

In The Matter Of:

City of Doraville

State of Georgia

City Council Meeting

September 3, 2013

American Court Reporting Company, Inc.

52 Executive Park South

Suite 5201

Atlanta, Georgia 30329-2217

(404) 892-1331 - (800) 445-2842

Original File 66362-1.TXT

Min-U-Script® with Word Index

This Page Intentionally Left Blank

Page 0

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 William H. Robertson, Certified Court Reporter,
Certified Verbatim Reporter, commencing at 6:30 PM on
Tuesday, September 3, 2013.

* * *

Page 2

1 APPEARANCES:

2 Doraville City Council:

3 Mayor Donna Pittman

4 Council Member Maria Alexander, Mayor Pro-Tem

5 Council Member Brian Bates

6 Council Member Trudy Dean

7 Council Member Pam Fleming

8 Council Member Karen Pachuta (absent)

9 Council Member Robert Patrick

10

11 City Manager, Dr. Shawn Gillen

12 Director of Community Development, Mr. Joe Cooley

13 Director of Finance, Ms. Lisa Ferguson

14 Director of Facilities, Mr. Rip Robertson

15 City Clerk, Ms. Sandra Bryant

16

17 Assistant City Attorney, Mr. Leonid M. Felgin

18 Riley McLendon, LLC

19 315 Washington Avenue

20 Marietta, Georgia 30060

21 (770) 590-5900

22

23

24

25

Page 3

P R O C E E D I N G S

6:30 PM

1 MAYOR PITTMAN: The meeting come to order.

2 Call the roll please.

3 CLERK BRYANT: (Complying, confirms the

4 presence of Council Members Alexander, Bates,

5 Fleming, and Patrick; Council Members Pachuta and

6 Dean being absent -- Council Member Dean arriving

7 shortly thereafter.)

8 MAYOR PITTMAN: Ms. Pachuta will not be

9 here tonight. She is under the weather.

10 Welcome to everyone. We're glad to see

11 you.

12 And if you could, please rise for the

13 Pledge.

14 (Complying, the gathered assembly

15 recites the Pledge of Allegiance.)

16 MAYOR PITTMAN: Thank you.

17 And we have approval of minutes.

18 I believe that at the last meeting the July

19 15th -- we did approve those minutes, so we will not

20 be approving those again tonight.

21 We need approval for minutes from August

22 5th, 2013.

23 COUNCIL MEMBER ALEXANDER: I make a motion

24

25

Page 4

1 to approve the minutes for the August 5th, 2013,

2 meeting -- with a correction under section 1 under

3 Summary of Motions: "...to approve the minutes of

4 the Council meeting of July 1, 2013" is how it should

5 read.

6 MAYOR PITTMAN: Okay. Thank you.

7 Do I get a second?

8 COUNCIL MEMBER BATES: Second.

9 MAYOR PITTMAN: Discussion?

10 (No response.)

11 MAYOR PITTMAN: Call the roll please.

12 CLERK BRYANT: (Complying, polls Council

13 members Alexander, Bates, Fleming, and Patrick, all

14 of whom vote "yes.")

15 (Council Member Dean entering and

16 taking her seat on the dais.)

17 MAYOR PITTMAN: Okay. Thank you.

18 (Addressing Council Member Dean:) Welcome.

19 COUNCIL MEMBER DEAN: Thank you.

20 MAYOR PITTMAN: And I believe there are no

21 changes tonight on the agenda, the meeting agenda.

22 So if no one has any questions, if I could get a

23 motion to approve the meeting agenda?

24 COUNCIL MEMBER ALEXANDER: So moved.

25 COUNCIL MEMBER PATRICK: Second.

Page 5

1 MAYOR PITTMAN: Discussion?
 2 (No response.)
 3 MAYOR PITTMAN: Call the roll please.
 4 CLERK BRYANT: (Complying, polls Council
 5 Members Alexander, Bates, Dean, Fleming, and Patrick,
 6 all of whom vote "yes.")
 7 MAYOR PITTMAN: Okay. Thank you.
 8 Next on the agenda is public comments.
 9 This is public comments on anything that you wish to
 10 speak on.
 11 And if you could, please state your name
 12 for the clerk.
 13 There's a total of 10 minutes for all
 14 public comments, so if you speak for 10 minutes, then
 15 no one else will get to speak.
 16 So if anyone wishes to speak, please come
 17 to the podium.
 18 MS. HUYNH: Hi. Good evening everyone. My
 19 name is Victoria Huynh -- it's spelled H-u-y-n-h --
 20 from the Center for Pan Asian Community Services.
 21 And I'm actually here to speak about our
 22 annual TEA Walk, our ninth annual TEA Walk. And it's
 23 here in the lovely city of Doraville and Chamblee.
 24 It will be on Saturday, October the 12th, from 9:00
 25 AM to 1:00 PM.

Page 6

1 We have been approved by the Georgia
 2 Department of Transportation. We will be closing one
 3 or two lanes of Buford Highway on this day from 9:00
 4 to 1:00 PM.
 5 And all are invited. It's a great
 6 opportunity for the community to come together as a
 7 solid, united community -- not just the Asian
 8 Americans.
 9 "TEA" stands for "Together Empowering Asian
 10 Americans," but every year we have individuals from
 11 all over. We have individuals coming from other
 12 states that come in to join us for our big
 13 celebration.
 14 And this year's theme is "Rise up and be
 15 the change." It's really to encourage the community
 16 to come back and give back to the wonderful cities
 17 that we live in here.
 18 And last year we had about 1,600
 19 individuals. This year we plan to have over 2,000
 20 individuals come out to participate with us
 21 throughout the whole day.
 22 And we just really wanted to invite the
 23 Council, especially Mayor Pittman, if you have the
 24 time, to bring your families and to come out.
 25 It's a free event -- free T-shirts, free

Page 7

1 food, free entertainments.
 2 Again, it's on Saturday, October the 12th,
 3 from 9:00 to 1:00 o'clock, and it will be at the
 4 Center for Pan Asian Community Services.
 5 We did move down the street. We are no
 6 longer in Doraville. But we still love Doraville.
 7 We are on 3510 Shallowford Road.
 8 Thank you. If you have any other
 9 questions, I have flyers.
 10 COUNCIL MEMBER BATES: Thank you.
 11 MAYOR PITTMAN: Okay. Great. Thank you so
 12 much.
 13 MS. HUYNH: Thank you.
 14 MAYOR PITTMAN: And we're very glad to have
 15 you here tonight.
 16 MR. UNDERWOOD: Hi. My name is Mike
 17 Underwood. I'm the pastor for the Church of Christ
 18 down here on Chestnut Drive.
 19 And a little birdie told me that y'all had
 20 on your agenda tonight the temporary structures and
 21 pop-up canopies. And that was an issue that we had a
 22 few -- about a year ago, so -- we had put one up, and
 23 we didn't know that we weren't supposed to, and we
 24 were told to take it down. It was just for a day
 25 event.

Page 8

1 But anyway I just wanted to tell you I
 2 appreciate y'all addressing this issue.
 3 And also that same bird told me that in a
 4 previous meeting that y'all had here, that you
 5 changed your policy on nonprofit organization
 6 banners, that we can put them up for a couple of
 7 weeks or whatever. And we were being charged -- we
 8 weren't being charged for it, but then we were being
 9 charged for it, and now we're not. I just wanted to
 10 say thank you again for that, and I appreciate it.
 11 MAYOR PITTMAN: Okay. Thank you.
 12 Anyone else wishing to speak?
 13 (No response.)
 14 MAYOR PITTMAN: Okay. Thank you.
 15 At this time we are going to close the
 16 public comments.
 17 I don't believe we have anything under the
 18 next two items, 7 and 8.
 19 Under presentations and reports the City
 20 Manager has an update.
 21 CITY MANAGER GILLEN: Thank you, Mayor,
 22 Council Members.
 23 This is something I'd like to do each time
 24 we have a meeting, is to give you a brief update on
 25 some of the things we've been working on.

Page 9

1 And I'd also like to, eventually, as we
2 move into our calendar, have department heads come up
3 and give you a periodic update on their departments.
4 With our staff we will start developing a schedule to
5 have at least two department heads give a brief
6 five-minute update -- five minutes or shorter -- on
7 what they've been doing in their departments, just to
8 kind of keep that in a rotation and keep the
9 information flowing.

10 So you've noticed a lot of work being done
11 around City Hall. We talked about this about six
12 weeks ago when I sent an original memo out that
13 stated some of the changes we are going to make.

14 One of the main drivers behind what we have
15 done here is to get our Finance Department moved down
16 here to City Hall -- which is up on the hill at the
17 annex building. Something we're getting dinged on in
18 our audit every year, from what I've -- as I've read
19 through your past audits -- is the internal controls
20 and separation of duties and some of those things
21 that we are unable to do because we've got the people
22 too spread out. So we are going to bring people
23 together.

24 Lisa Ferguson, our Director of Finance,
25 will be supervising the staff in the Clerk's office

Page 10

1 and will be able to cross-train people and get those
2 separations of duties we need, to eliminate that
3 audit finding that we get every time.

4 That in itself is worth every penny we are
5 spending, to make sure that the people's money is
6 secure and that there is no doubt that we are able to
7 account for that.

8 So the total cost for the project -- the
9 estimate came in at just over \$11,000 when we moved
10 forward with that quote.

11 We made a couple of changes, so the final
12 cost is -- we haven't finalized all the invoices that
13 we've gotten. Rip and I were chatting about that
14 today, little things we had to make changes on, like
15 the glass for the counter. We have to get new glass
16 instead of using the old glass, because you can't cut
17 down the tempered glass. Things like that.

18 So little things pop up when you do these
19 projects. That will drive the cost over -- just over
20 to 12,000 for the changes we're making.

21 There will be a new conference room. As
22 you've noticed, my office is significantly smaller.
23 I didn't need that much space. Then we'll have a
24 nice conference room.

25 If you have an executive session, we can

Page 11

1 hold it in there. If you have a meeting with a
2 citizen, and you want to meet up here at City Hall,
3 you'll have a place to meet.

4 You need to just give us a little heads-up
5 to make sure that we don't have another meeting
6 conflicting with that. We'll have our staff meetings
7 in there, and things like that.

8 So it just makes it really conducive to a
9 more utilitarian City Hall. We had a lot of unused
10 space, and we are trying to utilize much of that.

11 The Mayor's office will be at the end of
12 the hallway on the -- well, it will be on the right
13 side at the end of the hallway. That work will be
14 completed this week.

15 And we will get everyone moved down here
16 over the next 30 days.

17 And Lisa is working on the move and the
18 audit at the same time, so she has got her hands
19 full.

20 But that is -- we've got some dividers --
21 or cubicles, you might call them -- ordered for the
22 Clerk's office, and we're moving five people into
23 this building. And all we had to do was add -- was
24 change around some storage space and add some -- and
25 move a counter to account for that.

Page 12

1 So Steven Strickland, the arborist, is in
2 our building now. He has already moved down.

3 The Finance Department, which is Lisa and
4 Blanca, will be here.

5 And Lenny, when he's here, in his office
6 time, will be in the Clerk's office area as well.
7 We're putting a door on an office there so he can
8 have a door to shut when he's working on sensitive
9 issues.

10 And the Mayor's office will be moved down
11 here.

12 So we are able to accommodate that without
13 adding too much expense to the building.

14 We didn't want to put a lot of money into a
15 big renovation of this building, because we don't
16 know where the future of the government center is
17 going to be. You guys are going to decide on that
18 over the next five years. So we didn't want to put a
19 lot of money into this, so we didn't, so we kept the
20 cost as low as possible.

21 The legislative software training is
22 continuing. The clerks have been working on that.
23 The Clerk's office staff has been working on it with
24 what we call the "power users" -- the people who
25 actually build the agendas and need to know the

Page 13

1 insides and outs of the software. They have another
2 training tomorrow.
3 And then what we call the "approvers and
4 submitters training" is coming up on the 18th and
5 19th of November. That includes myself -- I will be
6 approving every agenda item as they come through the
7 system -- and also the department heads and anybody
8 in their departments that are actually going to be
9 creating agenda items in the system itself. That
10 training is coming up.
11 Your training will be coming up probably in
12 October or November-ish, depending on when the
13 training for the staff gets wrapped up. So the end
14 user -- we call you the "end user" in my vernacular
15 because you are the ones that are going to be sitting
16 at the dais and reading the material and interacting
17 with it as an end user. So your training will be
18 coming up then.
19 So the question is, for Council Members --
20 and you need to think about this, and we need to
21 figure this out with the schedule -- do you want to
22 do that at a regular meeting? We could take, you
23 know, 30 minutes of a regular meeting and have the
24 person on the phone and walk you through the training
25 and the system then. Or would you like to have a

Page 14

1 special meeting where we just do that?
2 Any feedback on that?
3 COUNCIL MEMBER FLEMING: Personally I'd
4 like a special meeting. I don't think that the
5 residents need to sit through 30 minutes of us
6 training. So I think it should be a special called
7 meeting.
8 COUNCIL MEMBER BATES: I'm with Ms.
9 Fleming. That puts an arbitrary constraint on us to
10 force to learn in 30 minutes.
11 CITY MANAGER GILLEN: Anyone else object to
12 that?
13 (No response.)
14 CITY MANAGER GILLEN: Okay. So it will be
15 on a Monday -- I've learned that you prefer a Monday
16 evening, because a lot of you have blocked off that
17 time period -- so a non-Council-meeting Monday. We
18 will get that scheduled.
19 That helps us. We will contact the IQM2
20 people, and we will get that scheduled, and we will
21 notify you when that's coming up.
22 So thank you. That answers a great
23 question for us.
24 So the work order system, the FacilityDude
25 -- which is a cute name for a very complex system

Page 15

1 that is actually pretty useful. Rip Robertson has
2 been working on that, and it is now online. Staff
3 can log on to the system, put in a work order.
4 When you e-mail me about a public works
5 issue, I can log on, and I'll put it into the system,
6 and it's then tracked. That data then can be
7 migrated over to our GIS system -- once we get the
8 GIS system up and running to its full functionality
9 -- to create a mapped version of where public works
10 stuff went on. We'll be able to tell you where it
11 went on, how much it cost, who did the work, how long
12 it took -- that sort of thing.
13 And so that's up and running already.
14 We've had our strategic planning meeting,
15 our retreat meeting. We have our next one coming up
16 a week from tonight to wrap up our -- basically our
17 strategic planning process -- or at least the first
18 phase of that.
19 And then after that the staff will have a
20 retreat where we'll go somewhere either on-site or
21 off-site to develop our tactical implementation plans
22 for those things you want to achieve for the next
23 year or two.
24 Surplus property is being dealt with. You
25 have granted authority to Lisa to start dealing with

Page 16

1 a lot of the surplus property that we have -- that
2 is, personal property, not real estate.
3 She took me over and gave me a tour of the
4 public works facility. We're going to be cleaning
5 that up. We're going to be getting rid of a lot of
6 stuff, selling off a lot of stuff and junking a lot
7 of things that can't be sold.
8 Lisa will try to squeeze every dime out of
9 it she possibly can -- I guarantee that.
10 And -- but it will also clear up a lot of
11 space in that area to allow us to have better storage
12 facilities over there. We've got a boat trailer over
13 there for some reason. I don't know why. We've never
14 owned a boat, but we have a boat trailer -- and
15 things like that, that have just accumulated over the
16 last three decades. So it's an interesting little
17 area, but we're going to clean that up.
18 There's a lot of stuff in this building
19 that we're getting cleaned out and getting either
20 reorganized or getting rid of it.
21 Let's see -- the personnel policy will be
22 on your agenda for the next work session. We'll have
23 -- hopefully have a finalized draft of that from our
24 attorney and get that moving forward and get that
25 implemented. And then we'll have to talk about the

1 current policies that are in the ordinances, and
2 making changes there so it refers to the new policy.

3 The finance policies that Lisa has sent --
4 gave to you last time at the last work session will
5 be coming onto your discussion here over the next
6 month or two.

7 Staff -- Joe and I and Lenny and Cecil --
8 have been working on going through our Code of
9 Ordinances. The agenda items brought forth by
10 Council Member Fleming and Council Member Dean are
11 pieces of that. There are many examples in our Code
12 of Ordinances where we have those same conflicts and
13 everything. We've just got to clean that up.

14 COUNCIL MEMBER DEAN: When can we see our
15 -- because I talked to Cecil about this. When can we
16 see -- I mean, because now it's been a month since I
17 brought this to Council.

18 CITY MANAGER GILLEN: Right.

19 COUNCIL MEMBER DEAN: And so when can we
20 expect to actually see something? -- because then it
21 has to go to the Planning Commission --

22 CITY MANAGER GILLEN: Right.

23 COUNCIL MEMBER DEAN: -- for the changes,
24 and so if nothing happens here for any extended
25 amount of time, then I would like to make a motion,

1 for the City. At least the backbone of the phone
2 system is underway -- or City Hall, the Court, and
3 the Police Department.

4 As you know, our police department phone
5 system has been going down -- the non-emergency line,
6 not the 911 -- it's never gone down -- but that has
7 to do with some just antiquated switches and
8 circuitry that's going on in -- at the Police
9 Department, the courthouse, and here in City Hall.
10 All that stuff is going to be upgraded.

11 And so our phone system will have the
12 capacity to do a lot more things -- Voice over IP and
13 stuff like. People will have the ability to do voice
14 to e-mail instead of having to log on to their
15 system.

16 We are not going to buy a lot of new
17 handsets. Right now it's not something we can afford
18 to do, so we are going to get the system in place so
19 the phones will actually ring when they need to, and
20 then worry about handsets later. As handsets break,
21 we can replace them. But right now, the ones that
22 work, we are not going to be replacing, because we
23 don't need to.

24 The Internet system is going to be upgraded
25 significantly. Right now have 3 Mbps of Internet

1 or see something happen, to prevent properties coming
2 to our city now, that could be in conflict.

