trying to do is say not every street
 17 should be curbed and guttered. But if you'll notice,
 18 it has the option still. The options are retained.
 19 In our current -- the way the ordinance read
 20 before, it said 36 feet curb to curb. So the problem
 21 with that is you can interpret it to say every street
 22 has to have a curb, right? because it says 36 feet and
 23 then it says curb to curb.
 24 So we struck the "curb to curb" but the
 25 footnote on page 13 that says paving width --

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1 COUNCILMEMBER DEAN: Uh-huh.
 2 ATTORNEY McLENDON: -- if you come down on
 3 the footnote, it says, "Face to face of vertical
 4 curbs, centerline-to-centerline of the valley of
 5 rolled curbs, or from the edge of pavement to edge of
 6 pavement."
 7 So what you've got is it takes out the
 8 mandatory curb language and says there are options.
 9 COUNCILMEMBER DEAN: If you don't have a
 10 curb, then what do you have?
 11 ATTORNEY McLENDON: It depends on how they
 12 decide to -- how somebody would appropriately engineer
 13 it. And that goes into the type of concepts you're
 14 getting into in this whole thing, which is somebody
 15 might come in and decide they're going to put in a
 16 green neighborhood and they don't want to run the
 17 water down to the catch basin, plop it in the catch
 18 basin and shoot it out as stormwater into a stream.
 19 They may say, "Well, let's not have curbing
 20 and roll it off into a bioswale," right? and suddenly
 21 detained in the bioswale, have that hold it and move
 22 it through slowly.
 23 There are a lot of options, and I think what
 24 they're trying to do is allow creativity so people
 25 don't always come in and say, you know, curb, gutter,

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1 catch basin, stream, blast it out into the stream.
 2 So, you know, this does not prohibit that but it opens
 3 up the options a little bit, and I know that's what
 4 the State's trying to --
 5 COUNCILMEMBER DEAN: Right.
 6 ATTORNEY McLENDON: -- to promulgate out
 7 there is to say, you know, there may be other options,
 8 and you're seeing a lot of creative uses of that, I
 9 think.
 10 COUNCILMEMBER BATES: If you want to see
 11 what it would look like, either side of or the south
 12 side of Winters Chapel and the north side of Tilly
 13 Mill are both uncurbed streets, so the stormwater does
 14 roll off into the properties along those two streets.
 15 COUNCILMEMBER DEAN: Okay.
 16 MR. STRICKLAND: Keep in mind, it's a little
 17 bit backwards. They're not -- the State doesn't want
 18 us to tell a developer that you have to do this or you
 19 have to do that, you can do this and you can't do
 20 that.
 21 What they're dictating to us is to remove
 22 barriers for green infrastructure, because like right
 23 now, a lot of the ordinances will say you have to put
 24 in curb, period, end of story. But if you have a
 25 developer comes in that wants to use green

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1 infrastructure, they want us to remove anything that
2 says that they cannot. And it would be property-by-
3 property specific, and the designer would have to look
4 at it and say, "Okay. We have an opportunity here to
5 put in," you know, whatever -- smaller streets. I
6 mean we already do it with compact parking spaces.
7 COUNCILMEMBER DEAN: Right.
8 MR. STRICKLAND: You know, we want to do
9 compact spaces and have as many but smaller.
10 And then at the bottom here, we notice that
11 we can remove the curb; this water could go into a
12 vegetative swale, something to keep it on site.
13 So it's as opposed to doing something,
14 they're asking us to remove barriers to green
15 infrastructure, because a lot of these ordinances are
16 just so, you know, "You will do curb," "Your parking
17 spaces will be this big," "You will have a detention
18 pond," "You will run pipe," and so on and so forth,
19 so if somebody wants to develop . . .
20 And then the green infrastructure has really
21 gotten more and more popular, but it was actually the
22 development community complaining that, look, we're
23 trying to do improvements, these ordinances are not
24 allowing us, because they're saying, you know, just
25 like going from a cul-de-sac to a hammerhead, much

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1 less pavement, if they were trying to do that, the
2 ordinance would say no, you have to put in a
3 cul-de-sac, and that, you know, is a hundred-foot
4 diameter of pavement whereas a hammerhead is much
5 smaller.
6 So they're removing the language that says
7 you absolutely have to do this and saying you now have
8 options as long as it will work. And again, it's
9 going to be project-specific. You know, every
10 project's different.
11 COUNCILMEMBER DEAN: And who determines
12 which way it goes?
13 MR. STRICKLAND: Right now, like I said,
14 they're leaving it up to us. They've put out a lot of
15 suggested type stuff.
16 COUNCILMEMBER DEAN: No. I mean but if
17 someone comes into the city and says, "I want to
18 develop X," then who says, okay, you're going to use
19 curbing or you're not going to use curbing? I mean
20 who would decide? That developer?
21 MR. STRICKLAND: Yeah. The designer. And
22 then as long as it meets our -- you know.
23 COUNCILMEMBER DEAN: Right.
24 MR. STRICKLAND: Still meets our ordinance.
25 COUNCILMEMBER DEAN: Okay.

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1 MR. STRICKLAND: But yeah, we want to leave
2 the -- you know, we want the designers to be able to
3 design something that's going to be a little bit more
4 eco-friendly.
5 MAYOR PITTMAN: Ms. Patrick, did you have
6 something?
7 COUNCILMEMBER PATRICK: No.
8 MAYOR PITTMAN: Okay. Anyone else?
9 COUNCILMEMBER FLEMING: I need to ask one
10 more question. Back to page three number (9) to the
11 exterior porches, I realize this is for new
12 construction. And though I do not have a copy of the
13 building codes, you know, the building codes that
14 we're supposed to be going by, I would think that we
15 would put in here exterior porches greater than X-
16 number of feet off of ground level, you know, because
17 if you've got -- if they're going to do an exterior
18 porch that's two steps from the ground or one step
19 from the ground, one would think that you don't need a
20 banister around it or a banister going down it nor
21 railings.
22 MAYOR PITTMAN: Cecil?
23 ATTORNEY McLENDON: Again, I think the
24 history of this section is when we adopted the
25 International Property Maintenance Code, we sort of

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1 didn't want to throw out everything, because we were
2 concerned that we might be throwing out something we'd
3 relied on in the past. And this was the remnants of
4 those maintenance rules that we had previously
5 operated under that sort of got put into this section,
6 so these are really maintenance of property.
7 If you had new construction, even if you had
8 a renovation to your property, that would be under the
9 building code which we have adopted the building
10 codes, and they're standard and they tell you when --
11 you know, when you put in railings and how high
12 they'll be and how wide the spindles will be.
13 So those rules are still out there. This is
14 just a -- this is like your code saying, if you got a
15 railing, you'll make sure it stays safe, and if not,
16 we can come and -- at this point, we could cite you
17 either under this or we could cite you under the
18 Property Maintenance Code, saying, you know, property
19 maintenance says you'll maintain in good condition.
20 This was the old rules before we adopted that that got
21 put in here.
22 COUNCILMEMBER FLEMING: And I appreciate
23 your comment, but I could be cited under this for my
24 brand new house if I don't have railings around my
25 porch even if I'm two feet off the ground. I could be

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1 cited by this. That's what you just said. Or by the
2 other.
3 ATTORNEY McLENDON: If you have --
4 COUNCILMEMBER FLEMING: And if the other
5 says we don't need it until XYZ height, then we've got
6 a contradiction here.
7 ATTORNEY McLENDON: Two different issues,
8 two different concepts we have going on there.
9 Because if you had a brand new house, you would have
10 gone through a different process of permitting that
11 construction, and then the railings and all those
12 issues, they would be on there, because they would
13 have gotten caught into the permitting process of
14 approving the plans to build that house. So at that
15 point, you'd have a house that was theoretically
16 compliant with all the building codes because it's new
17 or the renovation because it's new, and then all this
18 would say is, hey, that railing you got on there, you
19 got to maintain it in good shape, so if you let it --
20 you know, if somebody hit it and it broke and you
21 didn't go back out and get it fixed, this section
22 would come in and say, "You-all got to fix that broken
23 railing." But if it was a porch that never needed a
24 railing in the first place, this wouldn't have any
25 application to it.

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1 COUNCILMEMBER FLEMING: Okay. That's fine.
2 MAYOR PITTMAN: Anyone else?
3 COUNCILMEMBER PATRICK: Well, then, for
4 question number or item number (5) from page three,
5 "Recurring accumulations of stormwater. Adequate run-
6 off drains or grassed swales shall be provided and
7 maintained to eliminate any recurrent or excessive
8 accumulation of stormwater," and the question I had
9 put to Stephen was was, would this apply to an
10 existing single-family residential structure?
11 And you're saying that this would. Does
12 that then mean that if someone has runoff that's
13 generating onto another person's neighbor or to the
14 street, that we're going to start --
15 ATTORNEY McLENDON: Let's talk about --
16 COUNCILMEMBER PATRICK: -- citing people?
17 ATTORNEY McLENDON: Let's talk about this
18 situation here. You have a yard, okay, with a couple
19 of big dogs that run around in your yard a lot and dig
20 holes everywhere and your storm drains go out there.
21 So before the dogs came, the yard was appropriately
22 slopes so the storm drains went under the yard and
23 carried, it sheet flowed off the property onto the
24 next property, everybody's happy.
25 In the meantime, your dogs come, they dig

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1 giant holes, build a big swale in the middle of the
2 back yard, and that catches the rainwater out of the
3 gutters. It starts standing, and it stands, and it's
4 deep enough that it stands for a long time and it
5 begins to bring in mosquitoes, and you have this.
6 This is the code section you could go in and say,
7 "Guys, you-all can't have the standing water in your
8 back yard because it's not okay."
9 COUNCILMEMBER PATRICK: But doesn't Property
10 Maintenance already cover that?
11 ATTORNEY McLENDON: That's what I'm saying.
12 This code section, these things, when we adopted the
13 International Property Maintenance Code, I didn't want
14 to throw --
15 COUNCILMEMBER PATRICK: Yeah.
16 ATTORNEY McLENDON: -- these all the way out
17 because I'm like, well, these are the old ones and I
18 don't want to be throwing away a rule that I might not
19 be able to find here.
20 So the other codes, we sort of said, let's
21 grab the ones that are still relevant, put them there
22 so we'll still have them. And I just -- I was not
23 wanting to -- not wanting to eliminate a whole section
24 of codes I knew we had relied on over the years. I
25 had the feeling the Property Maintenance Code would

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1 deal with it because they're so well thought through
2 and general categories that usually gather all these
3 things, because, for instance, standing water and
4 railings would both go out under the property
5 maintenance -- you know, you're not appropriately
6 maintaining your property.
7 But you know, at the time we passed that --
8 and frankly, I was brand new -- I looked at this stuff
9 and said, "I'm not willing to just come and strike all
10 this and say you're covered with the code." We kept
11 it here for this reason.
12 The reality with this stuff is -- and I
13 think it would be worth talking to the Chief and maybe
14 the code enforcement folks, and probably we can say,
15 you know, "This is no longer really relevant, it's the
16 old code. And now we're happy. The International
17 Property Maintenance Code deals with it," get rid of
18 it.
19 COUNCILMEMBER FLEMING: But would it satisfy
20 Georgia EPD if we did not have a physical ordinance
21 other than stating the fact that we have adopted the
22 building codes?
23 ATTORNEY McLENDON: EPD, really this code
24 section probably got in there because it had the
25 standing water language, etc., so that's why this got

1 pulled into this EPD issue.

2 But if I'm correct -- and Stephen, please
3 stop me -- but we've adopted the Georgia Stormwater
4 Manual. I mean we -- it's part of --

5 MR. STRICKLAND: Yeah.

6 ATTORNEY McLENDON: -- our system, we go by
7 the blue book, and you know, those are all very
8 standard stormwater codes.

9 MR. STRICKLAND: I did look this up in the
10 International Property Maintenance Code. It's just
11 it's much more broad. It basically says the water
12 coming off of your property cannot damage your
13 neighbor's property, because when it says runoff
14 drains, I think they were afraid that your -- they're
15 talking about some sort of physical structure, some
16 sort of pipe. And again, they want this water to go
17 back into the ground. So we just added, you know,
18 grass swales, something that doesn't say that you have
19 to use something that is -- that is not natural, that
20 you could use a natural swale.

21 And of course, you know, standing water on
22 your property or directing your water to your
23 neighbor's property would always be a problem. But in
24 giving -- again, this is giving a -- you know, this is
25 giving a homeowner an option to do something that's

1 it.

2 ATTORNEY McLENDON: -- a couple of times --

3 COUNCILMEMBER DEAN: Well, we've --

4 ATTORNEY McLENDON: -- but I think --

5 COUNCILMEMBER DEAN: -- seen it but we

6 didn't really talk about it because I don't think that
7 Mr. Bates was here, I don't think Ms. Pachuta was
8 here. So we talked about bringing it back. It came
9 back last time, but we didn't have it our packets at
10 the last meeting and so this is really the first
11 discussion, the first discussion we've had on this.

12 ATTORNEY McLENDON: What I'll tell you is I
13 think we could satisfy the first-read requirement and
14 pass it if you chose to, but there's no reason that
15 you have to do it, because if we're satisfied with it
16 now and we want to push it to the next meeting and
17 think it through, I think there's plenty of time for
18 that.

19 MR. STRICKLAND: This was on the agenda for
20 January 18th, I believe, and that would have been the
21 first reading, I think everybody was here.

22 But we do have some things to add and clear
23 up. So what I'd like to do is get a clean copy and
24 we'll just -- we'll put it on the agenda for the March
25 18th, and that could be a second read and adoption.

1 more green.

2 MAYOR PITTMAN: Anything else up here?

3 Okay. At this time, you wanted a motion?
4 Is this second read?

5 COUNCILMEMBER BATES: If I remember
6 correctly, this was why it was on our agenda. Last
7 time, we didn't actually have the document to review
8 last time. We had the zoning document. So if my
9 memory is correct --

10 MR. STRICKLAND: No, we -- this was the
11 first one that we gave Council.

12 COUNCILMEMBER DEAN: But some Council
13 members weren't here so we could ask -- we asked if
14 you would bring it back, and it was put on the agenda
15 but we didn't have this packet. So this is really the
16 first reading; right?

17 MR. STRICKLAND: No, ma'am.

18 COUNCILMEMBER FLEMING: We had this 2/4 or
19 something like that and then we didn't have it for the
20 18th.

21 ATTORNEY McLENDON: Yeah.

22 MAYOR PITTMAN: But isn't this considered a
23 second read? I mean --

24 ATTORNEY McLENDON: You've seen it --

25 MAYOR PITTMAN: -- we don't have to vote o

1 ATTORNEY McLENDON: Will we have substantial
2 changes on that one?

3 MR. STRICKLAND: I think it's enough to
4 just --

5 ATTORNEY McLENDON: Okay.

6 MR. STRICKLAND: Just so there's no
7 confusion, a clean copy, and since I think we're well
8 on our way to passing this and we'll meet the deadline
9 and everything --

10 COUNCILMEMBER DEAN: And could we --

11 MR. STRICKLAND: -- unless Council wishes
12 otherwise.

13 COUNCILMEMBER DEAN: Could we take out some
14 of the redundant language, I mean just to kind of keep
15 it clearer and more concise? I mean this as opposed
16 to the International Property Maintenance Code? I
17 mean just so we don't have two copies of the same
18 thing, so just take out the redundant language? I
19 mean I'm just -- that's a suggestion.

20 ATTORNEY McLENDON: Get rid of that section?

21 COUNCILMEMBER DEAN: Well, I mean if it's
22 redundant, then what's the point? I mean I think --

23 ATTORNEY McLENDON: Let me reserve this
24 because I still am not -- I still look at it and I'm
25 like, well, should I really get rid of those rules?

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1 But how about this: If I can look at it,
 2 and at this point, with the retrospect of the amount
 3 of time we've been in place, I'll talk to the Chief
 4 and code enforcement. If they tell me this section is
 5 not really used on maintenance, we cover it all in the
 6 code, the Property Maintenance code, maybe it's time
 7 to strike that code, and I don't think EPD would have
 8 any issue with that at all, yeah; no.
 9 MR. STRICKLAND: No. They're much more
 10 interested in --
 11 ATTORNEY McLENDON: Yeah.
 12 MR. STRICKLAND: -- new construction.
 13 MAYOR PITTMAN: Okay. We'll put this on the
 14 March 18th agenda, please.
 15 Thank you, Mr. Strickland.
 16 MR. STRICKLAND: Thank you, Council.
 17 MAYOR PITTMAN: I appreciate it.
 18 Chief, did you have anything tonight --
 19 CHIEF JOHN KING: No, ma'am.
 20 MAYOR PITTMAN: -- you or the Major? Okay.
 21 Okay. Parks & Rec, Pool Contract Extension.
 22 MR. RIP ROBERTSON: Good evening, Mayor and
 23 Council members.
 24 Bring this back from the last meeting. We
 25 essentially -- myself and Lenny went through and kind

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1 of just eliminated the one page extension and just
 2 included the extension options in the original
 3 agreement with the three different options, the one-
 4 year, the two-year and the three-year extension
 5 options.
 6 I think there were some questions about the
 7 cancellation clause, and that's paragraph 8.4, The
 8 termination upon notice gives us the authority to
 9 cancel at any time.
 10 MAYOR PITTMAN: Okay. Ms. Alexander?
 11 COUNCILMEMBER ALEXANDER: Huh-uh.
 12 MAYOR PITTMAN: Mr. Bates?
 13 COUNCILMEMBER BATES: My preference is a
 14 one-year.
 15 MAYOR PITTMAN: Ms. Pachuta?
 16 COUNCILMEMBER PACHUTA: Same. That's my
 17 preference also.
 18 MAYOR PITTMAN: Mr. Patrick?
 19 COUNCILMEMBER PATRICK: No comments.
 20 MAYOR PITTMAN: Ms. Fleming?
 21 COUNCILMEMBER FLEMING: One year.
 22 MAYOR PITTMAN: Ms. Dean?
 23 COUNCILMEMBER DEAN: I think we should send
 24 out for an RFP just to keep competition alive and
 25 going in the City of Doraville.

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1 MAYOR PITTMAN: Any additional questions or
 2 comments?
 3 Does anyone want to entertain a motion?
 4 COUNCILMEMBER PACHUTA: I will make a motion
 5 to approve the agreement for the swimming pool
 6 management for one year.
 7 MAYOR PITTMAN: And do I get a second?
 8 COUNCILMEMBER BATES: Second.
 9 MAYOR PITTMAN: Discussion?
 10 ---
 11 (No response)
 12 ---
 13 MAYOR PITTMAN: Call the roll, please.
 14 CLERK BRYANT: Councilmember Alexander?
 15 COUNCILMEMBER ALEXANDER: Yes.
 16 CLERK BRYANT: Councilmember Bates?
 17 COUNCILMEMBER BATES: Yes.
 18 CLERK BRYANT: Councilmember Dean?
 19 COUNCILMEMBER DEAN: No.
 20 CLERK BRYANT: Councilmember Fleming?
 21 COUNCILMEMBER FLEMING: Yes.
 22 CLERK BRYANT: Councilmember Pachuta?
 23 COUNCILMEMBER PACHUTA: Yes.
 24 CLERK BRYANT: Councilmember Patrick?
 25 COUNCILMEMBER PATRICK: Yes.

