In The Matter Of:

City of Doraville

State of Georgia

City Council Meeting

May 17, 2010

American Court Reporting Company, Inc.

52 Executive Park South

Suite 5201

Atlanta, Georgia 30329-2217

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

Original File 60764-1.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 Ray Jenkins presiding, before Theresa Bretch, Certified Court Reporter, commencing at 6:30 p.m., May 17, 2010.

* * *

Page 2

APPEARANCES:
Doraville City Council:
Hon. Ray Jenkins, Mayor
Councilmember Maria Alexander
Councilmember Brian Bates
Councilmember Karen Pachuta
Councilmember Donna Pittman
Councilmember Bob Roche
Councilmember Pam Fleming
Rhonda Blackmon, City Clerk
Murray J. Weed, City Attorney

Page 3

P R O C E E D I N G S

MAYOR JENKINS: Meeting come to order. Call the roll.

CLERK BLACKMON: Councilmember Alexander?

COUNCILMEMBER ALEXANDER: Here.

CLERK BLACKMON: Councilmember Bates?

COUNCILMEMBER BATES: Here.

CLERK BLACKMON: Councilmember Fleming?

COUNCILMEMBER FLEMING: Here.

CLERK BLACKMON: Councilmember Pachuta?

COUNCILMEMBER PACHUTA: Here.

CLERK BLACKMON: Councilmember Pittman?

COUNCILMEMBER PITTMAN: Here.

CLERK BLACKMON: Councilmember Roche?

COUNCILMEMBER ROCHE: Here.

MAYOR JENKINS: Like to have a motion to approve the minutes of 4/26/2010.

COUNCILMEMBER PITTMAN: So moved.

MAYOR JENKINS: Second?

COUNCILMEMBER ALEXANDER: Second.

MAYOR JENKINS: Call the roll.

CLERK BLACKMON: Councilmember Alexander?

COUNCILMEMBER ALEXANDER: Yes.

CLERK BLACKMON: Councilmember Bates?

COUNCILMEMBER BATES: Yes.

Page 4

CLERK BLACKMON: Councilmember Fleming?

COUNCILMEMBER FLEMING: Yes.

CLERK BLACKMON: Councilmember Pachuta?

COUNCILMEMBER PACHUTA: Yes.

CLERK BLACKMON: Councilmember Pittman?

COUNCILMEMBER PITTMAN: Yes.

CLERK BLACKMON: Councilmember Roche?

COUNCILMEMBER ROCHE: Yes.

MAYOR JENKINS: And the minutes for 5/3/2010, a motion, please?

COUNCILMEMBER PACHUTA: So moved.

COUNCILMEMBER ALEXANDER: Second.

MAYOR JENKINS: All right. We got a long agenda, so let's just get into it. Steve?

CLERK BLACKMON: Wait. I have to call roll for that one, sir. I'm sorry.

MAYOR JENKINS: Excuse me? Oh. Call the roll, please.

CLERK BLACKMON: Councilmember Alexander?

COUNCILMEMBER ALEXANDER: Yes.

CLERK BLACKMON: Councilmember Bates?

COUNCILMEMBER BATES: Yes.

CLERK BLACKMON: Councilmember Fleming?

COUNCILMEMBER FLEMING: Yes.

CLERK BLACKMON: Councilmember Pachuta?

Page 5

COUNCILMEMBER PACHUTA: Yes.
CLERK BLACKMON: Councilmember Pittman?
COUNCILMEMBER PITTMAN: Yes.
CLERK BLACKMON: Councilmember Roche?
COUNCILMEMBER ROCHE: Yes.
And by the way, Mayor, while we're on agendas, I added something to the agenda to correct the agenda back from December.
MAYOR JENKINS: Do you want to go ahead and do that now?
COUNCILMEMBER ROCHE: Why don't we get that out of the way because it seems like we normally do that.
Back in the meeting of December 7th of 2009, a motion was made by Councilmember Roche actually to extend the contract with the Chief of Police, John King, until, according to the summary of minutes, it says December 31st of 2009. Well, that wouldn't have been very much of an extension.
I did review the minutes. It was actually -- the motion was supposed to say until December 31st, 2010, which is next December. So I just wanted to, for the record, correct the summary of minutes for December 7th of 2009.
MAYOR JENKINS: You make a motion for that?

Page 6

COUNCILMEMBER ROCHE: I'm making a motion to do that.
COUNCILMEMBER FLEMING: Second.
MAYOR JENKINS: Any more discussion?
- - -
(No response)
- - -
MAYOR JENKINS: Call the roll, please.
CLERK BLACKMON: Councilmember Alexander?
COUNCILMEMBER ALEXANDER: Yes.
CLERK BLACKMON: Councilmember Bates?
COUNCILMEMBER BATES: Yes.
CLERK BLACKMON: Councilmember Fleming?
COUNCILMEMBER FLEMING: Yes.
CLERK BLACKMON: Councilmember Pachuta?
COUNCILMEMBER PACHUTA: Yes.
CLERK BLACKMON: Councilmember Pittman?
COUNCILMEMBER PITTMAN: Yes.
CLERK BLACKMON: Councilmember Roche?
COUNCILMEMBER ROCHE: Yes.
MAYOR JENKINS: Steve, come on up to the microphone, please.
This is on the Soil and Erosion Control Mandated Amendment. It's a mandate we have to do, so Steve, go ahead and explain it a little bit.

Page 7

MR. STRICKLAND: Yeah. It was brought up two weeks ago at the meeting. It's called a model ordinance put out by the State. They do basic ordinance, fill in the City of Doraville and Dekalb County and the Mayor and Council members, and basically you just approve this as-is. It's just something that the -- it's something that the -- that the State requires us to do.
I think we had the -- Did we have the first reading? So I think if there's no more discussion or questions, we can actually approve this tonight.
MAYOR JENKINS: Do I have a motion?
COUNCILMEMBER BATES: So moved.
MAYOR JENKINS: Second?
COUNCILMEMBER PITTMAN: Second.
MAYOR JENKINS: Any more discussion?
COUNCILMEMBER FLEMING: Yes, sir. I have questions, please.
Page 10, item number (2).
MR. STRICKLAND: Okay.
COUNCILMEMBER FLEMING: At the bottom of item number (2), it indicates that the discharge of stormwater runoff shall not apply or this entire paragraph shall not apply to any land disturbance associated with the construction of a single-family

Page 8

home which is not part of a larger common development.
And I mean, to me, I would think that if we've got discharge of stormwater runoff and disturbance from construction of a single-family home, that, you know, they should fall into the requirements of whether it's one house or three.
MR. STRICKLAND: Right.
Basically what you do with this ordinance is you pass this one, and then anything that you want to do above and beyond for the City we actually handle under other ordinances. For example, this is only going to require a 25-foot state buffer. We have a 75-foot buffer. It's a 50-foot buffer and then another 25-foot what's called an impervious setback. We actually do that with our own City of Doraville stream buffer.
And so the erosion control for a single-family dwelling will be handled somewhere else in our code, either in -- more than likely, the building code.
COUNCILMEMBER FLEMING: Okay.
MR. STRICKLAND: So basically it's just not -- These are minimum requirements. And then if a municipality wants to go above and beyond, you do that with your ordinances and, you know, your -- like the

Page 9

1 city code, basically. So that would be handled under
2 the building code or the land development code. I can
3 find that out specifically. But they are basically --
4 the State's just looking at new development and they
5 wouldn't be looking at like -- you know, the
6 rebuilding of an existing single-family would be
7 considered infill.
8 I know that the ordinance doesn't handle it
9 here under this ordinance, but we'll handle it with
10 our own ordinance or city code somewhere else just
11 like we do stream buffers --
12 COUNCILMEMBER FLEMING: But would it not be
13 --
14 MR. STRICKLAND: -- flood plain.
15 COUNCILMEMBER FLEMING: -- conflicting at
16 that point, conflicting ordinances, if we have one
17 that says even if you have a single-family home
18 construction and you're, you know, destroying the --
19 MR. STRICKLAND: No. It says that this
20 ordinance would not apply. But that doesn't mean that
21 another ordinance does not.
22 COUNCILMEMBER FLEMING: Okay. All right. I
23 would like to continue my questions before we go ahead
24 and approve even though this is a model of the State
25 -- Dekalb County or the State, because I just want to

Page 10

1 be sure.
2 MR. STRICKLAND: It's actually the State,
3 yes, ma'am.
4 COUNCILMEMBER FLEMING: Okay. Page 15, the
5 district, the definition is Dekalb County. And so if
6 I understand, Dekalb County shall be approving or
7 disapproving the plan within 35 days? That's item
8 number (4).
9 MR. STRICKLAND: No. That's actually the
10 State Soil and Water District. That is the State
11 district. From the Soil and Water Conservation
12 Commission, State level, it comes down to the County-
13 of-Dekalb county level. And as we -- when we send our
14 development plans or the erosion control plan to the
15 district, which is in Conyers, that's who's actually
16 -- they have to approve the erosion control plan.
17 COUNCILMEMBER FLEMING: Okay. And just I
18 want to read this to make sure that I understand. It
19 says, continuing item number for the last -- next-to-
20 the-last sentence, "The Local Issuing Authority,"
21 which would be the City of Doraville, "with plan
22 review authority shall approve or disapprove a revised
23 Plan submittal within 35 days of receipt. Failure of
24 the Local Issuing Authority with plan review authority
25 to act within 35 days shall be considered an approval

Page 11

1 of the revised Plan submittal."
2 MR. STRICKLAND: Yes, ma'am. That's State
3 law.
4 COUNCILMEMBER FLEMING: Oh, okay. So it's
5 going to be approved if we don't reply.
6 MR. STRICKLAND: Right.
7 COUNCILMEMBER FLEMING: Okay.
8 MR. STRICKLAND: But we have 35 days to.
9 And that is just like they say, to act within 35 days.
10 So that could be -- that could include a denial. You
11 just have to -- you have to --
12 COUNCILMEMBER FLEMING: Correct, correct.
13 MR. STRICKLAND: You have to give them an
14 answer in 35 days.
15 COUNCILMEMBER FLEMING: Right. But if we
16 don't give them an answer, it's automatically
17 approved.
18 MR. STRICKLAND: Yes, ma'am.
19 COUNCILMEMBER FLEMING: Okay. That's the
20 way I read that. I just wanted to be sure.
21 MR. STRICKLAND: That's State law.
22 COUNCILMEMBER FLEMING: And would you be the
23 person that's reviewing these plan?
24 MR. STRICKLAND: No. That would actually be
25 the engineering firm that we have on the contract --

Page 12

1 COUNCILMEMBER FLEMING: Okay.
2 MR. STRICKLAND: -- because you want a
3 registered engineer to review these plans.
4 COUNCILMEMBER FLEMING: Okay. The next
5 question I have is on page 16 under Permits, number
6 (1). Will you be the issuing agent for the permits
7 for the City?
8 MR. STRICKLAND: That, I don't know. I
9 don't know who actually signs our permits and approves
10 those, the actual plans.
11 MAYOR JENKINS: Would that be you, Scott?
12 MR. HAEBERLIN: Well, sir, it would be a
13 combination. It would be Mr. Calcaterra and myself on
14 behalf of the City.
15 COUNCILMEMBER FLEMING: Okay. Thank you.
16 Are we a certified local issuing authority?
17 MR. STRICKLAND: Yes, ma'am, we are.
18 COUNCILMEMBER FLEMING: Those are all the
19 questions I have. Thank you very much.
20 MR. STRICKLAND: You're welcome.
21 MAYOR JENKINS: Any more questions?
22 - - -
23 (No response)
24 - - -
25 MAYOR JENKINS: Call the roll.