3 CITY MANAGER GILLEN: Well, that's an
4 agenda item on tonight, and I'm going to let Joe
5 answer that tonight. I don't want to get too
6 sidetracked on that.

7 But there is -- and he will -- tonight will
8 give you an update on where we're at and where it is
9 in the process. It's going through the Planning
10 Commission process because it has to. And so that's
11 where that's at.

12 Now, the rest of the Code of Ordinances --
13 we're just going to be, you know, finding out where
14 there are ordinance issues. Code Compliance has been
15 helping us with that. Clark Patterson Lee's staff
16 has been out there, and they're running into issues
17 like the fence around properties.

18 And I think, Brian, you had an issue with a
19 fence around a particular property -- you know, can
20 it be chain-link? can it not be chain-link? -- things
21 like that.

22 There are conflicts in our Code that we
23 need to clean up, so we're going to walk through
24 those issues.

25 We have begun work on a new phone system

1 speed. That's going to be upgraded over the next --
2 30 days? Or -- it's 30 to 60 days before they
3 complete the -- because they've got to run fiber
4 optics to the buildings. Comcast is going to be
5 doing that. The PD will have 100 Mbps into that
6 building, and 30 Mbps to the courthouse and to City
7 Hall.

8 This is going to be absolutely essential
9 for not only the phone system but the GIS system and
10 all the technology we're doing, because right now --
11 part of the reason for the phone system was the lack
12 of adequate bandwidth, so we will be working on
13 upgrading that.

14 We will also be -- in the future be looking
15 in -- we've got a lot on our plate right now. Once
16 we finish the move-in, we're going to be looking at
17 several different pieces of software, including
18 business licensing and finance and court software.

19 But we're going to let some of the dust
20 settle with our construction work -- literally and
21 figuratively -- and get some new -- do some RFPs for
22 new finance software. That's going to probably be
23 the most expensive piece that we do, so we're
24 bringing that back to you, because we don't want to
25 go cheap on the finance software -- and there's no

Page 21

1 pun intended -- but it is something that we need to
2 have that is sound and can handle us into the future
3 and will be able to be integrated with everything
4 else we're doing.
5 You will be addressing the CIP at your work
6 sessions over the next several months. That is our
7 capital improvement plan, all the capital projects we
8 want to do over the future and how we are going to
9 pay for them.
10 I've been in contact with Honeywell, who is
11 going to be doing what's called a "performance
12 contracting analysis." They are going to look at all
13 of our facilities and look at any upgrades to HVAC
14 systems, lighting, things like that, to where they
15 would then bring back a proposal to say they can find
16 a certain amount of savings per year for the City,
17 once you aggregate all the changes they do. And
18 they'll use the savings to finance the projects
19 themselves.
20 And they call it "performance contracting"
21 because they -- Honeywell -- will then guarantee the
22 savings, that if the savings didn't actually
23 materialize from the changes, as they said it would,
24 they would then cut the City a check to pay for the
25 financing of the projects.

Page 22

1 So we'll get more into that and the detail
2 in the future, but they will do an analysis. The
3 City is not committed to anything, nor are we
4 committing any dollars to the initial analysis. It
5 is a cursory survey of all the buildings, and they'll
6 bring back a report on what the potential is, and
7 we'll be bringing that to the Council to see if we
8 want to move to the next phase, to where we would be
9 committing ourselves to certain things. So that will
10 be coming up in the next few months.
11 We are still working on a compensation
12 study. Number one is just finding the time to get it
13 done. We've got the PAQs done. They're in, and I've
14 been analyzing the PAQs and the job descriptions --
15 and most of them are out-of-date. We need to update
16 job descriptions and develop our salary structure.
17 We are working on -- we are meeting with
18 our pension people this week to start talking about
19 pensions. That will be on your work sessions, so
20 that will be on the radar in the future.
21 Last week we had our -- or two weeks ago,
22 on a Friday -- or a week-and-a-half ago -- we had our
23 wellness picnic, at which we had about 50 employees
24 show up to, to eat some nice, healthy, clean eating
25 chicken and vegetables on the grill, and to get some

Page 23

1 information about our wellness program.
2 We'll have our wellness kickoff in October.
3 We'll be doing biometric screenings for all our
4 employees that wish to have that done. A lot of
5 people don't even know they may have an issue, and
6 early detection can help save costs in the long run,
7 but also help save people's lives and keep them
8 healthy. So that will be happening in October.
9 And then we're going to plan -- we have a
10 wellness committee formed that is made up of
11 employees, and they will be planning several wellness
12 events throughout the year -- you know, walking
13 groups, running clubs -- and we already have a group
14 that works-out every Monday and Wednesday over at the
15 boxing club -- and so things like that that we can
16 then document and develop our wellness program, you
17 know, over the next year.
18 And last, and certainly not least -- that's
19 not all we have going on, but that's I think kind of
20 the highlights over the last several months -- we've
21 got two quotes for a new sound system for the Council
22 chambers. One quote came in around 25,000 -- and I
23 about choked. The second quote came in around
24 11,000.
25 And I know Chris is working on a third one,

Page 24

1 and it's been really tough to find a company that
2 would come in and do the whole shebang for us,
3 because it's relatively a small project, and not many
4 are wanting to do it. But he's working on that. And
5 I told him, "Let's keep working on it. If we can't
6 find a third quote by the end of the month, let's see
7 if we decide to move forward with the low quote we
8 have."
9 But I think a new sound system is critical
10 for the new IQM2 system, which will live-stream the
11 meetings on the web, and so we want to make sure that
12 the audio is high-quality right from the get-go.
13 So what will that look like? -- a new sound
14 system? Well, better speakers. There will be
15 speakers throughout the area, so you'll be able to
16 hear better back here.
17 And Council Members will each have their
18 own gooseneck mic that can be turned on and off. So
19 you can turn it off when you don't want, through the
20 microphone, your comments to be heard, but then turn
21 it on, and it will go over the speaker system.
22 And we'll also have a microphone on the
23 table, so we can make comments from there to be fed
24 into the sound system. So on camera, even if someone
25 sitting over there makes a comment, it will be heard

Page 25

1 on the camera. So that's kind of the key factor
2 there, because these microphones don't actually --
3 don't work so well. They don't always pick up your
4 comments and that sort of thing. So...

5 A new sound system will also include --
6 we'll also get a new camera that will be mounted on
7 the ceiling, run by a remote control by the person
8 doing the live- -- running the live-stream -- so one
9 of our staff people or somebody who will just start
10 the stream and stop the stream -- sort of thing --
11 but be able to move the camera when necessary. So
12 you can have just one wide view, or we can have a
13 narrow view or turn the camera to face the person at
14 the podium -- those sorts of things.

15 It's not going to be a big production or
16 high-level production, but it's going to be a nice
17 system. So that's where that's at.

18 So I think that's about it. Any questions?
19 COUNCIL MEMBER DEAN: I have a question
20 about the sound system. We had an issue with the
21 camera a couple of weeks ago at the meeting.
22 CITY MANAGER GILLEN: Um-hmm.
23 COUNCIL MEMBER DEAN: It wasn't recorded.
24 So if that should happen again in the future, are we
25 going to have a backup in terms of the minutes,

Page 26

1 because that was -- I mean -- and this has happened
2 with the recorder quite a few times, with the
3 Planning Commission meeting and with now a couple of
4 times here with the Council meeting.

5 And when people -- I know that I count on
6 the DVDs from the Planning Commission meetings.
7 That's really important.

8 CITY MANAGER GILLEN: With a new sound
9 system, what I'd like to have is not just the feed
10 into the camera, but also into a digital recorder,
11 which will then be recorded and be able to be
12 preserved on a CD if you want. But it will be a
13 digital recording of the sound itself, as well, so
14 there will be two separate things, the audiovisual
15 piece, and then a separate digital recording of the
16 audio should be -- will be a piece of this. So that
17 is going to be critical, so we always have the audio
18 there.

19 It will be digital, and that's a little bit
20 better because it allows us to store and allows it to
21 be on a computer, so the person can listen to it if
22 they need to. And it can actually be e-mailed out if
23 the file isn't too big, but it also can be burned to
24 a CD when needed. So...

25 That's where I see that going -- to your

Page 27

1 question.

2 COUNCIL MEMBER FLEMING: And I had a
3 question about the annex building and what you plan
4 on doing with that.

5 CITY MANAGER GILLEN: Well, right now we
6 are just going to be using it for storage.
7 We need to address that with the Council.
8 So where would you like to see that building go?
9 We can start marketing it. We can start --
10 to be rented, and those sort of things. So we're
11 going to seek Council guidance on that.

12 COUNCIL MEMBER FLEMING: Okay. The reason
13 why I ask -- because isn't there plenty of storage
14 area below the Civic Center on the basement area,
15 that can be used, rather than in the annex building?
16 CITY MANAGER GILLEN: Correct. You are
17 correct. Yes, there is.

18 Perhaps some dehumidification improvements
19 could be made at the Civic Center building itself.
20 But, yes, you are correct. Either way, there's
21 plenty of room.

22 We're just -- because we have stuff over
23 there already, we're going to move what filing
24 cabinets aren't used day-to-day, from here, over
25 there. But that could always change; that will be a

Page 28

1 dynamic process, so...

2 COUNCIL MEMBER FLEMING: Thank you.
3 MAYOR PITTMAN: Mr. Patrick, did you have
4 anything?

5 COUNCIL MEMBER PATRICK: No.
6 MAYOR PITTMAN: Mr. Bates?
7 COUNCIL MEMBER BATES: Yeah.

8 The one thing that we haven't talked about
9 -- but it's a big project, and we've talked about it
10 in the past, and it needs to be addressed -- and
11 that's going to be the document imaging to get all of
12 the records that are in the Court and Public Works
13 and get those in the process of being scanned so that
14 they're available electronically.

15 Has that been discussed internally?
16 CITY MANAGER GILLEN: Yeah. Like I said, I
17 was trying to hit some of the highlights. That is
18 one of the things we are working on, but it's
19 probably going to wait until we get everybody moved
20 down here. But then we'll start moving forward on
21 that.

22 It will be a -- we'll probably have to do
23 an RFQ for a firm to come in and do the scanning --
24 number one. Otherwise, it's going to take forever.
25 But they would come in with their -- they

1 would take our documents, scan them all in and
 2 digitize everything so we can create an archive
 3 system -- and not only just digitize them but, you
 4 know, mark them digitally so we know what's what, so
 5 you can do queries, and they can be put into a
 6 database. And then we -- that's one piece of it.
 7 And then anything else we can -- anything
 8 we can get rid of legally, can be shredded. So we
 9 have to have a firm to do the scanning, and then to
 10 have probably a shredder company come in and just get
 11 it all done.
 12 And then software for the document storage
 13 itself. I know Lisa has had a couple of meetings
 14 with some folks that have offered that service or
 15 could offer that service. We will need to do an RFQ
 16 on that as well and see if we can -- what kind of
 17 quotes we get on document storage software.
 18 I've used -- I'm familiar with the software
 19 called Laserfiche, and how Laserfiche works is you
 20 have the local -- the client on your computer at your
 21 desk. You open it up. You log in. And you query:
 22 "I want" -- and you just type in -- let's see, some
 23 word -- what can I -- "auditing services" -- okay? --
 24 and it pulls up every document that you have imaged
 25 dealing with auditing services -- so any contracts,

1 And that will be a real time saver for
 2 everybody, and a real -- it will create a lot more
 3 transparency. If you want to know something about
 4 the City, it's there. Have at it. Search your heart
 5 away. And so that's really going to be a cool piece.
 6 COUNCIL MEMBER BATES: All right. Thank
 7 you.
 8 MAYOR PITTMAN: MS. Alexander?
 9 COUNCIL MEMBER ALEXANDER: Refresh my
 10 memory. Where is the electronic voting going to be?
 11 Is that going to be part of the sound system, or part
 12 of the agenda system?
 13 CITY MANAGER GILLEN: It is part of the
 14 IQM2 agenda system.
 15 We have ordered lap- -- we already have the
 16 laptops actually ready to go. We haven't put them up
 17 here yet. He's got to get them all set up and ready
 18 to go.
 19 There will be a laptop at each seat, so not
 20 only will the Council be able to use it, but the
 21 Planning Commission and any other board that we have
 22 on the system.
 23 They will be secured to the dais, so
 24 someone can't just come in and walk away with it.
 25 And Chris has been working on the best way to do that

1 anything like that, should be available to you in a
 2 matter of seconds.
 3 So that would really improve our response
 4 to media inquiries, or information inquiries, or
 5 ours. And that will make that system a lot easier,
 6 so -- but it also saves a ton of time for staff when
 7 they don't have to go back and search file cabinets,
 8 in the file cabinets.
 9 It's like the difference between the way a
 10 library works now when you're searching for a book,
 11 and the way it used to be with the card system. It's
 12 a lot faster. You do a query; it pulls up everything
 13 that is in your query -- and you've got to make sure
 14 you've worded the query right and if you want to
 15 narrow it by year and things like that.
 16 They are really slick systems.
 17 It will hopefully be able to be integrated
 18 with our agenda software system, so as things get
 19 done here and get finalized, they get put right into
 20 the system directly -- or it might just -- there
 21 might be some manual transition there. But that is
 22 going to be a big piece of it.
 23 But we're going to wait, get everybody down
 24 there, and start doing the RFQs, get the audit done
 25 -- just so we have staff time to really focus on it.

1 and still make it -- not make it look junky.
 2 But you'll have a laptop, and the
 3 electronic voting will occur on that laptop. So as
 4 an issue comes up for voting, depending on how we set
 5 up the procedure -- the Council will have to decide
 6 on that -- you know, does the Mayor say, "Okay. Now
 7 voting is open," and you click "yes" -- "yea," "nay"
 8 or "abstain" or whatever -- and it will show up on
 9 the screen over here, who voted for it, and who voted
 10 against it.
 11 So it's pretty simple.
 12 We thought about just doing iPads, but the
 13 iPads don't have that functionality yet for the
 14 electronic voting.
 15 We are going to be talking to you about
 16 buying you iPads to have that mobile capacity to read
 17 and access the agenda, no matter where you're at. So
 18 we just need to have that discussion. And we have it
 19 in the budget to do that. That was part of the plan
 20 from the get-go, to do either or both options.
 21 And we thought, Well, if we do the laptops
 22 at the dais, that allows us to have any board use
 23 that, but having you to have the mobile capacity to
 24 access agenda items, no matter where you're at, would
 25 be really useful as well. So -- but we just -- we

Page 33

1 have to talk about that to see what you guys prefer.
2 I don't want to get you something you're not going to
3 use or if you'd prefer another method.
4 MAYOR PITTMAN: Anything else?
5 COUNCIL MEMBER DEAN: Yes. I have a
6 question -- and this was brought up before. But
7 because there is an election coming up, with this --
8 you know, our next retreat is going to be
9 implementing or talking about a strategic planning
10 process.
11 CITY MANAGER GILLEN: Um-hmm.
12 COUNCIL MEMBER DEAN: It still does not
13 make sense to me that we will be doing this now, when
14 there's a possibility of the Council changing in a
15 couple of months, because if that happens, then we
16 would have to do this again to kind of further the
17 agenda of the new Council. So why -- with everything
18 else going on, why are we doing this now and not
19 waiting?
20 CITY MANAGER GILLEN: You know -- and
21 that's a very good question. I think Robert brought
22 up this same question. And I -- it's a very good
23 point.
24 But from our -- from my perspective, I
25 really need you guys to give us direction now,

Page 34

1 because we've still got, you know -- what? --
2 September, October, November, December before a new
3 Council would take office; correct? So that is still
4 four or five months, you know, of work that we need
5 to be doing, and we need your direction to do that.
6 And if the Council doesn't change, then we don't have
7 to re-do it.
8 But as soon as that new Council would be
9 seated, we need to sit down and review the goals and
10 objectives that we have -- that you guys establish --
11 and see if they want to make changes. And then we
12 would change the direction that we work as a staff.
13 So you know, had I been here a year ago,
14 you know, we would have a year under our belt to do
15 it. But there's always going to be an election
16 coming up within a two-year period, so I -- my
17 recommendation is, let's get this done now. If we've
18 got to re-do it, so be it; that's fine. And if it is
19 significantly different for some reason, then the
20 staff needs to start changing the focus on what we do
21 every day.
22 So I understand your question, and I think
23 it's a very good one.
24 But I think, as far as -- as we start to
25 establish, you know, what we're doing and then the

Page 35

1 work that we're doing on a day-to-day basis, we
2 really need the Council, to know which direction you
3 want us going -- you know, what is the end game?
4 what is the goal you're trying to achieve? We've got
5 to have that established and the measurements, how we
6 are going to be measured on that. And if that
7 changes with a new Council, then we change what we do
8 every day.
9 MAYOR PITTMAN: Okay. Anything else?
10 (No response.)
11 MAYOR PITTMAN: Okay. Dr. Gillen. Thank
12 you so much.
13 COUNCIL MEMBERS: (In unison:) Thank
14 you.
15 CITY MANAGER GILLEN: Thank you.
16 MAYOR PITTMAN: Okay. Next, under
17 "Unfinished Business," Ms. Ferguson? Credit card
18 fees?
19 DIRECTOR FERGUSON: This agenda item has to
20 do with the credit card processing that the City
21 does.
22 We do credit cards for business licenses,
23 for bonding out of jail, for permits, for recreation
24 fees, for all sorts of things. And up until recently
25 we were not able to charge convenience fees for