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1 MAYOR PITTMAN: Okay. Thank you.
 2 Thank you very much.
 3 MR. ROBERTSON: Thank you, Mayor. Happy
 4 birthday, by the way.
 5 MAYOR PITTMAN: Thank you. I appreciate
 6 that.
 7 Mr. Howe?
 8 MR. HOWE: Thank you. This is a -- Well,
 9 it's a public hearing.
 10 MAYOR PITTMAN: Cecil, this is not
 11 considered a public hearing, I don't believe.
 12 ATTORNEY McLENDON: I think when we make a
 13 minor amendment, we don't have a public hearing on it,
 14 adding one property.
 15 COUNCILMEMBER DEAN: Well, I have a question
 16 on that.
 17 ATTORNEY McLENDON: Sure.
 18 COUNCILMEMBER DEAN: If we do this piece by
 19 piece by piece with lots of little properties and say
 20 we don't need a public hearing --
 21 ATTORNEY McLENDON: You have 5,000 codes.
 22 COUNCILMEMBER DEAN: Yeah, right; exactly.
 23 So I would feel a lot more . . . I mean,
 24 because we did it with the other property and now
 25 we're doing it with this one and we're using the same

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1 story about the same thing.
2 ATTORNEY McLENDON: Did we advertise a
3 public hearing? I mean we could -- certainly you
4 could choose to.
5 MR. HOWE: You don't even have to have a
6 public hearing for a --
7 ATTORNEY McLENDON: Yeah.
8 MR. HOWE: -- an amendment --
9 ATTORNEY McLENDON: Let me say this.
10 MR. HOWE: -- that's not considered --
11 COUNCILMEMBER DEAN: A minor amendment.
12 But see, I understand that if we have -- if
13 we do a minor amendment incorporating this piece of
14 property and then another amendment incorporating this
15 piece of property and then the same here and the same
16 here, well, at the end of the day, we have all those
17 pieces of property together and then it's no longer
18 minor.
19 ATTORNEY McLENDON: Yeah. You could always
20 choose to take public comment on this if you were so
21 inclined, so it's an option.
22 Legally, I don't think it's required. I
23 understand the concept, but I think the law allows you
24 to do that.
25 COUNCILMEMBER DEAN: And the thing is, it's

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1 not necessarily what's legal all the time but what's
2 right and what's appropriate.
3 ATTORNEY McLENDON: And that, I agree. I
4 would not venture into that.
5 MR. HOWE: Yes, ma'am. This is an amendment
6 to include Peachtree Pavilion in an Urban
7 Redevelopment Plan. It also offers the property to
8 the Department of Community Affairs as an Opportunity
9 Zone.
10 If there aren't any questions, I'll ask for
11 a motion.
12 COUNCILMEMBER DEAN: I have some.
13 MR. HOWE: Yes, ma'am.
14 MAYOR PITTMAN: Hold on just a minute. Just
15 a minute, please.
16 Are we going to take -- I guess it would be
17 up to the Council. It won't be a public hearing, but
18 we could take public comment if Council wishes to do
19 that.
20 COUNCILMEMBER PACHUTA: That's fine, but can
21 we ask questions first?
22 MAYOR PITTMAN: Yes, we can do that first.
23 I just want to clarify if y'all will -- we
24 can do public comment but it will not be conducted as
25 a public hearing but we can do public comments.

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1 Right?
2 ATTORNEY McLENDON: You could choose to and
3 just make that part of this item. I see no down side
4 to that.
5 MAYOR PITTMAN: Okay. Thank you.
6 Okay. Ms. Alexander?
7 COUNCILMEMBER ALEXANDER: I'm good.
8 MAYOR PITTMAN: Mr. Bates?
9 COUNCILMEMBER BATES: I'm good.
10 MAYOR PITTMAN: Ms. Pachuta?
11 COUNCILMEMBER PACHUTA: Yeah. I just wanted
12 to follow up. This is one of the properties that I
13 had asked about because it is a relatively brand new
14 development, and I know some of the residents'
15 concerns have, you know, been about architectural
16 standards and what's in place. And this is one of the
17 already-built properties. It's been around what?
18 about four years? five? four years? And it has maybe
19 two stores, two or three stores, H-Mart and the
20 restaurant and maybe a couple other places.
21 So have you spoken to the property owner or
22 the realtor and what is their feedback that you've
23 received as far as --
24 MR. HOWE: They're a hundred percent for it.
25 We haven't talked to any business owner in

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1 the city who was not for an opportunity zone.
2 But you're right. It's struggled
3 financially. It's about -- it's close to 50 percent
4 vacant and they got about 70,000 square feet
5 available. They're about to lose another tenant.
6 You know, Doraville has 1.25 million square
7 feet of retail space. That's about 150 square feet of
8 retail per capita. The national average is about 20
9 percent, so that's a lot of retail space, and it's
10 much more than the market can really support.
11 So you need sort of a hook to help where the
12 market is not working on its own. And this will
13 definitely help. It may not be a silver bullet but
14 it's something. And I think, you know, at this point,
15 their property is already dropped about 20 percent in
16 value, so this is something that is not pleasant but
17 it's something we need to do.
18 MAYOR PITTMAN: Okay. Anything else?
19 COUNCILMEMBER PACHUTA: Huh-uh.
20 MAYOR PITTMAN: Mr. Patrick?
21 Ms. Fleming?
22 COUNCILMEMBER FLEMING: Yes. I have a
23 couple of comments.
24 First of all, I'm not in favor, like I said
25 on the last one, of doing individual parcels; however

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1 for the opportunity zone for Peachtree Pavilion, I am
2 in favor of that because of the fact of the amount of
3 vacancies that's there.
4 But in all of that area, we've left out --
5 we've already done G.M. and we're going to do
6 Peachtree Pavilion probably but we've left out the
7 pocket of the Interbrand location and its one parcel,
8 and that would make it a contiguous opportunity zone
9 instead of having this little pocket there, and that's
10 11.38 acres.
11 And by including that into your proposal,
12 then we're looking at it as a complete opportunity
13 zone because we've already done the G.M., and if we do
14 Peachtree Pavilion, we've got this little -- I wish
15 you could show your little map.
16 MR. HOWE: (Complying)
17 COUNCILMEMBER FLEMING: But it's just this
18 little tiny blue spot right there that wouldn't be,
19 and I just feel that that needs to be included with
20 this proposal. And I have the parcel number and the
21 address if need be.
22 MAYOR PITTMAN: Okay. Thank you.
23 Ms. Dean?
24 COUNCILMEMBER DEAN: Well, as we've stated
25 before, doesn't it have to be contiguous in terms of

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1 adding more to that?
2 Here's my problem with this: I don't see
3 where the city has been marketing itself and so we sit
4 back and we say, "Why isn't it coming to us? Why are
5 all these properties sailing?"
6 If you drive down Buford Highway, you can
7 see: it's a mess; it's ugly. If I had a business, I
8 would not want to be here.
9 We're not doing -- we're not being proactive
10 in terms of marketing our city. If you go to some
11 place like Duluth, if you go north, they are doing
12 great, great things using tools that they have been
13 given. But they are marketing. They are out selling
14 their city.
15 And right now, I think -- I see one thing
16 that's one wrong with that property: it's not very
17 accessible; you have to go off the interstate and go
18 to the service road, but I think that there are ways
19 to get around that.
20 I don't think that we are doing everything
21 that we could be doing to bring businesses into the
22 city. I think we sit back and we say, "Oh, nothing's
23 happening. So what could we do?"
24 "Oh, well, let's blight the neighborhood,
25 let's do this," and then we can create an opportunity

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1 zone without doing anything, without putting forth any
2 effort to bring in businesses in a more proactive and
3 positive way.
4 We have a lot to offer. Our location is
5 fantastic. We have so much to offer, but I -- maybe
6 I'm wrong, but I have not seen any kind of marketing
7 happening in this city, which is a huge disappointment
8 for me, because that was my platform, I ran on that:
9 "Let's market the city. We have a great location. We
10 have a lot of things to offer," and it falls flat.
11 MR. HOWE: I'd like to answer that.
12 COUNCILMEMBER DEAN: Okay.
13 MR. HOWE: The average community spends
14 about \$100,000 a year on marketing.
15 COUNCILMEMBER DEAN: Uh-huh.
16 MR. HOWE: But then you got to have the
17 hook.
18 COUNCILMEMBER DEAN: Uh-huh.
19 MR. HOWE: Okay?
20 COUNCILMEMBER DEAN: Location.
21 MR. HOWE: Come to Doraville.
22 What does Doraville have to offer?
23 COUNCILMEMBER DEAN: Location, location.
24 MR. HOWE: Location alone isn't going to --
25 it's not going to --

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1 COUNCILMEMBER DEAN: It brought me here.
2 MR. HOWE: -- not going to cut it.
3 COUNCILMEMBER DEAN: I'm sure it brought a
4 lot of other people here.
5 MR. HOWE: And you got -- you have to figure
6 out what you're marketing and what you're marketing
7 to. I mean it's --
8 COUNCILMEMBER DEAN: We also have to figure
9 out who we want to be, because we are not following a
10 vision. We've paid lots of money for these great
11 studies that we don't seem to be following very well,
12 and we need to have a vision.
13 When we interviewed the city managers, that
14 was common. Every one of these guys said, "You need
15 to define yourself. You need to have a vision even if
16 it's something like the Seoul of Atlanta, (spelling)
17 S-e-o-u-l.
18 I mean it was just -- I mean it was very
19 -- I mean they had great ideas and it was so exciting
20 listening to these ideas because that's what we need:
21 the energy to bring people in.
22 COUNCILMEMBER PACHUTA: Luke, I'm sorry, you
23 mentioned other cities typically have a \$100,000
24 marketing budget.
25 MR. HOWE: On average, for cities who think

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1 that their marketing is effective, it's been about
2 \$100,000.
3 COUNCILMEMBER PACHUTA: And what is our
4 budget?
5 MR. HOWE: Zero.
6 COUNCILMEMBER DEAN: Well, maybe we should -
7 - we should adjust that, kind of move things around
8 and get rid of some of the money that we're spending
9 in certain areas and then use that to market it,
10 because that will enable us to grow.
11 COUNCILMEMBER BATES: I couldn't agree with
12 you more, but the problem with how we've done the
13 budget in the past --
14 COUNCILMEMBER DEAN: Uh-huh.
15 COUNCILMEMBER BATES: -- and with Lisa now
16 being on board for her very first true budget cycle
17 and a city manager coming on board is going to give us
18 an opportunity to take a look at the city
19 holistically.
20 COUNCILMEMBER DEAN: Right.
21 COUNCILMEMBER BATES: And what we've done in
22 the past, which has been very frustrating, is we've
23 copied Budget A, Budget B.
24 COUNCILMEMBER DEAN: Right, right, right.
25 COUNCILMEMBER BATES: It's been a carbon

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1 copy, let's not take a look at our priorities, let's
2 not take a look at what we're doing. We just simply
3 do what I hate, and that's do what we've always done.
4 COUNCILMEMBER DEAN: Right. And we're
5 making the same mistakes and we still have the same
6 problems with the budget, and that's what -- it's just
7 we have to . . .
8 COUNCILMEMBER BATES: I agree with you. And
9 the way that we can get to the point of marketing the
10 city -- and as anybody who knows, marketing has been a
11 huge platform of mine as well for a long time -- we've
12 got to be able to fund it and we've got to be able to
13 have the staff necessary to manage that process, and
14 we're O for 2 on both of those concepts.
15 So I'm not a big fan of -- right now of
16 making any big decisions until --
17 COUNCILMEMBER DEAN: Right.
18 COUNCILMEMBER BATES: -- we've got the
19 leadership --
20 COUNCILMEMBER DEAN: Right.
21 COUNCILMEMBER BATES: -- on board with Dr.
22 Gillen.
23 COUNCILMEMBER DEAN: Right.
24 COUNCILMEMBER BATES: I do think that this
25 particular property is a good use of an opportunity

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1 zone.
2 With all due respect to Mr. Patrick later
3 on, I'm not in favor of looking at the entire city
4 right now.
5 But I do agree with you on the marketing. I
6 do think that that's a critically important piece for
7 us moving forward and I hope that we'll be able to
8 adjust the budget and put some of those resources in
9 place so that we can start doing some effective --
10 COUNCILMEMBER DEAN: Right.
11 COUNCILMEMBER BATES: -- outreach in
12 promoting the city and the resources that we've got.
13 COUNCILMEMBER DEAN: Well, it's also, so the
14 value of that property has dropped 20 percent. I mean
15 I think that a lot of people are concerned because of
16 home values, value of the homes are dropping
17 significantly too, and that's --
18 I mean that's something if we work better,
19 I'm just talking to myself, so okay, that's -- I think
20 we should look for other ways to fix Doraville.
21 MAYOR PITTMAN: Okay. Is there anything
22 additional from up here?
23 COUNCILMEMBER PATRICK: Is it possible we
24 could postpone this till after my agenda item?
25 MAYOR PITTMAN: That would be up to the

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1 Council.
2 COUNCILMEMBER DEAN: Well, it was moved.
3 These items were combined at the last meeting, anyway.
4 I'm not sure why they were --
5 MAYOR PITTMAN: We put them --
6 COUNCILMEMBER DEAN: -- again divided.
7 MAYOR PITTMAN: We put them back on the
8 agenda like this in this manner.
9 COUNCILMEMBER DEAN: I know, but you put
10 them together at the last meeting.
11 MAYOR PITTMAN: Does anyone want to
12 entertain a motion one way or the other?
13 COUNCILMEMBER PATRICK: I'll make a motion
14 to move the Urban Redevelopment Plan till later on
15 this evening so that it's after discussion on
16 Opportunity Zones.
17 MAYOR PITTMAN: Do I get a second?
18 COUNCILMEMBER FLEMING: Second.
19 MAYOR PITTMAN: Discussion?
20 ---
21 (No response)
22 ---
23 MAYOR PITTMAN: Call the roll, please.
24 CLERK BRYANT: Councilmember Alexander?
25 COUNCILMEMBER ALEXANDER: No.

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1 CLERK BRYANT: Councilmember Bates?
 2 COUNCILMEMBER BATES: No.
 3 CLERK BRYANT: Councilmember Dean?
 4 COUNCILMEMBER DEAN: No.
 5 CLERK BRYANT: Councilmember Fleming?
 6 COUNCILMEMBER FLEMING: Yes.
 7 CLERK BRYANT: Councilmember Pachuta?
 8 COUNCILMEMBER PACHUTA: No.
 9 CLERK BRYANT: Councilmember Patrick?
 10 COUNCILMEMBER PATRICK: Yes.
 11 MAYOR PITTMAN: Okay. Does anyone want to
 12 entertain a motion on this?
 13 COUNCILMEMBER ALEXANDER: Are we going to
 14 receive public comments?
 15 MAYOR PITTMAN: Oh, I'm sorry. Thank you.
 16 Thank you. Yes.
 17 At this time, this is not a public hearing
 18 but we will take public comments. Three minutes,
 19 please. Please limit it to three minutes, and if you
 20 do wish to speak, if you could go ahead and line up, I
 21 would appreciate it.
 22 MS. ORR: Lindy Orr, 3596 Raymond Drive.
 23 I appreciate the fact that we haven't
 24 marketed the city and don't have a vision, but some of
 25 you have been here for more than one term. So whose

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1 fault is it that we haven't done this? You've been
 2 through several budget changes over the years.
 3 If this is what your platform was going to
 4 be and this is what your vision was supposed to be,
 5 why didn't you raise your hand and say you need to put
 6 it in the budget?
 7 This is -- we're talking about -- and we all
 8 know this: We're talking about one landlord who can't
 9 market his property. It's not an if you build it they
 10 will come. The fact is everything they build here,
 11 they come, and it's not what we want to come here.
 12 So what we're doing is we're doing it
 13 backwards. That's like trying to say, well, I'm going
 14 to build a tree house but there's no tree houses in my
 15 neighborhood but I think it might look really good
 16 because that's my vision.
 17 Well, what does the landlord have for any
 18 hope of putting anybody in there? Let him come and
 19 tell us what his vision is and tell us he needs it to
 20 be an opportunity zone and maybe what he expects that
 21 to be. I have no problem with hearing about that.
 22 But that's my neighborhood, and I'm not all
 23 about letting him do whatever he wants, because we
 24 still don't have the vision and the money to do it.
 25 This is ridiculous. This is just going to go round

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1 and round.
 2 Opportunity zones are great in certain areas
 3 where you can bring in large groups of people with one
 4 focus: a G.M. type situation or what they're doing
 5 out in Jonesboro or Alpharetta.
 6 That whole area is manufacturing. It's all
 7 built -- it's all the same thing. You don't drive by
 8 a condominium neighborhood where the houses are
 9 \$400,000 and then you're stuck in front of Wal-Mart.
 10 That isn't the way that's manufactured.
 11 We're urban. We're not going to be anything
 12 but urban; people live and work. But we're not vision
 13 about what we want in our back yard. So here we are,
 14 taking a group and saying, "Give 'em an opportunity
 15 zone."
 16 Sorry, Luke, but we're not doing what we
 17 need to do first before we start feeling bad for these
 18 people. I don't feel bad for them, frankly. Thank
 19 you.
 20 MAYOR PITTMAN: (Bangs gavel) We're not --
 21 please hold your applause.
 22 MR. ABBOTT: Thom Abbott from Northwoods.
 23 On February 17th, I walked every square inch
 24 of Peachtree Pavilion, both floors from one end to the
 25 other.

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1 The businesses currently there are Emotions
 2 Atlanta Dot Com, which is a party type room you can
 3 rent to play video games. Looks like it's more for
 4 kids. You can do adult events there and I guess you
 5 can bring your own liquor. I don't know what kind of
 6 laws we have about that.
 7 There's Shoya Japanese Restaurant that has
 8 no menu you can take out, and when you go to their web
 9 site, it takes you to a restaurant in Duluth.
 10 There's IACE Travel.
 11 Suite A-218 is some type of office. It's
 12 all blacked out. I could see furniture but I have no
 13 idea what kind of office it is.
 14 There's Wings House, which is a wings type
 15 restaurant. It was closed because it was a Sunday.
 16 There's True Serenity Salon and Spa.
 17 C-218 is the leasing office and Suite C-115
 18 is T-Mobile but it's empty. I don't now if that means
 19 it's coming or going.
 20 JWB Realty Services is the company who's
 21 hired to market that property. Now, Mr. Howe has said
 22 that they're in favor of it. On Monday -- and that
 23 was a Monday holiday so our City Council meeting was
 24 on Tuesday -- I called the leasing office, and that
 25 man knew absolutely nothing about an opportunity zone

1 and went off on me and said, "What the (spelling)
2 h-e-l-l are you talking about? I don't know anything
3 about this."

4 Now, he is the leasing guy. I think he'd
5 know that there's something coming that's going to
6 help him do his job. He didn't know nothing about it.

7 To echo what Lindy said, go to that
8 building's web site for Peachtree Pavilion. I think
9 it was updated in about 2008. So they need to do a
10 little bit of their own marketing that they haven't
11 done.

12 It is an incredible facility. They need a
13 vision. I know if we allow antique stores -- make it
14 the new Antique Village of Chamblee. Do something
15 there.

16 And then there's actually also -- I forgot -
17 - there's some medical clinic under construction that
18 I couldn't even see if they had a permit for their
19 construction. All I saw in the window was something
20 about demolition, but they were currently building
21 inside of it.

22 So I'm with Lindy on whatever. It's just
23 this idea of, you know, let's get in the car and drive
24 to Pensacola but let's not put any gas in it and get
25 any map, and let's just hope like heck we get there.

1 We've got to stop this.

2 MS. SUSAN CRAWFORD: Susan Crawford,
3 Oakcliff.

4 I have a question. Is General Motors now an
5 opportunity zone?

6 COUNCILMEMBER FLEMING: Yes.

7 COUNCILMEMBER PATRICK: Yes.

8 MS. CRAWFORD: Oh. And this is just a
9 little appendage of that? Okay. So it doesn't really
10 . . . It might as well be an opportunity zone.