Page 13

CLERK BLACKMON: Councilmember Alexander?
COUNCILMEMBER ALEXANDER: Yes.
CLERK BLACKMON: Councilmember Bates?
COUNCILMEMBER BATES: Yes.
CLERK BLACKMON: Councilmember Fleming?
COUNCILMEMBER FLEMING: Yes.
CLERK BLACKMON: Councilmember Pachuta?
COUNCILMEMBER PACHUTA: Yes.
CLERK BLACKMON: Councilmember Pittman?
COUNCILMEMBER PITTMAN: Yes.
CLERK BLACKMON: Councilmember Roche?
COUNCILMEMBER ROCHE: Yes.
MAYOR JENKINS: Luke?
MR. HOWE: Yes, sir. Thank you.
Right now I'm going to introduce Kellie Brownlow and Stephen Causby of the ARC. Kellie is the division chief of Local Government Services. Stephen is a planner in their Land Use division. They're going to give a brief presentation on the project we have -- the implementation project we have coming up with them, so I'll let them talk at this time.
MS. BROWNLOW: Kellie Brownlow. And as we've mentioned, I'm the division chief of Local Government Services. I am here with Stephen Causby who is the manager of the Community Choices project

Page 14

and basically the brains of the operation.
Tonight I'm just going to tell you a little bit about Community Choices, who may not have been around long enough to know about the program, and then we just wanted to talk for a minute about the project we're about to begin here in Doraville.
And Community Choices is the Atlanta Regional Commission agency-wide quality growth initiative, and it began way back in the early 2000s. And initially we started the project as a series of basically online and digital tool kits about different quality growth concepts, and we developed tool kits for about three to five years just kind of making sure that we covered all bases and all different types of quality growth initiative and policies, and our goal was to reach a critical mass where we had enough in our quality growth tool kit so that there was at least something for every community -- at least one thing.
And so once we got to that critical mass, we went around and talked to our local governments to find out if there was something in it for your communities. And the feedback we got was, "This is great," but this was 2005 when we did this, and they said -- most communities said, "This is wonderful but we can barely" at that point "keep our head above

Page 15

water, and so this is all great stuff but we don't have the staff to do this stuff."
And so then we started the Community Choices Implementation Assistance Program where we actually invite local governments to apply for assistance with implementing your quality growth initiatives. And so we started back in 2005, and we started with two pilot projects, actually both overlay districts, and since then, we have increased the number of projects that we do. And the number of applications has also rose, because even though it's a different time economically, I think local governments still or even more so do not have the staff to kind of get their house in order.
And so we are happy to be working with Doraville for our 2010-2011 Community Choices projects. Doraville was one of nine that were selected, and we received 24 or 25 applications, actually.
In Doraville, we are actually going to be creating an overlay district for along Buford Highway, and so that's what you-all applied for, and to help implement your quality growth objectives.
One thing to point out is that we don't come in and create a vision for you. We actually take on

Page 16

projects where we support the vision that you outlined in the application.
And in terms of overlays, we actually have done several of these across the region. I recognize that every vision is unique and different, but we do have a lot of experience to draw from in developing overlay districts.
And so tonight we just wanted to -- First of all, part of this meeting is to make sure that we're all on the same page and that you want this overlay district. And as we outlined the process, we're going to move forward and hopefully come to you in eight months or so with a product that you adopt.
And so we wanted to know if there's anything you want us to consider about this area, anything we need to know, anything you're sure needs to change, anything you don't even want us to consider as we move forward, and then I just wanted to tell you a little bit about the next steps.
Does anyone have any questions or any thoughts or anything about the particular area before we talk about next steps and how we're going to move forward?
COUNCILMEMBER FLEMING: I don't mean to put you on the hot seat --

Page 17

MS. BROWNLOW: Sure.
COUNCILMEMBER FLEMING: -- but I don't remember seeing the application so I don't even know what we've applied for.
MS. BROWNLOW: Luke, do you want to --
MR. HOWE: We passed a resolution.
COUNCILMEMBER FLEMING: Resolution but --
MR. HOWE: Yes, ma'am.
COUNCILMEMBER FLEMING: -- but not an application to know what we --
MR. HOWE: You picked out the projects, you passed the resolution. We had two -- we submitted two projects: an overlay for our downtown/Shallowford/New Peachtree corridor and one for Buford Highway. They chose Buford Highway, so that's what we're going with.
COUNCILMEMBER FLEMING: Did we identify in that -- and I'm not trying to put you on the spot, but did we identify in the application what the City at that time wanted to see for an overlay district for Buford Highway? Because I'm concerned right now that I don't see a lot of business owners and property owners here.
MS. BROWNLOW: I'm glad you mentioned that. The next step is actually one of the things that we would ask you-all to do along with your staff is

Page 18

actually to appoint a stakeholder group who we will work with as we develop the overlay throughout the entire process. And so the stakeholder group, who we say -- you know, we recommend be somewhere between 12 and 15 people, we like to have one or two elected officials on that if possible, but we ask you to identify.
And then that's exactly what we do. We will walk through with them, and by "stakeholders," we mean exactly those folks that you just mentioned. And so we'll have a couple of sessions with them where we look at what the major challenges are, major opportunities. We'll look at some examples that they think, you know, locally and nationally, you know, are something to look at. And then we draft the overlay, and they actually serve as a sounding board for that as well; so good question.
MR. HOWE: Well, to answer your question, the language that I put in this application came directly out of our LCI almost word for word.
COUNCILMEMBER ROCHE: Well, you're aware that we're in the process -- we're getting ready to redo our LCI.
MS. BROWNLOW: Yes, yes, and we work closely with the LCI staff.

Page 19

COUNCILMEMBER ROCHE: And we're potentially looking at even doing a new architectural standards ordinance. So we'll have an LCI committee and then we'll have the architectural standards.
And we also have this little thing called the GM property --
MS. BROWNLOW: I heard about that.
COUNCILMEMBER ROCHE: -- which we're hearing all kinds of interesting things as of today, actually, on that. So that's going to be an issue too, so --
I mean again, I think that businesses definitely need to be involved because the businesses are going to be most involved with Buford Highway. Everything I've heard from the business owners up and down Buford Highway is of course they want to improve the appearance, improve the types of businesses they have, and we need to make certain that they're deeply involved.
MS. BROWNLOW: And again, we would ask you-all to help us identify who those people are, and actually we leave it to staff to extend the initial invitation since most of them are not familiar with who we are. But that's essential to success in this process.
COUNCILMEMBER ROCHE: Well, we also need to

Page 20

make sure citizens that are in the vicinity are also - involved --
MS. BROWNLOW: Absolutely.
COUNCILMEMBER ROCHE: -- because they're obviously stakeholders. Even though they may not live on Buford Highway proper, they're very close, so --
MS. BROWNLOW: Right.
COUNCILMEMBER BATES: Kellie, will this look at Buford Highway from the Gwinnett County line or from border to border or is it just going to look at a section of Buford Highway?
UNIDENTIFIED SPEAKER: Just the portion that's in the city of Doraville.
MS. BROWNLOW: Yes.
COUNCILMEMBER FLEMING: So from 285 to Shallowford?
COUNCILMEMBER BATES: No. From Gwinnett County to Shallowford.
COUNCILMEMBER FLEMING: Oh, okay, so it is the extent of it.
COUNCILMEMBER BATES: Within the city limits.
MR. HOWE: And sometimes it goes in and out of Dekalb County. It's really --
COUNCILMEMBER ALEXANDER: The northbound

Page 21

side.
COUNCILMEMBER PACHUTA: One side of Buford Highway's in the city.
COUNCILMEMBER BATES: The southbound side is always in the city.
MS. BROWNLOW: But these are -- like I said, the stakeholders, whoever you think should be on the stakeholders, we leave that to you. And the only thing we recommend is to try to keep it at about 15 people so that it's manageable and it's actually a working group; but residents, business owners, elected officials, whoever you think should be part of the process. But we work very, very closely with that committee as we move forward, and like I said, we like to have an elected official if possible to make sure that we're all always on the same page.
So the next step is to -- you with your staff to think about that stakeholder committee, and then we'll go back and develop a scope of work and a project schedule and outline the process which we'll then send back to you again and ask for your signatures so we're all on the same page with expectations, deliverables, time line, and in the meantime, we get started with the stakeholder committee.

Page 22

These typically -- we haven't done this with the book yet, but typically we say eight to ten months.
And does anyone have any other questions?
COUNCILMEMBER ALEXANDER: When would you like to have our suggestions?
MS. BROWNLOW: As soon as you can get to thinking about it, actually. We'd like to start work on it as soon as we can, and so the earlier the better.
COUNCILMEMBER FLEMING: And you've selected Doraville. Is there a fee to us, please?
MS. BROWNLOW: No. This is -- No, there's no fee. This is an implementation grant, so what the grant is is we provide the staff at no cost.
COUNCILMEMBER FLEMING: Thank you.
MS. BROWNLOW: Any other questions?
- - -
(No response)
- - -
MS. BROWNLOW: Well, great. Thank you. We're looking forward to working with you.
COUNCILMEMBER BATES: Thank you.
COUNCILMEMBER PITTMAN: Thank you.
MAYOR JENKINS: Thank you.