Page 36

1 processing credit cards because Visa and MasterCard
2 would not allow that.
3 And they changed that rule, and so what I
4 would like to do is -- currently we charge a
5 convenience fee for credit card payments at court if
6 you pay on the web. And what I would like to do,
7 based on the analysis that I gave you in your packet,
8 is institute just a flat \$4 fee across the board for
9 every transaction that we do.
10 MAYOR PITTMAN: Okay. Ms. Alexander, did
11 you have any questions?
12 COUNCIL MEMBER ALEXANDER: No, ma'am.
13 MAYOR PITTMAN: Mr. Bates?
14 COUNCIL MEMBER BATES: No, ma'am.
15 MAYOR PITTMAN: Mr. Patrick?
16 COUNCIL MEMBER PATRICK: Yeah, I do have a
17 question.
18 So you say \$4 will capture some of the
19 costs, but it doesn't capture all of the costs. Is
20 there...
21 DIRECTOR FERGUSON: \$4 will capture the
22 majority of the costs.
23 COUNCIL MEMBER PATRICK: Okay.
24 DIRECTOR FERGUSON: It's technically
25 difficult to do a percentage of the transactions, and

Page 37

1 having a flat fee across the board is the easiest way
2 to do it, because we have a lot of small transactions
3 in City Hall, and we have a lot of really big
4 transactions at the jail, and so the easiest way to
5 implement it is to just do a flat fee across the
6 board.
7 And since we are already charging \$4 at the
8 Court, it just seemed like the logical thing to do.
9 COUNCIL MEMBER PATRICK: Even though
10 there's a little bit of extra labor involved on the
11 City's time and effort, 4.10, 4.20, something like
12 that -- to recapture that so that it's not a complete
13 loss -- is that possible? Or \$4 is the best offer?
14 DIRECTOR FERGUSON: We can make the fee be
15 whatever we want it to be, as long as we can justify
16 it. Tacking on \$4 is an easy thing to do. Making it
17 4.20, 4.25 makes it not be consistent across the
18 board.
19 COUNCIL MEMBER PATRICK: Okay.
20 DIRECTOR FERGUSON: And I really just want
21 it to be easy for everybody.
22 COUNCIL MEMBER PATRICK: Okay. Thank you.
23 MAYOR PITTMAN: Okay. Ms. Fleming?
24 COUNCIL MEMBER FLEMING: If we are being
25 charged, you know, on an average of 3.73 per

Page 38

1 transaction, then by all means we should be charging
2 the person that is offering their payment to us via
3 credit card. We should be charging them. And I
4 agree, the \$4 fee is applicable in all of these
5 instances.
6 MAYOR PITTMAN: Okay. Ms. Dean?
7 COUNCIL MEMBER DEAN: Yeah. Have we looked
8 -- because I called a company called "Elavon." Have
9 you heard of them?
10 DIRECTOR FERGUSON: No.
11 COUNCIL MEMBER DEAN: They actually -- they
12 are a processing company, and they -- since we're
13 contracting out -- I mean, they do this service.
14 I talked to a representative from that
15 company, and when I quoted him the numbers that you
16 provided us, he was shocked and said, "We can
17 certainly do better."
18 So while I think charging a fee is good,
19 and I support that, I think we should also look into
20 -- and I have information for you guys, whoever wants
21 a copy of this -- as well as to you and Mr. Gillen --
22 so we could look at this and just see about saving
23 more money, because this -- I talked to him about it,
24 and he said, "This is -- we represent municipalities.
25 We do this. It's going to be a small cost, not a

Page 39

1 great cost, to initiate and implement this process"
2 but that ultimately we would save a lot of money if
3 we --
4 DIRECTOR FERGUSON: That would have to go
5 through an RFP process.
6 COUNCIL MEMBER DEAN: Right. Right, right,
7 right, right. Yeah, sure. Right.
8 DIRECTOR FERGUSON: And we definitely need
9 to do it.
10 COUNCIL MEMBER DEAN: Right.
11 DIRECTOR FERGUSON: But I've got to get
12 through my audit.
13 COUNCIL MEMBER DEAN: Right, yeah. No, no.
14 And I'm not suggesting this, because I
15 don't know this company from any other.
16 DIRECTOR FERGUSON: Right.
17 COUNCIL MEMBER DEAN: This was just an
18 example that I have. But definitely to -- and we
19 would want to anyway, just to kind of compare what we
20 could save.
21 DIRECTOR FERGUSON: We're due to review it,
22 so --
23 COUNCIL MEMBER DEAN: Okay.
24 DIRECTOR FERGUSON: -- it's actually on my
25 kind of long-range agenda.

Page 40

1 COUNCIL MEMBER DEAN: Okay. All right.
2 Good. Okay.
3 MAYOR PITTMAN: Okay. Thank you.
4 Okay. Does anyone wish to make a motion to
5 approve the resolution to add a \$4 per-transaction
6 fee to the face-to-face credit card transactions to
7 the citywide fee schedule?
8 COUNCIL MEMBER ALEXANDER: So moved.
9 MAYOR PITTMAN: Second?
10 COUNCIL MEMBER PATRICK: Second.
11 MAYOR PITTMAN: Discussion?
12 COUNCIL MEMBER FLEMING: I just have a
13 question for Legal. Our fee schedule is located in
14 our standard Code of Ordinances and not within
15 the --?
16 ASSISTANT CITY ATTORNEY FELGIN: ^{the fee}
17 schedule is not in the current one. We took it out.
18 The fee schedule is -- it was passed by a resolution,
19 and a copy should be available with the City Clerk.
20 COUNCIL MEMBER FLEMING: So it's a
21 standalone document?
22 ASSISTANT CITY ATTORNEY FELGIN: ^{yes}
23 COUNCIL MEMBER FLEMING: Thank you.
24 MAYOR PITTMAN: Okay. Call the roll
25 please.

Page 41

1 CLERK BRYANT: (Complying, polls Council
2 Members Alexander, Bates, Dean, Fleming, and Patrick,
3 all of whom vote "yes.")
4 MAYOR PITTMAN: Okay. Thank you.
5 Thank you, Ms. Ferguson.
6 DIRECTOR FERGUSON: Thank you.
7 COUNCIL MEMBER BATES: Thank you.
8 MAYOR PITTMAN: Okay. Next on the agenda
9 is the temporary structures/PopUp canopies. Ms.
10 Fleming?
11 COUNCIL MEMBER FLEMING: Mayor, I'm not
12 real sure why it's on the agenda. I really thought
13 that we had sent this over to Legal and to Mr.
14 Cooley.
15 DIRECTOR COOLEY: (Approaching podium.)
16 COUNCIL MEMBER FLEMING: There you go. Go
17 for it.
18 DIRECTOR COOLEY: Yes, ma'am. As directed
19 by the Council, we are working -- I'm working on the
20 language on that one with Legal.
21 And for this one actually it was just kind
22 of an update -- I think this is, just for these --
23 both items.
24 Basically it is going before the Planning
25 Commission, and then it will be reviewed by the

Page 42

1 Council. This item is really pretty straightforward
2 and pretty clean. It's not taking a whole lot of
3 time. But it is going before the Planning
4 Commission, so we're moving forward as directed by
5 the Council.
6 COUNCIL MEMBER FLEMING: Sounds great.
7 MAYOR PITTMAN: Okay. Thank you, Mr.
8 Cooley.
9 Anyone have questions before we move on?
10 (No response.)
11 MAYOR PITTMAN: Okay. Thank you.
12 Okay. Next is the text amendment. Ms.
13 Dean?
14 COUNCIL MEMBER DEAN: The same thing?
15 DIRECTOR COOLEY: Yes, ma'am. The same
16 thing.
17 This one is a little more complicated, as
18 we discussed, because it involves different ones.
19 But also at the last meeting I thought you
20 had a great point about the aesthetics, and those are
21 some things -- and the parking lots and the trees and
22 things. It's a lot more about aesthetics than just,
23 you know, the actual location.
24 So I'm pulling together some information to
25 take to the Planning Commission, for them to kick it

Page 43

1 around and then come back with some ideas and
2 thoughts and recommendations to y'all, to move it
3 forward from there.
4 COUNCIL MEMBER DEAN: Okay. When can I
5 expect to see this on the agenda for the Planning
6 Commission meeting?
7 DIRECTOR COOLEY: It was not on this one
8 because their meeting is tomorrow. There wasn't time
9 to get them sufficient data -- plus they didn't have
10 a quorum -- so we moved the meeting to the 11th. But
11 that agenda is pretty full with several items that --
12 they are really going to have to take some time, I
13 think.
14 So it will be on the October 2nd agenda,
15 and hopefully I can get them a lot more information.
16 Typically I like to get it to them at least a week
17 ahead, but I'll try to get this stuff -- because it's
18 more stuff to go through and review -- hopefully I
19 can get it to them two weeks ahead so they'll have
20 time to really get into it and maybe ask questions
21 before the meeting.
22 COUNCIL MEMBER DEAN: Okay. And is there
23 anything we can do -- suppose for example someone
24 comes in, and they say, "I want to put this fast-food
25 restaurant here," and this issue kind of comes up

Page 44

1 again. Is there anything that we can do to prevent
2 that from happening?
3 DIRECTOR COOLEY: It will all depend on the
4 circumstances of where they are and what's adjacent
5 to them. So without putting a moratorium on --
6 correct me if I'm wrong, Lenny -- I don't think so.
7 But that being said -- the whole process
8 for the building now is: We are sending everybody
9 that comes in for any type of building application or
10 anything now, immediately -- we have to give them a
11 number -- but it immediately goes to the Fire Marshal
12 for their review first, before we even start taking a
13 look at it.
14 And for what that's worth, right now
15 they're -- the Fire Marshal is quoting 20 business
16 days on a simple review. So it -- you know, it's
17 going to take a little while, and hopefully we'll
18 have some things ready to go before then.
19 COUNCIL MEMBER DEAN: Okay. All right.
20 DIRECTOR COOLEY: I hope.
21 COUNCIL MEMBER DEAN: Okay.
22 MAYOR PITTMAN: Okay. All right. Thank
23 you.
24 Next under New Business, the Planning
25 Commission member appointment. Mr. Bates?

1 COUNCIL MEMBER BATES: Well, actually,
2 Council Member Dean, would you like to introduce?

3 COUNCIL MEMBER DEAN: We have -- well, go
4 ahead, please.

5 Well, I'll just say that we -- Mr. Bates
6 and I -- interviewed several candidates for the
7 Planning Commission. We are both very excited about
8 it, because we had so many people who were interested
9 in serving. We talked to a number of really
10 qualified and talented people, and we, after some
11 discussion, both agreed that this candidate would
12 best suit our needs.

13 COUNCIL MEMBER BATES: So -- thank you --
14 we are going to make the formal nomination of
15 Ms. Danielle Brown, who is here in the front row.

16 Just wave to everybody.

17 MS. BROWN: (Complying.)

18 COUNCIL MEMBER BATES: Danielle is a real
19 estate closing attorney -- her own practice -- lives
20 in Chestnut Place and has been in the City for --
21 four years? five years?

22 MS. BROWN: Seven.

23 COUNCIL MEMBER BATES: Seven years.

24 MS. BROWN: Yes.

25 COUNCIL MEMBER BATES: Seven years.

1 And so we are pleased to put her name into
2 consideration to appoint for the seat that was
3 vacated by Commissioner Brown when he was appointed
4 to the DDA.

5 So, so nominated.

6 MAYOR PITTMAN: Okay.

7 COUNCIL MEMBER DEAN: Second -- oh.

8 MAYOR PITTMAN: Do I get a second?

9 COUNCIL MEMBER DEAN: Yes.

10 MAYOR PITTMAN: Discussion?

11 COUNCIL MEMBER FLEMING: Yes, Mayor. I
12 would like to ask Ms. Dean and Mr. Bates: In your
13 interviewing process did you interview anybody from
14 District 1 or District 3?

15 COUNCIL MEMBER DEAN: No. This was for our
16 -- this was for District 2; right? Mr. Brown was a
17 representative, a Commissioner, from District 2;
18 right? He wasn't at-large, was he?

19 COUNCIL MEMBER BATES: That, I can't
20 answer. I don't know the specifics of...

21 COUNCIL MEMBER DEAN: I think he was the
22 Commissioner for District 2.

23 COUNCIL MEMBER FLEMING: And, let's see --
24 Ms. Brown, I have nothing -- nothing at all --
25 against you; okay? So please understand my

1 questioning or statements.

2 I feel that we are under-represented if we
3 move forward with the completion or nomination and
4 approval of Ms. Brown, because that would be three
5 members of the Planning Commission coming out of
6 Northwoods, and that would be only one person in
7 District 1 and one person in District 3. So I think
8 we are a little bit over-balanced and out-of-balance
9 in the other areas.

10 And the other question I have is the fact
11 that -- and though it might look good to be a real
12 estate closing attorney, I'm real concerned about the
13 Planning Commission and the fact that they are
14 dealing with issues about real estate and uses and so
15 forth. I'm not so sure that we should have somebody
16 in real estate on the Planning Commission.

17 So those are my comments.

18 COUNCIL MEMBER BATES: Okay. As far as the
19 latter part, I did pose that hypothetical question to
20 Ms. Brown in the interview regarding the process for
21 any time where she might need to recuse herself, and
22 it was a very thorough and thoughtful answer, and I'm
23 fully convinced that if there were ever a conflict
24 presented, that she would do the right thing and
25 recuse herself.

1 COUNCIL MEMBER FLEMING: Thank you.
2 COUNCIL MEMBER DEAN: And to address

3 another concern -- there is a pretty high level of
4 apathy in the community, and specifically in certain
5 districts. We had an empty seat on the Commission
6 for a number of months, if not more, and so we were
7 very excited that we had four people who were
8 interested in the position. I think that's a great
9 improvement over what we previously had, which was an
10 empty seat for -- what was it? -- a year almost;
11 right?

12 MAYOR PITTMAN: Okay. Call the roll
13 please.

14 CLERK BRYANT: (Complying, polls Council,
15 Members Alexander, Bates, Dean, and Patrick, voting
16 "yes"; and Member Fleming, voting "no.")

17 MAYOR PITTMAN: Okay. Thank you.
18 Congratulations. Welcome.

19 COUNCIL MEMBER BATES: Welcome aboard.

20 MS. BROWN: (Nonverbal response.)

21 MAYOR PITTMAN: Okay. Next on the agenda
22 is -- I believe this is Lenny -- amending chapter 5
23 to add minimum space requirements for business
24 establishments.

25 ASSISTANT CITY ATTORNEY FELGIN: ...

Page 49

1 that's Planning.
2 MAYOR PITTMAN: Oh, okay. Joe?
3 DIRECTOR COOLEY: Good evening again,
4 Council.
5 This is an amendment to chapter 5, which is
6 the Building and Building Regulations section of the
7 Code. What this does basically is addresses the
8 minimum square footage requirement for a business.
9 In the past we've had a number of issues,
10 and specifically what comes to mind is, there's --
11 since I've been here, we have business situations
12 where we have existing businesses that may be legal
13 nonconformities, and because of that -- and one in
14 particular comes to mind, where we keep having
15 businesses come in, adding into the same square
16 footage -- this begins to affect the -- not only just
17 the conditions in the building itself, but also we
18 are adding people into these little things -- areas,
19 or whatever size it might be -- and it's affecting
20 the parking requirements, because our parking is
21 based upon a square footage basis.
22 So if you have five businesses in one space
23 the same size, you may have five times -- and even if
24 it's just one person in that business -- but it
25 affects the parking, and that's something that the

Page 50

1 Code never addressed.
2 So what this does -- and this is a fairly
3 common practice across the country. And actually we
4 do it with our residential -- the fact that we have a
5 minimum and maximum square footage for residential
6 properties in the R-1 zoning. Where I was before,
7 this was a standard practice.
8 And what it did -- it kept business's
9 buildings from being cut up into smaller pieces and
10 smaller pieces and smaller pieces, where it affected
11 all types of things -- and not just the parking but
12 also the quality of life, the character of a lot of
13 things. And there's -- most of that is captured
14 actually in the very beginning of the ordinance that
15 was prepared by Legal, the typical whereas's, etc.
16 But it gets into the specifics.
17 So this is something for y'all's
18 consideration.
19 Basically what it does -- for any building
20 or area that is either new construction or if it is
21 remodeled, it requires that each business within it
22 be its own entity with a roof and be a maximum square
23 footage of 800 square feet.
24 And then it goes further to say, if you
25 have an existing business, and another business comes

Page 51

1 into -- within -- that space, that it has to meet
2 that 800-square-foot requirement also.
3 Now, the 800 square foot is -- again, it's
4 a basis that's across the board. What my research
5 has shown, anywhere from 500 to 1500 is the typical
6 range that you see for what is considered a
7 reasonable size for a small business. I've got a
8 number of examples of it.
9 But checking locally and just within
10 shopping centers and things like that, the average
11 minimum is typically 1,000 square feet. Now, there
12 are some smaller. They go -- there's a few that go
13 down -- and two buildings I can think of -- that
14 actually go down to 500 square feet.
15 Again, those businesses would not be
16 affected. They can continue to be used in that
17 manner. But if someone wanted to come in, to bring
18 another business into that space, that's when it
19 would kick in, and it would require the 800 square
20 feet.
21 I'd be happy to answer any questions or
22 comments that you might have.
23 MAYOR PITTMAN: Okay. Ms. Alexander?
24 COUNCIL MEMBER ALEXANDER: So this is a
25 modification to Code section, chapter 5, which is our

Page 52

1 Building Codes. Thus it doesn't fall under the
2 Zoning Procedures Act?
3 DIRECTOR COOLEY: That's correct. This
4 does not address anything by zoning district. It's
5 talking about the building and the business
6 regulation itself and the square footage, so it's not
7 a zoning matter.
8 COUNCIL MEMBER ALEXANDER: Thank you.
9 MAYOR PITTMAN: Okay. Mr. Bates?
10 COUNCIL MEMBER BATES: Just -- I had a
11 clarification. When it says (as read:) "Any single
12 retail service or wholesale business," does that
13 include offices?
14 DIRECTOR COOLEY: No. That was
15 specifically -- it's drafted that way because
16 business offices, professional offices -- really it's
17 a different situation; 800 square foot is large for
18 that, so that was why specifically we are talking
19 about retail service and wholesale businesses.
20 COUNCIL MEMBER BATES: Gotcha.
21 MAYOR PITTMAN: Mr. Patrick?
22 COUNCIL MEMBER PATRICK: So if I have a
23 thousand-square-foot tenant space, and I have
24 whatever my business is, and now I want to sell cell
25 phones on the side, get a separate business license,

1 I could not?

2 DIRECTOR COOLEY: No. If it's the -- if it
3 is the same business, the same entity, and not
4 bringing in a new business as a business separated
5 out as a separate business, it would not.