11 So I'm a little confused. I don't think it
12 costs that much money to start generating good -- I
13 know Joseph Geierman without money is really marketing
14 a lot of good things about the city. It wouldn't take
15 all that much.

16 I have friends who live in Midtown and
17 Dunwoody and all over the Atlanta area who come here
18 for the food, for the farmer's market, for the
19 ethnicity, for the sort of -- you know. It shouldn't
20 be that difficult to come up with a vision.

21 And maybe we're trying to be a little too
22 bland. Maybe we're trying to fit in. Maybe we should
23 understand that we are an eclectic mix here. And
24 people love it. I mean maybe not everybody loves it,
25 but a lot of people come here for that, and I think we

1 And I, for one, I don't know how your vote
2 came out, but why not have the discussion of
3 opportunity zones before we talk about passing things
4 for opportunity zones, because I, for one, could use a
5 little more information.

6 MR. HART: I can shed a little light on the
7 H-Mart. I was on the City Council when they brought
8 H-Mart to the city. They presented it, and the owner
9 of the property said that we're going to have all
10 Asian businesses because 95 percent of the city of
11 Doraville is Asian. He's not going to have any
12 American businesses in there.

13 People from this audience who are currently
14 here now remember that night, and they knew all about
15 it.

16 Second thing is the City Council didn't pass
17 the building. It went to the Planning Commission
18 where it disappeared. Then in the Mayor's office with
19 a couple of Council members, they basically put the
20 city building inspector, Chuck Entsminger, on furlough
21 for one day when they hired an outside guy to okay the
22 building.

23 There was money passing hands between
24 politicians in the city, and they built this building.
25

1 etc. Now they've got a problem. Their little Asian
2 plan didn't work out.

3 Then they wanted to have, you know, the
4 Mexican what do you call the little bands in the front
5 of the place trying to attract customers because the
6 farmer's market was kicking their butt.

7 Okay. We're not responsible for
8 overbuilding the retail areas. The City should never
9 have approved it because there was way too much retail
10 space in the city already.

11 We need some more residential. You can take
12 some of these retail areas and maybe cut it off and
13 build residential areas.

14 But we're not responsible to come back and
15 use taxpayer's money on some scheme with no plan in
16 sight because the City Council and this building owner
17 got together in the back room, and now we're suddenly
18 going to have an opportunity zone.

19 Thank you. That's a little history for you.

20 MR. STUART ANDERSON: Stuart Anderson. I'll
21 try not to be too hyperbolic.

22 Question for Luke. Did we ask Interbrand
23 about being -- what they felt about a blighted area or
24 was there input?
25

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1 that property would be approved by DCA.
2
3 MR. ANDERSON: Part of that parcel is why I
4 ask.
5 MR. HOWE: Yeah. And it doesn't have to be
6 contiguous.
7 The feedback that I have gotten is that
8 vacant properties are good. At one time, I proposed a
9 very large plan. Nobody liked that. We stuck with
10 G.M and Seaboard. And it was at the very last meeting
11 that I got the feeling that we were receptive to
12 vacant buildings, you know.
13 And I hope that Mr. Patrick's able to garner
14 some direction on how we proceed, because we got some
15 great other candidates. We got K-Mart, we got the
16 five with the Star Tower junk. So you know, we need
17 to know. I mean it takes a lot of time to put
18 together these plans, so we need some direction.
19 MR. ANDERSON: Yeah. I'm not picking on
20 you. I'm just asking if you had talked to Mr. Hoath
21 or his office, because if we do, I guess we have done
22 already, the term "blighted" and stuff, it then
23 directly affects his value of his property, I think.
24 But that's -- but he owns the piece of property right
25 in the middle of -- basically in the middle of the

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1
2 And to paraphrase Tom Abbott, Joe Cooley has
3 brought to us the architectural standards, the City
4 Council has repeatedly not gone forward with C-1 and
5 C-2 revisions. We're getting the horse in front of
6 the cart a little bit. Or maybe the horse is supposed
7 to be in front of the cart.
8 Anyway, architectural standards would help
9 so that when people do come to us with a development,
10 we will have a set of criteria for them so that they
11 can't run us over. We need to have these things in
12 place.
13 Joe has tried to bring it to you guys, and
14 it keeps disappearing. I apologize, but that's what
15 it seems to me.
16 MAYOR PITTMAN: Thank you.
17 Mr. Howe, did you have anything you wanted
18 to add?
19 MR. HOWE: No, ma'am.
20 MAYOR PITTMAN: Does anyone else up here?
21 Okay. At this time, does anyone wish to
22 entertain a motion?
23 COUNCILMEMBER PACHUTA: I'll make a motion
24 to expand the Urban Redevelopment area, an Opportunity
25 Zone designation to parcel number 18-322-02-008 also

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1
2 MAYOR PITTMAN: Do I get a second?
3 COUNCILMEMBER ALEXANDER: Second.
4 MAYOR PITTMAN: Discussion?
5 COUNCILMEMBER PACHUTA: I just --
6 COUNCILMEMBER FLEMING: Yes.
7 COUNCILMEMBER PACHUTA: Oh. Sorry. Go
8 ahead.
9 COUNCILMEMBER FLEMING: That's okay.
10 COUNCILMEMBER PACHUTA: I just wanted to say
11 I think this is a good property in that it's already
12 built, it has had a lot of problems with vacancies.
13 And it is a frustration of mine that we
14 don't have a marketing budget, but, you know, it was
15 just last year that we had to lay off 15 employees to
16 balance our budget, and marketing was just a luxury
17 that we could not afford. And this is something that
18 is not directly going to cost the city but could be a
19 marketing tool for that property.
20 COUNCILMEMBER DEAN: Well, I look forward to
21 the day we get a city manager to come in and perhaps
22 kind of reorganize things in a way so that we have
23 money in the budget and we organize better and we
24 utilize the funds that we do have in a way to perhaps
25 generate more revenue for the city.

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1
2 I think we heard some really good comments from the
3 people. Ms. Orr had some excellent comments: Why not
4 wait and have them come to us with a plan instead of
5 us --
6 And just out of curiosity, who is directing
7 this? I mean who is -- We seem to come to these
8 meetings, and then, "Oh, well, here's a new plan, and
9 we're going to talk about this and we're going to have
10 this presentation." Where is this coming from?
11 because I thought we were supposed to have a vision
12 for the city, set a plan, set the course, and then
13 kind of direct people in the City to work towards that
14 course.
15 COUNCILMEMBER PATRICK: I think it --
16 MR. HOWE: This is in the plan.
17 COUNCILMEMBER PATRICK: -- comes from --
18 MR. HOWE: This is in the Comp Plan.
19 COUNCILMEMBER PATRICK: -- the 2005 Comp
20 Plan, the 2010 LCI.
21 COUNCILMEMBER DEAN: No. I mean for this,
22 for this particular, for the --
23 COUNCILMEMBER PATRICK: These come from
24 that, those documents.
25 COUNCILMEMBER DEAN: All right.

1 DEAs, DAs, different economic development incentives
2 or plans are things that were put forward by the
3 community from the 2005 Comp Plan that said that they
4 wanted -- we wanted to establish employment centers in
5 the city, retail centers in the city.
6 COUNCILMEMBER DEAN: In 2005?
7 COUNCILMEMBER PATRICK: 2005.
8 COUNCILMEMBER DEAN: All right.
9 COUNCILMEMBER PATRICK: And then in the 2010
10 LCI, I believe it specifically called out Opportunity
11 Zones for the city. Well, Opportunity Zones are a way
12 to get to that vision. That was put in the vision
13 originally by the residents. That was also adopted by
14 the Council, previous councils, admittedly, but that's
15 where this comes from.
16 COUNCILMEMBER DEAN: Well, and I think that,
17 again, it's a tool, but we don't have anyone who knows
18 how to even open the tool box at this point. That's
19 where I think --
20 COUNCILMEMBER FLEMING: Ms. Dean.
21 COUNCILMEMBER DEAN: -- the problem is.
22 Ms. Fleming.
23 COUNCILMEMBER FLEMING: Please stop
24 criticizing our staff the way that you do.
25

1 COUNCILMEMBER FLEMING: Is there something
2 wrong with the property or not available on that
3 property that they would, you know, deny or -- or deny
4 the whole application because of that particular
5 property?
6 MR. HOWE: We could talk to them about it.
7 I brought up Peachtree Pavilion because it
8 was specifically mentioned by a Councilmember. And I
9 can go back and I can work on another amendment for
10 Interbrand.
11 COUNCILMEMBER FLEMING: No. I was just -- I
12 was just questioning your statement. That was all.
13 That's no problem. Thank you.
14 MAYOR PITTMAN: Okay. Call the roll,
15 please.
16 CLERK BRYANT: Councilmember Alexander?
17 COUNCILMEMBER ALEXANDER: Yes.
18 CLERK BRYANT: Councilmember Bates?
19 COUNCILMEMBER BATES: Yes.
20 CLERK BRYANT: Councilmember Dean?
21 COUNCILMEMBER DEAN: No.
22 CLERK BRYANT: Councilmember Fleming?
23 COUNCILMEMBER FLEMING: Yes.
24 CLERK BRYANT: Councilmember Pachuta?
25

1 staff.
2 COUNCILMEMBER FLEMING: Yes, you just did.
3 MAYOR PITTMAN: Okay. We're going to --
4 Excuse me. We've got a motion, we've got a
5 second, and if there's any additional feedback,
6 constructive feedback, I would appreciate it.
7 COUNCILMEMBER FLEMING: I have a question.
8 MAYOR PITTMAN: Yes.
9 COUNCILMEMBER FLEMING: Mr. Howe, you made a
10 comment a moment ago in regards to the Interbrand
11 properties and you didn't think that it would be
12 approved. Could you give me a reason why?
13 I mean, to me, that's a very blighted area.
14 MR. HOWE: Yes, ma'am. I mean we -- we can,
15 you know, and that's good feedback. And at the end of
16 the day, that's all I want, you know. It takes a lot
17 of effort to put together these plans. And then to
18 bring them up and then to have them, you know --
19 COUNCILMEMBER FLEMING: But --
20 MR. HOWE: -- rebuffed.
21 COUNCILMEMBER FLEMING: But I thought your
22 comment to Mr. Anderson was that you didn't think that
23 it would be approved by -- I thought you meant --
24 MR. HOWE: The DCA. The DCA has to approve
25

1 CLERK BRYANT: Councilmember Patrick?
2 COUNCILMEMBER PATRICK: Yes.
3 MAYOR PITTMAN: Thank you.
4 UNIDENTIFIED SPEAKER: We don't know what
5 you --
6 MAYOR PITTMAN: Ma'am, I'm sorry. If you
7 want to speak to us afterwards, but I don't need any
8 outburst. Thank you.
9 Next on the agenda is going to be Lisa.
10 COUNCILMEMBER BATES: We have Planning and
11 Zoning.
12 MAYOR PITTMAN: I'm sorry, Brian. I
13 apologize.
14 COUNCILMEMBER BATES: That's all right.
15 Thank you.
16 As we know, one of our existing Planning
17 Commission members has had some health issues, and so
18 as a result, we've got another vacancy.
19 So I'm going to make a nomination for
20 Mr. Jason Jones, who lives on Haviland Lane, to
21 fulfill the remaining term that was there for
22 Commissioner Gene Ellis.
23 MAYOR PITTMAN: Okay. Do I get a second?
24 COUNCILMEMBER PACHUTA: Second.
25

1 Mr. Jones, he is there in the blue shirt.
 2 MAYOR PITTMAN: And I just want to say I
 3 think that's an excellent choice.
 4 Discussion?
 5 - - -
 6 (No response)
 7 - - -
 8 MAYOR PITTMAN: Call the roll, please.
 9 CLERK BRYANT: Councilmember Alexander?
 10 COUNCILMEMBER ALEXANDER: Yes.
 11 CLERK BRYANT: Councilmember Bates?
 12 COUNCILMEMBER BATES: Yes.
 13 CLERK BRYANT: Councilmember Dean?
 14 COUNCILMEMBER DEAN: Yes.
 15 CLERK BRYANT: Councilmember Fleming?
 16 COUNCILMEMBER FLEMING: Yes.
 17 CLERK BRYANT: Councilmember Pachuta?
 18 COUNCILMEMBER PACHUTA: Yes.
 19 CLERK BRYANT: Councilmember Patrick?
 20 COUNCILMEMBER PATRICK: Yes.
 21 MAYOR PITTMAN: Okay. Thank you.
 22 COUNCILMEMBER PACHUTA: And I would like
 23 to -- we've still been looking for an Oakcliff
 24 representative, and I know Ms. Gilman has also been
 25

1 member to various Oakwood residents but has not yet
 2 had success.
 3 COUNCILMEMBER BATES: Mr. Jones, if you
 4 could get with Mr. Cooley and exchange contact
 5 information.
 6 MR. JONES: Okay.
 7 COUNCILMEMBER BATES: Thank you.
 8 MAYOR PITTMAN: Thank you.
 9 Now Ms. Ferguson.
 10 MS. FERGUSON: Tonight we're just doing the
 11 second read on the proposed Budget Amendment
 12 Ordinance. It has not changed. So if you have any
 13 additional questions, I'll be happy to answer those,
 14 or if not, then I guess we just need a motion.
 15 MAYOR PITTMAN: Okay. Ms. Alexander?
 16 COUNCILMEMBER ALEXANDER: No, ma'am.
 17 MAYOR PITTMAN: Mr. Bates?
 18 COUNCILMEMBER BATES: (Shakes head)
 19 MAYOR PITTMAN: Ms. Pachuta?
 20 COUNCILMEMBER PACHUTA: I wasn't here at the
 21 last meeting. I just had a question on the paving
 22 projects, and I know we were emailed that list.
 23 MS. FERGUSON: Right.
 24 COUNCILMEMBER PACHUTA: If you could go into
 25

1 MS. FERGUSON: Well, Luke and I have been
 2 working on that, and we've gotten confirmation from
 3 both DOT and Dekalb that we can pave at least one of
 4 those sections of street with our LMIG paving grant
 5 which we actually got in the mail today. I got a
 6 check for that.
 7 COUNCILMEMBER PACHUTA: So we pick one of
 8 the five? Is that how?
 9 MS. FERGUSON: I think Luke was going to
 10 recommend which one of the five because there's an
 11 issue with one of them that has to do with the ADA,
 12 and we don't have enough money to deal with the ADA
 13 requirement. So they had gone back and forth about
 14 making a recommendation with his contact at Dekalb,
 15 and I guess before they start paving, they'll bring
 16 that and let you discuss that.
 17 COUNCILMEMBER PACHUTA: Okay, fine.
 18 MS. FERGUSON: But the bottom line is that
 19 we're able to use Dekalb's time and effort under the
 20 strategic -- the service delivery strategy so that
 21 there's no money coming out of our pocket.
 22 MAYOR PITTMAN: Okay. Mr. Patrick?
 23 COUNCILMEMBER PATRICK: I'm good.
 24 MAYOR PITTMAN: Ms. Fleming?
 25

1 MAYOR PITTMAN: Ms. Dean?
 2 COUNCILMEMBER DEAN: I sent you an email
 3 today. Did you get that?
 4 MS. FERGUSON: I did.
 5 COUNCILMEMBER DEAN: The questions at the
 6 last meeting, you explained that you didn't add a
 7 revenue credit for interest earned for the 2013 budget
 8 because the rates are not stable so you had no way to
 9 project.
 10 However, the revenue side of the budget
 11 shows over 1.3 million CDs and another 2.5 million in
 12 money market accounts. CD rates are fixed when the
 13 CDs are opened and money market rates have been stable
 14 for the past six months.
 15 Now, why is there a problem projecting the
 16 income for interest earned?
 17 MS. FERGUSON: There's not a problem
 18 projecting it, but when I did the budget in June, I
 19 had no way of knowing whether we were going to be able
 20 to renew our CDs at the same rate.
 21 So I generally leave the interest out
 22 because it can fluctuate. If you look at the CD rates
 23 today, I checked them after I talked to you, and
 24 depending on the amount of money, the term, the bank
 25

1 percent, and so that can cause a swing from \$1,000 in
 2 interest to \$10,000 in interest.
 3 So generally, because I didn't have a good
 4 idea of how much money we were going to have available
 5 to invest, I didn't put that in the budget. And I
 6 generally leave that out in case something else
 7 doesn't come in, then we have a little bit more money
 8 that we can then add back in to kind of fill in the
 9 gaps.
 10 COUNCILMEMBER DEAN: Okay. And the other
 11 thing I have is the overtime comp pay issue.
 12 I see that several departments have it, but
 13 we don't have a budget for it.
 14 MS. FERGUSON: They are going to be required
 15 to stay within their personal services budget. It
 16 will be filled in using vacant positions.
 17 COUNCILMEMBER DEAN: Right.
 18 MS. FERGUSON: They're still going to be
 19 required to stick to their bottom line. This is the
 20 total amount of money they are allowed to spend for
 21 the year even though they're using overtime.
 22 COUNCILMEMBER DEAN: Okay. And that kind of
 23 leads to my last question.
 24 There are some departments approaching 60
 25

1 COUNCILMEMBER ALEXANDER: Yes.
 2 CLERK BRYANT: Councilmember Bates?
 3 COUNCILMEMBER BATES: Yes.
 4 CLERK BRYANT: Councilmember Dean?
 5 COUNCILMEMBER DEAN: Yes.
 6 CLERK BRYANT: Councilmember Fleming?
 7 COUNCILMEMBER FLEMING: Yes.
 8 CLERK BRYANT: Councilmember Pachuta?
 9 COUNCILMEMBER PACHUTA: Yes.
 10 CLERK BRYANT: Councilmember Patrick?
 11 COUNCILMEMBER PATRICK: Yes.
 12 MAYOR PITTMAN: Thank you.
 13 The next item, this is also a second read.
 14 MS. FERGUSON: We made the changes to the
 15 "whereases" on the front page, and everything else
 16 remains the same as it was in the first read. So if
 17 anybody has any questions, I'll be happy to answer
 18 those. Otherwise, I just need a motion.
 19 MAYOR PITTMAN: Ms. Alexander?
 20 COUNCILMEMBER ALEXANDER: No, ma'am.
 21 MAYOR PITTMAN: Mr. Bates?
 22 COUNCILMEMBER BATES: No.
 23 MAYOR PITTMAN: Ms. Pachuta?
 24 COUNCILMEMBER PACHUTA: Huh-uh.
 25

1 number of months before the end of the term. What's
 2 going to happen if they exceed their budget? I mean
 3 what happens?
 4 MS. FERGUSON: I looked at the financials
 5 for January, and at the end of January, they should be
 6 at 58 percent. So then at the end of -- I don't know
 7 the exact amount for the end of February, but I will
 8 get back with you on that.
 9 But from what I'm seeing, the only issue
 10 that I see is the money that we need to shift from the
 11 police department to the 911.
 12 COUNCILMEMBER DEAN: Okay. Great. That's
 13 it.
 14 MAYOR PITTMAN: Do I get a motion? This is
 15 the second read.
 16 COUNCILMEMBER ALEXANDER: Motion to adopt
 17 the proposed Budget Amendment Ordinance.
 18 MAYOR PITTMAN: Second?
 19 COUNCILMEMBER BATES: Second.
 20 MAYOR PITTMAN: Discussion?
 21 - - -
 22 (No response)
 23 - - -
 24 MAYOR PITTMAN: Call the roll, please.
 25