Page 23

MR. HOWE: Mayor, we talked about opening these bids for the construction portion of Central Avenue. I don't know if you want to do that now or wait till I'm done with these items.
MAYOR JENKINS: Well, move on with your items and then we'll get to that.
MR. HOWE: All right. The first item I have is GEFA contract. It's pretty much boilerplate. The only thing that is unique about this is the scope of services which was outlined in the grant application. So everything else is pretty much standard.
We need to have this signed and executed on our end by June the 1st.
COUNCILMEMBER PACHUTA: Thanks. Murray, you had a concern?
ATTORNEY WEED: Luke was kind enough to share the contract with me. I performed a contract review of the same.
As he said, it's pretty much a standard State boilerplate contract, and we are in a situation where if you want the other guy's money, you have to play by the other guy's rules.
One thing I thought was worth trying to negotiate would be there is a clause that pretty much -- it's a termination clause that provides that the

Page 24

State can unilaterally terminate the agreement if they deem that we fail to perform the services or if we fail to make progress in a reasonable manner -- there's no definition of what is reasonable -- or if what we do impairs or otherwise negatively impacts GEFA.
I think that's a reasonable clause except for the fact that I would recommend we at least try to have what I call a "cure provision" added which would give us a 30-day or some other limited time frame that if we do one of those things, that we have an opportunity built in the contract to cure. I think that's worth asking about.
Do I think we're going to get it? Probably not. But do I think it's worth trying to get? I do. So my advice would be to approve the contract and authorize Mr. Howe to seek that contractual change with an expectation that we won't get it but we give it the old college try to get it and then we move forward.
COUNCILMEMBER ROCHE: I have a couple questions.
MR. HOWE: Sure.
COUNCILMEMBER ROCHE: I kept noticing, this kept popping up before, and I guess I did some more

Page 25

1 thinking. It talks about LED lighting.
2 MR. HOWE: Correct.
3 COUNCILMEMBER ROCHE: When I moved to
4 Doraville, I had this -- I set up this huge aquarium.
5 It was a reef aquarium, salt water, the whole nine,
6 and I think it had something like 1100 watts of
7 lighting in there. The problem with that is of course
8 it generates a lot of heat, and so I actually had a
9 thing that chilled the water that was connected to
10 this.
11 Now, at the time I bought this, LED lights
12 were coming in vogue for this, and that's a point for
13 the -- And people liked the LED lightings but they
14 found out that it also generated a lot of heat. And
15 at the time, I think it was T-5's were the big thing,
16 because T-5's, they generated a lot of light but they
17 didn't generate anywhere near as much heat, and I
18 think in terms of energy consumption they're about the
19 same.
20 I noticed that the scope of services keeps
21 specifically mentioning LED lighting versus elsewhere
22 I think it -- I think what they use is "energy
23 efficient lighting." And it would seem reasonable
24 that we could change that to say "energy efficient
25 lighting," because, for all we know, there may be

Page 26

1 something more efficient than LED that hasn't even
2 been invented yet.
3 MR. HOWE: It's LED is what we're going
4 with. You're sitting under an LED light. If it's
5 overheating, then you would be the first to know.
6 COUNCILMEMBER ROCHE: Well, what I'm getting
7 at, though, is that there may be other forms of
8 lighting that are also energy efficient.
9 MR. HOWE: LED is the most efficient
10 lighting out there.
11 COUNCILMEMBER ROCHE: What if it generates
12 heat? How do we know that?
13 What if they invent something tomorrow?
14 MR. HOWE: Well, then --
15 COUNCILMEMBER ROCHE: I'm just saying if we
16 didn't specify LED lighting but simply said energy
17 efficient lighting, that we can buy all the LED lights
18 we want, but if something else comes along that's more
19 efficient, that's cheaper, that's more appropriate,
20 then we would have the option to do that.
21 MR. HOWE: Well, I think there's a good
22 chance that one day that'll happen, but right now LED
23 is the most efficient. It was within the LED context
24 which I wrote the application. So I don't know what
25 to tell you other than right now what we have is --

Page 27

1 what we know to be the most efficient is LED and what
2 produces the biggest return on investment is LED.
3 COUNCILMEMBER ROCHE: Well, I just think
4 that we need to -- That's fine. There's nothing
5 preventing us from using LED lighting. All I'm saying
6 is that we shouldn't have to specify LED lighting in
7 this.
8 MR. HOWE: Well, I don't think that'll go
9 over real well with them.
10 COUNCILMEMBER ROCHE: With who?
11 MR. HOWE: With GEFA.
12 COUNCILMEMBER ROCHE: Are they going to do
13 anything --
14 MR. HOWE: They're not going to change this
15 contract.
16 COUNCILMEMBER ROCHE: -- if we say LED
17 [sic]?
18 MR. HOWE: Sir.
19 COUNCILMEMBER ROCHE: I'm sorry?
20 MR. HOWE: They're not going to change this
21 contract. It's --
22 MAYOR JENKINS: The contract says LED.
23 COUNCILMEMBER ROCHE: The scope of services?
24 Well, if we're going to change -- if we're
25 going to approach them about changing the contract for

Page 28

1 Attorney Weed's concerns, I think we could approach
2 them about changing that.
3 MR. HOWE: But he didn't recommend that we
4 -- that you-all act tonight contingent on that. His
5 recommendation was to approve the contract and then,
6 you know, try and see if they're going to insert
7 something like that.
8 They never do, but, you know, we can ask.
9 COUNCILMEMBER ROCHE: My recommendation
10 would be to modify the language to use their language
11 instead of our language, that would give us more
12 options.
13 COUNCILMEMBER FLEMING: So you're suggesting
14 LED or energy efficient.
15 COUNCILMEMBER ROCHE: Energy efficient
16 lighting as they say in their thing instead of what we
17 said in ours.
18 MAYOR JENKINS: I don't really see any
19 reason for that, Bob. We're going with the LED, and
20 that's what we have, that's what the grant said, LED,
21 and I say it stays that way.
22 COUNCILMEMBER ROCHE: Well, how about this?
23 There's another issue too.
24 We're going to be giving out money to
25 people, I guess, and there's nothing in here that says

Page 29

how we're going to choose which businesses are going to receive these incentives or which --

MR. HOWE: No. That --

COUNCILMEMBER ROCHE: -- homeowners.

MR. HOWE: No, sir, and that's --

COUNCILMEMBER ROCHE: So how are we going to choose?

MR. HOWE: Well, we'll run an ad. We'll come up with a systematic approach.

You know, as far as the people, we didn't say who was going to be trained. We said three people are going to be trained to perform energy audits. We could very well choose three people on our own staff. We may want to go with one person on staff and --

COUNCILMEMBER ROCHE: That's not what I'm talking about.

MR. HOWE: -- and solicit, you know, applications from residents for the other two.

COUNCILMEMBER ROCHE: Can we get back on the topic? The topic I -- what we're talking about here is we're going to hand out money to businesses and homeowners --

MR. HOWE: Right.

COUNCILMEMBER ROCHE: -- so that they can retrofit their homes and their businesses or be more

Page 30

energy efficient, which is wonderful. I mean I like that.

My question, though, is how are we going to decide who gets that? I mean could we just decide that, you know, Pam Fleming and Bob Roche and Brian Bates all get our -- you know?

MR. HOWE: We can.

COUNCILMEMBER ROCHE: I mean there's nothing here at all.

MR. HOWE: We can.

COUNCILMEMBER ROCHE: And I think that we should come up with some sort of a lottery program so that anyone that's approved, their names would go in the hat, and that way, we don't have to worry about any question of fairness.

MR. HOWE: I think that's a good idea.

COUNCILMEMBER BATES: But does that need to be in the contract with GEFA?

MR. HOWE: No.

COUNCILMEMBER BATES: I think that's an internal.

MR. HOWE: It's an internal matter.

And this -- for the commercial side, all it's doing is it is subsidizing. You know, we're helping to pay for the retrofit. We're not paying for

Page 31

the whole thing. So you know, it may be difficult to find 10 that are willing to put up the rest of the cost, so --

COUNCILMEMBER ROCHE: And I just wanted to note for the record --

MR. HOWE: -- it's achievable.

COUNCILMEMBER ROCHE: Sorry. I didn't mean to interrupt.

MR. HOWE: Go ahead.

COUNCILMEMBER ROCHE: And I just did want to note for the record that apparently we will be out of pocket about 28,000 -- twenty-eight/five according to the budget.

MR. HOWE: How is that?

COUNCILMEMBER ROCHE: Well, according to this, on the energy efficiency retrofits, government and nonprofits, it says full fixture and installation costs is $221,000, and we have applied a portion of these savings to the retrofitting cost to reduce grant funds requested to the maximum of $300,000.

MR. HOWE: Right. We're going to -- we're going to pay for the retrofit. The hundred and ninety-one's going to cover 90 percent of the cost. The rest is going to come after we've seen some return on the investment. We got two years to do everything

Page 32

we say we're going to do involved in this grant.

The second year of savings is going to be funneled into a fund to help subsidize or encourage people to retrofit their homes or businesses. So we're going to do as much as we can with the one ninety-one and we're going to come back and do the rest, and you'll see that the differential is exactly what we propose we'll save. And we've done several audits, and $34,000 is a conservative estimate.

COUNCILMEMBER ROCHE: So you're saying that we will not be out any money other than the $300,000.

MR. HOWE: No, sir.

COUNCILMEMBER ROCHE: We don't have to come out --

MR. HOWE: No, sir.

COUNCILMEMBER ROCHE: We don't have to advance any money or --

MR. HOWE: No, sir.

COUNCILMEMBER FLEMING: So with the amount that we're saving, we're reinvesting it either into homeowners or business owners? Is that what you're saying?