6 Typically what you see in things like this
7 -- or very often -- you'll have like a -- and I think
8 a lot of this is a function of the economy, the way
9 it has gone -- where you'll have a business, and then
10 all of a sudden they're -- somebody may say, "Okay.
11 I want to lease a little bit of space. Can I put an
12 insurance business in front?" -- or something like
13 that, and where it -- you know, they put up a little
14 cubicle or whatever, and all of a sudden it's a
15 business.

16 And again, the effect that you get is not
17 really a positive one, I don't think, for the City
18 and the direction and the character and the working
19 spaces, shopping spaces. So...

20 COUNCIL MEMBER PATRICK: Okay. Thank you.

21 MAYOR PITTMAN: Okay. Ms. Fleming?

22 COUNCIL MEMBER FLEMING: And just so that I
23 understand it -- this is not designed for shopping
24 centers; is that correct? -- for instance, the
25 individual suites within, for instance, if it's

1 already a shopping center.

2 For instance, take Doraville Plaza, for
3 instance --?

4 DIRECTOR COOLEY: Doraville Plaza. If
5 there was a 500-square-foot business in there, that
6 would continue to be used as the square -- 500 square
7 foot.

8 If they wanted to put another business
9 within that and make it two businesses within it, two
10 separate businesses within it, yes, that would apply
11 to that, because then you're getting into the same
12 situation where you're packing too much into too
13 small a space.

14 COUNCIL MEMBER FLEMING: But for instance
15 if Burlington decided to go away, could that building
16 not then have five or six different external
17 entrances to be broken down into five different
18 businesses?

19 DIRECTOR COOLEY: Yes, ma'am, it could be.

20 Or it could be a common entrance where you
21 have -- and very similar to a mall -- where you go
22 in, there's common space, but there are individual
23 businesses within that. But again, to keep it to a
24 minimum, and so we are not over-compacting, it is at
25 800 square foot.

1 But, yes, it could be redeveloped. As long
2 as they -- anyone -- was coming in and subdividing
3 like that, in a mall or whatever, it would require
4 the 800 square foot. And again, that's based upon a
5 lot of the minimum standards that we see across the
6 country through real estate firm -- or not firms --
7 consulting.

8 A lot of it really gets -- when it gets
9 down to the real specifics, if you look at it, it's
10 based upon the amount of return within the square
11 footage, etc., like that. So it's -- there's a
12 formula for it.

13 COUNCIL MEMBER FLEMING: Okay. Thank you.

14 MAYOR PITTMAN: Okay. Ms. Dean?

15 COUNCIL MEMBER DEAN: Okay. To touch on
16 something that Mr. Patrick was saying -- so if I'm a
17 business entity, and I have, say, for example, a
18 tourism shop or a tourist shop, if I -- the same
19 person -- want to start selling souvenirs or
20 something, that would be okay; right? I mean it --

21 DIRECTOR COOLEY: Right. The only
22 difference would be -- I mean that's not really a
23 business, but -- you know, it probably would still
24 fall under the same retail license they've got.

25 COUNCIL MEMBER DEAN: Okay.

1 DIRECTOR COOLEY: But for example, if they
2 wanted to set up an insurance business, which is a
3 totally different occupational tax certificate and
4 business, that would kick it in to requiring it,
5 whether they owned it or not.

6 But as long as it's similar or like type
7 businesses, that's not the issue. The issue is
8 trying to keep it from getting too jammed up with new
9 businesses, because something like insurance, that's
10 going to be somebody else coming in. You know, it's
11 a new business coming in, so you know, that's the
12 intent.

13 COUNCIL MEMBER DEAN: And the companies
14 that are currently at 500 feet, for example -- when
15 they leave, what will happen? I mean, are they going
16 to be grandfathered in? I mean, what exactly does
17 that --

18 DIRECTOR COOLEY: That space will be,
19 unless they get -- if there was a 500-square-foot
20 space, and all of a sudden they decided to -- in a
21 larger area -- and they decide to renovate, at that
22 point it would have to come up to 800 square feet.

23 COUNCIL MEMBER DEAN: Okay. All right.

24 And do we know which companies would fall
25 under that definition now? Or I mean how is that

Page 57

1 tracked? For example, we know that this shop here,
 2 and that one, and that one are all currently 500 or
 3 less; I mean how are we keeping track of that?
 4 DIRECTOR COOLEY: Well, I think what we
 5 need to do is look at an adjusting -- and we need to
 6 make some modifications to our occupational tax
 7 certificate.
 8 One thing is we need to get the tax ID
 9 number or parcel ID number on there, because DeKalb
 10 County's numbering system on streets is extremely
 11 difficult for us to track.
 12 The same type of thing -- I think that's
 13 one of the requirements that we would just have on
 14 there. You know, we require a floor plan and a
 15 layout, but to keep us from having to calculate it,
 16 you know: Tell us what your square footage is. So
 17 it needs to be on that.
 18 COUNCIL MEMBER DEAN: Okay. All right.
 19 MAYOR PITTMAN: Thank you.
 20 And what are you going to be doing with
 21 this now?
 22 DIRECTOR COOLEY: You have several options,
 23 as always. There's the opportunity to waive the
 24 first read and pass it, not waive the first read and
 25 carry it over for action to your next meeting, which

Page 58

1 would be basically a month from now, because the next
 2 one, I believe, is a workshop, and this is not a
 3 zoning matter, so you would not be taking any final
 4 actions on this at that time. So that's --
 5 COUNCIL MEMBER DEAN: May I ask one more
 6 question?
 7 MAYOR PITTMAN: Sure.
 8 COUNCIL MEMBER DEAN: So what, you think
 9 that 800 is better than 1,000 square feet? I mean,
 10 because 800 seems pretty small.
 11 DIRECTOR COOLEY: Actually I've seen it
 12 work really well for the -- I've dealt with this --
 13 again, before -- and the 800 square foot made sense.
 14 We actually carried it over into professional offices
 15 also, but -- real estate offices and things of that
 16 sort -- but it worked well.
 17 The 500 is too small. Even if you're
 18 talking to commercial real estate people, that's a
 19 really tiny space. The 1,000 is average.
 20 But I think it gives some flexibility. I
 21 think it's workable without being too harsh.
 22 COUNCIL MEMBER DEAN: Okay.
 23 MAYOR PITTMAN: Okay. Mr. Bates?
 24 COUNCIL MEMBER BATES: No. I'm good.
 25 MAYOR PITTMAN: Okay.

Page 59

1 All right. Does anyone --
 2 COUNCIL MEMBER FLEMING: I have a question.
 3 MAYOR PITTMAN: Go ahead.
 4 COUNCIL MEMBER FLEMING: I'm sorry, Mayor.
 5 MAYOR PITTMAN: That's okay.
 6 COUNCIL MEMBER FLEMING: Mr. Cooley, did
 7 this particular ordinance or request for change
 8 appear on the website for this agenda?
 9 DIRECTOR COOLEY: I'll leave that to the
 10 Clerk.
 11 COUNCIL MEMBER FLEMING: With the document
 12 attached?
 13 CLERK BRYANT: Yes.
 14 COUNCIL MEMBER FLEMING: Okay. Umm...
 15 MAYOR PITTMAN: Go ahead.
 16 COUNCIL MEMBER FLEMING: May I continue?
 17 MAYOR PITTMAN: Sure.
 18 COUNCIL MEMBER FLEMING: I'm not
 19 comfortable passing it on the -- or waiving the first
 20 reading, but I am more comfortable with giving us a
 21 few days more to consider it and bringing it up on
 22 the 9th for a vote, because we will be meeting on the
 23 9th, and we could call it a special called meeting
 24 for 30 minutes or 15 minutes, instead of having to
 25 wait a month.

Page 60

1 But I'm not comfortable with waiving the
 2 first reading.
 3 MAYOR PITTMAN: All right. Do you wish to
 4 make that in a motion? Or do you want to just move
 5 it to the next --
 6 COUNCIL MEMBER FLEMING: What do you think?
 7 COUNCIL MEMBER PATRICK: I think maybe a
 8 motion would be better.
 9 COUNCIL MEMBER FLEMING: I would like to
 10 make a motion that we discuss amending chapter 5 to
 11 add minimum space requirements for business
 12 establishments, to September the 9th in a special
 13 called meeting at 6:30, and once that is taken care
 14 of, then we will adjourn and go into our retreat for
 15 further discussion.
 16 MAYOR PITTMAN: Okay.
 17 CLERK BRYANT: At the Civic Center.
 18 CITY MANAGER GILLEN: (Nodding.)
 19 COUNCIL MEMBER FLEMING: I'm sorry --?
 20 CLERK BRYANT: At the Civic Center.
 21 COUNCIL MEMBER FLEMING: At the Civic
 22 Center?
 23 CLERK BRYANT: Yes.
 24 CITY MANAGER GILLEN: Correct.
 25 COUNCIL MEMBER FLEMING: Okay. At the

1 Civic Center.
2 MAYOR PITTMAN: Okay. Do I get a second?
3 COUNCIL MEMBERS BATES AND DEAN: (Simultaneously) Second.
4
5 MAYOR PITTMAN: Okay. Discussion?
6 COUNCIL MEMBER BATES: Ms. Dean got it.
7 CITY MANAGER GILLEN: All right. So that
8 will work just like the last time when we had a
9 couple -- or one agenda item to take care of. It
10 took just a few minutes.
11 COUNCIL MEMBER FLEMING: Yes, please.
12 CITY MANAGER GILLEN: And it will be done.
13 MAYOR PITTMAN: But it will be at 6:30?
14 CITY MANAGER GILLEN: It will be a separate
15 meeting at 6:30, with the retreat immediately to
16 follow.
17 COUNCIL MEMBER FLEMING: Yes, please.
18 CITY MANAGER GILLEN: Okay.
19 MAYOR PITTMAN: Okay.
20 Call the roll please.
21 CLERK BRYANT: (Complying, polls Council,
22 Members Alexander, Bates, Dean, and Fleming, voting
23 "yes"; and Member Patrick, voting "no.")
24 MAYOR PITTMAN: Okay. The motion carries.
25 Thank you.

1 if you like.
2 MAYOR PITTMAN: All right. Thank you so
3 much.
4 Alrighty. Council -- Ms. Alexander, did
5 you have anything?
6 COUNCIL MEMBER ALEXANDER: No, ma'am.
7 MAYOR PITTMAN: Mr. Bates?
8 COUNCIL MEMBER BATES: No, ma'am.
9 MAYOR PITTMAN: Ms. Fleming?
10 COUNCIL MEMBER FLEMING: No, other than if
11 you signed up for the AARP class, I'm just reminding
12 you that it is on Thursday starting at 9:30, so look
13 forward to seeing you guys there.
14 MAYOR PITTMAN: Thank you.
15 Ms. Dean?
16 COUNCIL MEMBER DEAN: I'd like to again say
17 congratulations to Ms. Brown, and thank you very much
18 for agreeing to do this.
19 And also there are some candidates,
20 potential -- well, candidates for the City Council
21 position, and I am glad -- I love you guys -- but I'm
22 glad to see that everyone is made to work hard and to
23 show us what you've got. And I wish everyone luck.
24 MAYOR PITTMAN: Okay. Thank you.
25 A motion to adjourn?

1 DIRECTOR COOLEY: Thank you.
2 MAYOR PITTMAN: Thank you, Mr. Cooley.
3 Alrighty. I don't believe we have any
4 other business. We are going to go into Council
5 comments.
6 But I did want to ask Mr. Robertson if he
7 would stand up real quick and tell us about Movies
8 Under the Stars this weekend.
9 MR. ROBERTSON: Yes, ma'am. We have Movies
10 Under the Stars Saturday.
11 We have a live band starting at 5:30. It's
12 a band from here in Doraville, Vintage -- oh, lord --
13 oh, Vintage Boogie Band is the name of them. But
14 they all live here in Doraville. They'll play from
15 5:30 to about 7:30.
16 And then the movie will start around 8:00
17 o'clock. And the movie is "42," the Jackie Robinson
18 story -- a very, very, very good movie.
19 MAYOR PITTMAN: It is. It's an excellent
20 movie.
21 So if you don't have anything to do
22 Saturday night, come out. It's a lot of fun, and
23 it's a really good movie, so --
24 MR. ROBERTSON: And we'll have youth
25 football all day, so you can come spend the whole day

1 COUNCIL MEMBER ALEXANDER: So moved.
2 MAYOR PITTMAN: A second?
3 COUNCIL MEMBER BATES: Second.
4 MAYOR PITTMAN: Discussion?
5 (No response.)
6 MAYOR PITTMAN: Call the roll please.
7 CLERK BRYANT: (Complying, polls Council
8 Members Alexander, Bates, Dean, Fleming, and Patrick,
9 all of whom vote "yes.")
10 MAYOR PITTMAN: Thank you. And take note,
11 it is only 7:30. So meeting adjourned.
12
13 (Meeting adjourned at 7:30 PM.)
14
15
16
17
18
19
20
21
22
23
24
25

1 C E R T I F I C A T E
2 STATE OF GEORGIA)
3 FULTON COUNTY)
4

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

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

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

16 This the 19 day of September, 2013.

17
18
19
20
21
22
23
24
25

WILLIAM H. ROBERTSON, 2594

This Page Intentionally Left Blank

	30 (8) 11:16;13:23;14:5,10; 20:2,2,6;59:24	9:00 (3) 5:24;6:3;7:3	addresses (1) 49:7	allow (2) 16:11;36:2
\$		9:30 (1) 63:12	Addressing (3) 4:18;8:2;21:5	allows (3) 26:20,20;32:22
\$11,000 (1) 10:9	3510 (1) 7:7	911 (1) 19:6	adequate (1) 20:12	almost (1) 48:10
\$4 (8) 36:8,18,21;37:7,13,16; 38:4;40:5	4	9th (3) 59:22,23;60:12	adjacent (1) 44:4	Alrighly (2) 62:3;63:4
1	4.10 (1) 37:11	A	adjourn (2) 60:14;63:25	always (5) 25:3;26:17;27:25; 34:15;57:23
1 (4) 4:2,4;46:14;47:7	4.20 (2) 37:11,17	AARP (1) 63:11	adjourned (2) 64:11,13	amending (2) 48:22;60:10
1,000 (3) 51:11;58:9,19	4.25 (1) 37:17	ability (1) 19:13	adjusting (1) 57:5	amendment (2) 42:12;49:5
1,600 (1) 6:18	42 (1) 62:17	able (11) 10:1,6;12:12;15:10; 21:3;24:15;25:11;26:11; 30:17;31:20;35:25	aesthetics (2) 42:20,22	Americans (2) 6:8,10
1:00 (3) 5:25;6:4;7:3	5	aboard (1) 48:19	affect (1) 49:16	amount (3) 17:25;21:16;55:10
10 (2) 5:13,14	5 (4) 48:22;49:5;51:25; 60:10	absent (1) 3:8	affected (2) 50:10;51:16	analysis (4) 21:12;22:2,4;36:7
100 (1) 20:5	5:30 (2) 62:11,15	absolutely (1) 20:8	affecting (1) 49:19	analyzing (1) 22:14
11,000 (1) 23:24	50 (1) 22:23	abstain (1) 32:8	affects (1) 49:25	annex (3) 9:17;27:3,15
11th (1) 43:10	500 (6) 51:5,14;54:6;56:14; 57:2;58:17	access (2) 32:17,24	afford (1) 19:17	annual (2) 5:22,22
12,000 (1) 10:20	500-square-foot (2) 54:5;56:19	accommodate (1) 12:12	again (14) 3:22;7:2;8:10;25:24; 33:16;44:1;49:3;51:3; 58:13;63:16	antiquated (1) 19:7
12th (2) 5:24;7:2	5th (2) 3:24;4:1	account (2) 10:7;11:25	against (2) 32:10;46:25	apathy (1) 48:4
15 (1) 59:24	6	accumulated (1) 16:15	agenda (26) 4:21,21,23;5:8;7:20; 13:6,9;16:22;17:9;18:4; 30:18;31:12,14;32:17; 24;33:17;35:19;39:25; 41:8,12;43:5,11,14; 48:21;59:8;61:9	appear (1) 59:8
1500 (1) 51:5	6:30 (4) 3:2;60:13;61:13,15	achieve (2) 15:22;35:4	agendas (1) 12:25	applicable (1) 38:4
15th (1) 3:21	60 (1) 20:2	across (7) 36:8;37:1,5,17;50:3; 51:4;55:5	aggregate (1) 21:17	application (1) 44:9
18th (1) 13:4	7	Act (1) 52:2	ago (6) 7:22;9:12;22:21,22; 25:21;34:13	apply (1) 54:10
19th (1) 13:5	7 (1) 8:18	action (1) 57:25	agree (1) 38:4	appoint (1) 46:2
2	7:30 (3) 62:15;64:11,13	actions (1) 58:4	agreed (1) 45:11	appointed (1) 46:3
2 (3) 46:16,17,22	8	actual (1) 42:23	agreeing (1) 63:18	appointment (1) 44:25
2,000 (1) 6:19	8 (1) 8:18	actually (20) 5:21;12:25;13:8;15:1; 17:20;19:19;21:22;25:2; 26:22;31:16;38:11; 39:24;41:21;45:1;48:25; 50:3,14;51:14;58:11,14	ahead (5) 43:17,19;45:4;59:3,15	appreciate (2) 8:2,10
20 (1) 44:15	8:00 (1) 62:16	add (5) 11:23,24;40:5;48:23; 60:11	Alexander (20) 3:6,25;4:13,24;5:5; 31:8,9;36:10,12;40:8; 41:2;48:15;51:23,24; 52:8;61:22;63:4,6;64:1, 8	Approaching (1) 41:15
2013 (3) 3:24;4:1,4	800 (10) 50:23;51:3,19;52:17; 54:25;55:4;56:22;58:9, 10,13	adding (3) 12:13;49:15,18	Allegiance (1) 3:17	approval (3) 3:19,23;47:4
25,000 (1) 23:22	800-square-foot (1) 51:2	address (3) 27:7;48:2;52:4		approve (5) 3:21;4:1,3,23;40:5
2nd (1) 43:14	9	addressed (2) 28:10;50:1		approved (1) 6:1
3				approvers (1) 13:3
3 (3) 19:25;46:14;47:7				approving (2) 3:22;13:6
3.73 (1) 37:25				arbitrary (1) 14:9
				arborist (1) 12:1