1 COUNCILMEMBER PATRICK: (Shakes head)
 2 MAYOR PITTMAN: Ms. Fleming?
 3 COUNCILMEMBER FLEMING: Well, I'm going to
 4 make the same statement I made before -- evidently, it
 5 wasn't considered -- that the online computer
 6 reporting in and out and a person's time may not be
 7 the approved method on our next budget period. And I
 8 just thought for the sake of not having to do this
 9 again, we could eliminate the online method to
 10 approved method authorized by the City, and that's --
 11 you know. Then if there's a change when the city
 12 manager comes on board, we don't have to go through
 13 this all over again.
 14 MAYOR PITTMAN: Okay. Ms. Dean?
 15 COUNCILMEMBER DEAN: No.
 16 MAYOR PITTMAN: Okay. Do I get a motion?
 17 COUNCILMEMBER ALEXANDER: I motion to
 18 approve the proposed revision to Section 4 of the
 19 Employee Manual.
 20 MAYOR PITTMAN: Second?
 21 COUNCILMEMBER PACHUTA: Second.
 22 MAYOR PITTMAN: Discussion?
 23 - - -
 24 (No response)
 25

1 MAYOR PITTMAN: Call the roll, please.
 2 CLERK BRYANT: Councilmember Alexander?
 3 COUNCILMEMBER ALEXANDER: Yes.
 4 CLERK BRYANT: Councilmember Bates?
 5 COUNCILMEMBER BATES: Yes.
 6 CLERK BRYANT: Councilmember Dean?
 7 COUNCILMEMBER DEAN: Yes.
 8 CLERK BRYANT: Councilmember Fleming?
 9 COUNCILMEMBER FLEMING: No.
 10 CLERK BRYANT: Councilmember Pachuta?
 11 COUNCILMEMBER PACHUTA: Yes.
 12 CLERK BRYANT: Councilmember Patrick?
 13 COUNCILMEMBER PATRICK: Yes.
 14 MAYOR PITTMAN: Okay. Thank you.
 15 And we're going to take a break. We will
 16 return at 8 o'clock.
 17 Thank you, Lisa.
 18 - - -
 19 (Brief recess.)
 20 - - -
 21 MAYOR PITTMAN: Meeting come back to order.
 22 All right. The next item is going to be a
 23 Public Hearing for City-Initiated Rezoning. I believe
 24 this is for the Pull-A-Part property at 4473 Tilly
 25

1 MR. JOE COOLEY: Good evening, Mayor and
 2 Council.
 3 As the Mayor said, this is a public hearing.
 4 This is a City-initiated rezoning. The property is at
 5 4473 Tilly Mill Road. It's parcel number
 6 18-342-05-004. The property actually belongs to Cohen
 7 Kogon Charitable Foundation and it is occupied by the
 8 Pull-A-Part, LLC.
 9 This is an island, one of the -- the
 10 remaining island within the city, of Dekalb County.
 11 It was missed in the last go-around. When they wrote
 12 the language in the Senate bill, they did not go out
 13 far enough, so it's one island left. It is currently
 14 zoned C-2 in the Dekalb. It is the headquarters of
 15 Pull-A-Part, LLC, which, again, is their corporate
 16 headquarters. There's no actual work that goes on
 17 there.
 18 They have come in for a hundred percent
 19 request for annexation. That is the one and only
 20 parcel, so it's a hundred percent. And as any
 21 rezoning that we go through on an annexation, we can
 22 move forward with the zoning but we cannot take final
 23 action until the parcel is actually annexed. Right
 24 now, it is set for -- annexation is set for the public
 25

1 final hearing of this, final action on the rezoning
 2 once it's annexed could take place.
 3 I believe one of the representatives from
 4 the property was going to be here. I don't know if --
 5 MAYOR PITTMAN: They're not here.
 6 MR. COOLEY: They did not make it. I'm
 7 sorry. Their intention was to be here.
 8 They came before the Council -- or the
 9 Planning Commission. I spoke to them at length. The
 10 recommendation was for approval 3-0 by the Planning
 11 Commission.
 12 And I'll be happy to answer any questions
 13 that you might have.
 14 MAYOR PITTMAN: Okay. Why don't we start on
 15 this end. Ms. Dean?
 16 COUNCILMEMBER DEAN: Yeah. I just have a
 17 question about the Planning Commission.
 18 Could we get some more information rather
 19 than the Planning Commission recommendation, approval
 20 or not approval? For example, we've received packets
 21 where we had not received any information on the
 22 Planning Commission because the minutes -- either the
 23 minutes hadn't been done or something. So can we kind
 24 of arrange it or schedule it so that we actually get
 25

1 MR. COOLEY: Well, the problem we ran into
 2 last time, as you probably know, when you-all moved
 3 the date back a week, the Planning Commission meeting
 4 was not till that evening, so there was nothing to
 5 get.
 6 As far as the minutes go, that's a function
 7 of the clerk for the Planning Commission. It's a
 8 volunteer organization. They're working and they're
 9 doing the best they can.
 10 As always, you have received copies of the
 11 minutes when I receive them. Anything in the
 12 previous, I've been asked not to distribute. So at
 13 this point, I'm giving you things just as quick as we
 14 get them.
 15 COUNCILMEMBER DEAN: Okay.
 16 MR. COOLEY: And if --
 17 COUNCILMEMBER DEAN: Draft minutes. I've
 18 only seen draft minutes. I've only seen draft, and
 19 they came from you. So I would like to see the
 20 minutes come directly from the Planning Commission and
 21 finalized. And that's been my issue. I mean just to
 22 kind of keep that separate layer from, you know, the
 23 Planning Commission.
 24 MR. COOLEY: I have passed that on to the
 25

1 MAYOR PITTMAN: And I just want to say, a
2 Planning Commission member is here, and in a few
3 minutes I'm going to ask if she has anything she wants
4 to add.

5 COUNCILMEMBER DEAN: Okay.

6 MAYOR PITTMAN: Ms. Fleming?

7 COUNCILMEMBER FLEMING: I have no questions.

8 MAYOR PITTMAN: Mr. Patrick?

9 COUNCILMEMBER PATRICK: I have no questions.

10 MAYOR PITTMAN: Okay. Ms. Pachuta?

11 COUNCILMEMBER PACHUTA: Huh-uh.

12 MAYOR PITTMAN: Mr. Bates?

13 COUNCILMEMBER BATES: If we can't take
14 action on this until after the annexation takes place,
15 what are we going to do tonight?

16 MR. COOLEY: This is a public hearing where
17 you take public input.

18 COUNCILMEMBER BATES: So then we'll postpone
19 it to a date certain?

20 MR. COOLEY: The final action of approval of
21 this or approval with conditions or denial would be
22 the meeting after. It's the very same process we went
23 through for the mass -- for the large rezoning that we
24 had, annexation. We just can't act until it's
25

1 we are working on it and are just delighted to have an
2 additional member to the team so that we can address
3 many of the administrative items that are on our long
4 list of administrative items to improve what we do on
5 behalf of the city.

6 COUNCILMEMBER DEAN: Thank you. Thank you
7 very much.

8 MAYOR PITTMAN: Thank you.

9 Mr. Cooley, did you have anything else you
10 wanted to add?

11 MR. COOLEY: No, unless --

12 MAYOR PITTMAN: Anyone have --

13 MR. COOLEY: -- there's questions.

14 MAYOR PITTMAN: -- anything they wanted to
15 ask?

16 Okay. At this time, what do we do, just
17 move it to --

18 MR. COOLEY: A public hearing.

19 MAYOR PITTMAN: At this time, we're going to
20 open the public hearing. We are going to ask for
21 those wishing to speak for to come forward. Again,
22 it's 10 minutes, 10 minutes total, so if you speak for
23 10 minutes, your time, no one else will get to speak.
24 So 10 minutes, those wishing to speak for.
25

1 COUNCILMEMBER BATES: Okay. Thank you.

2 MAYOR PITTMAN: Ms. Alexander?

3 COUNCILMEMBER ALEXANDER: No, ma'am.

4 MAYOR PITTMAN: Okay. Ms. Gilman, did you
5 have anything you wanted to add?

6 MS. GILMAN: Thank you. Ms. Dean, I
7 appreciate your comments about requiring -- would
8 appreciate additional insight from the Planning
9 Commission.

10 We are working on that. Like other groups
11 in the city, we're working to strengthen our own
12 organizational infrastructure, and enhancing the
13 minutes, providing Council with insight as to how we
14 reached our decision, how we looked at the -- how we
15 look at the criteria to measure to evaluate the
16 applicant's application. We are looking at developing
17 a form that will provide greater insight to assist
18 Council so that you can see the homework we've done
19 that is relevant to your decision-making and be of
20 greater assistance to you.

21 And there was unanimous approval of this
22 application. I like saying "unanimous." It sounds
23 more grandiose than a "3-zip."

24 But I do hear what you're saying. As a
25

1 Pull-A-Part is a big plus for the city. They're a
2 well-run organization that adds a little marketing
3 boost that the city needs. It's a positive company.
4 I'm one of their customers. I use them.

5 And it's a very interesting company, and
6 they have a well-built building that's actually built
7 to standards above what's normally found in Doraville,
8 and the City shouldn't have -- it's the City's fault
9 they didn't do their homework and properly do the
10 zoning.

11 Now, I would like to add that the zoning map
12 and the Charter do not coincide, they're not accurate,
13 and that this is going to add even more problems in
14 the city.

15 We need to talk about the day-care center
16 that I think Maria had worked on in line with
17 Chestnut. There's another example of the map and the
18 description not being correct, and this is going to
19 lead to more problems.

20 But I support this. Thank you.

21 MAYOR PITTMAN: Anyone else wishing to speak
22 for?

23 MS. FRAYSSE: Susan Fraysse, Oakcliff
24 Estates, and I'm in favor of this rezoning as well,
25

1 of the company and I think it would be a good idea,
 2 and I try to agree with Tom Hart any time I get a
 3 chance.
 4 MAYOR PITTMAN: Anyone else wishing to speak
 5 for?
 6 - - -
 7 (No response)
 8 - - -
 9 MAYOR PITTMAN: Okay. Anyone wishing to
 10 speak against please come forward. Anyone wishing to
 11 speak against.
 12 - - -
 13 (No response)
 14 - - -
 15 MAYOR PITTMAN: Okay. At this time, we're
 16 going to close the public hearing portion and bring it
 17 back up to the table.
 18 Mr. Cooley, did you have anything else you
 19 wanted to add?
 20 MR. COOLEY: No, ma'am.
 21 MAYOR PITTMAN: Okay. So we need to do what
 22 with this?
 23 MR. COOLEY: You will move this -- I mean
 24 basically there will be a second reading at the next
 25

1 annexation approval.
 2 ATTORNEY McLENDON: Okay. Do we need to
 3 make a motion to continue it to that or it's already
 4 scheduled for that?
 5 COUNCILMEMBER ALEXANDER: Do we have a date?
 6 MR. COOLEY: My understanding from Luke,
 7 who's handling the public hearing for that, and we're
 8 doing that in an abundance of caution, is the next
 9 meeting on the 18th.
 10 MAYOR PITTMAN: Okay.
 11 ATTORNEY McLENDON: Okay.
 12 MAYOR PITTMAN: Thank you.
 13 COUNCILMEMBER BATES: Just out of an
 14 abundance of caution, I'll make a motion to continue
 15 this public hearing on March 18th.
 16 COUNCILMEMBER PACHUTA: Second.
 17 MAYOR PITTMAN: Discussion?
 18 - - -
 19 (No response)
 20 - - -
 21 MAYOR PITTMAN: Call the roll, please.
 22 CLERK BRYANT: Councilmember Alexander?
 23 COUNCILMEMBER ALEXANDER: Yes.
 24 CLERK BRYANT: Councilmember Bates?
 25

1 CLERK BRYANT: Councilmember Dean?
 2 COUNCILMEMBER DEAN: Yes.
 3 CLERK BRYANT: Councilmember Fleming?
 4 COUNCILMEMBER FLEMING: Yes.
 5 CLERK BRYANT: Councilmember Pachuta?
 6 COUNCILMEMBER PACHUTA: Yes.
 7 CLERK BRYANT: Councilmember Patrick?
 8 COUNCILMEMBER PATRICK: Yes.
 9 MAYOR PITTMAN: Okay. Thank you.
 10 And next on the agenda is another public
 11 hearing. It's the Amendment to Zoning Code to delete
 12 as permitted uses certain uses related to waste and
 13 water treatment from the M-1 and M-2 zoning districts.
 14 MR. COOLEY: Yes, ma'am. This again is a
 15 public hearing. This is a City-initiated amendment to
 16 the Zoning Code to delete as permitted uses the uses
 17 related to water and waste water treatment from the
 18 M-1, which in effect will remove it from the M-2
 19 zoning.
 20 Under the M-1 zoning, it's allowed use;
 21 under M-2, all the uses that are allowed uses in M-1
 22 are automatically allowed uses in M-2. So effectively
 23 by striking it from the M-1 zoning district, you are
 24 striking it from M-1 and also the M-2.
 25

1 services, which was a recommendation of Council
 2 because that basically -- essential services are
 3 governmental services so there's no need for that to
 4 be in there in the first place.
 5 The second, more specific is in the
 6 intermediate impact facilities. Basically it's just
 7 striking the verbiage "water and sewerage plants" from
 8 that portion.
 9 So that is it. I'll be glad to answer any
 10 questions you might have.
 11 MAYOR PITTMAN: Okay. Ms. Alexander?
 12 COUNCILMEMBER ALEXANDER: I thought that
 13 this description appeared in two Code sections?
 14 MR. COOLEY: Yes, ma'am.
 15 COUNCILMEMBER ALEXANDER: Water Treatment
 16 was the other one?
 17 MR. COOLEY: It's under "essential
 18 services." If you'll look in the packet, where it's
 19 red-lined out, essential services, it says pumping
 20 facilities for water, waste water, water, and sewer
 21 distribution collection lines, which is crazy. And
 22 then water and sewer plants is where, those are the
 23 two places that it was located that would potentially
 24 fall under.
 25

1 specifically said water treatment in another Code
2 section.
3 MR. COOLEY: Water and sewerage plants?
4 COUNCILMEMBER DEAN: I think that it does,
5 because I was confused with the last place, because I
6 know the last place was a transfer facility and not a
7 treatment facility, and that's where my confusion came
8 in, so I asked about that then.
9 MR. COOLEY: Under essential services, you
10 have electoral, gas, water, and sewer distribution
11 and collection lines.
12 Pumping facilities may be what you're
13 referring to for water and sewer systems.
14 COUNCILMEMBER BATES: Could we ask the city
15 attorney to do a quick Municode search for water
16 treatment?
17 ATTORNEY McLENDON: Yes. Let's look at
18 this.
19 MR. COOLEY: And again, this is a public
20 hearing so that's the next step.
21 I did research and I could not find anything
22 more or further about the discussions on it when it
23 was incorporated into the Code in 2010. So there was
24 no real discussion then, and it was part of the larger
25

1 MAYOR PITTMAN: Mr. Patrick?
2 COUNCILMEMBER PATRICK: No.
3 MAYOR PITTMAN: Ms. Fleming?
4 COUNCILMEMBER FLEMING: No.
5 MAYOR PITTMAN: Ms. Dean?
6 COUNCILMEMBER DEAN: No.
7 MAYOR PITTMAN: And while he is looking that
8 up, we can go ahead and open the public hearing. So
9 at this time, we're going to open the public hearing
10 portion.
11 It might be easier to start with those who
12 are wishing to speak against, please come forward. Do
13 you wish to speak against?
14 MR. HART: I was going to bring my roll of
15 toilet paper but the city ran out of toilet paper and
16 they had to use it. Their inventory was low.
17 This is our response to of course we know
18 the poop factory which is over on Tilly Mill Road and
19 the fact that somebody allowed somebody that was
20 pumping raw sewage --
21 MAYOR PITTMAN: Mr. Hart, are you --? I
22 just want to make sure you understand. Are you
23 wishing to speak against passing this ordinance?
24 MR. HART: I think that . . .
25

1 MAYOR PITTMAN: While he's researching that,
2 did you have anything additional, Ms. Alexander?
3 COUNCILMEMBER ALEXANDER: No.
4 MAYOR PITTMAN: Mr. Bates?
5 COUNCILMEMBER BATES: I'm good. Thank you.
6 MAYOR PITTMAN: Ms. Pachuta?
7 COUNCILMEMBER PACHUTA: Yeah. I just wanted
8 to confirm with legal, and I have sent this question
9 before, because I know some cities have this as a
10 conditional use in M-2, that we do not have to have it
11 anywhere in the Code, that there's no --
12 MR. COOLEY: No, ma'am.
13 COUNCILMEMBER PACHUTA: -- requirement that
14 it be anywhere.
15 ATTORNEY McLENDON: I know of no requirement
16 for that.
17 And going back to the alternative concept
18 here, to the extent these are utility companies that
19 have the power of eminent domain, our Code does not
20 bind them in any way, anyhow.
21 This would only bind anyone who was doing a
22 nongovernmental private facility, and there's no -- I
23 have no understanding that has to be in the Code and
24 allowed.
25

1 a few minutes, but are you speaking against this?
2 MR. HART: No. I'm against the current,
3 what you're trying to currently do here, because
4 there's more to this. You have definitions. You
5 either find the definitions for this in the ordinance
6 or it's not --
7 MAYOR PITTMAN: So you don't want this
8 passed. Is that what you're saying? You're against
9 passing it?
10 MR. HART: Yes, because right now you're not
11 fixing the problem.
12 MAYOR PITTMAN: Okay. Continue.
13 MR. HART: Okay? The second thing is if
14 it's not found in the ordinance, then you find it in
15 Webster's Dictionary. It's one or the other. Okay.
16 So our current ordinance doesn't allow --
17 you could have a water treatment facility or pumping.
18 You can pump like you have a secondary pump for water
19 or sewage through the city by the County, etc., which
20 is a usage that has to be in the city. If you're
21 uphill or downhill, you got to pump. Okay.
22 The second thing is water treatment. Water
23 treatment means that you're treating water to make
24 potable water, okay, or drinkable water. I don't
25

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1 water, okay, and it was --
2
3 Then we got into transfer stations. I don't
4 know if you covered transfer stations, okay. They
5 wanted to argue this was a transfer station of sewage.
6 Okay. So you're not covering the definitions, you're
7 not covering the bases in M-1 and M-2, and you're also
8 perhaps deleting functions that if you live on the
9 downside of a sewer system, you do have to pump from
10 your building and your house up to the sewer system.
11 So I think it needs a little more thought
12 before you just pass this. Thank you.
13 MAYOR PITTMAN: Okay. Anyone else wishing
14 to speak against?
15 - - -
16 (No response)
17 - - -
18 MAYOR PITTMAN: Okay. At this time, anyone
19 wishing to speaking for? Again, it's 10 minutes
20 total. Anyone wishing to speak for?
21 MR. ANDERSON: Stuart Anderson.
22 I'm for it. I have a question. I didn't do
23 my homework on this issue, so I apologize.
24 There was an outfit that came in as a grease
25 trap recycling outfit some years ago, and I think they

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1 this preclude them from operating?
2
3 They trucked grease trap remains from all
4 around and put it on us and then transferred it out, I
5 believe, and processed it actually and transferred it
6 out. So I was wondering if that would preclude
7 somebody like that from --
8 MR. COOLEY: It eliminates all water and
9 waste water treatment, water plants.
10 MR. ANDERSON: Excellent. Thank you.
11 MAYOR PITTMAN: Okay. At this time, we're
12 going to close the public hearing portion.
13 Did you find out your information?
14 ATTORNEY McLENDON: I found -- I can't find
15 that information.
16 Now, there's a definition of a waste
17 transfer station but it's not an allowed use in this
18 category. So I mean the definition if it's not
19 inserted in an ordinance doesn't do a whole lot to you
20 either way.
21 COUNCILMEMBER ALEXANDER: Okay.
22 MAYOR PITTMAN: Ms. Gilman, did you have any
23 input?
24 MS. GILMAN: Nothing else.
25 MAYOR PITTMAN: Anyone else up here have

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1 MR. COOLEY: No, ma'am. Again, this is a
2 public hearing so y'all can either act first and
3 second reading or you can take the second reading to
4 the next meeting.
5 COUNCILMEMBER DEAN: I'll take second read.
6 I would prefer second read.
7 MAYOR PITTMAN: Does Council want to --
8 COUNCILMEMBER PATRICK: Is our moratorium
9 still -- does it still have life if we take it to a
10 second read?
11 MR. COOLEY: Actually, it's going to be --
12 it would be effective through now by the end of this.
13 We have not had an application for anything
14 of this sort. It would take a process, take a long
15 while to probably go through. I don't see it as an
16 issue.
17 But to answer your question, the moratorium
18 probably would not be in effect then.
19 COUNCILMEMBER PATRICK: So put another way,
20 if the moratorium expires and you get an application,
21 we come back the next day and --
22 ATTORNEY McLENDON: They're vested as of --
23 COUNCILMEMBER PATRICK: -- enact this --
24 ATTORNEY McLENDON: -- the application.
25

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1 we have to process the application.
2
3 ATTORNEY McLENDON: They're vested as of the
4 application.
5 COUNCILMEMBER DEAN: Can we extend the
6 moratorium?
7 ATTORNEY McLENDON: You can.
8 COUNCILMEMBER FLEMING: I don't know why we
9 wouldn't want to just go ahead and pass this. I mean
10 I requested this back in late November or December
11 when we were having the issues, so I mean it's been --
12 and we instituted the moratorium at that time. And so
13 I don't see any reason why we would want to postpone
14 the first reading and not go ahead and pass it this
15 evening.
16 COUNCILMEMBER DEAN: Well, I would like to
17 do a little more research on this just based on some
18 of the comments that we've heard, and I agree with a
19 delay. I've had a number of items that have been
20 carried over for as long as two or three months.
21 So I would definitely like a little more
22 time, and I know that Mr. Bates likes -- doesn't feel
23 comfortable with first reading, and I've come to adopt
24 that way of thinking just because it's better to be
25 cautious.