MR. HOWE: The first year of savings we're going to finish the retrofit. The second year of savings will be totally -- will be totally for

Page 33

incentives and such.
COUNCILMEMBER FLEMING: Okay. So that that -- but that's from a savings for energy that we --
MR. HOWE: Right.
COUNCILMEMBER FLEMING: Correct?
MR. HOWE: Yes, ma'am.
COUNCILMEMBER FLEMING: So would Ms. Wilson have to set up a separate fund for that particular money?
MR. HOWE: She will. Yes, ma'am.
COUNCILMEMBER FLEMING: Okay.
COUNCILMEMBER ROCHE: And we won't have to write any checks to subsidize that fund or add to that fund or anything else?
MR. HOWE: No, sir. Not unless we want to.
ATTORNEY WEED: The only other thing that I would add is that interestingly enough -- and this is pretty typical in these State contracts, particularly the ones that relate to Federal programs -- the legality, the legal, lawyerly part of this is about six pages. The remaining 80 pages are the auditing, the reporting requirements and the other Federal acts that we will have to comply with with regard to the reporting.
So what I would say is that there may not be

Page 34

that many requirements on the front end; however, the State and Federal government will certainly be reviewing the reporting mechanisms that will have to be filled out once the money's spent. So I think their eyes will be on this on the back end.
MR. HOWE: And that's the case with every grant.
ATTORNEY WEED: I agree.
MR. HOWE: It's nothing new there. It's not hard. It's not easy but it's not hard.
COUNCILMEMBER ROCHE: I'm sorry. I'm done.
MAYOR JENKINS: Anybody else?
Do we need any kind of motion?
MR. HOWE: Well, yes, sir. We need to approve the contract, so --
MAYOR JENKINS: Just sign it.
MR. HOWE: Yes, sir.
MAYOR JENKINS: Do we need a motion, Murray?
ATTORNEY WEED: Yes, sir. You'll need a motion to approve the contract.
MAYOR JENKINS: Okay. Do I get a motion to approve the GEFA contract?
COUNCILMEMBER ALEXANDER: I make a motion to approve the contract, however, addressing Mr. Weed's concern for the language in 5.2 to add a cure clause.

Page 35

Is that the correct term, Mr. Weed?
ATTORNEY WEED: Yes, ma'am.
MR. HOWE: Contingent upon them?
ATTORNEY WEED: I would suggest you approve.
COUNCILMEMBER ALEXANDER: Approve the contract.
ATTORNEY WEED: Yes.
COUNCILMEMBER ALEXANDER: With an attempt to add the language.
ATTORNEY WEED: Correct.
MR. HOWE: We'll ask.
COUNCILMEMBER FLEMING: Well, can we attempt to add the language of "and energy efficient," then?
COUNCILMEMBER ALEXANDER: I am concerned that we already put LED in the grant application --
MR. HOWE: Yes, ma'am.
COUNCILMEMBER ALEXANDER: -- and the grant application was approved with LED language.
MR. HOWE: Right. Fluorescent would be the next to the most efficient, and we've already exhausted that except with the arena, which is still using incandescent, so --
MAYOR JENKINS: Anything else?
Do I get a second on that?
COUNCILMEMBER PACHUTA: Second.

Page 36

MAYOR JENKINS: Anymore discussion?
- - -
(No response)
- - -
MAYOR JENKINS: Call the roll, please.
CLERK BLACKMON: Councilmember Alexander?
COUNCILMEMBER ALEXANDER: Yes.
CLERK BLACKMON: Councilmember Bates?
COUNCILMEMBER BATES: Yes.
CLERK BLACKMON: Councilmember Fleming?
COUNCILMEMBER FLEMING: Yes.
CLERK BLACKMON: Councilmember Pachuta?
COUNCILMEMBER PACHUTA: Yes.
CLERK BLACKMON: Councilmember Pittman?
COUNCILMEMBER PITTMAN: Yes.
CLERK BLACKMON: Councilmember Roche?
COUNCILMEMBER ROCHE: Yes.
MAYOR JENKINS: We got one more, Luke.
MR. HOWE: We got two more.
MAYOR JENKINS: If everybody'll notice, the agenda is on the board.
Okay, Luke.
MR. HOWE: Right now, we're going to -- I think we've -- we talked about putting off the committee selection until we've gotten the consultant,

Page 37

and right now I'd like to ask y'all to go ahead and to approve one of the consultants that we interviewed Wednesday night, and then we can move forward.

We have to have a consultant in place by -- we have to choose one by the 21st and we have to have a contract in place with that firm by the 4th.

MAYOR JENKINS: Okay.

COUNCILMEMBER FLEMING: I have no problem in submitting my nominations at this time so that the LCI consultant that we employ this evening will already have some names to work with as well as the core group of ARC and GDOT and New Broad Street, so --

MR. HOWE: That's up to the Council, ma'am. I mean we don't have to at this time.

COUNCILMEMBER PACHUTA: And my preference, which I had e-mailed everyone today, is just from the interviews -- I know we talked before about each Council member picking one and then one from unincorporated, one from Chamblee and one business owner.

And then from the interviews -- and that was a question I asked all of the consultants --

MR. HOWE: Right.

COUNCILMEMBER PACHUTA: -- they all had a slightly different view of how many people they thought made a good committee, the make-up of the

Page 38

group, and they all had good ideas of reaching out into the community and into maybe some of those areas where we haven't had as much active participation in Doraville so we can get a more diverse group.

So my preference, since we don't have to have a committee immediately, is once we pick a consultant, have us work with the consultant on what is the ideal committee that they have found in their experience to work with and using their ideas to reach out to a broader base in Doraville.

MR. HOWE: Yes, ma'am. That makes perfect sense. All I can tell you is what we have to do at this time.

COUNCILMEMBER ROCHE: So different consultants -- we would choose different people based on different consultants? I mean if we have a recommendation or an appointment today, he could say, "Oh, wait a minute. We don't want to appoint that person --

MR. HOWE: No.

COUNCILMEMBER ROCHE: -- this consultant, but maybe another consultant?"

MR. HOWE: No consultant --

COUNCILMEMBER ROCHE: I'm not sure I understand.

Page 39

MR. HOWE: Neither myself or a consultant is going to tell you who you can pick and who you can't pick. All they will tell you is what you need to -- as far as ARC guidelines, what ARC guidelines stipulate, which is, you know, you make an attempt to include every -- you know, all members --

COUNCILMEMBER ROCHE: Sorry. ARC or LCI?

MR. HOWE: -- of your community or representatives of the -- They want a good cross-section of your community.

COUNCILMEMBER ROCHE: And that's exactly why I believe we passed the motion that said that each Council person would be able to appoint --

MR. HOWE: Right.

COUNCILMEMBER ROCHE: -- one person. That way, there is more of a cross-section represented.

I mean I'm kind of with Councilwoman Fleming. I've already talked to someone who's not really political or anything and who I think would be a good addition. We're keeping these people hanging, you know. I think that regardless of which consultant we choose, I think that this person will probably do a good job. So I'm not sure why we're waiting, because we were going to choose those six people, one for each Council member, and then later add, you know, two or

Page 40

three more people.

Now, the main difference I see, I remember from the interviews with the consultants, were that some said 12 and some said 9 and some said 50, you know, or more. They were more interested in the number of people on the thing than others.

MR. HOWE: I think nine is a good number.

COUNCILMEMBER ROCHE: It's the number to start. We can always add more later.

MR. HOWE: We can, but we don't want to make it too big to the point that it's just not productive.

COUNCILMEMBER ROCHE: Well, I wasn't saying --

MR. HOWE: We want it to be productive. We want the committee process to be productive.

I'll work with whatever number you come up with, but I would recommend nine. That way, each of you gets a pick, Chamblee gets a pick, the Mayor, and Dekalb County.

COUNCILMEMBER ROCHE: But the whole point of this discussion was that we were going to wait and find out what the consultants wanted.

MR. HOWE: Well, I think -- I mean that's pretty much what they said. They gave you any number from six to 12, I mean, and nine is right there in the

Page 41

1 middle.
2 COUNCILMEMBER ROCHE: So it seems like full
3 steam ahead. We've already decided on choosing 9
4 people. We should go ahead and choose them and be
5 done with it and move on.
6 COUNCILMEMBER BATES: We don't even have a
7 consultant on board and we're not going to have a
8 contract with them until the 4th of June. So if you-
9 all want to suggest your people, that's fine. I'm not
10 going to make a decision on anybody tonight from my
11 end.
12 So if you want to make your recommendations,
13 that's great. I don't see any problem with saying
14 names tonight. I don't see any problem with waiting
15 and having names for the next meeting. It's basically
16 irrelevant.
17 MR. HOWE: Either way.
18 COUNCILMEMBER ALEXANDER: Unfortunately, I
19 was unable to attend the interviews. I have purchased
20 the DVDs, which I have tonight, and I would like to
21 listen to what they have to say regarding the
22 committee members.
23 I am going to abstain from the vote on the
24 actual consulting firm because I did not attend the
25 interviews and I don't feel like I should vote on

Page 42

1 something that, you know, I wasn't there to witness
2 their answers to our questions and their presentation.
3 But I am not prepared to nominate someone,
4 and I really -- considering that we've had complaints
5 from certain persons that, "Oh, you have the same
6 people volunteering over and over," I think I would
7 like to do some -- You know, I know you e-mailed us a
8 brief, you know, recommendation of characteristics or,
9 you know, qualifications to look for. I would really
10 like for us to see like a -- you know, issuing a
11 casting call and basically trying to get a lot more
12 people involved that, you know, want to volunteer.
13 MR. HOWE: Right.
14 COUNCILMEMBER ALEXANDER: And I also, you
15 know, get concerned about us overburdening our good
16 citizens that do volunteer any time, you know, we ask
17 for their assistance.
18 Again, I'm with Mr. Bates. I'm not prepared
19 to make my nomination this evening.
20 MR. HOWE: And we can wait. I wanted you to
21 be thinking about it. I didn't want to come up, you
22 know, a week before we had to do it and say, you know,
23 come up with a committee. I wanted you-all to think
24 about it. We can wait. There's no problem with that.
25 COUNCILMEMBER ROCHE: Well, I do strongly

Page 43

1 agree with Councilwoman Alexander, we need to get some
2 new faces. And I hear that over and over from people,
3 you know, it's always the -- I want to get involved
4 but it's always the same people, so --
5 COUNCILMEMBER PITTMAN: And I'm good either
6 way. I think either way at this point that's
7 irrelevant, as Mr. Bates said.
8 I think that given what Ms. Alexander said,
9 my preference, we'd go ahead and wait. Let's just
10 make a decision on who we would like to hire tonight.
11 MAYOR JENKINS: Do we need to table it?
12 COUNCILMEMBER BATES: Only the committee,
13 sir.
14 COUNCILMEMBER PITTMAN: Only the committee.
15 MAYOR JENKINS: Okay. But you want to vote
16 on the --
17 COUNCILMEMBER PITTMAN: Yes, sir.
18 MR. HOWE: I'll let you-all nominate
19 somebody. I can work with any of the three firms that
20 we interviewed. They're all very, very good outfits.
21 Any of them will do a good job.
22 MAYOR JENKINS: They are all good. It's
23 going to be a hard decision to make, far as I'm
24 concerned.
25 COUNCILMEMBER BATES: Really, I don't think

Page 44

1 we can go wrong with any of them.
2 I will throw my preference out there just
3 for starting a discussion, and that would be for us to
4 select Tunnell, Spangler & Walsh as the consultant. I
5 thought their involvement with the public piece was
6 very well done, their experience with other LCIs, but
7 more so their implementation and actually getting
8 funding for LCI implementation studies was very
9 impressive.
10 COUNCILMEMBER PITTMAN: I think they all
11 three gave an excellent presentation and I think they
12 all three would be excellent, but I was really
13 impressed with that as well as the enthusiasm that
14 Caleb showed for the city. It was very impressive.
15 COUNCILMEMBER PACHUTA: Yeah. I mean I
16 thought all three were good. I think each one had
17 different strengths. Wish we could combine some from
18 one and some from another to make one.
19 MR. HOWE: Well, we possibly could do that
20 because all three submitted proposals for the
21 redevelopment consultant as well. So you know, we're
22 not ruling Sizemore or JJG out of that, either. I
23 mean they're still -- that's still in play.
24 COUNCILMEMBER PACHUTA: I think Caleb gave
25 an excellent presentation and I know he committed that

Page 45

he would be 100 percent involved in being the project leader, and I appreciated at the GM forum that we had in the fall how well he handled that. And in listening to the public comments, he would also ask questions and bring more ideas out of the partici-pants, and I think that would be very helpful in the town hall situations.