archive (1) 29:2	36:7;49:21;55:4,10	23:15	27:24;30:7,8	cell (1) 52:24
area (8) 12:6;16:11,17;24:15; 27:14,14;50:20;56:21	basement (1) 27:14	break (1) 19:20	calculate (1) 57:15	Center (10) 5:20;7:4;12:16;27:14, 19;54:1;60:17,20,22; 61:1
areas (2) 47:9;49:18	basically (5) 15:16;41:24;49:7; 50:19;58:1	Brian (1) 18:18	calendar (1) 9:2	centers (2) 51:10;53:24
around (8) 9:11;11:24;18:17,19; 23:22,23;43:1;62:16	basis (3) 35:1;49:21;51:4	brief (2) 8:24;9:5	Call (13) 3:4;4:11;5:3;11:21; 12:24;13:3,14;21:20; 40:24;48:12;59:23; 61:20;64:6	certain (3) 21:16;22:9;48:4
arriving (1) 3:8	Bates (37) 3:6;4:8,13;5:5;7:10; 14:8;28:6,7;31:6;36:13, 14;41:2,7;44:25;45:1,5, 13,18,23,25;46:12,19; 47:18;48:15,19;52:9,10, 20;58:23,24;61:3,6,22; 63:7,8;64:3,8	bring (5) 6:24;9:22;21:15;22:6; 51:17	called (7) 14:6;21:11;29:19; 38:8,8;59:23;60:13	certainly (2) 23:18;38:17
Asian (4) 5:20;6:7,9;7:4	beginning (1) 50:14	broken (1) 54:17	came (3) 10:9;23:22,23	certificate (2) 56:3;57:7
assembly (1) 3:16	begins (1) 49:16	brought (4) 17:9,17;33:6,21	camera (7) 24:24;25:1,6,11,13,21; 26:10	chain-link (2) 18:20,20
ASSISTANT (3) 40:16,22;48:25	begun (1) 18:25	Brown (11) 45:15,17,22,24;46:3, 16,24;47:4,20;48:20; 63:17	can (49) 8:6;10:25;12:7;15:3,5, 6;16:9;17:14,15,19; 18:19,20;19:17,21;21:2, 15;23:6,15;24:18,19,23; 25:12,12;26:21,22,23; 27:9,9,15;29:2,5,5,7,8,8, 16,23;37:14,15;38:16; 43:4,15,19,23;44:1; 51:13,16;53:11;62:25	chambers (1) 23:22
at-large (1) 46:18	behind (1) 9:14	BRyant (11) 3:5;4:12;5:4;41:1; 48:14;59:13;60:17,20, 23;61:21;64:7	candidate (1) 45:11	Chamblee (1) 5:23
attached (1) 59:12	below (1) 27:14	budget (1) 32:19	can (49) 8:6;10:25;12:7;15:3,5, 6;16:9;17:14,15,19; 18:19,20;19:17,21;21:2, 15;23:6,15;24:18,19,23; 25:12,12;26:21,22,23; 27:9,9,15;29:2,5,5,7,8,8, 16,23;37:14,15;38:16; 43:4,15,19,23;44:1; 51:13,16;53:11;62:25	change (7) 6:15;11:24;27:25; 34:6,12;35:7;59:7
attorney (6) 16:24;40:16,22;45:19; 47:12;48:25	belt (1) 34:14	BuFord (1) 6:3	can (49) 8:6;10:25;12:7;15:3,5, 6;16:9;17:14,15,19; 18:19,20;19:17,21;21:2, 15;23:6,15;24:18,19,23; 25:12,12;26:21,22,23; 27:9,9,15;29:2,5,5,7,8,8, 16,23;37:14,15;38:16; 43:4,15,19,23;44:1; 51:13,16;53:11;62:25	changed (2) 8:5;36:3
audio (3) 24:12;26:16,17	best (3) 31:25;37:13;45:12	build (1) 12:25	can (49) 8:6;10:25;12:7;15:3,5, 6;16:9;17:14,15,19; 18:19,20;19:17,21;21:2, 15;23:6,15;24:18,19,23; 25:12,12;26:21,22,23; 27:9,9,15;29:2,5,5,7,8,8, 16,23;37:14,15;38:16; 43:4,15,19,23;44:1; 51:13,16;53:11;62:25	changes (11) 4:21;9:13;10:11,14, 20;17:2,23;21:17,23; 34:11;35:7
audiovisual (1) 26:14	better (7) 16:11;24:14,16;26:20; 38:17;58:9;60:8	building (20) 9:17;11:23;12:2,13, 15;16:18;20:6;27:3,8,15, 19;44:8,9;49:6,6,17; 50:19;52:1,5;54:15	can (49) 8:6;10:25;12:7;15:3,5, 6;16:9;17:14,15,19; 18:19,20;19:17,21;21:2, 15;23:6,15;24:18,19,23; 25:12,12;26:21,22,23; 27:9,9,15;29:2,5,5,7,8,8, 16,23;37:14,15;38:16; 43:4,15,19,23;44:1; 51:13,16;53:11;62:25	changing (2) 33:14;34:20
audit (5) 9:18;10:3;11:18; 30:24;39:12	big (7) 6:12;12:15;25:15; 26:23;28:9;30:22;37:3	buildings (4) 20:4;22:5;50:9;51:13	can (49) 8:6;10:25;12:7;15:3,5, 6;16:9;17:14,15,19; 18:19,20;19:17,21;21:2, 15;23:6,15;24:18,19,23; 25:12,12;26:21,22,23; 27:9,9,15;29:2,5,5,7,8,8, 16,23;37:14,15;38:16; 43:4,15,19,23;44:1; 51:13,16;53:11;62:25	chapter (4) 48:22;49:5;51:25; 60:10
auditing (2) 29:23,25	biometric (1) 23:3	Burlington (1) 54:15	can (49) 8:6;10:25;12:7;15:3,5, 6;16:9;17:14,15,19; 18:19,20;19:17,21;21:2, 15;23:6,15;24:18,19,23; 25:12,12;26:21,22,23; 27:9,9,15;29:2,5,5,7,8,8, 16,23;37:14,15;38:16; 43:4,15,19,23;44:1; 51:13,16;53:11;62:25	character (2) 50:12;53:18
audits (1) 9:19	bird (1) 8:3	burned (1) 26:23	can (49) 8:6;10:25;12:7;15:3,5, 6;16:9;17:14,15,19; 18:19,20;19:17,21;21:2, 15;23:6,15;24:18,19,23; 25:12,12;26:21,22,23; 27:9,9,15;29:2,5,5,7,8,8, 16,23;37:14,15;38:16; 43:4,15,19,23;44:1; 51:13,16;53:11;62:25	charge (2) 35:25;36:4
August (2) 3:23;4:1	birdie (1) 7:19	business (35) 20:18;35:17,22;44:15, 24;48:23;49:8,11,24; 50:21,25,25;51:7,18; 52:5,12,16,24,25;53:3,4, 4,5,9,12,15;54:5,8; 55:17,23;56:2,4,11; 60:11;62:4	can (49) 8:6;10:25;12:7;15:3,5, 6;16:9;17:14,15,19; 18:19,20;19:17,21;21:2, 15;23:6,15;24:18,19,23; 25:12,12;26:21,22,23; 27:9,9,15;29:2,5,5,7,8,8, 16,23;37:14,15;38:16; 43:4,15,19,23;44:1; 51:13,16;53:11;62:25	charged (4) 8:7,8,9;37:25
authority (1) 15:25	bit (4) 26:19;37:10;47:8; 53:11	businesses (11) 49:12,15,22;51:15; 52:19;54:9,10,18,23; 56:7,9	can (49) 8:6;10:25;12:7;15:3,5, 6;16:9;17:14,15,19; 18:19,20;19:17,21;21:2, 15;23:6,15;24:18,19,23; 25:12,12;26:21,22,23; 27:9,9,15;29:2,5,5,7,8,8, 16,23;37:14,15;38:16; 43:4,15,19,23;44:1; 51:13,16;53:11;62:25	charging (4) 37:7;38:1,3,18
available (3) 28:14;30:1;40:19	Blanca (1) 12:4	buying (1) 32:16	can (49) 8:6;10:25;12:7;15:3,5, 6;16:9;17:14,15,19; 18:19,20;19:17,21;21:2, 15;23:6,15;24:18,19,23; 25:12,12;26:21,22,23; 27:9,9,15;29:2,5,5,7,8,8, 16,23;37:14,15;38:16; 43:4,15,19,23;44:1; 51:13,16;53:11;62:25	chatting (1) 10:13
average (3) 37:25;51:10;58:19	blocked (1) 14:16	C	can (49) 8:6;10:25;12:7;15:3,5, 6;16:9;17:14,15,19; 18:19,20;19:17,21;21:2, 15;23:6,15;24:18,19,23; 25:12,12;26:21,22,23; 27:9,9,15;29:2,5,5,7,8,8, 16,23;37:14,15;38:16; 43:4,15,19,23;44:1; 51:13,16;53:11;62:25	cheap (1) 20:25
away (3) 31:5,24;54:15	board (7) 31:21;32:22;36:8; 37:1,6,18;51:4	cabinets (3)	can (49) 8:6;10:25;12:7;15:3,5, 6;16:9;17:14,15,19; 18:19,20;19:17,21;21:2, 15;23:6,15;24:18,19,23; 25:12,12;26:21,22,23; 27:9,9,15;29:2,5,5,7,8,8, 16,23;37:14,15;38:16; 43:4,15,19,23;44:1; 51:13,16;53:11;62:25	check (1) 21:24
B	boat (3) 16:12,14,14		can (49) 8:6;10:25;12:7;15:3,5, 6;16:9;17:14,15,19; 18:19,20;19:17,21;21:2, 15;23:6,15;24:18,19,23; 25:12,12;26:21,22,23; 27:9,9,15;29:2,5,5,7,8,8, 16,23;37:14,15;38:16; 43:4,15,19,23;44:1; 51:13,16;53:11;62:25	checking (1) 51:9
back (8) 6:16,16;20:24;21:15; 22:6;24:16;30:7;43:1	bonding (1) 35:23		can (49) 8:6;10:25;12:7;15:3,5, 6;16:9;17:14,15,19; 18:19,20;19:17,21;21:2, 15;23:6,15;24:18,19,23; 25:12,12;26:21,22,23; 27:9,9,15;29:2,5,5,7,8,8, 16,23;37:14,15;38:16; 43:4,15,19,23;44:1; 51:13,16;53:11;62:25	Chestnut (2) 7:18;45:20
backbone (1) 19:1	Boogie (1) 62:13		can (49) 8:6;10:25;12:7;15:3,5, 6;16:9;17:14,15,19; 18:19,20;19:17,21;21:2, 15;23:6,15;24:18,19,23; 25:12,12;26:21,22,23; 27:9,9,15;29:2,5,5,7,8,8, 16,23;37:14,15;38:16; 43:4,15,19,23;44:1; 51:13,16;53:11;62:25	chicken (1) 22:25
backup (1) 25:25	book (1) 30:10		can (49) 8:6;10:25;12:7;15:3,5, 6;16:9;17:14,15,19; 18:19,20;19:17,21;21:2, 15;23:6,15;24:18,19,23; 25:12,12;26:21,22,23; 27:9,9,15;29:2,5,5,7,8,8, 16,23;37:14,15;38:16; 43:4,15,19,23;44:1; 51:13,16;53:11;62:25	choked (1) 23:23
band (3) 62:11,12,13	both (4) 32:20;41:23;45:7,11		can (49) 8:6;10:25;12:7;15:3,5, 6;16:9;17:14,15,19; 18:19,20;19:17,21;21:2, 15;23:6,15;24:18,19,23; 25:12,12;26:21,22,23; 27:9,9,15;29:2,5,5,7,8,8, 16,23;37:14,15;38:16; 43:4,15,19,23;44:1; 51:13,16;53:11;62:25	Chris (2) 23:25;31:25
bandwidth (1) 20:12	boxing (1)		can (49) 8:6;10:25;12:7;15:3,5, 6;16:9;17:14,15,19; 18:19,20;19:17,21;21:2, 15;23:6,15;24:18,19,23; 25:12,12;26:21,22,23; 27:9,9,15;29:2,5,5,7,8,8, 16,23;37:14,15;38:16; 43:4,15,19,23;44:1; 51:13,16;53:11;62:25	Christ (1) 7:17
banners (1) 8:6			can (49) 8:6;10:25;12:7;15:3,5, 6;16:9;17:14,15,19; 18:19,20;19:17,21;21:2, 15;23:6,15;24:18,19,23; 25:12,12;26:21,22,23; 27:9,9,15;29:2,5,5,7,8,8, 16,23;37:14,15;38:16; 43:4,15,19,23;44:1; 51:13,16;53:11;62:25	Church (1) 7:17
based (4)			can (49) 8:6;10:25;12:7;15:3,5, 6;16:9;17:14,15,19; 18:19,20;19:17,21;21:2, 15;23:6,15;24:18,19,23; 25:12,12;26:21,22,23; 27:9,9,15;29:2,5,5,7,8,8, 16,23;37:14,15;38:16; 43:4,15,19,23;44:1; 51:13,16;53:11;62:25	CIP (1)

21:5 circuitry (1) 19:8 circumstances (1) 44:4 cities (1) 6:16 citizen (1) 11:2 city (45) 5:23;8:19,21;9:11,16; 11:2,9;14:11,14;17:18, 22;18:2,3;19:1,2,9;20:6; 21:16,24;22:3;25:22; 26:8;27:5,16;28:16; 31:4,13;33:11,20;35:15, 20;37:3;40:16,19,22; 45:20;48:25;53:17; 60:18,24;61:7,12,14,18; 63:20 City's (1) 37:11 citywide (1) 40:7 Civic (6) 27:14,19;60:17,20,21; 61:1 clarification (1) 52:11 Clark (1) 18:15 class (1) 63:11 clean (5) 16:17;17:13;18:23; 22:24;42:2 cleaned (1) 16:19 cleaning (1) 16:4 clear (1) 16:10 CLERK (14) 3:5;4:12;5:4,12;40:19; 41:1;48:14;59:10,13; 60:17,20,23;61:21;64:7 clerks (1) 12:22 Clerk's (4) 9:25;11:22;12:6,23 click (1) 32:7 client (1) 29:20 close (1) 8:15 closing (3) 6:2;45:19;47:12 club (1) 23:15 clubs (1) 23:13 Code (9)	17:8,11;18:12,14,22; 40:14;49:7;50:1;51:25 Codes (1) 52:1 Comcast (1) 20:4 comfortable (3) 59:19,20;60:1 coming (16) 6:11;13:4,10,11,18; 14:21;15:15;17:5;18:1; 22:10;33:7;34:16;47:5; 55:2;56:10,11 comment (1) 24:25 comments (10) 5:8,9,14;8:16;24:20, 23;25:4;47:17;51:22; 62:5 commercial (1) 58:18 Commission (15) 17:21;18:10;26:3,6; 31:21;41:25;42:4,25; 43:6;44:25;45:7;47:5, 13,16;48:5 Commissioner (3) 46:3,17,22 committed (1) 22:3 committee (1) 23:10 committing (2) 22:4,9 common (3) 50:3;54:20,22 Community (6) 5:20;6:6,7,15;7:4;48:4 companies (2) 56:13,24 company (6) 24:1;29:10;38:8,12, 15;39:15 compare (1) 39:19 compensation (1) 22:11 complete (2) 20:3;37:12 completed (1) 11:14 completion (1) 47:3 complex (1) 14:25 Compliance (1) 18:14 complicated (1) 42:17 Complying (9) 3:5,16;4:12;5:4;41:1; 45:17;48:14;61:21;64:7 computer (2)	26:21;29:20 concern (1) 48:3 concerned (1) 47:12 conditions (1) 49:17 conducive (1) 11:8 conference (2) 10:21,24 confirms (1) 3:5 conflict (2) 18:2;47:23 conflicting (1) 11:6 conflicts (2) 17:12;18:22 Congratulations (2) 48:18;63:17 consider (1) 59:21 consideration (2) 46:2;50:18 considered (1) 51:6 consistent (1) 37:17 constraint (1) 14:9 construction (2) 20:20;50:20 consulting (1) 55:7 contact (2) 14:19;21:10 continue (3) 51:16;54:6;59:16 continuing (1) 12:22 contracting (3) 21:12,20;38:13 contracts (1) 29:25 control (1) 25:7 controls (1) 9:19 convenience (2) 35:25;36:5 convinced (1) 47:23 cool (1) 31:5 Cooley (24) 41:14,15,18;42:8,15; 43:7;44:3,20;49:3;52:3, 14;53:2;54:4,19;55:21; 56:1,18;57:4,22;58:11; 59:6,9;62:1,2 copy (2) 38:21;40:19	correction (1) 4:2 cost (7) 10:8,12,19;12:20; 15:11;38:25;39:1 costs (4) 23:6;36:19,19,22 Council (152) 3:6,7,8,25;4:4,8,12,15, 18,19,24,25;5:4;6:23; 7:10,8;22:13;19:14;3:8; 17:10,10,14,17,19,23; 22:7;23:21;24:17;25:19, 23;26:4;27:2,7,11,12; 28:2,5,7;31:6,9,20;32:5; 33:5,12,14,17;34:3,6,8; 35:2,7,13;36:12,14,16, 23;37:9,19,22,24;38:7, 11;39:6,10,13,17,23; 40:1,8,10,12,20,23;41:1, 7,11,16,19;42:1,5,6,14; 43:4,22;44:19,21;45:1,2, 3,13,18,23,25;46:7,9,11, 15,19,21,23;47:18;48:1, 2,14,19;49:4;51:24;52:8, 10,20,22;53:20,22; 54:14;55:13,15,25; 56:13,23;57:18;58:5,8, 22,24;59:2,4,6,11,14,16, 18;60:6,7,9,19,21,25; 61:3,6,11,17,21;62:4; 63:4,6,8,10,16,20;64:1,3, 7 count (1) 26:5 counter (2) 10:15;11:25 country (2) 50:3;55:6 County's (1) 57:10 couple (7) 8:6;10:11;25:21;26:3; 29:13;33:15;61:9 Court (5) 19:2;20:18;28:12; 36:5;37:8 courthouse (2) 19:9;20:6 create (3) 15:9;29:2;31:2 creating (1) 13:9 Credit (7) 35:17,20,22;36:1,5; 38:3;40:6 critical (2) 24:9;26:17 cross-train (1) 10:1 cubicle (1) 53:14 cubicles (1)	11:21 current (2) 17:1;40:17 currently (3) 36:4;56:14;57:2 cursor (1) 22:5 cut (3) 10:16;21:24;50:9 cute (1) 14:25
D				
			dais (4) 4:16;13:16;31:23; 32:22 Danielle (2) 45:15,18 data (2) 15:6;43:9 database (1) 29:6 day (7) 6:3,21;7:24;34:21; 35:8;62:25,25 days (5) 11:16;20:2,2;44:16; 59:21 day-to-day (2) 27:24;35:1 DDA (1) 46:4 dealing (3) 15:25;29:25;47:14 dealt (2) 15:24;58:12 Dean (54) 3:8,8;4:15,18,19;5:5; 17:10,14,19,23;25:19, 23;33:5,12;38:6,7,11; 39:6,10,13,17,23;40:1; 41:2;42:13,14;43:4,22; 44:19,21;45:2,3;46:7,9, 12,15,21;48:2,15;55:14, 15,25;56:13,23;57:18; 58:5,8,22;61:3,6,22; 63:15,16;64:8 decades (1) 16:16 December (1) 34:2 decide (4) 12:17;24:7;32:5;56:21 decided (2) 54:15;56:20 definitely (2) 39:8,18 definition (1) 56:25 dehumidification (1) 27:18 DeKalb (1)	