1 moratorium?
2
3 ATTORNEY McLENDON: Yes. It's not -- it has
4 not expired yet, correct, Joe?
5 MR. COOLEY: That is correct.
6 ATTORNEY McLENDON: You can extend it
7 through the next meeting basically on the same theory
8 that you're working to prepare your ordinance and
9 finalize it, push it through the day after the next
10 meeting if that was something y'all chose to do.
11 COUNCILMEMBER ALEXANDER: When is the
12 current expiration date?
13 MR. COOLEY: I believe the expiration date
14 if I'm not mistaken is the 5th, and you --
15 MAYOR PITTMAN: That's tomorrow.
16 MR. COOLEY: -- would want to -- Yes. You
17 would want to extend it to I would say the 19th which
18 would be the day after your next meeting if you wish
19 to do it on two readings.
20 MAYOR PITTMAN: Okay.
21 COUNCILMEMBER ALEXANDER: The exact wording
22 was --
23 ATTORNEY McLENDON: Well --
24 COUNCILMEMBER ALEXANDER: I meant for this
25 subject, the moratorium on accepting any applications.

1
2 MAYOR PITTMAN: Call the roll, please.
3 CLERK BRYANT: Councilmember Alexander?
4 COUNCILMEMBER ALEXANDER: Yes.
5 CLERK BRYANT: Councilmember Bates?
6 COUNCILMEMBER BATES: Yes.
7 CLERK BRYANT: Councilmember Dean?
8 COUNCILMEMBER DEAN: Yes.
9 CLERK BRYANT: Councilmember Fleming?
10 COUNCILMEMBER FLEMING: Yes.
11 CLERK BRYANT: Councilmember Pachuta?
12 COUNCILMEMBER PACHUTA: Yes.
13 CLERK BRYANT: Councilmember Patrick?
14 COUNCILMEMBER PATRICK: Yes.
15 MAYOR PITTMAN: Okay. Thank you.
16 Thank you, Mr. Cooley.
17 Next is going to be Old Business, the second
18 read for the Final Adoption Ordinance to Revise City
19 Charter for City Manager Transition, Mr. McLendon.
20 ATTORNEY McLENDON: All right. And Mayor
21 and Council, this is an ordinance we've seen numerous
22 times. We have honed it and I think we've gotten
23 hopefully everybody's comments involved.
24 What this does is it will restructure the
25 Charter for the date of July 1st when we would

1 current issue, which we have completed this item, we
2 have moved this to the next meeting, correct, is where
3 we are. So now what we want to do is have a motion to
4 entertain extending the moratorium. Correct?
5 MR. COOLEY: Correct.
6 ATTORNEY McLENDON: What I would do is a
7 motion to extend the existing moratorium on
8 applications for waste treatment or waste transfer
9 facilities of any type through the date of?
10 COUNCILMEMBER ALEXANDER: March the 19th.
11 MAYOR PITTMAN: Okay.
12 COUNCILMEMBER BATES: Second.
13 COUNCILMEMBER PATRICK: Could we make this
14 one of the first agenda items so that this doesn't
15 slip by and we get close to 9 o'clock again and have
16 to contemplate extending the moratorium one more
17 time --
18 MAYOR PITTMAN: Okay, yes.
19 COUNCILMEMBER PATRICK: -- if we're not able
20 to take it up that evening.
21 MAYOR PITTMAN: Okay. Yes.
22 Any additional discussion?
23 - - -
24 (No response)
25

1 think we're familiar with it. I'd be happy to take
2 you through it again.
3
4 If we adjust some language regarding the
5 City Council and calling of meetings and having it --
6 the meetings have to be called consistent with the
7 Open Meetings Act.
8
9 The Mayor's duties are changed to go to more
10 of a traditional city manager form of government with
11 a mayor that is not the administrator.
12
13 The Mayor Pro Tem provisions, the big change
14 we made on that is it used to say that it had to be
15 done by -- the Mayor Pro Tem was appointed by May.
16 Generally that's always in January, so we've moved it
17 to January. It's just something you do at the
18 beginning of each year.
19
20 The compensation paragraphs, we have just
21 said taken the compensation amounts out of the Charter
22 and said it will be set by ordinance, and I believe
23 it's ordinance in conjunction with a public hearing.
24
25 We have established the city manager's
duties, which transfers a lot of the -- well, all,
most of the administrative day-to-day management of
the city to the city manager.
Minor cleanup on some other positions, the

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1 section to mention is the powers and authority of the
 2 City Council. It does create a traditional form of
 3 government where the Council communicates with staff
 4 through the city manager, and that's very standard
 5 methodology for that to happen.
 6 And the last one is we took out the language
 7 of the oath that was a bit unique to Doraville and
 8 have just stated we will take oaths consistent with
 9 the oaths required by Georgia law.
 10 That's the big picture of it. I think we
 11 have moved through the Home Rule process, and at this
 12 time, if you choose to adopt it, it will become a
 13 change to our Charter.
 14 The effective date of this takes place on
 15 the July 1st date, so you pass it now, everything
 16 continues as it is until that date of July 1st, at
 17 which time the keys turn and this switches on.
 18 MAYOR PITTMAN: Okay. Ms. Alexander,
 19 questions?
 20 COUNCILMEMBER ALEXANDER: No.
 21 MAYOR PITTMAN: Mr. Bates?
 22 COUNCILMEMBER BATES: (Shakes ahead)
 23 MAYOR PITTMAN: Ms. Pachuta?
 24 COUNCILMEMBER PACHUTA: I do have a question
 25

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1 have to wait until after July 1st to do that?
 2 ATTORNEY McLENDON: I would see no reason
 3 you had to do that, no.
 4 COUNCILMEMBER PACHUTA: Okay.
 5 MAYOR PITTMAN: Mr. Patrick?
 6 COUNCILMEMBER PATRICK: No.
 7 MAYOR PITTMAN: Ms. Fleming?
 8 COUNCILMEMBER FLEMING: No.
 9 MAYOR PITTMAN: Ms. Dean?
 10 COUNCILMEMBER DEAN: No.
 11 MAYOR PITTMAN: Do I get a motion?
 12 COUNCILMEMBER ALEXANDER: Make a motion to
 13 pass the final adoption of the Ordinance under Home
 14 Rule to Revise the City Charter to Transition to a
 15 City Manager form of government.
 16 MAYOR PITTMAN: Do I get a second?
 17 COUNCILMEMBER PACHUTA: Second.
 18 COUNCILMEMBER DEAN: Second.
 19 MAYOR PITTMAN: Discussion?
 20 - - -
 21 (No response)
 22 - - -
 23 MAYOR PITTMAN: Call the roll, please.
 24 CLERK BRYANT: Councilmember Alexander?
 25

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1 CLERK BRYANT: Councilmember Bates?
 2 COUNCILMEMBER BATES: Yes.
 3 CLERK BRYANT: Councilmember Dean?
 4 COUNCILMEMBER DEAN: Yes.
 5 CLERK BRYANT: Councilmember Fleming?
 6 COUNCILMEMBER FLEMING: No.
 7 CLERK BRYANT: Councilmember Pachuta?
 8 COUNCILMEMBER PACHUTA: Yes.
 9 CLERK BRYANT: Councilmember Patrick?
 10 COUNCILMEMBER PATRICK: Yes.
 11 MAYOR PITTMAN: Thank you.
 12 Next on the agenda is the Sanitation
 13 Responsibilities, Ms. Fleming.
 14 COUNCILMEMBER FLEMING: Yes. Thank you very
 15 much, Mayor.
 16 I wanted to address some of the concerns
 17 that our residents have as well as Council has, and
 18 the first one is the communication to residents, and
 19 I think that's a big issue for all of us.
 20 I don't feel that we have residents that are
 21 hearing everything because they don't have web site
 22 and they don't get on the internet and so forth. So I
 23 believe communication to our residents needs to be
 24 done for whether it be sanitation, for new ordinances,
 25

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1 We need to really work on trying to
 2 communicate to our residents by a newsletter even if
 3 it's quarterly.
 4 And I'm going to take these items for
 5 discussion individually if Council doesn't mind. So
 6 communication to residents.
 7 Mr. Bates, do you have your information?
 8 COUNCILMEMBER BATES: I apologize, Ms.
 9 Fleming. I don't.
 10 I do wholeheartedly agree with you on
 11 putting the newsletter back in. Unfortunately, that
 12 was one of the casualties of the budget cuts that came
 13 two years ago. I think there are some new ways that
 14 we can look at bringing that back out, you know,
 15 quarterly at a minimum. But I wholeheartedly agree
 16 with you and I will promise you that I will have those
 17 numbers for you by the end of the week.
 18 COUNCILMEMBER FLEMING: Okay. Thank you
 19 very much.
 20 And I've looked into our -- in regards to
 21 our budget for -- our General Fund budget for Council,
 22 Mayor, as well as General Administration, and there's
 23 a couple of line items that have not been used which
 24 might be able -- even for the entire year, for that
 25

1 have some funding in those three departments to be
2 able to fund at least a quarterly newsletter to all of
3 our residents.

4 I think one of the issues that I heard the
5 most, Mayor, was that the sanitation information that
6 went out to the residents didn't have the City of
7 Doraville's name on it as well, and because a lot of
8 the older people didn't know that their vendor for
9 waste removal was Advanced, they weren't even sure
10 whether that was applying to them.

11 So I would think that anything that goes out
12 from or for us should at least have our logo on it as
13 well.

14 COUNCILMEMBER DEAN: Well, I think another
15 problem with that was flyers were stuck on mailboxes,
16 and when I drove home, I saw all these pieces of paper
17 littering the streets. I didn't know what they were
18 until I got home. Mine was still on our mailbox but
19 there were some in the cul de sac. And so no, it
20 was -- it was -- I mean they put them in the flags of
21 the mailboxes and then the wind blew them out.

22 So that was -- I mean even door hangers or
23 something like that I think would have been a lot more
24 effective, but that whole -- that was pretty much a
25

1 And I believe we have serviced the community
2 of Doraville for several years and I think we've done
3 a pretty good job, but I will have to say -- I'm the
4 first -- first one to say in the last couple weeks,
5 we've -- we've made some missteps.

6 The things that you mentioned about the
7 communications, we could have done a much better job
8 there. We've recognized that. We tried to go back
9 out and re-flyer, recommunicate the changes.
10 Hopefully that'll help.

11 We have had some issues in some areas with
12 the service. A lot of that was due to some personnel
13 issues where we had a longstanding driver that was
14 servicing Doraville, we had some changes there, and we
15 just -- we just didn't catch it.

16 But I just want to assure you that we're
17 taking the steps to get this corrected, and I hope
18 going forward that we'll be back on track to
19 delivering the kind of service that we've been
20 delivering for the past several years.

21 I'll be glad to entertain any questions or
22 comments or suggestions.

23 COUNCILMEMBER BATES: Yeah. I don't want to
24 turn this into a public flogging, but could you kind
25

1 that they had --

2 COUNCILMEMBER BATES: Well, we provided less
3 than a week's notice --

4 COUNCILMEMBER DEAN: Right. And then --

5 COUNCILMEMBER BATES: -- to our residents.

6 COUNCILMEMBER DEAN: -- there was that,
7 right.

8 COUNCILMEMBER BATES: So from a communi-
9 cation standpoint --

10 COUNCILMEMBER DEAN: Right.

11 COUNCILMEMBER BATES: -- on this, it was an
12 utter --

13 COUNCILMEMBER DEAN: Disaster.

14 COUNCILMEMBER BATES: -- disaster across the
15 board, period.

16 MAYOR PITTMAN: And I actually have someone
17 here, the general manager from Advanced Disposal, and
18 they recognize that.

19 And I don't know if you want to speak to
20 that real quick if you'd like to come up please.

21 COUNCILMEMBER DEAN: Free trash service for
22 a year?

23 MR. TODD STRONG: Well, thank you. My name
24 is Todd Strong, and I'm the district manager for the
25

1 planning on doing? Because we received -- let me back
2 up. I received personally zero communication about
3 the change in service in my neighborhood.

4 COUNCILMEMBER FLEMING: I, as well.

5 COUNCILMEMBER PACHUTA: I didn't know
6 either.

7 COUNCILMEMBER FLEMING: I did not.

8 COUNCILMEMBER BATES: So from --

9 MR. STRONG: Yeah.

10 COUNCILMEMBER BATES: -- the moment where

11 I -- I was notified by a Councilmember, by Maria,
12 saying, "Hey, do you know your garbage is changing or
13 do you know if your garbage is changing?" to which I
14 responded, "No, I don't," and then I had a neighbor
15 provide me a copy of the flyer. It had no start date
16 on when the change of service was going to happen. It
17 provided -- it was photocopied, it was cockeyed.
18 Honestly, sir, it looked terrible.

19 MR. STRONG: Uh-huh.

20 COUNCILMEMBER BATES: It was poor quality.

21 When provided that information to City Hall,
22 the response was "Advanced is going to renotify the
23 residents." At least in my neighborhood, that
24 renotification has not happened yet.
25

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1 in mine either.

2 COUNCILMEMBER BATES: So we're now in month

3 two of a change of service, and I'm sure that I've

4 still got neighbors that are not properly following

5 the schedule that's out.

6 So I'm just generally frustrated that in my

7 world when I go to notify a change to my clients in my

8 business cycle, I need to provide them with several

9 weeks if not a month-plus notification of a change of

10 service delivery.

11 We received, at the most, six days, and

12 that's very frustrating for us, seeing how we just

13 renewed a contract and now we're getting these service

14 failures and communication failures.

15 So I appreciate you being here, first. I'm

16 frustrated that it's taken us six weeks to get you

17 here, but I'm glad you're here, but I'd kind of like

18 to know what the process is moving forward.

19 And let me back up. When we enacted the

20 recycling program two years ago, Advanced did a very

21 nice color flyer -- it was done in Spanish on one

22 side, English on the other -- to notify everybody of

23 what was accepted in the recycling bins, what the

24 pickup schedules were. And to see that shift from a

25

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1 thing that was, choosing my words very carefully --

2 MR. STRONG: Yeah. I understand.

3 COUNCILMEMBER BATES: It is night-and-day

4 difference from competent and qualified to "really?"

5 And I just kind of -- I apologize for venting but --

6 MR. STRONG: No. I --

7 COUNCILMEMBER BATES: -- this is the first

8 chance I've had.

9 MR. STRONG: Yeah. And I really don't have

10 any answers for you other than we just didn't do a

11 good enough job there, and that's -- that's not the

12 kind of thing, process that we usually go through, and

13 all I can do is assure you that we'll go back.

14 I was told by our local management here that

15 we did re-flyer. But if that's not enough -- the door

16 hangers, that's a great suggestion -- we'll go back

17 and make sure again that it's communicated and

18 communicated to the standard that you're used to, I'll

19 assure you that.

20 COUNCILMEMBER BATES: I'll just ask Council,

21 did anybody get a second notification?

22 COUNCILMEMBER FLEMING: No.

23 COUNCILMEMBER DEAN: No.

24 MAYOR PITTMAN: That's interesting because

25

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1 MR. STRONG: Yeah. I will find out. Again,

2 I was told just today. We had a meeting here, and

3 that . . . and so I'm going to actually call on my way

4 home tonight and find out what happened there, where

5 we dropped the ball if that hasn't happened yet.

6 COUNCILMEMBER FLEMING: Since this is my

7 item, I'm continuing.

8 I received this via email, and it had

9 Advanced up there but it didn't -- it didn't pull

10 through, so it's only left with the City of Doraville.

11 Because Mr. Patrick and I plan on re-communicating to

12 all of District 1, because we've got the annexed area

13 as well, and I wanted to be -- I wanted to confirm

14 that this sheet is indeed correct, and it's talking

15 about household waste, recycling, yard waste and bulk.

16 And to me, this was excellent, but I received it via

17 email. I never received it on my mailbox or in the

18 mail or anything like that.

19 And the other comment I want to make or

20 request of you, it says please do not put -- please do

21 not place the yard waste in plastic bags.

22 Is that accurate?

23 MR. STRONG: Yes, that's correct.

24 COUNCILMEMBER FLEMING: Okay. So please, if

25

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1 plastic bags, it needs to be off, because --

2 MAYOR PITTMAN: And there again, as we

3 talked today, that was one half of your party said

4 plastic bags and --

5 MR. STRONG: Okay.

6 MAYOR PITTMAN: -- obviously. So that --

7 MR. STRONG: Well, we'll get that.

8 MAYOR PITTMAN: Okay.

9 MR. STRONG: We'll get that clarified so we

10 can make sure and communicate clearly.

11 COUNCILMEMBER ALEXANDER: That was one of

12 our requirements or our requests when we originally

13 did the RFP four years ago --

14 COUNCILMEMBER FLEMING: Correct.

15 COUNCILMEMBER ALEXANDER: -- was that our

16 yard waste is recycled. We didn't want to add any

17 more into the landfills.

18 MR. STRONG: Yeah, that's correct. And the

19 plastic bags creates a problem from a recycling

20 standpoint.