MR. HOWE: And we've worked with TSW, so they have been responsive and they've done a great job for us with the Halpern Park project.

MAYOR JENKINS: Maria?

COUNCILMEMBER PITTMAN: She wasn't here.

COUNCILMEMBER ALEXANDER: I wasn't here.

MAYOR JENKINS: Donna?

COUNCILMEMBER PITTMAN: I've already said.

MAYOR JENKINS: Bob?

COUNCILMEMBER ROCHE: Yeah. I agree with the rest of the Council at least so far. Caleb did an excellent job. I think that given the occasional rough-and-tumble that we see here in Doraville at meetings, I think he would be very good at managing that and making sure that everyone gets a chance to -- you know, we need to move towards inclusiveness of more people. So I heartily recommend TSW.

COUNCILMEMBER FLEMING: And I also was

Page 46

impressed with Caleb's presentation, with TSW, but I want to comment about Jacobs. I believe that's the correct name, was it not?

MR. HOWE: They are now known as Jacobs, but formerly --

COUNCILMEMBER FLEMING: JJG?

MR. HOWE: -- Jordan Jones and Goulding.

COUNCILMEMBER FLEMING: Okay. Jacobs. They pointed out a couple of things that I want us to really hone in on when we work on this project. They made the comment of our iconic identity and the fact we have none, okay, and every other city has a direct -- you know, we got to come up with something. So that was something very strong for me.

Also their comment also about when asked if they had done another LCI study that had a MARTA station, they had done Avondale, and so I was impressed with that.

So to me, Jacobs was a very strong second but my first was TSW.

COUNCILMEMBER BATES: Again, I don't think we could go wrong with any of the firms. The staff yielded an excellent job of getting us what I perceive to be the three top, and all three of the firms did an excellent job.

Page 47

MR. HOWE: We're going -- I'm just now getting to the GM redevelopment RFP, so I'm going to go through this week. And like I said, those three also submitted proposals for that as well. So we'll go through them, I'll get you an initial report out, and we'll proceed from there on that.

COUNCILMEMBER ROCHE: Well, I mean TSW was involved in Hapeville, I believe, when y'all had the Ford plant, so it's like he's been there and he's done that, so I mean --

COUNCILMEMBER BATES: I'm going to make a motion that we select the team Tunnell, Spangler, Walsh & Associates, Keck & Wood and Arnett Muldrow & Associates for our LCI consultants.

COUNCILMEMBER PITTMAN: Second.

MAYOR JENKINS: Any more discussion?

- - -

(No response)

- - -

MAYOR JENKINS: Call the roll.

CLERK BLACKMON: Councilmember Alexander?

COUNCILMEMBER ALEXANDER: Abstain.

CLERK BLACKMON: Councilmember Bates?

COUNCILMEMBER BATES: Yes.

CLERK BLACKMON: Councilmember Fleming?

Page 48

COUNCILMEMBER FLEMING: Yes.

CLERK BLACKMON: Councilmember Pachuta?

COUNCILMEMBER PACHUTA: Yes.

CLERK BLACKMON: Councilmember Pittman?

COUNCILMEMBER PITTMAN: Yes.

CLERK BLACKMON: Councilmember Roche?

COUNCILMEMBER ROCHE: Yes.

MAYOR JENKINS: Thank you.

Luke?

MR. HOWE: On the ARC-MARTA Grant, the New Peachtree pedestrian improvements and Park Avenue corridor improvements, staff recommends Keck & Wood.

Any questions? I trust you-all have my report from last week.

COUNCILMEMBER FLEMING: I'll start out if you don't mind, Mayor.

Not to put you on the spot again, but some of the questions I need to go over.

When we sent out the RFP, did we in the RFP indicate the grant funds that were available?

MR. HOWE: Yes, ma'am, we did.

COUNCILMEMBER FLEMING: So every single one of them basically quoted the $700,000.

MR. HOWE: Not all of them.

COUNCILMEMBER FLEMING: But they were --

Page 49

1 MR. HOWE: Right. Yes, ma'am.
2 COUNCILMEMBER FLEMING: All 11 were very,
3 very close. I mean it was very, very close.
4 MR. HOWE: Right.
5 COUNCILMEMBER FLEMING: In reviewing this, I
6 think in the future, I don't think we should offer --
7 this is my opinion -- offer a consulting firm exactly
8 what we have available to us, because if I'm reading
9 this correctly, this is for design -- correct me if
10 I'm wrong -- design and contractor supervision and
11 we're going to be paying $600,000 for that, for design
12 and construction, and the only construction based on
13 this grant is concerned is going to be $100,000 for
14 the demolition and construction of 600 feet of a
15 sidewalk for Park Avenue. Is that correct?
16 MR. HOWE: Yes, ma'am.
17 COUNCILMEMBER FLEMING: I just -- I'm -- I'm
18 flabbergasted. I'm sorry. I am --
19 MR. HOWE: Think about it.
20 COUNCILMEMBER FLEMING: -- so sorry.
21 No, no, no. Let me finish. Let me finish.
22 This is not the City. I'm talking about the
23 billions of dollars that our Federal government and
24 our State government --
25 MAYOR JENKINS: Excuse me, Pam.

Page 50

1 [To the audience] If you need to talk, that
2 way (indicating).
3 Go ahead, Pam.
4 COUNCILMEMBER FLEMING: I'm sorry.
5 When I read this, it just -- it flabbergasts
6 me that our Federal government and our State
7 government are billions in deficit and we're going to
8 do $700,000 for a $100,000 construction project. And
9 it just -- it's crawling all over me, the weight of
10 $600,000 for a design on a $100,000 implementation
11 project.
12 MR. HOWE: Well, ma'am, think about it in
13 the context of the overall project. This is probably
14 going to be the first of at least three phases. This
15 is a -- And I did not -- The ARC gave me these
16 figures. I did not, you know, come up with it on my
17 own.
18 But all in all, after everything's said and
19 done, this is going to be a 4 million dollar project,
20 at least 4 million dollars. So to spend about
21 $600,000 on design that's going to cost you ultimately
22 4 million is a pretty good -- is actually less than
23 what ARC --
24 And these are prequalified projects. I did
25 not pick these projects. I had -- you know, I had

Page 51

1 really no say-so. At June, about early June last
2 year, they called for LCI prequalified projects. I
3 prepared a proposal based on the list of prequalified
4 projects they gave me. This is what they originally
5 cited. For New Peachtree corridor improvements, they
6 had $687,000 -- $487,000 appropriated just for the
7 design of New Peachtree improvements and $268,000
8 appropriated just for the design of Park Avenue
9 improvements, so we're actually going down some.
10 COUNCILMEMBER FLEMING: Okay. And Luke,
11 like I said, I'm not putting you on the spot because
12 it's grant funds and you applied, and I want to tell
13 you how much I appreciate you applying for all the
14 grants that are available and we would not know about
15 them.
16 It just galls me that this might be part of
17 the 4 billion or million that is going to be spent on
18 the New Peachtree corridor could possibly have been
19 much less is what I'm trying to get at.
20 But the Park Avenue improvements is
21 demolition to the existing sidewalk, correct?
22 MR. HOWE: Right.
23 COUNCILMEMBER FLEMING: And didn't you tell
24 me that it needed to be ADA compliant?
25 MR. HOWE: It's not ADA compliant now. It

Page 52

1 will be.
2 COUNCILMEMBER FLEMING: So the whole 600
3 feet needs to be taken out and --
4 MR. HOWE: And replaced.
5 COUNCILMEMBER FLEMING: -- restructured for
6 it?
7 MR. HOWE: Yes, ma'am.
8 COUNCILMEMBER FLEMING: Okay. I just --
9 MR. HOWE: It's --
10 COUNCILMEMBER FLEMING: Again, I --
11 MR. HOWE: And we're likely to have money
12 left over. We're going to have money left over, or
13 we'd look to have some money left over from the CDBG.
14 What we do is we go to Dekalb County and say, "Look,
15 we're going to have money left over. What shall we do
16 with it?"
17 And they got two choices. They can either
18 put that towards some other improvements or they just
19 take it back, and that'll be the case with this. And
20 most of the time, grantors are pretty good about
21 letting you put the money that was left over towards,
22 you know, implementation.
23 COUNCILMEMBER ROCHE: Well, I think that's
24 an excellent point and I think that's why we should
25 very strongly consider accepting the bid from

Page 53

1 Development Planning & Engineering, Incorporated, who
2 says they'll do exactly the same work for only
3 $417,000.
4 MR. HOWE: Now, that --
5 COUNCILMEMBER ROCHE: That's $282,000
6 difference.
7 MR. HOWE: The thing about that firm --
8 COUNCILMEMBER ROCHE: Why are -- I'm sorry.
9 I didn't mean to interrupt. I didn't mean to
10 interrupt you there.
11 MAYOR JENKINS: Go ahead, Bob.
12 COUNCILMEMBER ROCHE: What's the point of
13 having a bid process if we're not even going to look
14 at the bids? We're going to pick the highest bid
15 again here.
16 I mean if they have -- if they say they can
17 do it for $417,000, which is $282,000 less than the
18 high bid, then I don't understand why we're not
19 accepting that. Then we have plenty of money to send
20 back to Dekalb County or we'd have more money left
21 over.
22 MR. HOWE: Sir, I'm not -- I'm not exactly
23 sure that's what they were proposing. It was a
24 confusing proposal, and I stated that in my report.
25 I couldn't -- I couldn't figure out what