57:9 Department (9) 6:2;9:2,5,15;12:3; 13:7;19:3,4,9 departments (3) 9:3,7;13:8 depend (1) 44:3 depending (2) 13:12;32:4 descriptions (2) 22:14,16 designed (1) 53:23 desk (1) 29:21 detail (1) 22:1 detection (1) 23:6 develop (3) 15:21;22:16;23:16 developing (1) 9:4 difference (2) 30:9;55:22 different (7) 20:17;34:19;42:18; 52:17;54:16,17;56:3 difficult (2) 36:25;57:11 digital (4) 26:10,13,15,19 digitally (1) 29:4 digitize (2) 29:2,3 dime (1) 16:8 dinged (1) 9:17 directed (2) 41:18;42:4 direction (5) 33:25;34:5,12;35:2; 53:18 directly (1) 30:20 Director (34) 9:24;35:19;36:21,24; 37:14,20;38:10;39:4,8, 11,16,21,24;41:6,15,18; 42:15;43:7,44:3,20; 49:3;52:3,14;53:2;54:4, 19;55:21;56:1,18;57:4, 22;58:11;59:9;62:1 discuss (1) 60:10 discussed (2) 28:15;42:18 Discussion (10) 4:9;5:1;17:5;32:18; 40:11;45:11;46:10;	60:15;61:5;64:4 District (8) 46:14,14,16,17,22; 47:7,7;52:4 districts (1) 48:5 dividers (1) 11:20 document (7) 23:16;28:11;29:12,17, 24;40:21;59:11 documents (1) 29:1 dollars (1) 22:4 done (10) 9:10,15;22:13,13; 23:4;29:11;30:19,24; 34:17;61:12 door (2) 12:7,8 Doraville (7) 5:23;7:6,6;54:2,4; 62:12,14 doubt (1) 10:6 down (17) 7:5,18,24;9:15;10:17; 11:15;12:2,10;19:5,6; 28:20;30:23;34:9;51:13, 14;54:17;55:9 Dr (1) 35:11 draft (1) 16:23 drafted (1) 52:15 Drive (2) 7:18;10:19 drivers (1) 9:14 due (1) 39:21 dust (1) 20:19 duties (2) 9:20;10:2 DVDs (1) 26:6 dynamic (1) 28:1	22:24 eating (1) 22:24 economy (1) 53:8 effect (1) 53:16 effort (1) 37:11 either (5) 15:20;16:19;27:20; 32:20;50:20 Elavon (1) 38:8 election (2) 33:7;34:15 electronic (3) 31:10;32:3,14 electronically (1) 28:14 eliminate (1) 10:2 else (9) 5:15;8:12;14:11;21:4; 29:7;33:4,18;35:9;56:10 e-mail (2) 15:4;19:14 e-mailed (1) 26:22 employees (3) 22:23;23:4,11 Empowering (1) 6:9 empty (2) 48:5,10 encourage (1) 6:15 end (7) 11:11,13;13:13,14,17; 24:6;35:3 entering (1) 4:15 entertainments (1) 7:1 entity (3) 50:22;53:3;55:17 entrance (1) 54:20 entrances (1) 54:17 especially (1) 6:23 essential (1) 20:8 establish (2) 34:10,25 established (1) 35:5 establishments (2) 48:24;60:12 estate (8) 16:2;45:19;47:12,14, 16;55:6;58:15,18	estimate (1) 10:9 etc (2) 50:15;55:11 even (6) 23:5;24:24;37:9; 44:12;49:23;58:17 evening (3) 5:18;14:16;49:3 event (2) 6:25;7:25 events (1) 23:12 eventually (1) 9:1 everybody (6) 28:19;30:23;31:2; 37:21;44:8;45:16 everyone (5) 3:12;5:18;11:15; 63:22,23 exactly (1) 56:16 example (6) 39:18;43:23;55:17; 56:1,14;57:1 examples (2) 17:11;51:8 excellent (1) 62:19 excited (2) 45:7;48:7 executive (1) 10:25 existing (2) 49:12;50:25 expect (2) 17:20;43:5 expense (1) 12:13 expensive (1) 20:23 extended (1) 17:24 external (1) 54:16 extra (1) 37:10 extremely (1) 57:10	fact (3) 47:10,13;50:4 factor (1) 25:1 fairly (1) 50:2 fall (3) 52:1;55:24;56:24 familiar (1) 29:18 families (1) 6:24 far (2) 34:24;47:18 faster (1) 30:12 fast-food (1) 43:24 fed (1) 24:23 fee (12) 36:5,8;37:1,5,14;38:4, 18;40:6,7,13,16,18 feed (1) 26:9 feedback (1) 14:2 feel (1) 47:2 fees (3) 35:18,24,25 feet (7) 50:23;51:11,14,20; 56:14,22;58:9 FELGIN (3) 40:16,22;48:25 fence (2) 18:17,19 Ferguson (16) 9:24;35:17,19;36:21, 24;37:14,20;38:10;39:4, 8,11,16,21,24;41:5,6 few (6) 7:22;22:10;26:2; 51:12;59:21;61:10 fiber (1) 20:3 figuratively (1) 20:21 figure (1) 13:21 file (3) 26:23;30:7,8 filing (1) 27:23 final (2) 10:11;58:3 finalized (3) 10:12;16:23;30:19 Finance (8) 9:15,24;12:3;17:3; 20:18,22,25;21:18 financing (1)
	E		F	
	early (1) 23:6 easier (1) 30:5 easiest (2) 37:1,4 easy (2) 37:16,21 eat (1)		face (1) 25:13 face-to-face (1) 40:6 facilities (2) 16:12;21:13 facility (1) 16:4 FacilityDude (1) 14:24	

<p>21:25 find (3) 21:15;24:1,6 finding (3) 10:3;18:13;22:12 fine (1) 34:18 finish (1) 20:16 Fire (2) 44:11,15 firm (3) 28:23;29:9;55:6 firms (1) 55:6 first (6) 15:17;44:12;57:24,24; 59:19;60:2 five (9) 9:6;11:22;12:18;34:4; 45:21;49:22,23;54:16,17 five-minute (1) 9:6 flat (3) 36:8;37:1,5 Fleming (45) 3:7;4:13;5:5;14:3,9; 17:10;27:2,12;28:2; 37:23,24;40:12,20,23; 41:2,10,11,16;42:6; 46:11,23;48:1,16;53:21, 22;54:14;55:13;59:2,4,6, 11,14,16,18;60:6,9,19, 21,25;61:11,17,22;63:9, 10;64:8 flexibility (1) 58:20 floor (1) 57:14 flowing (1) 9:9 flyers (1) 7:9 focus (2) 30:25;34:20 folks (1) 29:14 follow (1) 61:16 food (1) 7:1 foot (6) 51:3;52:17;54:7,25; 55:4;58:13 footage (8) 49:8,16,21;50:5,23; 52:6;55:11;57:16 football (1) 62:25 force (1) 14:10 forever (1) 28:24</p>	<p>formal (1) 45:14 formed (1) 23:10 formula (1) 55:12 forth (2) 17:9;47:15 forward (8) 10:10;16:24;24:7; 28:20;42:4;43:3;47:3; 63:13 four (3) 34:4;45:21;48:7 free (4) 6:25,25,25;7:1 Friday (1) 22:22 front (2) 45:15;53:12 full (3) 11:19;15:8;43:11 fully (1) 47:23 fun (1) 62:22 function (1) 53:8 functionality (2) 15:8;32:13 further (3) 33:16;50:24;60:15 future (7) 12:16;20:14;21:2,8; 22:2,20;25:24</p>	<p>glad (4) 3:12;7:14;63:21,22 glass (4) 10:15,15,16,17 goal (1) 35:4 goals (1) 34:9 goes (2) 44:11;50:24 Good (11) 5:18;33:21,22;34:23; 38:18;40:2;47:11;49:3; 58:24;62:18,23 gooseneck (1) 24:18 Gotcha (1) 52:20 government (1) 12:16 grandfathered (1) 56:16 granted (1) 15:25 great (7) 6:5;7:11;14:22;39:1; 42:6,20;48:8 grill (1) 22:25 group (1) 23:13 groups (1) 23:13 guarantee (2) 16:9;21:21 guidance (1) 27:11 guys (7) 12:17;33:1,25;34:10; 38:20;63:13,21</p>	<p>51:21 hard (1) 63:22 harsh (1) 58:21 heads (3) 9:2,5;13:7 heads-up (1) 11:4 healthy (2) 22:24;23:8 hear (1) 24:16 heard (3) 24:20,25;38:9 heart (1) 31:4 help (2) 23:6,7 helping (1) 18:15 helps (1) 14:19 herself (2) 47:21,25 Hi (2) 5:18;7:16 high (1) 48:3 high-level (1) 25:16 highlights (2) 23:20;28:17 high-quality (1) 24:12 Highway (1) 6:3 hill (1) 9:16 hit (1) 28:17 hold (1) 11:1 Honeywell (2) 21:10,21 hope (1) 44:20 hopefully (5) 16:23;30:17;43:15,18; 44:17 HUYNH (3) 5:18,19;7:13 H-u-y-n-h (1) 5:19 HVAC (1) 21:13 hypothetical (1) 47:19</p>	<p>ideas (1) 43:1 imaged (1) 29:24 imaging (1) 28:11 immediately (3) 44:10,11;61:15 implement (2) 37:5;39:1 implementation (1) 15:21 implemented (1) 16:25 implementing (1) 33:9 important (1) 26:7 improve (1) 30:3 improvement (2) 21:7;48:9 improvements (1) 27:18 include (2) 25:5;52:13 includes (1) 13:5 including (1) 20:17 individual (2) 53:25;54:22 individuals (4) 6:10,11,19,20 information (6) 9:9;23:1;30:4;38:20; 42:24;43:15 initial (1) 22:4 initiate (1) 39:1 inquiries (2) 30:4,4 insides (1) 13:1 instance (5) 53:24,25;54:2,3,14 instances (1) 38:5 instead (3) 10:16;19:14;59:24 institute (1) 36:8 insurance (3) 53:12;56:2,9 integrated (2) 21:3;30:17 intended (1) 21:1 intent (1) 56:12 interacting (1) 13:16</p>	
	G				
	<p>game (1) 35:3 gathered (1) 3:16 gave (3) 16:3;17:4;36:7 Georgia (1) 6:1 get-go (2) 24:12;32:20 gets (4) 13:13;50:16;55:8,8 GILLEN (23) 8:21;14:11,14;17:18, 22;18:3;25:22;26:8; 27:5,16;28:16;31:13; 33:11,20;35:11,15; 38:21;60:18,24;61:7,12, 14,18 GIS (3) 15:7,8;20:9 gives (1) 58:20 giving (1) 59:20</p>	<p>Hall (8) 9:11,16;11:2,9;19:2,9; 20:7;37:3 hallway (2) 11:12,13 handle (1) 21:2 hands (1) 11:18 handsets (3) 19:17,20,20 happen (3) 18:1;25:24;56:15 happened (1) 26:1 happening (2) 23:8;44:2 happens (2) 17:24;33:15 happy (1)</p>	H		
			I		
			<p>ID (2) 57:8,9</p>		