21 Again, I'll make sure that we communicate

22 much better, communicate in a clear way. And if it

23 takes more than one time, we're committed to making

24 sure that we do that so that we can get this -- get

25

1 expect.
2
3 COUNCILMEMBER FLEMING: I'm sorry. Go
4 ahead.
5 COUNCILMEMBER PATRICK: I guess my first
6 question is is are you guys anticipating another
7 change in delivery schedules --
8 MR. STRONG: No.
9 COUNCILMEMBER PATRICK: -- any time soon?
10 MR. STRONG: No.
11 COUNCILMEMBER PATRICK: And then just a
12 question to understand for myself.
13 So a portion of Tilly Mill is picked up on
14 Tuesday and then the other portion of Tilly Mill is
15 picked up on Wednesday. It would seem --
16 COUNCILMEMBER FLEMING: It doesn't --
17 COUNCILMEMBER PATRICK: -- to me just --
18 COUNCILMEMBER FLEMING: -- feel logistically
19 right to us.
20 COUNCILMEMBER PATRICK: Just take the whole
21 street and you've got another street taken care of.
22 Can you explain the process?
23 MR. STRONG: I'm not familiar with the
24 specific areas, but I'll be glad to go back and talk
25 to our operations folks and see if --

1 are some people that still prefer to call the City and
2 we pass that information on to Advanced. We never
3 send them away if they call. We take that information
4 and pass it along. And I believe they have a
5 spreadsheet that they have --
6 MR. STRONG: Right.
7 MAYOR PITTMAN: -- just recently provided to
8 us as well so we could make sure that we have --
9 MR. STRONG: Cross reference --
10 MAYOR PITTMAN: -- that coordinated.
11 MR. STRONG: -- yeah.
12 MAYOR PITTMAN: But I do. We met early this
13 morning and --
14 MR. STRONG: Right.
15 MAYOR PITTMAN: -- I really appreciate that,
16 because I echoed many of the things. I said the
17 difference in the service now and even the flyers or
18 whatever, from, you know, a while back, is night and
19 day.
20 And I have faith sitting there talking to
21 you, and we really do appreciate you coming in and
22 meeting about the problems.
23 But they did tell us that they had put the
24 flyers out, so it's interesting to find out that they
25

1 MR. STRONG: -- we can make that change.
2 COUNCILMEMBER PATRICK: Okay. With advance
3 notice.
4 MR. STRONG: Understand.
5 COUNCILMEMBER FLEMING: Yes.
6 MR. STRONG: Understand very much so.
7 COUNCILMEMBER FLEMING: Well, the other is
8 also I just want to clarify for all of us that are
9 here, what about senior and disabled side-yard pickup?
10 Do they notify --? This is part of the
11 communication effort here. Does a senior or disabled
12 person notify the City that they need that or do they
13 notify, you know, Advanced direct? Because even on
14 your little brochure that went out to them, it says
15 connect with us on AdvancedDisposal.com, Facebook and
16 YouTube. And I'm going to tell you a lot of the
17 disabled aren't going to have any one of those three.
18 So anyway, address that one for me:
19 disabled or --
20 MR. STRONG: I'm not sure
21 COUNCILMEMBER FLEMING: -- senior.
22 MR. STRONG: -- how that communication.
23 MAYOR PITTMAN: Actually, it was
24 communicated to us and we were provided a phone number
25

1 COUNCILMEMBER DEAN: And I'm sorry, but--
2 and not to be left out, there are now -- it seems
3 moreso now than before, with the recycling
4 particularly, there's always trash on the streets,
5 always, I mean, and it's just -- and it's -- when I go
6 down my cul de sac, it's embarrassing for me because
7 all my neighbors know me and they blame me, and it's -
8 -
9 COUNCILMEMBER BATES: Well, you shouldn't
10 litter.
11 COUNCILMEMBER DEAN: I help pick it up for
12 them.
13 MR. STRONG: No. That was one of the issues
14 the Mayor brought to our attention today, and we just
15 need to go back. Again, we have a new crew and we
16 just need to do some retraining, and I'll assure you
17 that we'll get that . . . we'll get that corrected.
18 COUNCILMEMBER BATES: I do echo Ms. Dean
19 that it's been a noticeable change. "Oops, I dropped
20 it and I didn't bother to pick it up."
21 MR. STRONG: Yeah. Yeah. I'll tell you, we
22 -- sometimes in our business and I'm sure others, you
23 sometimes undervalue those tenured employees that just
24 continue to do a good job every day, and when they're
25

1 through that pain right now.
 2 But we pride ourselves in the servicing we
 3 provide, and we've got our folks, my team focused
 4 squarely on Doraville, and I think you'll see a
 5 significant improvement in the days to come.
 6 COUNCILMEMBER FLEMING: The other item that
 7 I wanted to address with you as well as Council is the
 8 yard trash pickup.
 9 I have no issue with containers and the
 10 bagged; however, if I'm not mistaken, Cecil or our
 11 legal advisors, our ordinance reads they're supposed
 12 to cut them up in four-footers and bundle them, so
 13 we've got some residents that are still trying to do
 14 four-foot bundles and leaving them loose.
 15 And of course we know that when we signed
 16 your contract that it was presented to us that
 17 Advanced would not pick up any loose yard waste, and I
 18 can appreciate that.
 19 So you're picking up containerized or
 20 bagged, paper-bagged yard waste; correct?
 21 MR. STRONG: That is correct.
 22 COUNCILMEMBER FLEMING: Okay. Now,
 23 Council --
 24 MAYOR PITTMAN: I thought we had gotten away
 25

1 COUNCILMEMBER FLEMING: Oh, that's okay.
 2 The items that are larger than or loose yard
 3 waste items, I think Council has heard a lot this past
 4 week and several weeks. And it's not just necessarily
 5 wind damage, but we're getting into spring and we have
 6 a lot of vines and so forth that need to be trimmed
 7 back that don't necessarily go into a plastic
 8 container.
 9 We do have a clam truck and we do have a
 10 chipper truck, and I do not feel that the residents
 11 should have to pay or schedule a pickup and pay a
 12 \$30.00 fee for that service that we have always had.
 13 Now, if we need to, as was suggested, and I
 14 made this suggestion originally to Council, was if we
 15 want to do it every two weeks and do it instead of
 16 every week, that's fine. That'll cut down on gas.
 17 But I do not believe that we should be charging the
 18 residents \$30.00 each time or them having to schedule
 19 a pickup, for that matter.
 20 COUNCILMEMBER BATES: Here's what it boils
 21 down to for me right now, and it was suggested many
 22 times by Ms. Alexander, in an effort to save money,
 23 instead of having a truck that gets 8, 9, 10 miles a
 24 gallon driving the entire city, it was suggested for
 25

1 any more.
 2 COUNCILMEMBER FLEMING: No. He does take --
 3 No, that's what I was saying.
 4 MAYOR PITTMAN: Okay.
 5 COUNCILMEMBER FLEMING: But in our
 6 ordinance, and some of our residents --
 7 MAYOR PITTMAN: I see.
 8 COUNCILMEMBER FLEMING: -- feel that they --
 9 because now this is a Council discussion, not so much
 10 Mr. Strong.
 11 MAYOR PITTMAN: Well, does anyone else have
 12 any questions for Mr. Strong? He's been so gracious
 13 to sit through our whole meeting. Does anyone else
 14 have any questions?
 15 - - -
 16 (No response)
 17 - - -
 18 MAYOR PITTMAN: Okay. I really appreciate
 19 you being here tonight --
 20 MR. STRONG: Thank you.
 21 MAYOR PITTMAN: -- and meeting with us as
 22 well.
 23 MR. STRONG: Okay. Thank you.
 24 COUNCILMEMBER FLEMING: Thank you very much.
 25

1 identify those properties that have debris out there
 2 so that the truck is making targeted runs versus
 3 driving the entire city.
 4 That process, that suggestion met with
 5 resistance from the public works department and it was
 6 never implemented as a way to save money.
 7 I fully want us to be able to utilize the
 8 equipment. If we're going to have a chipper truck and
 9 a clam truck, let's use it, but let's use it in a very
 10 cost-effective, efficient manner, not driving the city
 11 every day of the week. That is a complete and utter
 12 waste of gas, of manpower, not to mention wear and
 13 tear on the vehicle.
 14 When we've got a public works director in
 15 place, a city manager in place that can look at and
 16 evaluate the process, evaluate our service needs and
 17 make a recommendation to us, I'll be more than happy
 18 to listen to it then. But as of right now, I do not
 19 want us to waste the money of having that clam truck
 20 and those two people driving around the city every day
 21 of the week.
 22 COUNCILMEMBER PACHUTA: And I think my other
 23 concern, and this really has never been addressed, and
 24 I've never seen a cost-benefit analysis. But I know
 25

1 she discovered we were spending about \$20,000 a year
2 on disposing what we picked up, the yard waste that we
3 picked up with the clam truck, and we learned we
4 weren't just -- we were picking up everything
5 including what Advanced was contracted to pick up.
6 So public works was picking up everything.
7 So we were paying Advanced to pick up the smaller
8 stuff, the smaller limbs and everything and we were
9 paying them to pick it up but they weren't picking it
10 up because our public works department was picking it
11 up, and Advanced completely took advantage of that.
12 They knew our pub- -- because when we halted that,
13 suddenly nothing was getting picked up including what
14 Advanced was contracted to do, because they had gotten
15 used to us always doing it.
16 So we were paying Advanced, but then we were
17 again on top of that using our employees and our
18 resources to pick up stuff, pay \$20,000 a year to take
19 that to a transfer station that is owned by Advanced,
20 so they made off like bandits on that.
21 I want some reassurances and some analyses,
22 you know, cost-benefit analysis and something in
23 place, you know, to ensure that those kind of things
24 don't happen again.
25

1 which was so frustrating. If we are going to have a
2 chipper truck, then let's drive the chipper truck to
3 those locations and chip it and mulch it and put it
4 back on our parks.
5 COUNCILMEMBER FLEMING: But not everything
6 can be chipped.
7 COUNCILMEMBER BATES: That's -- no, that's
8 not true. That's what our public works department
9 said.
10 COUNCILMEMBER PACHUTA: And that's not what
11 Advanced told us.
12 COUNCILMEMBER BATES: I have -- I have
13 talked with several mulching companies, and they'll
14 take everything. They take it all: vines, poison
15 ivy, poison oak.
16 COUNCILMEMBER PATRICK: When I had a tree
17 removal service come to my house, they said
18 specifically they would not take vines because --
19 COUNCILMEMBER BATES: Well --
20 COUNCILMEMBER DEAN: Poison ivy.
21 COUNCILMEMBER PATRICK: -- there was a
22 danger --
23 COUNCILMEMBER BATES: Well --
24 COUNCILMEMBER PATRICK: -- of jamming up.
25

1 whether it be a call-in system or something that's
2 much more efficient than driving that truck that
3 probably gets less than 8 miles to a gallon down every
4 single street, even if it's a call-in, and once you
5 get up to a certain number, then you pick it up or
6 something, but --
7 COUNCILMEMBER DEAN: I think that that -- I
8 have received so many, many, many complaints on this
9 issue, and also there is the problem of people just
10 dumping stuff where it's not supposed to be dumped.
11 So this is something that -- And I
12 absolutely agree, too, we could do this efficiently in
13 terms of either having a call-in system or setting a
14 day, every Friday or every other Friday just to have
15 the truck go out and collect those things.
16 But I think I have received so, so many
17 calls on this issue alone, the \$30.00 fee, that I
18 would like to see something done.
19 COUNCILMEMBER BATES: The other issue that
20 was . . . there's two more on this. And it was very
21 frustrating for me when I would see the clam truck
22 drive down the street the day the garbage was supposed
23 to be picked up and pick up stuff that Advanced was
24 supposed to be picking up.
25

1 take is loose vines, so that is correct: they won't
2 take loose vines.
3 But if it's vines that's attached to a tree,
4 fine, it goes through.
5 But I agree, yeah. Bamboo. Bamboo is bad,
6 loose vines, you know, ivy, that type of stuff, bad.
7 It will bind the chipper. I agree.
8 But branches, trees, limbs, if we're going
9 to pay for a chipper truck, then let's drive the
10 chipper truck and take advantage of it.
11 What I don't want to do is what Ms.
12 Alexander identified: pay the clam truck to pick it
13 up and then pay to dump it. That's paying for it
14 twice, and that's just not acceptable.
15 MAYOR PITTMAN: And I hate to interrupt, but
16 it is five till 9:00 and we need to make a decision
17 about how much further we are going to go. We have
18 under Old Business, Mr. Patrick's item, and then
19 obviously we have new business and public comments. I
20 need to know what the Council wants to do with the
21 rest of the agenda.
22 COUNCILMEMBER FLEMING: I make a motion to
23 extend the meeting to finish Old Business, public
24 comments, and then pending litigation - Executive
25

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1
2 MAYOR PITTMAN: And do I get a second?
3 COUNCILMEMBER BATES: Second.
4 MAYOR PITTMAN: Discussion?
5 - - -
6 (No response)
7 - - -
8 MAYOR PITTMAN: Call the roll, please.
9 CLERK BRYANT: Councilmember Alexander?
10 COUNCILMEMBER ALEXANDER: Yes.
11 CLERK BRYANT: Councilmember Bates?
12 COUNCILMEMBER BATES: Yes.
13 CLERK BRYANT: Councilmember Dean?
14 COUNCILMEMBER DEAN: Yes.
15 CLERK BRYANT: Councilmember Fleming?
16 COUNCILMEMBER FLEMING: Yes.
17 CLERK BRYANT: Councilmember Pachuta?
18 COUNCILMEMBER PACHUTA: Yes.
19 CLERK BRYANT: Councilmember Patrick?
20 COUNCILMEMBER PATRICK: Yes.
21 MAYOR PITTMAN: Okay. Thank you.
22 I'm sorry. Continue.
23 COUNCILMEMBER FLEMING: That's all right.
24 To continue with this item, however, I just
25 want to make a comment in regards to the truck roaming

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1 public works department. We're getting ready to go
2 into spring. It would be better for us to make a
3 specific date every two weeks like I mentioned and go
4 out, because I need to allow at least District 1 and
5 everybody else here, all the other districts, to know
6 that yes, we are or no, we're not, or yes, you can
7 have it picked up but you got to pay \$30.00 each time.
8 You know, that's not going to cut it with me.
9 So I just need to know what Council's going
10 to do, make a decision on.
11 MAYOR PITTMAN: And I agree with the
12 comments with the public works director and all of
13 that.
14 In the meantime, until we get to that point,
15 I am hearing an awful lot of people that are concerned
16 about not being able to cut up their items. And so I
17 think we could probably get with public works and
18 maybe every other week on a certain day. The things
19 in the containers, obviously, they are not to pick up,
20 but the other things, at least we have that -- the
21 city kept clean until we get to that point.
22 So I would like to be able to get with
23 public works if Council is okay with that and allow
24 them to do it on a certain day. Most people do their
25

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1 first of the week every other week to just go ahead
2 and have them pick that up. And then once we do have
3 the appropriate parties in place, then they could can
4 come up with another plan. That way, we don't have
5 the --
6 COUNCILMEMBER FLEMING: Well, it needs to be
7 totally after the yard trash pickup for all --
8 COUNCILMEMBER DEAN: Right.
9 COUNCILMEMBER FLEMING: -- areas. So if
10 we're going to pick out one day, then we need to
11 verify the actual yard waste, you know, what day. Is
12 it only on Mondays for the entire city?
13 You know, I don't know. Oakcliff, is it
14 Mondays?
15 UNIDENTIFIED SPEAKER: Yeah.
16 COUNCILMEMBER FLEMING: Northwoods, is it
17 Monday?
18 MAYOR PITTMAN: It's Monday.
19 COUNCILMEMBER FLEMING: Okay. So they do
20 have Tuesday or Wednesday.
21 MAYOR PITTMAN: Yeah, Tuesday and maybe go
22 into Wednesday if they don't complete it, but I think
23 if they could do it all on Tuesday every other week.
24 COUNCILMEMBER PATRICK: Just to throw in a
25

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1 March, make it the third and fifth Friday of the
2 month, and that way --
3 MAYOR PITTMAN: Well --
4 COUNCILMEMBER PATRICK: -- everything has
5 been picked up that --
6 MAYOR PITTMAN: -- I think --
7 COUNCILMEMBER PATRICK: -- could possibly be
8 picked up.
9 UNIDENTIFIED SPEAKER: And it's going to sit
10 there all week.
11 MAYOR PITTMAN: Yeah, because people do
12 their yard work over the weekend, and they want it
13 picked up because their yard looks nice, because we do
14 our yard work every weekend.
15 UNIDENTIFIED SPEAKER: Advanced is --
16 MAYOR PITTMAN: So I'm thinking --
17 UNIDENTIFIED SPEAKER: -- Monday.
18 MAYOR PITTMAN: -- Tuesday.
19 Well, Monday, if it's all picked up on
20 Monday, maybe Tuesday.
21 COUNCILMEMBER ALEXANDER: Okay. I just want
22 a few things clarified here because I still feel we
23 need to continue charging for construction debris.
24 MAYOR PITTMAN: Yes.
25

1 MAYOR PITTMAN: I agree with that.
2 COUNCILMEMBER ALEXANDER: -- willing to
3 waive the \$30.00 fee for everything.
4 COUNCILMEMBER FLEMING: No, the yard waste.
5 COUNCILMEMBER ALEXANDER: Because that was
6 the issue we had, we had the 19 televisions on Green
7 Oak, things of that nature.
8 MAYOR PITTMAN: This is yard waste only.
9 COUNCILMEMBER ALEXANDER: My whole issue is
10 you were taking green material that can be recycled
11 and you're going to put it in this clam truck and
12 you're going to pay to fill up a landfill.
13 That was one of my issues. We need to be
14 more green-oriented. If we're going to do this, then
15 we need to recycle the materials that are picked up.
16 UNIDENTIFIED SPEAKER: It's yard waste.
17 MAYOR PITTMAN: And Brian, I'd be very
18 interested in where you got the information on --
19 COUNCILMEMBER BATES: On mulch?
20 MAYOR PITTMAN: Uh-huh.
21 COUNCILMEMBER BATES: Sure. I'll be more
22 than happy to provide that to you. I talked to two
23 different mulching companies that sell it, and they'll
24 even buy it from us. I brought that up to Council
25

1 months ago.
2 I mean we've got -- we've got at least one
3 community garden that's looking for mulch. We've got
4 all the parks where we've got playgrounds where, you
5 know, we just dumped a whole load of mulch at Brook
6 Park and I don't know if we paid for it or if that was
7 stuff that we recycled. I hope we didn't pay for it.
8 MAYOR PITTMAN: We didn't. It was recycled
9 stuff.
10 COUNCILMEMBER BATES: Where'd we get it
11 from?
12 MAYOR PITTMAN: I think the chipper truck
13 that they had left over. That's what I asked; that's
14 what they said.
15 COUNCILMEMBER BATES: So --
16 UNIDENTIFIED SPEAKER: Donna, are y'all
17 going to talk about refrigerators and things like that
18 too?
19 MAYOR PITTMAN: No, ma'am.
20 COUNCILMEMBER FLEMING: That is part of the
21 Advanced Disposal --
22 MAYOR PITTMAN: You don't have --
23 COUNCILMEMBER FLEMING: -- contract.
24 MAYOR PITTMAN: -- to pay for that any
25

1 UNIDENTIFIED SPEAKER: Oh, you don't?
2 COUNCILMEMBER BATES: You have to call
3 Advanced Disposal to schedule that pickup and you've
4 got to call the Friday before for a Wednesday pickup.
5 UNIDENTIFIED SPEAKER: Okay.
6 MAYOR PITTMAN: Right. The construction
7 materials, you do have to pay for.
8 Ms. Fleming?
9 COUNCILMEMBER FLEMING: Okay. What are we
10 doing?
11 MAYOR PITTMAN: It's your item. Do you want
12 to make a motion?
13 COUNCILMEMBER FLEMING: Okay. If I'm not
14 mistaken -- correct me if I'm wrong, and I'll ask
15 Cliff -- did the clam truck go around this past week?
16 COUNCILMEMBER ALEXANDER: I have no idea.
17 I was too concerned with getting the trash picked up.
18 COUNCILMEMBER PACHUTA: Yeah. We didn't
19 have trash pickup.
20 MAYOR PITTMAN: And we addressed that --
21 COUNCILMEMBER FLEMING: So you're not --
22 MAYOR PITTMAN: -- today as well.
23 COUNCILMEMBER FLEMING: You're not aware of
24 whether yard trash was picked up.
25