Page 54

1 they were proposing what for where. That was the only
2 firm where there was just absolutely no evidence that
3 they even came to the site.
4 It's a relatively new firm. Their time line
5 was wrong. And most work -- I mean this is
6 information that is published. You can get the
7 information pretty easily. So I found it concerning
8 that most of these people -- most of these firms were
9 just way off on the time line.
10 So to answer your question, I wasn't real
11 sure that that's what they were proposing. It could
12 have been just a part of it, and again, which it was a
13 confusing proposal anyway.
14 COUNCILMEMBER ROCHE: On the other hand,
15 maybe they're a good firm that's out to save money and
16 get the -- get the work.
17 COUNCILMEMBER ALEXANDER: It's my
18 understanding that with Federal transportation funds,
19 you cannot make your decision on price alone.
20 MR. HOWE: No. This is more --
21 COUNCILMEMBER ALEXANDER: It's against the
22 law.
23 MR. HOWE: -- about qualifications.
24 COUNCILMEMBER ROCHE: What? How would that
25 be? What's the point --

Page 55

1 COUNCILMEMBER ALEXANDER: Well, my
2 understanding from --
3 COUNCILMEMBER ROCHE: -- of having a bidding
4 process?
5 COUNCILMEMBER ALEXANDER: -- the other
6 engineering firms I have spoken to, and I --
7 COUNCILMEMBER ROCHE: Well, they're
8 engineering firms. I guess if I was an engineering
9 firm, I would probably tell people that too.
10 ATTORNEY WEED: And I don't have an opinion
11 about that, but the only thing I was going to add is
12 that I want to clarify for everybody that there is a
13 difference between a bid and an RFP.
14 A bid must be awarded to the lowest
15 responsible, responsive bidder. An RFP can be awarded
16 to whoever is most qualified in the sole determination
17 of the granting party -- in other words, the Council.
18 So you can always with regard to an RFP
19 choose the most expensive one. Price is not relevant.
20 I mean I know it's always relevant in everyone's
21 thinking. But as far as the legality of it, there's a
22 very, very distinct legal difference between a bid and
23 an RFP, and that's all I wanted to add.
24 COUNCILMEMBER ROCHE: I'd like to make a
25 motion that we accept the bid from Development

Page 56

1 Planning and Engineering, Incorporated, for $417,750.
2 MAYOR JENKINS: Do I get a second?
3 - - -
4 (No response)
5 - - -
6 MAYOR JENKINS: Do I get a second?
7 - - -
8 (No response)
9 - - -
10 COUNCILMEMBER ROCHE: Your tax dollars at
11 work. Thank you.
12 MAYOR JENKINS: The motion denied for the
13 lack of a second.
14 COUNCILMEMBER FLEMING: I make a motion that
15 we look at three and have presentations like we had
16 for the LCI.
17 MAYOR JENKINS: Three?
18 COUNCILMEMBER FLEMING: I think that we
19 should be able to review three of the consultants and
20 have presentations like we had for the LCI and be able
21 to make a decision based on presentation as well.
22 MAYOR JENKINS: How many do we have, Luke?
23 MR. HOWE: We had 11.
24 MAYOR JENKINS: How are we going to
25 determine, then, the three?

Page 57

1 COUNCILMEMBER FLEMING: Well, truthfully,
2 I'll tell you. Stormwater approval of stormwater
3 infrastructure that Steven's getting ready to do had a
4 perfect criteria that we should really be considering
5 to go by. And we should have -- for all of our RFPs,
6 we should have a criteria set that we're looking at,
7 and even the departments, if they're going to be
8 looking at these for us, which, you know, stands to be
9 considered. Qualifications carry a percentage,
10 references carry a percentage, understanding of the
11 RFP carried a percentage, the cost carried a
12 percentage. I would also throw in presentation as far
13 as their actual presentation in book form or
14 presentation to us as part of the criteria. So when
15 you ask me how would we consider, to me, that was a
16 perfect example of what we've done for the stormwater
17 infrastructure.
18 MR. HOWE: And CH2MHill came up with that
19 formula that is completely --
20 COUNCILMEMBER FLEMING: I think it's great.
21 I think it's --
22 MR. HOWE: It's completely subjective.
23 If you want, there's -- we can go and
24 implement a formulaic -- we can apply a formula to our
25 choosing, but that's something the Council's going to

Page 58

1 have to establish or else it's completely --
2 COUNCILMEMBER FLEMING: Right.
3 MR. HOWE: -- subjective, and we're right
4 back to where we were when it comes to a qualitative
5 analysis. Unless you-all establish a formula that is
6 going to be uniform and apply it to every single thing
7 that comes through this -- this City Hall, then you
8 have to rely on qualitative.
9 COUNCILMEMBER ROCHE: Actually the way you
10 do it is you begin with a format, and when you write
11 the RFP, all of these things are there for each. You
12 list your requirements specifically. You ask each
13 respondent how are you going to fulfill these
14 requirements. You don't necessarily give them the
15 weight or the emphasis at that point. Then everybody
16 has exactly the same spread sheet. That way, all the
17 responses to the bids come back or the responses to
18 the RFPs. And you put them all on a spread sheet,
19 rate them all, rank them all, and then you have a
20 qualitative, objective way of choosing respondents.
21 That's the way they do it in the business
22 world. That's the way I've seen it done several
23 times. Why we're not doing that, I don't know.
24 Now, for that to work, though, you have to
25 have somebody that knows what they're doing when

Page 59

1 they're writing an RFP, and this information --
2 MR. HOWE: Well --
3 COUNCILMEMBER ROCHE: -- needs to be --
4 MR. HOWE: -- the first thing that --
5 COUNCILMEMBER ROCHE: -- in the RFP, but we
6 can't even get to look at the RFP before they're
7 submitted or put out there.
8 MR. HOWE: Well --
9 COUNCILMEMBER ROCHE: So it's kind of
10 difficult for the Council to even have a say in how
11 this is set up.
12 MR. HOWE: Like I said, the Council would
13 have to -- we would have to propose a formula and you-
14 all would have to approve it or else we're -- you
15 know, we're going around in circles.
16 COUNCILMEMBER ROCHE: I think that's an
17 excellent idea.
18 MR. HOWE: It --
19 COUNCILMEMBER ROCHE: Sorry. There's a
20 motion on the floor.
21 I'll second that motion.
22 ATTORNEY WEED: And I believe, for clarifi-
23 cation, the motion was to select the top three
24 candidates.
25 COUNCILMEMBER FLEMING: Correct. And

Page 60

1 request -- and I don't have a problem with, you know,
2 if Mr. Roche would like, whichever one it was --
3 COUNCILMEMBER ROCHE: Well, I think --
4 COUNCILMEMBER FLEMING: -- that's fine. But
5 Mr. Howe has looked at all of these, and I realize
6 he's giving a recommendation of one of the 11. But I
7 would like to see the possibility of three candidates
8 and have a formal presentation like for the LCI, like
9 we had for the LCI.
10 COUNCILMEMBER ALEXANDER: I think the
11 Mayor's question was who are going to be the three and
12 who's going to pick them.
13 MR. HOWE: Well, I'd like to remind
14 everybody this is time-sensitive, and I thought I was
15 doing you a favor by --
16 Council meetings cost us money. This was --
17 if I was very vague about who I chose and why, there
18 would be reason to question, but this was a pretty
19 thorough report about why I chose Keck -- why I chose
20 to recommend Keck & Wood and why I did not see fit to
21 recommend the others. So --
22 MAYOR JENKINS: Okay. We got a motion, and
23 your motion was to pick three?
24 COUNCILMEMBER FLEMING: Yes, sir.
25 MAYOR JENKINS: Will you add to your motion

Page 61

how you are going to pick those three and when you want to do it.

COUNCILMEMBER FLEMING: Add to my -- you want me to amend my motion to tell you how I -- or to tell how I feel that we should pick the three?

MAYOR JENKINS: Right.

COUNCILMEMBER FLEMING: Okay. And when I -- or when we plan on picking the three.

MAYOR JENKINS: Yes. He said it's --

MR. HOWE: Yes. Well, I first indicated who I was going to choose last Monday. It would have been great if I had got some feedback prior to now. Then we could have made -- we could have made accommodations before now. But right now, if we were to start today, we would still be skating a fine line when it comes to this time line.

COUNCILMEMBER FLEMING: Okay. And the time line is?

MR. HOWE: We have to complete this by December the 31st of this year.

COUNCILMEMBER PITTMAN: So did we not allow the staff to recommend the top three last time on the LCI?

COUNCILMEMBER FLEMING: Yes, we did.

COUNCILMEMBER PITTMAN: So wouldn't that be

Page 62

the way to go with this is let them make the recommendation of the top three if we were going to do that?

MR. HOWE: I'm going to give you a caveat. If we don't make this time line, it's going to have some repercussions.

So I'm not against having an interview. We have to do it quickly. And it would have been good to have had that knowledge this time last week.

CLERK BLACKMON: We have very tight dates and we've got several work sessions coming up that we need to schedule as well including budget hearings. So I just want to make y'all a reminder of that.

COUNCILMEMBER FLEMING: We can move forward with this vote and it can be voted down and then we can move forward with another vote if you wish.

MAYOR JENKINS: Any more discussion on the motion?

COUNCILMEMBER BATES: How quickly could -- hypothetically, how quickly could you schedule meetings, interviews?

MR. HOWE: We'd have to do it this week.

COUNCILMEMBER FLEMING: I just don't feel comfortable taking -- you know, taking just one.

And in regards to contacting you back, I am just one Council person. That's why it needs to come

Page 63

up for discussion about what we're doing right now.

COUNCILMEMBER PITTMAN: So what was your motion again? I'm sorry.

COUNCILMEMBER FLEMING: My motion is for staff to select three, the top three based on qualifications, references, understanding and cost, and have those three appear in front of us for a presentation so that we can make a Council decision.

COUNCILMEMBER ROCHE: And I'll still second that.

MAYOR JENKINS: Any more discussion?

COUNCILMEMBER ALEXANDER: What time is the meeting Monday night?

CLERK BLACKMON: 6:30.

MAYOR JENKINS: Scott's meeting is 7 o'clock, I believe. Is that right, Scott?

CLERK BLACKMON: All 6:30 now, sir.

MAYOR JENKINS: Okay.

COUNCILMEMBER PITTMAN: So no way to get it in this week?