<p>interested (2) 45:8;48:8</p> <p>interesting (1) 16:16</p> <p>internal (1) 9:19</p> <p>internally (1) 28:15</p> <p>Internet (2) 19:24,25</p> <p>interview (2) 46:13;47:20</p> <p>interviewed (1) 45:6</p> <p>interviewing (1) 46:13</p> <p>into (29) 9:2;11:22;12:14,19; 15:5;18:16;20:5;21:2; 22:1;24:24;26:10,10; 29:5;30:19;38:19;43:20; 46:1;49:15,18;50:9,16; 51:1,18;54:11,12,17; 58:14;60:14;62:4</p> <p>introduce (1) 45:2</p> <p>invite (1) 6:22</p> <p>invited (1) 6:5</p> <p>invoices (1) 10:12</p> <p>involved (1) 37:10</p> <p>involves (1) 42:18</p> <p>IP (1) 19:12</p> <p>iPads (3) 32:12,13,16</p> <p>IQM2 (3) 14:19;24:10;31:14</p> <p>issue (10) 7:21;8:2;15:5;18:18; 23:5;25:20;32:4;43:25; 56:7,7</p> <p>issues (6) 12:9;18:14,16,24; 47:14;49:9</p> <p>item (5) 13:6;18:4;35:19;42:1; 61:9</p> <p>items (6) 8:18;13:9;17:9;32:24; 41:23;43:11</p>	<p>56:8</p> <p>job (2) 22:14,16</p> <p>Joe (3) 17:7;18:4;49:2</p> <p>join (1) 6:12</p> <p>July (2) 3:20;4:4</p> <p>junking (1) 16:6</p> <p>junky (1) 32:1</p> <p>justify (1) 37:15</p> <p style="text-align: center;">K</p> <p>keep (8) 9:8,8;23:7;24:5;49:14; 54:23;56:8;57:15</p> <p>keeping (1) 57:3</p> <p>kept (2) 12:19;50:8</p> <p>key (1) 25:1</p> <p>kick (3) 42:25;51:19;56:4</p> <p>kickoff (1) 23:2</p> <p>kind (9) 9:8;23:19;25:1;29:16; 33:16;39:19,25;41:21; 43:25</p> <p style="text-align: center;">L</p> <p>labor (1) 37:10</p> <p>lack (1) 20:11</p> <p>lanes (1) 6:3</p> <p>language (1) 41:20</p> <p>lap- (1) 31:15</p> <p>laptop (3) 31:19;32:2,3</p> <p>laptops (2) 31:16;32:21</p> <p>large (1) 52:17</p> <p>larger (1) 56:21</p> <p>Laserfiche (2) 29:19,19</p> <p>last (10) 3:20;6:18;16:16;17:4; 4:22;21:23;18,20;42:19; 61:8</p> <p>later (1)</p>	<p>19:20</p> <p>latter (1) 47:19</p> <p>layout (1) 57:15</p> <p>learn (1) 14:10</p> <p>learned (1) 14:15</p> <p>lease (1) 53:11</p> <p>least (5) 9:5;15:17;19:1;23:18; 43:16</p> <p>leave (2) 56:15;59:9</p> <p>Lee's (1) 18:15</p> <p>Legal (5) 40:13;41:13,20;49:12; 50:15</p> <p>legally (1) 29:8</p> <p>legislative (1) 12:21</p> <p>Lenny (4) 12:5;17:7;44:6;48:22</p> <p>less (1) 57:3</p> <p>level (1) 48:3</p> <p>library (1) 30:10</p> <p>license (2) 52:25;55:24</p> <p>licenses (1) 35:22</p> <p>licensing (1) 20:18</p> <p>life (1) 50:12</p> <p>lighting (1) 21:14</p> <p>line (1) 19:5</p> <p>Lisa (7) 9:24;11:17;12:3; 15:25;16:8;17:3;29:13</p> <p>listen (1) 26:21</p> <p>literally (1) 20:20</p> <p>little (13) 7:19;10:14,18;11:4; 16:16;26:19;37:10; 42:17;44:17;47:8;49:18; 53:11,13</p> <p>live (3) 6:17;62:11,14</p> <p>live- (1) 25:8</p> <p>lives (2) 23:7;45:19</p>	<p>live-stream (2) 24:10;25:8</p> <p>local (1) 29:20</p> <p>locally (1) 51:9</p> <p>located (1) 40:13</p> <p>location (1) 42:23</p> <p>log (4) 15:3,5;19:14;29:21</p> <p>logical (1) 37:8</p> <p>long (5) 15:11;23:6;37:15; 55:1;56:6</p> <p>longer (1) 7:6</p> <p>long-range (1) 39:25</p> <p>look (11) 21:12,13;24:13;32:1; 38:19,22;44:13;47:11; 55:9;57:5;63:12</p> <p>looked (1) 38:7</p> <p>looking (2) 20:14,16</p> <p>lord (1) 62:12</p> <p>loss (1) 37:13</p> <p>lot (29) 9:10;11:9;12:14,19; 14:16;16:1,5,6,6,10,18; 19:12,16;20:15;23:4; 30:5,12;31:2;37:2,3; 39:2;42:2,22;43:15; 50:12;53:8;55:5,8;62:22</p> <p>lots (1) 42:21</p> <p>love (2) 7:6;63:21</p> <p>lovely (1) 5:23</p> <p>low (2) 12:20;24:7</p> <p>luck (1) 63:23</p> <p style="text-align: center;">M</p> <p>ma'am (8) 36:12,14;41:18;42:15; 54:19;62:9;63:6,8</p> <p>main (1) 9:14</p> <p>majority (1) 36:22</p> <p>makes (3) 11:8;24:25;37:17</p> <p>making (3)</p>	<p>10:20;17:2;37:16</p> <p>mall (2) 54:21;55:3</p> <p>Manager (22) 8:20,21;14:11,14; 17:18,22;18:3;25:22; 26:8;27:5,16;28:16; 31:13;33:11,20;35:15; 60:18,24;61:7,12,14,18</p> <p>manner (1) 51:17</p> <p>manual (1) 30:21</p> <p>many (3) 17:11;24:3;45:8</p> <p>mapped (1) 15:9</p> <p>mark (1) 29:4</p> <p>marketing (1) 27:9</p> <p>Marshal (2) 44:11,15</p> <p>MasterCard (1) 36:1</p> <p>material (1) 13:16</p> <p>materialize (1) 21:23</p> <p>matter (5) 30:2;32:17,24;52:7; 58:3</p> <p>maximum (2) 50:5,22</p> <p>may (6) 23:5;49:12,23;53:10; 58:5;59:16</p> <p>maybe (2) 43:20;60:7</p> <p>MAYOR (80) 3:3,10,18;4:6,9,11,17, 20;5:1,3,7;6:23;7:11,14; 8:11,14,21;28:3,6;31:8; 32:6;33:4;35:9,11,16; 36:10,13,15;37:23;38:6; 40:3,9,11,24;41:4,8,11; 42:7,11;44:22;46:6,8,10, 11;48:12,17,21;49:2; 51:23;52:9,21;53:21; 55:14;57:19;58:7,23,25; 59:3,4,5,15,17;60:3,16; 61:2,5,13,19,24;62:2,19; 63:2,7,9,14,24;64:2,4,6, 10</p> <p>Mayor's (2) 11:11;12:10</p> <p>Mbps (3) 19:25;20:5,6</p> <p>mean (10) 17:16;26:1;38:13; 55:20,22;56:15,16,25; 57:3;58:9</p> <p>means (1)</p>
<p>Jackie (1) 62:17</p> <p>jail (2) 35:23;37:4</p> <p>jammed (1)</p> <p style="text-align: center;">J</p>	<p>last (10) 3:20;6:18;16:16;17:4; 4:22;21:23;18,20;42:19; 61:8</p> <p>later (1)</p>	<p>live (3) 6:17;62:11,14</p> <p>live- (1) 25:8</p> <p>lives (2) 23:7;45:19</p>	<p>ma'am (8) 36:12,14;41:18;42:15; 54:19;62:9;63:6,8</p> <p>main (1) 9:14</p> <p>majority (1) 36:22</p> <p>makes (3) 11:8;24:25;37:17</p> <p>making (3)</p>	<p>Mayor's (2) 11:11;12:10</p> <p>Mbps (3) 19:25;20:5,6</p> <p>mean (10) 17:16;26:1;38:13; 55:20,22;56:15,16,25; 57:3;58:9</p> <p>means (1)</p>

38:1 measured (1) 35:6 measurements (1) 35:5 media (1) 30:4 meet (3) 11:2,3;51:1 meeting (33) 3:3,20;4:2,4,21,23;8:4, 24;11:1,5;13:22,23;14:1, 4,7;15:14,15;22:17; 25:21;26:3,4;42:19; 43:6,8,10,21;57:25; 59:22,23;60:13;61:15; 64:11,13 meetings (4) 11:6;24:11;26:6;29:13 Member (118) 3:8,25;4:8,15,18,19, 24,25;7:10;14:3,8;17:10, 10,14,19,23;25:19,23; 27:2,12;28:2,5,7;31:6,9; 33:5,12;36:12,14,16,23; 37:9,19,22,24;38:7,11; 39:6,10,13,17,23;40:1,8, 10,12,20,23;41:7,11,16; 42:6,14;43:4,22;44:19, 21,25;45:1,2,3,13,18,23, 25;46:7,9,11,15,19,21, 23;47:18;48:1,2,16,19; 51:24;52:8,10,20,22; 53:20,22;54:14;55:13, 15,25;56:13,23;57:18; 58:5,8,22,24;59:2,4,6,11, 14,16,18;60:6,7,9,19,21, 25;61:6,11,17,23;63:6,8, 10,16;64:1,3 Members (14) 3:6,7;4:13;5:5;8:22; 13:19;24:17;35:13;41:2; 47:5;48:15;61:3,22;64:8 memo (1) 9:12 memory (1) 31:10 method (1) 33:3 mic (1) 24:18 microphone (2) 24:20,22 microphones (1) 25:2 might (7) 11:21;30:20,21;47:11, 21;49:19;51:22 migrated (1) 15:7 Mike (1) 7:16 mind (2)	49:10,14 minimum (7) 48:23;49:8;50:5; 51:11;54:24;55:5;60:11 minutes (15) 3:19,21,23;4:1,3;5:13, 14;9:6;13:23;14:5,10; 25:25;59:24,24;61:10 mobile (2) 32:16,23 modification (1) 51:25 modifications (1) 57:6 Monday (4) 14:15,15,17;23:14 money (5) 10:5;12:14,19;38:23; 39:2 month (5) 17:6,16;24:6;58:1; 59:25 months (6) 21:6;22:10;23:20; 33:15;34:4;48:6 moratorium (1) 44:5 more (13) 11:9;19:12;22:1;31:2; 38:23;42:17,22;43:15, 18;48:6;58:5;59:20,21 most (3) 20:23;22:15;50:13 motion (9) 3:25;4:23;17:25;40:4; 60:4,8,10;61:24;63:25 Motions (1) 4:3 mounted (1) 25:6 move (12) 7:5;9:2;11:17,25;22:8; 24:7;25:11;27:23;42:9; 43:2;47:3;60:4 moved (10) 4:24;9:15;10:9;11:15; 12:2,10;28:19;40:8; 43:10;64:1 move-in (1) 20:16 movie (5) 62:16,17,18,20,23 Movies (2) 62:7,9 moving (4) 11:22;16:24;28:20; 42:4 much (9) 7:12;10:23;11:10; 12:13;15:11;35:12; 54:12;63:3,17 municipalities (1) 38:24	myself (1) 13:5 N name (6) 5:11,19;7:16;14:25; 46:1;62:13 narrow (2) 25:13;30:15 nay (1) 32:7 necessary (1) 25:11 need (27) 3:23;10:2,23;11:4; 12:25;13:20,20;14:5; 18:23;19:19,23;21:1; 22:15;26:22;27:7;29:15; 32:18;33:25;34:4,5,9; 35:2;39:8;47:21;57:5,5, 8 needed (1) 26:24 needs (4) 28:10;34:20;45:12; 57:17 new (23) 10:15,21;17:2;18:25; 19:16;20:21,22;23:21; 24:9,10,13;25:5,6;26:8; 33:17;34:2,8;35:7; 44:24;50:20;53:4;56:8, 11 Next (22) 5:8;8:18;11:16;12:18; 15:15,22;16:22;17:5; 20:1;21:6;22:8,10; 23:17;33:8;35:16;41:8; 42:12;44:24;48:21; 57:25;58:1;60:5 nice (3) 10:24;22:24;25:16 night (1) 62:22 ninth (1) 5:22 Nodding (1) 60:18 nominated (1) 46:5 nomination (2) 45:14;47:3 nonconformities (1) 49:13 non-Council-meeting (1) 14:17 non-emergency (1) 19:5 nonprofit (1) 8:5 Nonverbal (1) 48:20	nor (1) 22:3 Northwoods (1) 47:6 note (1) 64:10 noticed (2) 9:10;10:22 notify (1) 14:21 November (2) 13:5;34:2 November-ish (1) 13:12 Number (9) 22:12;28:24;44:11; 45:9;48:6;49:9;51:8; 57:9,9 numbering (1) 57:10 numbers (1) 38:15 O object (1) 14:11 objectives (1) 34:10 occupational (2) 56:3;57:6 occur (1) 32:3 o'clock (2) 7:3;62:17 October (7) 5:24;7:2;13:12;23:2,8; 34:2;43:14 off (4) 14:16;16:6;24:18,19 offer (2) 29:15;37:13 offered (1) 29:14 offering (1) 38:2 office (10) 9:25;10:22;11:11,22; 12:5,6,7,10,23;34:3 offices (5) 52:13,16,16;58:14,15 off-site (1) 15:21 often (1) 53:7 old (1) 10:16 once (4) 15:7;20:15;21:17; 60:13 one (34) 4:22;5:15;6:2;7:22; 9:14;15:15;22:12;23:22,	25;25:8,12;28:8,18,24; 29:6;34:23;40:17;41:20, 21;42:17;43:7;47:6,7; 49:13,22,24;53:17;57:2, 2,8,13;58:2,5;61:9 ones (3) 13:15;19:21;42:18 online (1) 15:2 only (7) 20:9;29:3;31:20;47:6; 49:16;55:21;64:11 on-site (1) 15:20 onto (1) 17:5 open (2) 29:21;32:7 opportunity (2) 6:6;57:23 optics (1) 20:4 options (2) 32:20;57:22 order (3) 3:3;14:24;15:3 ordered (2) 11:21;31:15 ordinance (3) 18:14;50:14;59:7 ordinances (5) 17:1,9,12;18:12;40:14 organization (1) 8:5 original (1) 9:12 Otherwise (1) 28:24 ours (1) 30:5 ourselves (1) 22:9 out (16) 6:20,24;9:12,22; 13:21;16:8,19;18:13,16; 26:22;35:23;38:13; 40:17;47:5;53:5;62:22 out-of-balance (1) 47:8 out-of-date (1) 22:15 outs (1) 13:1 over (29) 6:11,19;10:9,19,19; 11:16;12:18;15:7;16:3, 12,12,15;17:5;19:12; 20:1;21:6,8;23:14,17,20; 24:21,25;27:22,24;32:9; 41:13;48:9;57:25;58:14 over-balanced (1) 47:8 over-compacting (1)
--	---	---	---	---

54:24 own (3) 24:18;45:19;50:22 owned (2) 16:14;56:5	9:21;22;10:1;11:22; 12:24;14:20;19:13; 22:18;23:5;25:9;26:5; 45:8,10;48:7;49:18; 58:18	62:2,19;63:2,7,9,14,24; 64:2,4,6,10 place (3) 11:3;19:18;45:20 plan (6) 6:19;21:7;23:9;27:3; 32:19;57:14 planning (19) 15:14,17;17:21;18:9; 23:11;26:3,6;31:21; 33:9;41:24;42:3,25; 43:5;44:24;45:7;47:5, 13,16;49:1	16:9 potential (2) 22:6;63:20 power (1) 12:24 practice (3) 45:19;50:3,7 prefer (3) 14:15;33:1,3 prepared (1) 50:15 presence (1) 3:6 presentations (1) 8:19 presented (1) 47:24 preserved (1) 26:12 pretty (7) 15:1;32:11;42:1,2; 43:11;48:3;58:10 prevent (2) 18:1;44:1 previous (1) 8:4 previously (1) 48:9 probably (6) 13:11;20:22;28:19,22; 29:10;55:23 procedure (1) 32:5 Procedures (1) 52:2 process (11) 15:17;18:9,10;28:1, 13;33:10;39:1,5;44:7; 46:13;47:20 processing (3) 35:20;36:1;38:12 production (2) 25:15,16 professional (2) 52:16;58:14 program (2) 23:1,16 project (3) 10:8;24:3;28:9 projects (4) 10:19;21:7,18,25 properties (3) 18:1,17;50:6 property (4) 15:24;16:1,2;18:19 proposal (1) 21:15 provided (1) 38:16 public (7) 5:8,9,14;8:16;15:9; 16:4;28:12 publics (1)	15:4 pulling (1) 42:24 pulls (2) 29:24;30:12 pun (1) 21:1 put (14) 7:22;8:6;12:14,18; 15:3,5;29:5;30:19; 31:16;43:24;46:1;53:11, 13;54:8 puts (1) 14:9 putting (2) 12:7;44:5
P	people's (2) 10:5;23:7 per (2) 21:16;37:25 percentage (1) 36:25 performance (2) 21:11,20 Perhaps (1) 27:18 period (2) 14:17;34:16 periodic (1) 9:3 permits (1) 35:23 person (9) 13:24;25:7,13;26:21; 38:2;47:6,7;49:24;55:19 personal (1) 16:2 Personally (1) 14:3 personnel (1) 16:21 perspective (1) 33:24 per-transaction (1) 40:5 phase (2) 15:18;22:8 phone (7) 13:24;18:25;19:1,4, 11;20:9,11 phones (2) 19:19;52:25 pick (1) 25:3 picnic (1) 22:23 piece (6) 20:23;26:15,16;29:6; 30:22;31:5 pieces (5) 17:11;20:17;50:9,10, 10 PITTMAN (75) 3:3,10,18;4:6,9,11,17, 20;5:1,3,7;6:23;7:11,14; 8:11,14;28:3,6;31:8; 33:4;35:9,11,16;36:10, 13,15;37:23;38:6,40;3,9, 11,24;41:4,8;42:7,11; 44:22;46:6,8,10;48:12, 17,21;49:2;51:23;52:9, 21;53:21;55:14;57:19; 58:7,23,25;59:3,5,15,17; 60:3,16;61:2,5,13,19,24;	plans (1) 15:21 plate (1) 20:15 play (1) 62:14 Plaza (2) 54:2,4 please (14) 3:4,14;4:11;5:3,11,16; 40:25;45:4;46:25;48:13; 61:11,17,20;64:6 pleased (1) 46:1 Pledge (2) 3:15,17 plenty (2) 27:13,21 plus (1) 43:9 PM (4) 3:2;5:25;6:4;64:13 podium (3) 5:17;25:14;41:15 point (3) 33:23;42:20;56:22 Police (3) 19:3,4,8 policies (2) 17:1,3 policy (3) 8:5;16:21;17:2 polls (6) 4:12;5:4;41:1;48:14; 61:21;64:7 pop (1) 10:18 pop-up (1) 7:21 pose (1) 47:19 position (2) 48:8;63:21 positive (1) 53:17 possibility (1) 33:14 possible (2) 12:20;37:13 possibly (1)	presence (1) 3:6 presentations (1) 8:19 presented (1) 47:24 preserved (1) 26:12 pretty (7) 15:1;32:11;42:1,2; 43:11;48:3;58:10 prevent (2) 18:1;44:1 previous (1) 8:4 previously (1) 48:9 probably (6) 13:11;20:22;28:19,22; 29:10;55:23 procedure (1) 32:5 Procedures (1) 52:2 process (11) 15:17;18:9,10;28:1, 13;33:10;39:1,5;44:7; 46:13;47:20 processing (3) 35:20;36:1;38:12 production (2) 25:15,16 professional (2) 52:16;58:14 program (2) 23:1,16 project (3) 10:8;24:3;28:9 projects (4) 10:19;21:7,18,25 properties (3) 18:1,17;50:6 property (4) 15:24;16:1,2;18:19 proposal (1) 21:15 provided (1) 38:16 public (7) 5:8,9,14;8:16;15:9; 16:4;28:12 publics (1)	Q
				qualified (1) 45:10 quality (1) 50:12 queries (1) 29:5 query (4) 29:21;30:12,13,14 quick (1) 62:7 quite (1) 26:2 quorum (1) 43:10 quote (5) 10:10;23:22,23;24:6,7 quoted (1) 38:15 quotes (2) 23:21;29:17 quoting (1) 44:15
				R
				R-1 (1) 50:6 radar (1) 22:20 range (1) 51:6 rather (1) 27:15 read (6) 4:5;9:18;32:16;52:11; 57:24,24 reading (3) 13:16;59:20;60:2 ready (3) 31:16,17;44:18 real (14) 16:2;31:1,2;41:12; 45:18;47:11,12,14,16; 55:6,9;58:15,18;62:7