1 trash out on the street and was it picked up by our
2 clam truck? Any large?
3 - - -
4 (No audible response)
5 - - -
6 COUNCILMEMBER FLEMING: How about
7 Northwoods?
8 COUNCILMEMBER BATES: Yard waste was picked
9 up by Advanced.
10 COUNCILMEMBER FLEMING: Yard waste was
11 picked up. Okay.
12 COUNCILMEMBER BATES: By Advanced Disposal.
13 COUNCILMEMBER FLEMING: But no. I'm --
14 MAYOR PITTMAN: No, no, no.
15 COUNCILMEMBER FLEMING: -- talking about the
16 clam truck now.
17 MAYOR PITTMAN: Let me help you a minute.
18 Thursday and Friday, they were asked to go around
19 because we had some storms and things, and they were
20 asked to go around and they did go around to all the
21 neighborhoods to pick up bushes and things. So they
22 all went to every neighborhood and picked up the
23 excess stuff. Some of it had been sitting there
24 awhile, but they did go do that. But that is not a
25

1 neighborhoods cleaned up.
 2 COUNCILMEMBER PACHUTA: And did we make sure
 3 they did not pick up stuff that Advanced was going --
 4 MAYOR PITTMAN: That is correct.
 5 COUNCILMEMBER PACHUTA: -- to pick up on
 6 Monday?
 7 MAYOR PITTMAN: They did not.
 8 COUNCILMEMBER FLEMING: Okay. So with that
 9 being said, this week they would not pick up but they
 10 would pick up Tuesday the 12th and then Tuesday the
 11 26th. Every two weeks; correct? Is that acceptable?
 12 COUNCILMEMBER BATES: Are we talking about
 13 being picked up by the clam truck or chipper truck?
 14 MAYOR PITTMAN: If Mr. Bates can send me the
 15 information, the preference would be the chipper
 16 truck. If you can get me that, we can try to see how
 17 we can make that work. If you could --
 18 COUNCILMEMBER BATES: Okay.
 19 MAYOR PITTMAN: -- email me that. But I
 20 just don't want it to be sitting and sitting and
 21 sitting without being picked up.
 22 COUNCILMEMBER BATES: I don't want us to be
 23 continuing to pay for something that should be
 24 recycled.
 25

1 have public works pick up yard waste that is not
 2 containerized, that is not paper-bagged, on March the
 3 12th and March the 26th and every two weeks thereafter
 4 and utilize whatever truck is needed for this service.
 5 MAYOR PITTMAN: Okay. Do I get a second?
 6 COUNCILMEMBER PATRICK: Second.
 7 MAYOR PITTMAN: Discussion?
 8 COUNCILMEMBER PACHUTA: Until I see a plan
 9 to actually make it efficient so that it's the least
 10 cost to the City, but I just really haven't seen a
 11 good plan.
 12 COUNCILMEMBER DEAN: Can we formulate a
 13 plan? Can we come up with a plan?
 14 I mean I totally agree with you. I don't
 15 think that we should charge the citizens \$30.00. I
 16 don't think --
 17 MAYOR PITTMAN: Can we at least pass this
 18 and give us the opportunity in-house to get the
 19 information --
 20 COUNCILMEMBER DEAN: Well, the next --
 21 MAYOR PITTMAN: -- and try to make it work?
 22 COUNCILMEMBER DEAN: For these two dates;
 23 right?
 24 MAYOR PITTMAN: Yes.
 25

1 COUNCILMEMBER PACHUTA: I'm confused as to
 2 why you need Brian's info to send out the chipper
 3 truck.
 4 MAYOR PITTMAN: Because they had said that
 5 they would pay for any --
 6 COUNCILMEMBER PACHUTA: But I think either
 7 way, the chipper truck would be better than the clam
 8 truck.
 9 COUNCILMEMBER FLEMING: You cannot use mulch
 10 that has rose bushes in it, that has -- you dig up a
 11 tree and it's going to go into the chipper truck and
 12 it's a rose bush, because of all the thorns. None of
 13 that is going to be reused in our parks.
 14 COUNCILMEMBER ALEXANDER: But this company
 15 will buy it. It was like \$5.00 a ton or something.
 16 Brian got the information and he forwarded it to
 17 public works over a year ago.
 18 COUNCILMEMBER FLEMING: Okay.
 19 MAYOR PITTMAN: So are you making a motion,
 20 Ms. Fleming?
 21 COUNCILMEMBER FLEMING: Well, now we're
 22 debating over whether we want the clam truck or the
 23 chipper truck.
 24 COUNCILMEMBER BATES: Make a motion.
 25

1 COUNCILMEMBER BATES: No. Ms. Fleming's
 2 motion was for --
 3 COUNCILMEMBER FLEMING: I amend my motion,
 4 Mr. Bates, to only make it March the 12th and March
 5 26.
 6 COUNCILMEMBER BATES: Thank you.
 7 MAYOR PITTMAN: Now do I get a second, an
 8 amendment to the second?
 9 COUNCILMEMBER PATRICK: Are you going to --
 10 COUNCILMEMBER DEAN: Okay.
 11 MAYOR PITTMAN: Okay. Discussion?
 12 - - -
 13 (No response)
 14 - - -
 15 MAYOR PITTMAN: Call the roll, please.
 16 CLERK BRYANT: Councilmember Alexander?
 17 COUNCILMEMBER ALEXANDER: Yes.
 18 CLERK BRYANT: Councilmember Bates?
 19 COUNCILMEMBER BATES: Yes.
 20 CLERK BRYANT: Councilmember Dean?
 21 COUNCILMEMBER DEAN: Yes.
 22 CLERK BRYANT: Councilmember Fleming?
 23 COUNCILMEMBER FLEMING: Yes.
 24 CLERK BRYANT: Councilmember Pachuta?
 25

1 CLERK BRYANT: Councilmember Patrick?
2 COUNCILMEMBER PATRICK: Yes.
3 MAYOR PITTMAN: Thank you.
4 Okay. Now Mr. Patrick, your item,
5 Opportunity Zones.
6 COUNCILMEMBER PACHUTA: We haven't gone
7 through all the items on Ms. Fleming's agenda.
8 COUNCILMEMBER FLEMING: I felt that we
9 needed a complaint or bulk item request log from the
10 City. I know that is more staff time needed but we
11 were inundated by complaints from all of you, and we
12 should be. But I don't want them -- I don't want you
13 to have to --
14 MAYOR PITTMAN: We have one.
15 Am I wrong? We do have a log. You do keep
16 a log; is that correct?
17 CLERK BRYANT: Yes.
18 COUNCILMEMBER FLEMING: So our residents can
19 call you to make the appointment for a bulk-item
20 pickup and that you will notify Advanced.
21 MAYOR PITTMAN: No. They called Advanced
22 Disposal.
23 COUNCILMEMBER FLEMING: Okay. See, that's
24 where I'm trying to get at, because how do we know
25

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1 whether -- whether QOL is going to go out and ticket
2 them because there's this debris sitting in their yard
3 because we don't have a log of the request.
4 COUNCILMEMBER DEAN: Are we doing a log from
5 Advanced? Is that what you're asking?
6 COUNCILMEMBER FLEMING: Advanced is doing
7 the log. We don't have any idea.
8 COUNCILMEMBER DEAN: Right. So you want a
9 copy of that from Advanced so that we know?
10 COUNCILMEMBER FLEMING: Or -- or we should
11 be doing the log to begin with so we know originally.
12 MAYOR PITTMAN: Well, they call Advanced.
13 They don't call us. But we could certainly request
14 that. Trust me, if they don't pick it up, we hear all
15 about it, so.
16 COUNCILMEMBER FLEMING: Okay. That's not a
17 problem. But as far as the other items on this agenda
18 item, I think we've covered it.
19 COUNCILMEMBER PACHUTA: Well, I have
20 questions about number five because I have some
21 pending questions out there that haven't been
22 answered.
23 COUNCILMEMBER FLEMING: Sure.
24 COUNCILMEMBER PACHUTA: Have we confirmed
25

1 annexed area, the residential area?
2 MAYOR PITTMAN: We contacted Dekalb County
3 and they said they were no longer picking up, they
4 were aware that there was a billing problem as well
5 and said they were taking care of it.
6 COUNCILMEMBER PACHUTA: Okay. So --
7 MAYOR PITTMAN: They didn't offer any
8 additional information other than they were taking
9 care of it.
10 COUNCILMEMBER PACHUTA: Okay.
11 COUNCILMEMBER DEAN: Did you ask them how
12 they were taking care of it?
13 MAYOR PITTMAN: They said that they were no
14 longer picking up, that somehow they didn't
15 communicate that apparently to all of their staff, and
16 that they went back and contacted their staff members
17 and sent a memo telling them, you know, this is the
18 areas that you are no longer supposed to be picking
19 up.
20 COUNCILMEMBER PACHUTA: I would like some
21 confirmation maybe from the -- it might need to come
22 from the tax office, because they pay their sanitation
23 on their tax bill like we do, so those residents paid
24 the sanitation fee when they paid on October 1st and
25

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1 ensure that they did not pay for 2013 and then it's
2 going to reappear, you know, on our tax bill.
3 So if we could get some confirmation. And I
4 had asked that last week and did not get a response,
5 so I would like that answer.
6 MAYOR PITTMAN: We can reach out to them and
7 see if we can get that information.
8 Okay. Mr. Patrick?
9 COUNCILMEMBER PATRICK: If you could take us
10 to the web site that says Georgia.Gov.
11 So this is our section of the Metro area.
12 You can see Chamblee, Doraville, Dunwoody -- I don't
13 know if you can see Brookhaven, Peachtree Corners,
14 some of the other cities. The red areas are areas
15 that have adopted Opportunity Zones.
16 And Chris, if you would check off block
17 groups 15 percent. Maybe refresh it. If you could
18 zoom in as much as possible.
19 As he's zoning in or zooming in,
20 Opportunity-Zoning in, you're seeing the areas that
21 are I believe 15 percent poverty level. And that's
22 not us. Ultimately, while he's zooming in also, that
23 the -- focusing in. Is that better?
24 Yeah. The idea, though, is to show that
25

1 that we live in that, you know, the economy has
 2 affected a lot of people, maligned a lot of people
 3 unfortunately. Most of us in here have suffered
 4 property value losses. An Opportunity Zone is a way
 5 to encourage businesses to move into our district,
 6 into our neighborhoods, and in the longer scheme,
 7 increase our property values or at least stop the
 8 decline of our property values.
 9
 10 The idea that I have worked around is that
 11 commercial drags residential; good commercial brings
 12 good residential. And ultimately, that's what I think
 13 this can achieve.
 14 If you would hop over to the PDF file now
 15 that I had put together, and if there's a way to zoom
 16 in.
 17 The idea is is I know that from the Council
 18 when I first started here and the residents, there is
 19 no desire for a city-wide Opportunity Zone. And
 20 recognizing that, my idea was was to try and segment
 21 the city down into areas that might be more palatable.
 22 There have been a lot of complaints from the
 23 folks in the Northwoods district that they didn't want
 24 to see Opportunity Zones abutting their properties.
 25 And so I had broken that commercial area out as a

1 COUNCILMEMBER PATRICK: Let's do it.
 2
 3 MAYOR PITTMAN: Okay. Well, comments from
 4 Ms. Alexander?
 5
 6 COUNCILMEMBER ALEXANDER: I've discussed
 7 with Mr. Patrick previously about, you know, doing a
 8 whole city-wide thing, and there's not that much in
 9 the Oakcliff portion that you could do because mainly
 10 we're all residential in that section.
 11
 12 And then, you know, I'd like to see some --
 13 some results from the ones that we have already
 14 passed. I'm anxious to see if we're able to turn
 15 around Peachtree Pavilion if DCA does accept that,
 16 because of the high occupancy rate, and hopefully
 17 that's going to help.
 18
 19 COUNCILMEMBER BATES: Vacancy rate.
 20
 21 COUNCILMEMBER ALEXANDER: Vacancy; right.
 22 I'm sorry. Hopefully, that's going to help turn
 23 around that shopping center.
 24
 25 MAYOR PITTMAN: Okay. Mr. Bates?
 COUNCILMEMBER BATES: Well, I agree that we
 need to have somebody to work the plan, and that's
 what I'm waiting for is the staffing to improve,
 waiting for the budget to come through for the next
 fiscal year so we can evaluate, you know, what we've

1 a commercial section.
 2
 3 Anyway, there's a total of 10 different
 4 areas within the city, and the idea is is we can pick
 5 and choose what we feel comfortable with. That's
 6 ultimately the goal.
 7
 8 I know there's been some comments that we
 9 need to wait for the city manager. In my view, it's
 10 already done, the hard work. It's been through the
 11 planning documents; it's been out there for a year,
 12 just about. Whether we have a city manager here in
 13 place or not, it's us. It's our planning documents
 14 that we want to enact, and a city manager most likely
 15 is going to come in and say, "What do your planning
 16 documents say? Okay. Let's start working the plan."
 17
 18 "Really?" Anyway.
 19
 20 So this is what I have to offer. I'm sure
 21 everyone in this room has seen the emails that have
 22 flown around this weekend, and so I put it to the
 23 Council.
 24
 25 We can go zone by zone and see if anyone's
 amenable or what people are amenable to or just have
 some discussion and then get into it.
 That's basically my presentation.
 MAYOR PITTMAN: Okay. Thank you.

1 holistic picture. So I appreciate the effort.
 2
 3 MAYOR PITTMAN: Ms. Pachuta?
 4
 5 COUNCILMEMBER PACHUTA: Yeah. I had already
 6 spoken to Mr. Patrick. I was not in favor of a
 7 blanket city-wide program.
 8
 9 I do think there are some areas that could
 10 really benefit from it, going up towards Oakcliff,
 11 you know, some of the Buford Highway areas, and I know
 12 Mr. Patrick has spoken to some of the people along the
 13 Peachtree Industrial corridor.
 14
 15 So I mean I would like to look at some
 16 specific areas that it may benefit, and especially in
 17 areas where the property owner is looking for some
 18 extra tools.
 19
 20 MAYOR PITTMAN: Okay. Ms. Fleming?
 21
 22 COUNCILMEMBER FLEMING: Since the majority
 23 of Council doesn't want to do a city-wide -- and I can
 24 totally understand that. You know, saying that we're
 25 blighted and that we're underprivileged and everything
 else that we are is hard to swallow, and I realize
 that.
 I would really like to -- I see potential
 for K-Mart, I see potential for Doraville Plaza, I see
 potential for -- and unfortunately, I can't remember -

1 Crossing, which was the TGI Friday's.
2 COUNCILMEMBER PATRICK: That would be Tilly
3 Mill Village.
4 COUNCILMEMBER FLEMING: I'm sorry?
5 COUNCILMEMBER PATRICK: Tilly Mill Village.
6 COUNCILMEMBER FLEMING: Tilly Mill Village
7 shopping center is all vacant except for I believe one
8 that's in question, and then I think there's two other
9 or maybe three other tenants. And so that could be
10 something that we could -- you know, we are . . . we
11 are making major steps in that area, and that's part
12 of the annexed area.
13 Chief King, way to go, you and Major
14 Atkinson. Thank you very much for the Winters Chapel
15 success.
16 And so I would like District 1 in that area
17 of the Tilly Mill Crossing or Tilly Mill whatever to
18 be definitely considered for an Opportunity Zone.
19 MAYOR PITTMAN: Ms. Dean?
20 COUNCILMEMBER DEAN: I really -- your
21 efforts have been incredibly laudable especially in
22 face of what you've been in face of.
23 But I have made my comments earlier. I
24 think that we need to get a plan in place first and
25

1 Buford Highway in that, in that section.
2 Chris, is it possible you could perhaps zoom
3 in a little bit on the District 1 area? And then use
4 your keys or your arrows on your keyboard and that
5 should get you -- scoot you over.
6 So Council, as you can see, I make a motion
7 for Extra URA Option Number 9 as depicted on the map
8 to be included in the expanded Opportunity Zone.
9 COUNCILMEMBER PACHUTA: And for clari-
10 fication, this would be for staff to start getting
11 together --
12 COUNCILMEMBER PATRICK: That is correct.
13 COUNCILMEMBER PACHUTA: -- the appropriate
14 documentation --
15 COUNCILMEMBER PATRICK: They prepare their
16 documentation and --
17 COUNCILMEMBER PACHUTA: -- and then research
18 or whatever they need to do for DCA.
19 COUNCILMEMBER PATRICK: Correct. This would
20 be the action or direction to give them to say start
21 looking into this, prepare the documentation and then
22 submit it to DCA.
23 COUNCILMEMBER PACHUTA: Well, would it then
24 come back to us first or no?
25

1 things that we do have, that we're not, before we go
2 in this direction.
3 MAYOR PITTMAN: Okay. Mr. Patrick?
4 COUNCILMEMBER PATRICK: I guess that's it.
5 Are there specific areas that people would
6 have objection to?
7 - - -
8 (No response)
9 - - -
10 COUNCILMEMBER PATRICK: Let me take that
11 back. Okay. I'm going to start with District 1. I
12 don't know if my colleagues are able to read the map.
13 But basically, actually, you are Extra URA
14 Option No. 9 which includes Tilly Mill Crossing --
15 excuse me -- the Village at Tilly Mill, the Home Depot
16 area, the newly-approved Goodyear going all the way up
17 across the street basically to the edge of city limits
18 that we abut up to Dunwoody following up over around
19 Peachtree Square. So that would be one contiguous
20 area.
21 And then if you were to go to the commercial
22 areas along Peachtree Industrial that were just newly-
23 annexed in, so along Peachtree Industrial to the
24 county line, the county line basically over to the
25

1 least I wasn't envisioning it to come back.
2 COUNCILMEMBER PACHUTA: What do you think,
3 Cecil?
4 ATTORNEY McLENDON: You would do just what
5 we did tonight, which I think would be creating a zone
6 and then authorize -- that's after the presentation,
7 authorize that zone to be transmitted to DCA for
8 inclusion in the program.
9 COUNCILMEMBER PATRICK: Okay.
10 COUNCILMEMBER DEAN: And this is another
11 situation where it's just a small amendment so we
12 don't have to have a public hearing?
13 ATTORNEY McLENDON: It depends on how many
14 you put together.
15 COUNCILMEMBER PACHUTA: I mean I'm fine with
16 public comments even if a technical public hearing is
17 not required under the statute.
18 MAYOR PITTMAN: Okay.
19 COUNCILMEMBER PACHUTA: Was that --?
20 COUNCILMEMBER PATRICK: That's my motion.
21 COUNCILMEMBER PACHUTA: I'll second it. I'm
22 sorry.
23 MAYOR PITTMAN: Discussion?
24 - - -
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MAYOR PITTMAN: Call the roll, please.

CLERK BRYANT: Councilmember Alexander?

COUNCILMEMBER ALEXANDER: No.

CLERK BRYANT: Councilmember Bates?

COUNCILMEMBER BATES: No.

CLERK BRYANT: Councilmember Dean?

COUNCILMEMBER DEAN: No.

CLERK BRYANT: Councilmember Fleming?

COUNCILMEMBER FLEMING: Yes.

CLERK BRYANT: Councilmember Pachuta?

COUNCILMEMBER PACHUTA: Yes.

CLERK BRYANT: Councilmember Patrick?

COUNCILMEMBER PATRICK: Yes.

CLERK BRYANT: 3-3.

MAYOR PITTMAN: I'm sorry?