COUNCILMEMBER ALEXANDER: Ms. Pachuta is not available.

COUNCILMEMBER PITTMAN: I am sorry. I didn't know that.

CLERK BLACKMON: I sent out an e-mail on

Page 64

dates already for work sessions, and it's already --

- - -

(Overspeaking)

- - -

MAYOR JENKINS: You didn't get three people?

CLERK BLACKMON: I did not, sir.

MAYOR JENKINS: We've still got a motion and a second. Is there any more discussion?

COUNCILMEMBER ALEXANDER: Well, I don't want us to sacrifice losing this grant and not making the time line for the completion of the project.

So what is the last day that you would be able to accept an approval? Next Monday?

MR. HOWE: That would be -- you know, I'd like to do it tonight.

COUNCILMEMBER FLEMING: How long is it going to take to tear up Park Avenue? because that's the only implementation --

MR. HOWE: It's not -- it's not --

COUNCILMEMBER FLEMING: -- as far as --

MR. HOWE: It's not going to --

COUNCILMEMBER FLEMING: -- the sidewalk.

MR. HOWE: It's not going to take a long time. But what's going to take the longest time is the coordination with the utilities. Y'all want to

Page 65

1 bury utility lines. Okay. That takes a lot of time
2 to get that coordinated and straightened out.
3 COUNCILMEMBER ROCHE: So what's the deadline
4 if we don't choose one that we'd actually lose this
5 grant?
6 MR. HOWE: We're not likely to lose the
7 grant.
8 COUNCILMEMBER ROCHE: Okay.
9 MR. HOWE: What's likely to happen if we
10 don't make the time line is we won't get any more or
11 we won't get any more for a while, so --
12 COUNCILMEMBER ROCHE: So there is no
13 specific deadline, then.
14 COUNCILMEMBER FLEMING: Deadline for
15 completion date, yes.
16 MR. HOWE: The 31st of this year is the
17 deadline. That contract has been executed.
18 COUNCILMEMBER ROCHE: I mean the Council and
19 the Mayor, we've been chosen to -- part of the reason
20 people are like this presumably is because they expect
21 that we're going to look out for their money.
22 MR. HOWE: Well, this is a hundred percent
23 financed --
24 COUNCILMEMBER ROCHE: Be careful about --
25 MR. HOWE: -- by a grant.

Page 66

1 COUNCILMEMBER ROCHE: I'm sorry. I didn't
2 mean to interrupt you again.
3 COUNCILMEMBER PACHUTA: Well, I think Luke
4 prepared -- you know, he prepared a memo for us that
5 went through each company, why he was not selecting
6 them versus why he was selecting Keck & Wood, and then
7 we also had at City Hall copies for all the Council
8 members if we wanted to go into the detail of each
9 company's RFP. So I think there was opportunity for
10 people to ask questions, review everybody in more
11 detail before tonight, so I'm not sure why --
12 MR. HOWE: I think Keck & Wood deserves the
13 benefit of the doubt. We have worked with them,
14 there's a comfort level; I trust them, I know they're
15 going to do a good job; and they're responsible;
16 they're manageable. And that's why I selected them,
17 and, you know, they deserve the benefit of the doubt
18 until they do something that we're not going to
19 tolerate. But they've done an outstanding job so far.
20 MAYOR JENKINS: If we can't get it through
21 tonight, you want to set it for 6:00 Monday? The
22 meeting's at 6:30.
23 COUNCILMEMBER PITTMAN: Is that time to
24 interview three people?
25 COUNCILMEMBER PACHUTA: I cannot make it by

Page 67

1 6 o'clock.
2 MAYOR JENKINS: Okay. Anybody got any other
3 suggestions?
4 MR. HOWE: One of my -- one of my criteria,
5 one of the factors that led me to this decision is the
6 fact that Keck & Wood has been in business under its
7 current form since 1959. In that time, they have
8 never defaulted on a contract, they have never been
9 involved in any litigation. Most of these firms are
10 mired in litigation, and they're relatively young.
11 MAYOR JENKINS: Okay. We got a motion and a
12 second.
13 Any more discussion at the table?
14 - - -
15 (No response)
16 - - -
17 MAYOR JENKINS: Call the roll.
18 CLERK BLACKMON: Councilmember Alexander?
19 COUNCILMEMBER ALEXANDER: No.
20 CLERK BLACKMON: Councilmember Bates?
21 COUNCILMEMBER BATES: No.
22 CLERK BLACKMON: Councilmember Fleming?
23 COUNCILMEMBER FLEMING: Yes.
24 CLERK BLACKMON: Councilmember Pachuta?
25 COUNCILMEMBER PACHUTA: No.

Page 68

1 CLERK BLACKMON: Councilmember Pittman?
2 COUNCILMEMBER PITTMAN: No.
3 CLERK BLACKMON: Councilmember Roche?
4 COUNCILMEMBER ROCHE: Yes.
5 MAYOR JENKINS: Motion denied.
6 COUNCILMEMBER BATES: Make a motion to award
7 the New Peachtree/Park improvement contracts to Keck &
8 Wood.
9 MAYOR JENKINS: Second?
10 COUNCILMEMBER PACHUTA: Second.
11 MAYOR JENKINS: Any more discussion?
12 COUNCILMEMBER ROCHE: Again I'm concerned
13 that we're basically abdicating our responsibilities
14 by not choosing and making sure that we get the best
15 value for our taxpayers' money. And I think that when
16 we have someone that's almost $300,000 less, that it
17 at least bears looking into. If they can't do it,
18 fine, but if they can, I think we should at least
19 investigate.
20 So I can't support this motion. Nothing
21 against Keck & Wood.
22 MAYOR JENKINS: Any more discussion?
23 - - -
24 (No response)
25 - - -

Page 69

MAYOR JENKINS: Call the roll.
CLERK BLACKMON: Councilmember Alexander?
COUNCILMEMBER ALEXANDER: Yes.
CLERK BLACKMON: Councilmember Bates?
COUNCILMEMBER BATES: Yes.
CLERK BLACKMON: Councilmember Fleming?
COUNCILMEMBER FLEMING: No.
CLERK BLACKMON: Councilmember Pachuta?
COUNCILMEMBER PACHUTA: Yes.
CLERK BLACKMON: Councilmember Pittman?
COUNCILMEMBER PITTMAN: Yes.
CLERK BLACKMON: Councilmember Roche?
COUNCILMEMBER ROCHE: No.
MAYOR JENKINS: All right. Thank you.
MR. HOWE: Appreciate it.
Now I say that I'm going to start looking at the RFPs. How do you want me to do this? Do you-all want to cull it down to the top three and have them come?
COUNCILMEMBER BATES: We just awarded Keck & Wood.
MR. HOWE: No, sir. I'm talking about the redevelopment consultant and space consultant, those two.
MAYOR JENKINS: In the future.

Page 70

MR. HOWE: Yes.
COUNCILMEMBER ROCHE: Is it on the agenda?
COUNCILMEMBER BATES: Yes.
COUNCILMEMBER PITTMAN: Yeah, I think that would be a good idea in the future.
MAYOR JENKINS: Okay. Hold on just a minute, Luke.
I will be taking off number 6. I don't have all the information I need tonight, but I want the City Clerk to put it on the agenda for the next regular meeting.
And Luke, did you want --
MR. HOWE: Yes, sir. I almost forgot, and I apologize for not thinking about putting it on the agenda, but the construction bids for the Central Avenue sidewalk were due today. If you-all -- if I could ask you-all to put this on the agenda just to open them.
Myself, Keck & Wood and the County are going to go over them the next two weeks and we're going to come back with a recommendation on that, and this -- this is something that the County's going to have a lot of say in. We're going to take the bids and let them look at them.
And again, this is not going to be a low-bid

Page 71

thing. This is going to be based on who's done the work and who we know is going to do a good job and so we can come back to this for year after year.
MAYOR JENKINS: Okay. If he does it, we'll have to add it to the agenda.
Do I have a motion that we add this to the agenda?
COUNCILMEMBER PACHUTA: If we add it to the agenda, do you need us to do it now before you leave or can we do it at the end of the --
MR. HOWE: You can do it at the end.
COUNCILMEMBER PACHUTA: -- end of the meeting?
MAYOR JENKINS: Yeah.
COUNCILMEMBER PACHUTA: Add it to the agenda at the end before we adjourn?
MAYOR JENKINS: Put it at the end?
COUNCILMEMBER PACHUTA: That's right.
MAYOR JENKINS: Okay. Do we get a second on that?
COUNCILMEMBER BATES: Second.
Did you make the motion?
COUNCILMEMBER PACHUTA: I make a motion we'll add it to the agenda but we'll do it the last thing tonight before public comments.

Page 72

MR. HOWE: Okay. And then Rhonda can record the figures.
MAYOR JENKINS: Anymore discussion?
COUNCILMEMBER FLEMING: Yes, sir, a little bit.
Those that have applied for the RFPs for Central Avenue, since it was not on the agenda, are not aware that we would be opening the bids tonight, and I feel that it should have been announced prior to.
COUNCILMEMBER ROCHE: That's a good point.
MR. HOWE: I think it is a good point and I think it's just a fairly innocuous thing to open the bids. We're not making a decision. We're going to make -- the decision needs to come June 1st. But I need plenty of time for us to go over them and Dekalb County, who can be, you know, a little slow sometimes.
COUNCILMEMBER FLEMING: Okay. Then, I need to continue this discussion since we're going to move forward with probably opening them.
Again -- here we go again. I'm sorry to keep pounding on RFPs for the designs. Did we send out an RFP for design for Central Avenue sidewalks?
MR. HOWE: We did.
COUNCILMEMBER FLEMING: And did we make --

Page 73

1 did the Council make a selection?
2 MR. HOWE: Yes, ma'am. That was in
3 December.
4 COUNCILMEMBER FLEMING: Of 2009?
5 MR. HOWE: Of 2009, yes, ma'am.
6 COUNCILMEMBER FLEMING: And we awarded it to
7 whom?
8 MR. HOWE: Keck & Wood.
9 COUNCILMEMBER FLEMING: Keck & Wood. Okay.
10 And Keck & Wood did the design for Central Avenue,
11 both sides; correct?
12 MR. HOWE: They're managing the construction
13 as well.
14 COUNCILMEMBER FLEMING: They're managing
15 construction and design Central Avenue for how much?
16 MR. HOWE: $55,000.
17 COUNCILMEMBER FLEMING: $55,000 instead of
18 $600,000. That's sort of my point in this. Thank
19 you.
20 COUNCILMEMBER ROCHE: Well, back in -- This
21 RFP, is it going to bury the utilities?
22 MR. HOWE: Yes, sir. We're going to look at
23 it. That's why the --
24 COUNCILMEMBER ROCHE: On Central Avenue?
25 MR. HOWE: -- the design is such --