<p>really (26) 6:15,22;11:8;24:1; 26:7;30:3,16,25;31:5; 32:25;33:25;35:2;37:3, 20;41:12;42:1;43:12,20; 45:9;52:16;53:17;55:8, 22;58:12,19;62:23</p> <p>reason (4) 16:13;20:11;27:12; 34:19</p> <p>reasonable (1) 51:7</p> <p>recapture (1) 37:12</p> <p>recently (1) 35:24</p> <p>recites (1) 3:17</p> <p>recommendation (1) 34:17</p> <p>recommendations (1) 43:2</p> <p>recorded (2) 25:23;26:11</p> <p>recorder (2) 26:2,10</p> <p>recording (2) 26:13,15</p> <p>records (1) 28:12</p> <p>recreation (1) 35:23</p> <p>recuse (2) 47:21,25</p> <p>redeveloped (1) 55:1</p> <p>re-do (2) 34:7,18</p> <p>refers (1) 17:2</p> <p>Refresh (1) 31:9</p> <p>regarding (1) 47:20</p> <p>regular (2) 13:22,23</p> <p>regulation (1) 52:6</p> <p>Regulations (1) 49:6</p> <p>relatively (1) 24:3</p> <p>reminding (1) 63:11</p> <p>remodeled (1) 50:21</p> <p>remote (1) 25:7</p> <p>renovate (1) 56:21</p> <p>renovation (1) 12:15</p> <p>rented (1)</p>	<p>27:10</p> <p>reorganized (1) 16:20</p> <p>replace (1) 19:21</p> <p>replacing (1) 19:22</p> <p>report (1) 22:6</p> <p>reports (1) 8:19</p> <p>represent (1) 38:24</p> <p>representative (2) 38:14;46:17</p> <p>request (1) 59:7</p> <p>require (3) 51:19;55:3;57:14</p> <p>requirement (2) 49:8;51:2</p> <p>requirements (4) 48:23;49:20;57:13; 60:11</p> <p>requires (1) 50:21</p> <p>requiring (1) 56:4</p> <p>research (1) 51:4</p> <p>residential (2) 50:4,5</p> <p>residents (1) 14:5</p> <p>resolution (2) 40:5,18</p> <p>response (9) 4:10;5:2;8:13;14:13; 30:3;35:10;42:10;48:20; 64:5</p> <p>rest (1) 18:12</p> <p>restaurant (1) 43:25</p> <p>retail (3) 52:12,19;55:24</p> <p>retreat (5) 15:15,20;33:8;60:14; 61:15</p> <p>return (1) 55:10</p> <p>review (5) 34:9;39:21;43:18; 44:12,16</p> <p>reviewed (1) 41:25</p> <p>RFP (1) 39:5</p> <p>RFPs (1) 20:21</p> <p>RFQ (2) 28:23;29:15</p> <p>RFQs (1)</p>	<p>30:24</p> <p>rid (3) 16:5,20;29:8</p> <p>right (38) 11:12;17:18,22;19:17, 21,25;20:10,15;24:12; 27:5;30:14,19;31:6; 39:6,6,6,7,7,7,10,13,16; 40:1;44:14,19,22;46:16, 18;47:24;48:11;55:20, 21;56:23;57:18;59:1; 60:3;61:7;63:2</p> <p>ring (1) 19:19</p> <p>Rip (2) 10:13;15:1</p> <p>rise (2) 3:14;6:14</p> <p>Road (1) 7:7</p> <p>Robert (1) 33:21</p> <p>Robertson (4) 15:1;62:6,9,24</p> <p>Robinson (1) 62:17</p> <p>roll (7) 3:4;4:11;5:3;40:24; 48:12;61:20;64:6</p> <p>roof (1) 50:22</p> <p>room (3) 10:21,24;27:21</p> <p>rotation (1) 9:8</p> <p>row (1) 45:15</p> <p>rule (1) 36:3</p> <p>run (3) 20:3;23:6;25:7</p> <p>running (5) 15:8,13;18:16;23:13; 25:8</p>	<p>38:22</p> <p>savings (4) 21:16,18,22,22</p> <p>saying (1) 55:16</p> <p>scan (1) 29:1</p> <p>scanned (1) 28:13</p> <p>scanning (2) 28:23;29:9</p> <p>schedule (6) 9:4;13:21;40:7,13,17, 18</p> <p>scheduled (2) 14:18,20</p> <p>screen (1) 32:9</p> <p>screenings (1) 23:3</p> <p>search (2) 30:7;31:4</p> <p>searching (1) 30:10</p> <p>seat (5) 4:16;31:19;46:2;48:5, 10</p> <p>seated (1) 34:9</p> <p>second (12) 4:7,8,25;23:23;40:9, 10;46:7,8;61:2,4;64:2,3</p> <p>seconds (1) 30:2</p> <p>section (3) 4:2;49:6;51:25</p> <p>secure (1) 10:6</p> <p>secured (1) 31:23</p> <p>seeing (1) 63:13</p> <p>seek (1) 27:11</p> <p>seemed (1) 37:8</p> <p>seems (1) 58:10</p> <p>sell (1) 52:24</p> <p>selling (2) 16:6;55:19</p> <p>sending (1) 44:8</p> <p>sense (2) 33:13;58:13</p> <p>sensitive (1) 12:8</p> <p>sent (3) 9:12;17:3;41:13</p> <p>separate (6) 26:14,15;52:25;53:5; 54:10;61:14</p>	<p>separated (1) 53:4</p> <p>separation (1) 9:20</p> <p>separations (1) 10:2</p> <p>September (2) 34:2;60:12</p> <p>service (5) 29:14,15;38:13;52:12, 19</p> <p>Services (4) 5:20;7:4;29:23,25</p> <p>servicing (1) 45:9</p> <p>session (3) 10:25;16:22;17:4</p> <p>sessions (2) 21:6;22:19</p> <p>set (3) 31:17;32:4;56:2</p> <p>settle (1) 20:20</p> <p>Seven (3) 45:22,23,25</p> <p>several (7) 20:17;21:6;23:11,20; 43:11;45:6;57:22</p> <p>Shallowford (1) 7:7</p> <p>shebang (1) 24:2</p> <p>shocked (1) 38:16</p> <p>shop (3) 55:18,18;57:1</p> <p>shopping (4) 51:10;53:19,23;54:1</p> <p>shorter (1) 9:6</p> <p>shortly (1) 3:9</p> <p>show (3) 22:24;32:8;63:23</p> <p>shown (1) 51:5</p> <p>shredded (1) 29:8</p> <p>shredder (1) 29:10</p> <p>shut (1) 12:8</p> <p>side (2) 11:13;52:25</p> <p>sidetracked (1) 18:6</p> <p>signed (1) 63:11</p> <p>significantly (3) 10:22;19:25;34:19</p> <p>similar (2) 54:21;56:6</p> <p>simple (2)</p>
S				
		<p>salary (1) 22:16</p> <p>same (14) 8:3;11:18;17:12; 33:22;42:14,15;49:15, 23;53:3,3;54:11;55:18, 24;57:12</p> <p>Saturday (4) 5:24;7:2;62:10,22</p> <p>save (4) 23:6,7;39:2,20</p> <p>saver (1) 31:1</p> <p>saves (1) 30:6</p> <p>saving (1)</p>		

32:11;44:16 simultaneously (1) 61:4 single (1) 52:11 sit (2) 14:5;34:9 sitting (2) 13:15;24:25 situation (2) 52:17;54:12 situations (1) 49:11 six (2) 9:11;54:16 size (3) 49:19,23;51:7 slick (1) 30:16 small (7) 24:3;37:2;38:25;51:7; 54:13;58:10,17 smaller (5) 10:22;50:9,10,10; 51:12 software (10) 12:21;13:1;20:17,18, 22,25;29:12,17,18;30:18 sold (1) 16:7 solid (1) 6:7 somebody (4) 25:9;47:15;53:10; 56:10 someone (4) 24:24;31:24;43:23; 51:17 somewhere (1) 15:20 soon (1) 34:8 sorry (2) 59:4;60:19 sort (5) 15:12;25:4,10;27:10; 58:16 sorts (2) 25:14;35:24 sound (10) 21:2;23:21;24:9,13, 24;25:5,20;26:8,13; 31:11 Sounds (1) 42:6 souvenirs (1) 55:19 space (16) 10:23;11:10,24;16:11; 48:23;49:22;51:1,18; 52:23;53:11;54:13,22; 56:18,20;58:19;60:11 spaces (2)	53:19,19 speak (6) 5:10,14,15,16,21;8:12 speaker (1) 24:21 speakers (2) 24:14,15 Speaking (1) 61:3 special (5) 14:1,4,6;59:23;60:12 specifically (4) 48:4;49:10;52:15,18 specifics (3) 46:20;50:16;55:9 speed (1) 20:1 spelled (1) 5:19 spend (1) 62:25 spending (1) 10:5 spread (1) 9:22 square (21) 49:8,15,21;50:5,22,23; 51:3,11,14,19;52:6,17; 54:6,6,25;55:4,10;56:22; 57:16;58:9,13 squeeze (1) 16:8 staff (14) 9:4,25;11:6;12:23; 13:13;15:2,19;17:7; 18:15;25:9;30:6,25; 34:12,20 stand (1) 62:7 standalone (1) 40:21 standard (2) 40:14;50:7 standards (1) 55:5 stands (1) 6:9 Stars (2) 62:8,10 start (13) 9:4;15:25;22:18;25:9; 27:9,9;28:20;30:24; 34:20,24;44:12;55:19; 62:16 starting (2) 62:11;63:12 state (1) 5:11 stated (1) 9:13 statements (1) 47:1 states (1)	6:12 Steven (1) 12:1 still (7) 7:6;22:11;32:1;33:12; 34:1,3;55:23 stop (1) 25:10 storage (6) 11:24;16:11;27:6,13; 29:12,17 store (1) 26:20 story (1) 62:18 straightforward (1) 42:1 strategic (3) 15:14,17;33:9 stream (2) 25:10,10 street (1) 7:5 streets (1) 57:10 Strickland (1) 12:1 structure (1) 22:16 structures (1) 7:20 structures/PopUp (1) 41:9 study (1) 22:12 stuff (9) 15:10;16:6,6,18; 19:10,13;27:22;43:17,18 subdividing (1) 55:2 submitters (1) 13:4 sudden (3) 53:10,14;56:20 sufficient (1) 43:9 suggesting (1) 39:14 suit (1) 45:12 suites (1) 53:25 Summary (1) 4:3 supervising (1) 9:25 support (1) 38:19 suppose (1) 43:23 supposed (1) 7:23 sure (9)	10:5;11:5;24:11; 30:13;39:7;41:12;47:15; 58:7;59:17 Surplus (2) 15:24;16:1 survey (1) 22:5 switches (1) 19:7 system (39) 13:7,9,25;14:24,25; 15:3,5,7,8;18:25;19:2,5, 11,15,18,24;20:9,9,11; 23:21;24:9,10,14,21,24; 25:5,17,20;26:9;29:3; 30:5,11,18,20;31:11,12, 14,22;57:10 systems (2) 21:14;30:16	37:9;47:11 thought (4) 32:12,21;41:12;42:19 thoughtful (1) 47:22 thoughts (1) 43:2 thousand-square-foot (1) 52:23 three (2) 16:16;47:4 throughout (3) 6:21;23:12;24:15 Thursday (1) 63:12 Thus (1) 52:1 times (3) 26:2,4;49:23 tiny (1) 58:19 today (1) 10:14 together (4) 6:6,9;9:23;42:24 told (4) 7:19,24;8:3;24:5 tomorrow (2) 13:2;43:8 ton (1) 30:6 tonight (9) 3:11,22;4:21;7:15,20; 15:16;18:4,5,7 took (4) 15:12;16:3;40:17; 61:10 total (2) 5:13;10:8 totally (1) 56:3 touch (1) 55:15 tough (1) 24:1 tour (1) 16:3 tourism (1) 55:18 tourist (1) 55:18 track (2) 57:3,11 tracked (2) 15:6;57:1 trailer (2) 16:12,14 training (9) 12:21;13:2,4,10,11,13, 17,24;14:6 transaction (2) 36:9;38:1 transactions (4)
			T	
				table (1) 24:23 Tacking (1) 37:16 tactical (1) 15:21 talented (1) 45:10 talk (2) 16:25;33:1 talked (7) 9:11;17:15;28:8,9; 38:14,23;45:9 talking (6) 22:18;32:15;33:9; 52:5,18;58:18 tax (3) 56:3;57:6,8 TEA (3) 5:22,22;6:9 technically (1) 36:24 technology (1) 20:10 tempered (1) 10:17 temporary (2) 7:20;41:9 tenant (1) 52:23 terms (1) 25:25 theme (1) 6:14 thereafter (1) 3:9 third (2) 23:25;24:6 thorough (1) 47:22 though (2)

<p>36:25;37:2,4;40:6 transition (1) 30:21 transparency (1) 31:3 Transportation (1) 6:2 trees (1) 42:21 try (2) 16:8;43:17 trying (4) 11:10;28:17;35:4;56:8 T-shirts (1) 6:25 turn (3) 24:19,20;25:13 turned (1) 24:18 two (12) 6:3;8:18;9:5;15:23; 17:6;22:21;23:21;26:14; 43:19;51:13;54:9,9 two-year (1) 34:16 type (4) 29:22;44:9;56:6;57:12 types (1) 50:11 typical (2) 50:15;51:5 Typically (3) 43:16;51:11;53:6</p>	<p>11:9 up (48) 6:14;7:22;8:6;9:2,16; 10:18;11:2;13:4,10,11, 13,18;14:21;15:8,13,15, 16;16:5,10,17;17:13; 18:23;22:10,24;23:10; 25:3;29:21,24;30:12; 31:16,17;32:4,5,8;33:6, 7,22;34:16;35:24;43:25; 50:9;53:13;56:2,8,22; 59:21;62:7;63:11 update (7) 8:20,24;9:3,6;18:8; 22:15;41:22 upgraded (3) 19:10,24;20:1 upgrades (1) 21:13 upgrading (1) 20:13 upon (3) 49:21;55:4,10 use (4) 21:18;31:20;32:22; 33:3 used (6) 27:15,24;29:18;30:11; 51:16;54:6 useful (2) 15:1;32:25 user (3) 13:14,14,17 users (1) 12:24 uses (1) 47:14 using (2) 10:16;27:6 utilitarian (1) 11:9 utilize (1) 11:10</p>	<p>36:1 Voice (2) 19:12,13 vote (5) 4:14;5:6;41:3;59:22; 64:9 voted (2) 32:9,9 voting (9) 31:10;32:3,4,7,14; 48:15,16;61:22,23</p>	<p>6:21;24:2;42:2;44:7; 62:25 wholesale (2) 52:12,19 wide (1) 25:12 wish (5) 5:9;23:4;40:4;60:3; 63:23 wishes (1) 5:16 wishing (1) 8:12 within (11) 34:16;40:14;50:21; 51:1,9;53:25;54:9,9,10, 23;55:10 without (3) 12:12;44:5;58:21 wonderful (1) 6:16 word (1) 29:23 worded (1) 30:14 work (19) 9:10;11:13;14:24; 15:3,11;16:22;17:4; 18:25;19:22;20:20;21:5; 22:19;25:3;34:4,12; 35:1;58:12;61:8;63:22 workable (1) 58:21 worked (1) 58:16 working (18) 8:25;11:17;12:8,22, 23;15:2;17:8;20:12; 22:11,17;23:25;24:4,5; 28:18;31:25;41:19,19; 53:18 works (6) 15:4,9;16:4;28:12; 29:19;30:10 workshop (1) 58:2 works-out (1) 23:14 worry (1) 19:20 worth (2) 10:4;44:14 wrap (1) 15:16 wrapped (1) 13:13 wrong (1) 44:6</p>	<p>y'all's (1) 50:17 yea (1) 32:7 year (13) 6:10,18,19;7:22;9:18; 15:23;21:16;23:12,17; 30:15;34:13,14;48:10 years (5) 12:18;45:21,21,23,25 year's (1) 6:14 youth (1) 62:24</p>
<p>U</p>	<p>V</p>	<p>W</p>	<p>W</p>	<p>Z</p>
<p>ultimately (1) 39:2 Um-hmm (2) 25:22;33:11 Umm (1) 59:14 unable (1) 9:21 under (13) 3:11;4:2,2;8:17,19; 34:14;35:16;44:24;52:1; 55:24;56:25;62:8,10 under-represented (1) 47:2 underway (1) 19:2 UNDERWOOD (2) 7:16,17 Unfinished (1) 35:17 unison (1) 35:13 united (1) 6:7 unless (1) 56:19 unused (1)</p>	<p>vacated (1) 46:3 vegetables (1) 22:25 vernacular (1) 13:14 version (1) 15:9 via (1) 38:2 Victoria (1) 5:19 view (2) 25:12,13 Vintage (2) 62:12,13 Visa (1)</p>	<p>wait (3) 28:19;30:23;59:25 waiting (1) 33:19 waive (2) 57:23,24 waiving (2) 59:19;60:1 Walk (5) 5:22,22;13:24;18:23; 31:24 walking (1) 23:12 wants (1) 38:20 wave (1) 45:16 way (8) 27:20;30:9,11;31:25; 37:1,4;52:15;53:8 weather (1) 3:11 web (2) 24:11;36:6 website (1) 59:8 Wednesday (1) 23:14 week (5) 11:14;15:16;22:18,21; 43:16 week-and-a-half (1) 22:22 weekend (1) 62:8 weeks (5) 8:7;9:12;22:21;25:21; 43:19 Welcome (4) 3:12;4:18;48:18,19 wellness (6) 22:23;23:1,2,10,11,16 weren't (2) 7:23;8:8 what's (3) 21:11;29:4;44:4 whereas's (1) 50:15 whole (5)</p>	<p>Y</p> <p>y'all (4) 7:19;8:2,4;43:2</p>	<p>zoning (5) 50:6;52:2,4,7;58:3</p>