COUNCILMEMBER FLEMING: It's your turn,
Mayor.

COUNCILMEMBER PATRICK: It's a tie.

MAYOR PITTMAN: It would come back to
Council; correct?

COUNCILMEMBER ALEXANDER: No.

COUNCILMEMBER FLEMING: Yes.

ATTORNEY McLENDON: This is directing staff

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COUNCILMEMBER FLEMING: This is directing
staff.

MAYOR PITTMAN: To put it together and then
it will come back before Council for approval?

ATTORNEY McLENDON: An approval.

MAYOR PITTMAN: Then I'm fine with that.
Yes.

COUNCILMEMBER PATRICK: Thank you.

So the next option is going to be focusing
in on I guess the Oakcliff area, and that will include
the area of K-Mart and the commercial properties in
that area as well as I don't know the name of the
shopping plaza, but towards English Oak there's a
strip plaza there and commercial parcels there. I
think it's the ham radio outlet that's there, that
parcel.

COUNCILMEMBER FLEMING: Where Chick Fil A
is?

COUNCILMEMBER PATRICK: That's on the other
side.

CHIEF KING: Buford Junction.

MAYOR PITTMAN: What did you say, Chief?
I'm sorry.

COUNCILMEMBER BATES: Buford Junction.

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So I'll make a motion for Extra URA Option
No. 8 to be included.

MAYOR PITTMAN: So hold on. Just --

COUNCILMEMBER PATRICK: Yes.

MAYOR PITTMAN: -- one more time for
clarification, because there still seems to be some
question.

ATTORNEY McLENDON: Here's the way I am
interpreting these motions: All these motions entail
is you are authorizing staff to put together the same
package that you received tonight, and that's it.

COUNCILMEMBER DEAN: But this is -- these
are not small amendments. These are for -- If you
take all of these areas, this is not a small amendment
to what we're going to do. I mean this -- I think
this should require at least a public hearing because
this is --

ATTORNEY McLENDON: Well --

COUNCILMEMBER DEAN: -- pretty major.

ATTORNEY McLENDON: -- that would be
something we'd look at at the time that it came back.

COUNCILMEMBER DEAN: Right.

ATTORNEY McLENDON: Because this is -- I
mean the way I'm interpreting this, Robert, and

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saying is, "Let me propose a bunch to see if we have a
consensus for staff to move forward and bring it back
to us as a potential redevelopment."

MAYOR PITTMAN: With a public --

ATTORNEY McLENDON: -- which at that point
you could --

MAYOR PITTMAN: -- hearing and comments.

ATTORNEY McLENDON: -- have a presentation
similar to that which you had tonight where Luke came
in with his memo, with his map --

COUNCILMEMBER DEAN: But it would be
noticed; right?

ATTORNEY McLENDON: -- and with his --
It would be an item just like tonight and --

COUNCILMEMBER DEAN: It would not be a
public hearing.

ATTORNEY McLENDON: I'd look at it, I mean,
but --

MAYOR PITTMAN: But isn't this a large --
This is larger than just --

COUNCILMEMBER DEAN: This is the entire
city.

COUNCILMEMBER ALEXANDER: This is the city.

- - -

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2 - - -
3 ATTORNEY McLENDON: Here's the deal. I
4 don't know the answer to that until I see what is
5 being presented.
6 COUNCILMEMBER ALEXANDER: Okay. I --
7 ATTORNEY McLENDON: I won't know that until
8 I see what's being presented.
9 COUNCILMEMBER ALEXANDER: Well, I just said
10 I didn't want to move forward on this, so I'll just
11 continue to vote no, then.
12 ATTORNEY McLENDON: Yeah. I mean this is
13 developing a consensus to whether, as I interpret
14 this, for staff to start throwing these things up.
15 MAYOR PITTMAN: And it's not a quick
16 process.
17 ATTORNEY McLENDON: And what we would --
18 COUNCILMEMBER PATRICK: No.
19 ATTORNEY McLENDON: -- do at that time as
20 far as --
21 COUNCILMEMBER DEAN: That needs to be
22 discussed.
23 ATTORNEY McLENDON: At that time, once we
24 had the presentation and you could direct it to all
25 come as one or all come -- but it would be reviewed

1 making it up as I go.
2 So you could put on it any requirements you
3 desire to do so. But --
4 MAYOR PITTMAN: Or be against it, for that
5 matter.
6 ATTORNEY McLENDON: That's what I'm -- I'm
7 hearing this as an agenda item to develop consensus
8 whether you want these brought to you and put in front
9 of you.
10 But this is in no way going to be the
11 authorization to transmit this to DCA as an approved
12 zone. That would be a much different motion, and I'm
13 not sure we can do that based on just this.
14 COUNCILMEMBER PACHUTA: Yeah. Robert, I'm
15 sorry. As far as the area, and I know that when you
16 proposed the areas in District 1, that you had already
17 reached out to those property owners.
18 The only property owner I've spoken to in
19 the District 3 area would be the Doraville Plaza, and
20 I know they were receptive to that. So I'm not
21 comfortable with this blanket thing, you know, up
22 Buford Highway just because, you know, unlike where
23 you had gone out to the District 1 business property
24 owners, I have not done that in the Oakcliff area
25

1 COUNCILMEMBER PATRICK: Just to be clear,
2 I'm only talking about basically on Buford Highway,
3 the K-Mart area and the street right beside that, so
4 both sides of Longmire and then going up to where the
5 ham radio outlet is, and then I believe there's an
6 auto repair shop or something like that.
7 Does that --?
8 COUNCILMEMBER PACHUTA: Yeah, I guess I --
9 COUNCILMEMBER PATRICK: Okay.
10 COUNCILMEMBER PACHUTA: -- just --
11 COUNCILMEMBER PATRICK: That's fine.
12 COUNCILMEMBER PACHUTA: -- just wanted to
13 touch --
14 COUNCILMEMBER PATRICK: Then, is there any
15 comfort for the other side of Buford Highway going
16 from the farmer's market, including Doraville Plaza,
17 pushing up to Plaza I, I guess basically up to New
18 Peachtree?
19 COUNCILMEMBER BATES: I have no comfort
20 moving forward with any of these until we've got
21 somebody to evaluate our staff resources and the
22 ability to properly do these.
23 COUNCILMEMBER PATRICK: Okay. How about I
24 put a motion out, and then if no one wants to do it,
25

1 So Extra URA Option 8, motion to include
2 them.
3 - - -
4 (No response)
5 - - -
6 COUNCILMEMBER PATRICK: Okay. I'm going to
7 interpret this as a lack of a second, so we're going
8 to drop No. 8.
9 Extra Option No. 6. Again, that's going
10 from the farmer's market basically up to the end of
11 New Peachtree and Buford Highway intersection.
12 COUNCILMEMBER PACHUTA: And the only
13 property owner I've spoken to over there is Doraville
14 Plaza, so I'm not quite comfortable right now with the
15 whole entire area.
16 COUNCILMEMBER PATRICK: All right. Good
17 enough. Well, I'll tell you what. I'll just stop
18 right here and we'll go no further with it until we
19 have a city manager in place or until there's more
20 desire on the Council.
21 MAYOR PITTMAN: Okay.
22 COUNCILMEMBER PACHUTA: Robert, I'll get
23 with you later.
24 COUNCILMEMBER PATRICK: Okay.
25

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1 add?
2
3 COUNCILMEMBER PATRICK: I'm glad it's over
4 with. I still have a couple teeth left in to be
5 pulled out, so.
6 MAYOR PITTMAN: Okay. I guess we need a
7 motion. Can we do public comments ahead of this so
8 people that want to leave that might want to say
9 something and then --
10 ATTORNEY McLENDON: Yes.
11 MAYOR PITTMAN: -- so they don't have to
12 just sit here and wait and wait and wait?
13 ATTORNEY McLENDON: You can amend the order
14 of the agenda.
15 MAYOR PITTMAN: Okay. So I am going to move
16 Public Comments to -- Do I have to get a motion for
17 that or do I just --
18 ATTORNEY McLENDON: If you do it and nobody
19 objects we have done so by acquiescence.
20 MAYOR PITTMAN: Okay. Does anybody object?
21 - - -
22 (No response)
23 - - -
24 MAYOR PITTMAN: Okay. So at this time,
25 we're going to have Public Comments. Please line up,

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2 MS. SUSAN CRAWFORD: Susan Crawford.
3 And Robert, I appreciate the work you did on
4 this. I, for one, think K-Mart could be better, you
5 know, than the place that houses dead bodies and a lot
6 of trash, but who am I to --? I'm not up there.
7 I do think that it will be brought up again
8 when we have a city manager and maybe that'll be --
9 you know, I'm looking forward to having a city
10 manager.
11 And happy birthday again.
12 MAYOR PITTMAN: Thank you.
13 MS. CRAWFORD: The idea of not -- I mean I
14 can understand. I'm not particularly for or against
15 Opportunity Zones. I don't feel that I have enough
16 information to make a decision.
17 I do think that I would not like to see the
18 whole city, you know, a blanket thing like that. Like
19 I said, I thought K-Mart would be fine.
20 But I think I'm disappointed that you
21 couldn't vote to go ahead and get research. I mean to
22 me that's kind of stepping on our own tails. I mean I
23 think sometimes we're paralyzed by not --
24 You didn't have to vote yes or not, but just
25 to say no, we don't want any more information gathered

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2 But I think what we all want is some kind of
3 standards in place before things happen, and I'm a
4 little confused because I know Trudy and Robert
5 Patrick sent out to many people the architectural
6 standards as they are and asked for some feedback and
7 I know that in our household we gave some, and I
8 imagine lots of other people did.
9 So why are you not voting, I mean? So fix
10 them up and let's -- you know, why have they not --?
11 Maybe they were passed sometime that I wasn't here,
12 but --
13 MR. HART: No, they were not.
14 COUNCILMEMBER DEAN: The meeting was not
15 noticed correctly, so we had to cancel the meeting.
16 MS. CRAWFORD: Well, can you notice it
17 correctly and vote on it and let's get some
18 architectural standards?
19 MAYOR PITTMAN: Actually, I think --
20 COUNCILMEMBER FLEMING: I plan on putting it
21 on the agenda to ask for a work session on March 21st
22 at 6:30.
23 MS. CRAWFORD: A work session? I mean
24 hasn't this been --
25 COUNCILMEMBER FLEMING: Sure.

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2 COUNCILMEMBER DEAN: I -- I have not seen
3 the --
4 COUNCILMEMBER FLEMING: She's not going to
5 go to it, I mean --
6 MS. CRAWFORD: Okay. Okay. Well, maybe,
7 you know, that's something to think about and sort of
8 get together on. Thank you.
9 MR. ABBOTT: I would like to change subjects
10 and go back to the garbage for a second.
11 On the day that I finally found that you
12 weren't going to pick up and I canned the stuff on my
13 street. I took me actually two services to get that
14 done. I just want you to know that Advanced
15 Disposal's not taking that stuff to a landfill,
16 because as soon as they picked up my cans of lawn
17 debris, they picked up from my neighbor, Jason Jones
18 across the street, a 250- or 300-pound treadmill and
19 crushed it in the truck along with my lawn debris. So
20 they're not -- they're not doing what they're supposed
21 to be doing. In fact, when they crushed that thing,
22 it scared the hell out of me in my house because I
23 thought a tree came down.
24 And yet they wouldn't pick up -- and I think
25 I sent you and the City Council members a picture of

1 pick up. So definitely, we got to work on this, and I
2 think we got a chipper truck, and why -- I mean Brian
3 or someone mentioned, you know, in the parks, the
4 mulch, or let's put it somewhere else, you know, where
5 we can get to it. We used to be able to get free
6 mulch. You dumped it somewhere we could go load it up
7 and haul it home, so let's go back to that.
8 Let's move on to the Opportunity Zones. I
9 would like to thank the Council members up here who
10 did not support this this evening. Thank you. Thank
11 you very much. You're finally for the first time
12 listening to us. Again, we're not against this. We
13 just think the plan is not well thought out and we
14 also think that we need some architectural standards.
15 The standards we have right now, the way
16 I've read them, there's one place in those standards
17 that give you a percentage and it's 40 percent of a
18 building if it's going to be remodeled or whatever,
19 but after that, it don't say nothing about nothing
20 about nothing about materials. I mean you can build
21 your building pretty much any way you want.
22 And I believe Mr. Cooley left, thank you
23 very much. When the Goodyear building came up, he
24 mentioned at this meeting on public record that in the
25

1 adjacent property is all blighted.
2 It has nothing to do with blighting and OZs.
3 It has to do with, again, marketing the city one step
4 in front of another.
5 I have this shirt that says Doraville Car
6 Show. It was a free event. The City won't let us
7 have it. The same way with dogs at the library. It's
8 not about OZs.
9 And I ask -- and I challenge Robert, what
10 have you done in the year you've been here? I can
11 think of Council people that worked 60 and 80 hours a
12 week when they were on this City Council and actually
13 built things here. They actually took their own time,
14 they were not getting paid to do things. Sitting
15 there and just waving a magic wand and calling it a
16 blighted area when you have going concerns, the
17 Porsche dealership is in an area. They're selling a
18 million-and-a-half dollar -- I mean \$150,000 to
19 \$200,000 automobiles. I don't think that's a blighted
20 area.
21 Each one of these areas like the K-Mart has
22 its own problems. There's a stream that runs through
23 that area. That's the reason why the parking lot
24 caves in. Okay?
25

1 the construction materials were there.
2 Huh-uh. I read that ordinance. Unless it's
3 been changed from what's online, there is not one word
4 about the construction material that has to be in
5 there.
6 And that's what we're afraid of. I mean if
7 it's a Peachtree Pavilion that already exists, fine
8 They can't redo that. That's one thing.
9 But if someone's going to come in here and
10 build something else and bring new businesses in, we
11 just want the vision to be followed. The Nail Mall
12 and a sideways McDonald's is not the vision of this
13 city. It's not what we voted on.
14 But thank you very much.
15 MR. HART: Again I'd like to thank the three
16 Council members that had the courage and the foresight
17 to vote no on this tonight. It's encouraging I know
18 to the group of people that, you know, we talk to. So
19 thanks, Maria, Brian and Trudy. Because if the -- the
20 guy with the Pull-A-Part whose brand new, nice little
21 brick building is now in as blighted area. I'm just
22 throwing this out, I'm sure, and I'm sure Dunwoody
23 North is trying to do something about the lack of any
24 school system right now and try to form their own
25

1 has its each individual set of problems that have to
2 be addressed first before you give it this blighted
3 area.
4 The shopping center you're talking about has
5 three adult entertainment clubs sitting in the middle
6 of it. I would say that's probably the cause for the
7 blighting in the area. Yes, it is. You have -- you
8 have the big one sitting there and then you have the
9 other two in the shopping center. If you look, it
10 says "gentleman's club" on the front door. That'll
11 give you a big hint. It's about the massage parlors
12 on Buford Highway that this Council voted to put
13 there.
14 Now, the list is almost endless. It's not
15 about turn this thing and call it a blighted area. A
16 blighting has come from this city hall in not being
17 able to address the issues in this city.
18 Now, the last thing is the recycling. You
19 had a chance to make an integrated recycling program,
20 people that don't put a lot of trash out and that
21 actually recycle pay less money for the service.
22 You've now denigrated the maintenance
23 department to the point where I don't know if they can
24 do any of the services anymore. They only got six or
25

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1 MR. BOB KELLY: Bob Kelly, Northwoods.
2 Why is it with some people it seems like
3 three minutes are awfully long?
4 I don't know. A lot of these things, I
5 don't understand. But sitting and listening tonight,
6 I'm wondering why if you just made the area over there
7 around Peachtree Pavilion an Opportunity Zone -- Am I
8 correct in that? Could that not be a litmus test for
9 these other ones before we jump off
10 in trying to decide on a new one? Why can't we see
11 how well we can do with that and let that be a model
12 for what opportunity zones you may want to do in the
13 future?
14 MAYOR PITTMAN: Okay. We need a motion to
15 go into Executive Session for pending litigation.
16 COUNCILMEMBER PACHUTA: So moved.
17 MAYOR PITTMAN: Second?
18 COUNCILMEMBER PATRICK: Second.
19 MAYOR PITTMAN: Discussion?
20 - - -
21 (No response)
22 - - -
23 MAYOR PITTMAN: Call the roll, please.
24 CLERK BRYANT: Councilmember Alexander?
25

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1 CLERK BRYANT: Councilmember Bates?
2 COUNCILMEMBER BATES: Yes.
3 CLERK BRYANT: Councilmember Dean?
4 COUNCILMEMBER DEAN: Yes.
5 CLERK BRYANT: Councilmember Fleming?
6 COUNCILMEMBER FLEMING: Yes.
7 CLERK BRYANT: Councilmember Pachuta?
8 COUNCILMEMBER PACHUTA: Yes.
9 CLERK BRYANT: Councilmember Patrick?
10 COUNCILMEMBER PATRICK: Yes.
11 - - -
12 (Executive Session)
13 - - -
14 MAYOR PITTMAN: I need a motion to come out
15 of Executive Session.
16 COUNCILMEMBER ALEXANDER: So moved.
17 MAYOR PITTMAN: Do I get a second?
18 COUNCILMEMBER PACHUTA: Second.
19 COUNCILMEMBER DEAN: Second.
20 MAYOR PITTMAN: Discussion?
21 - - -
22 (No response)
23 - - -
24 MAYOR PITTMAN: Call the roll, please.
25

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1 COUNCILMEMBER ALEXANDER: Yes.
2 CLERK BRYANT: Councilmember Bates?
3 COUNCILMEMBER BATES: Yes.
4 CLERK BRYANT: Councilmember Dean?
5 COUNCILMEMBER DEAN: Yes.
6 CLERK BRYANT: Councilmember Fleming?
7 COUNCILMEMBER FLEMING: Yes.
8 CLERK BRYANT: Councilmember Pachuta?
9 COUNCILMEMBER PACHUTA: Yes.
10 CLERK BRYANT: Councilmember Patrick?
11 COUNCILMEMBER PATRICK: Yes.
12 MAYOR PITTMAN: Thank you. Meeting
13 adjourned.
14 No. Hold on. Sorry. I was trying to help
15 things.
16 Motion to adjourn?
17 COUNCILMEMBER PACHUTA: Motion to adjourn.
18 MAYOR PITTMAN: Second?
19 COUNCILMEMBER ALEXANDER: Second.
20 MAYOR PITTMAN: Discussion?
21 - - -
22 (No response)
23 - - -
24 MAYOR PITTMAN: Call the roll, please.
25

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1 COUNCILMEMBER ALEXANDER: Yes.
2 CLERK BRYANT: Councilmember Bates?
3 COUNCILMEMBER BATES: Yes.
4 CLERK BRYANT: Councilmember Dean?
5 COUNCILMEMBER DEAN: Yes.
6 CLERK BRYANT: Councilmember Fleming?
7 COUNCILMEMBER FLEMING: Yes.
8 CLERK BRYANT: Councilmember Pachuta?
9 COUNCILMEMBER PACHUTA: Yes.
10 CLERK BRYANT: Councilmember Patrick?
11 - - -
12 (Meeting adjourned at 9:55 p.m.)
13 -o0o-
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C E R T I F I C A T E

STATE OF GEORGIA]
COUNTY OF DEKALB]

I hereby certify that the foregoing transcript was taken down, as stated in the caption, and the proceedings were reduced to typewriting under my direction and control.

I further certify that the transcript is a true and correct record of the evidence given at the said proceedings.

I further certify that I am neither a relative or employee or attorney or counsel to any of the parties, nor financially or otherwise interested in this matter.

This the 12th day of March 2013.

Theresa Bretch, CCR
Permit No. B-755

[SEAL]

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