Page 74

1 All I had to go by -- When I apply for
2 grants, the only thing I have to go by is the LCI,
3 other documentation. Really, that's it.
4 COUNCILMEMBER ROCHE: Well, here's some-
5 thing to go by. July 7th of 2008, which is almost two
6 years ago, this Council unanimously -- let's see here
7 -- unanimously agreed to make a motion to amend the --
8 to allocate $150,000 out of surplus finds routed into
9 Park improvement project, and it was to bury utilities
10 and build a sidewalk on the City side of Central
11 Avenue from Buford Highway to New Peachtree. So
12 there's something to go by.
13 MR. HOWE: There is no way $150,000 will
14 cover the burying of utilities.
15 COUNCILMEMBER ROCHE: So we just forget
16 about it at all.
17 MR. HOWE: Well, there's -- we'd all --
18 COUNCILMEMBER ROCHE: That was just --
19 MR. HOWE: -- forget about it but if --
20 COUNCILMEMBER ROCHE: -- the beginning.
21 MR. HOWE: -- we -- That's just a drop in
22 the bucket and that's one of the things that you got
23 to move forward with, you can't just halfway do, bury.
24 COUNCILMEMBER ROCHE: Well, we didn't move
25 forward two years ago. Two solid years have gone by

Page 75

1 and we still don't have any kind of a sidewalk there.
2 And you say you only had certain things to
3 go by. Unanimous votes made by the City Council, to
4 me, that's something to go by, and apparently we're
5 completely ignoring this unanimous vote of the City
6 Council.
7 MR. HOWE: Well, I think we waited a year
8 and we ended up getting the money from the stimulus
9 program.
10 COUNCILMEMBER ROCHE: That's not what we
11 voted on. We didn't --
12 MR. HOWE: Well, that's not --
13 COUNCILMEMBER ROCHE: -- vote to wait a
14 year. We voted to get started.
15 MR. HOWE: I work for the Mayor who is the
16 chief operations officer. That's who I take
17 instructions from. And I think he was wise to wait
18 and see if these grants materialized, and we had
19 already applied for these grants but they take a while
20 to finally -- for you to finally hear back from.
21 ATTORNEY WEED: Luke, I've got a procedural
22 question with regard to the bid opening if you want to
23 do that tonight.
24 First off, that was a bid or an RFP?
25 MR. HOWE: This was done as an invitation to

Page 76

1 bid.
2 ATTORNEY WEED: All right. And then in the
3 invitation to bid. Was there a date specified in the
4 invitation to bid as to when the bids would be opened?
5 MR. HOWE: Yes, sir.
6 ATTORNEY WEED: And what date was that?
7 MR. HOWE: That was tonight.
8 ATTORNEY WEED: Okay. Thank you.
9 MR. HOWE: Yes, sir. You know, it's my --
10 ATTORNEY WEED: Then, legally, you're
11 covered.
12 MR. HOWE: It's my fault. But there's also
13 language that, you know, again, we are the government
14 and we can do what we want.
15 ATTORNEY WEED: Correct. That's a caveat
16 that's usually in there.
17 Well, and what he -- Luke has said that
18 inartfully. What he means to say is we always build
19 in language that says something that you don't have to
20 do bids, you don't have to accept anything. You can
21 open them, you can not open them; you can shelve the
22 project, you can never do it; you could spend the
23 money or you can't.
24 You're the government. That's your right.
25 You never have to say yes. But with regard to the law

Page 77

on it, if you modify the agenda --
Did that motion pass to modify the agenda to add this?
COUNCILMEMBER PACHUTA: We haven't voted on it yet.
ATTORNEY WEED: Okay. That's all you need to do legally. And if you elect not to do it, then you choose not to do it.
MR. HOWE: We can wait another night just as long as we're ready to make a decision on the 7th. I would give y'all as much time as possible. We could do it next Monday night, just as long as we're ready to make a decision on the 7th. That's the goal.
MAYOR JENKINS: Anymore discussion?
COUNCILMEMBER PACHUTA: Tonight, all you want us to do is open the --
MR. HOWE: Yes, ma'am. Just open them and give them back to Rhonda.
Are we bound to quote figures, Murray?
ATTORNEY WEED: I believe the answer is yes. 2-90, let me check on that one, sir.
MAYOR JENKINS: Is there a problem with hearing?
MR. HOWE: No. No, sir.
MAYOR JENKINS: Okay.

Page 78

MR. HOWE: I just wanted to be clear.
COUNCILMEMBER FLEMING: For transparency in government, I think we should -- This is my opinion. For transparency in government, we should be opening the bids and indicating the amounts, because some people, though this one probably is not, the LCI people -- the solicitors were in the room the other night. Many people come to that and want to hear their name called and the amount that they have quoted go down on record. And I feel very strongly about doing this openly.
MAYOR JENKINS: We have a motion and a second. Any more discussion?
- - -
(No response)
- - -
MAYOR JENKINS: Call the roll.
CLERK BLACKMON: Councilmember Alexander?
COUNCILMEMBER ALEXANDER: Yes.
CLERK BLACKMON: Councilmember Bates?
COUNCILMEMBER BATES: Yes.
CLERK BLACKMON: Councilmember Fleming?
COUNCILMEMBER FLEMING: Yes.
CLERK BLACKMON: Councilmember Pachuta?
COUNCILMEMBER PACHUTA: Yes.

Page 79

CLERK BLACKMON: Councilmember Pittman?
COUNCILMEMBER PITTMAN: Yes.
CLERK BLACKMON: Councilmember Roche?
COUNCILMEMBER ROCHE: Yes.
MAYOR JENKINS: Thank you.
ATTORNEY WEED: To answer the question, 2-90 just says that the RFPs will be opened by the Mayor and Council at a regular or special-called meeting, and there's no actual definition of what opening constitutes. That's the answer to the question.
MAYOR JENKINS: Thank you.
We're going to take a five-minute break, five minutes only.
- - -
(Recess)
- - -
MAYOR JENKINS: Meeting come to order.
Ms. Wilson, would you come up -- finance director.
MS. WILSON: Tonight I want to recap insurance lines that we had from the previous meeting on the first of this month. So what I'm going to first do, I'm going to give you a quick overview of what I discussed in my last meeting, then I'm going to have Mr. Jones come up and tell you what he found from

Page 80

the other insurance carriers.
Right now, this is what we're currently paying for one employee is $820.24. That's the City's portion of what we're paying. That includes dental.
If we go for the four percent, it'll be $852.06, and that's an increase of $31.82.
For the family, we're currently paying $2419.12, and that's the City's portion. That includes dental.
And then if we go with the four percent, it's $2,519.95, and that's an increase of $93.83.
COUNCILMEMBER ROCHE: And that's per month.
MS. WILSON: Yes, per month.
Right now, annually, the City is currently paying about 1.2 million, and then if we take the four percent it's about 1.4, so that's about $146,000 increase. That's an annual figure.
Employees premiums. In the last meeting, I was asked by Councilman Bates to do a two, a three, a four percent increase, what the employees would have to pay.
Currently, an employees pays $12.23 per week. If we do a two percent increase, it's $12.47; a three percent is $12.60 and then a four percent is $12.72, and then you see the differences per the

Page 81

1 increases per the employees per week. That's an
2 employee single only.
3 And then the employees on the family,
4 they're currently paying $35.76 per week, and then the
5 two percent is $36.48, three percent is $36.83, and
6 the four percent will be $37.19 if we decide to pass
7 those percentages on to the employees.
8 And those are the differences.
9 Now I'm going to have Mr. Jones come up and
10 tell you about what the insurance carriers had to say.
11 MAYOR JENKINS: C.R. is not here today
12 because his son -- He is very seriously ill so we have
13 his son here.
14 MR. RON JONES: Thank you, Mayor. First of
15 all, I apologize for my voice. It's left me over the
16 last couple of days, but I'll try to get through it.
17 MAYOR JENKINS: Pull that closer to you.
18 MR. RON JONES: Hopefully, it doesn't hurt
19 to hear.
20 At the last meeting, we were looking to get
21 an approval of Blue Cross/Blue Shield, the one that
22 gave us the current renewals.
23 The Council has requested that we go back,
24 get different companies to come in. The next morning,
25 I sent out a package to Kaiser Permanente, United

Page 82

1 Healthcare and Aetna, and I have not received a -- if
2 I could just get this to be passed around, you can
3 tell, it's just a small bullet item of what each one
4 of these carriers have.
5 Last week, we talked about the Blue Cross/
6 Blue Shield. Kaiser has not bid as of today, and I
7 have not received a quote from them.
8 United Health, they have -- I was trying to
9 compare apples to apples on the HMO plans. Blue Cross
10 $366.90, United Health $428.76, and Aetna comes in at
11 $351.00, so a very competitive bid from Aetna on that.
12 I'm not going to go over any of the PPOs
13 because we have very, very few employees that
14 participate in that. So I think if you'll look at the
15 HMOs, that's what we really need to make the decision
16 on.
17 The only other thing that I came up with, on
18 dental, Aetna was about a hundred percent higher, or
19 twice as high as the other one -- as Blue Cross/Blue
20 Shield. Sorry.
21 The plans, even though this is very -- you
22 can look at dollar value here, the plans vary from
23 company to company. Blue Cross/Blue Shield has a 100
24 percent coinsurance plan, no deductibles, and that's
25 the plan that we've carried for like seven years.

Page 83

1 All the rest of the plans that were
2 submitted by United Health and Aetna had a minimum of
3 a $500 deductible that employee would have to pay
4 before any of the benefits started. Also, the plans
5 were a 90 percent coinsurance or 80 percent
6 coinsurance, and that means that after the deductible
7 was met, then they still owed the 10 percent of the
8 final bill on the items that actually had deductible
9 items.
10 So I guess in a nutshell, that's what we've
11 got at this point right now.
12 United Healthcare does not have a PPO plan;
13 they just gave us two options, a 90 percent and an 80
14 percent.
15 COUNCILMEMBER FLEMING: And was there a
16 deductible of $500 as well?
17 MR. RON JONES: Yes. Family is a thousand.
18 And that was the minimum. There was another plan in
19 there that came up a little bit higher.
20 But after looking over all of this, our
21 recommendation is for the employee, Blue Cross/Blue
22 Shield. Aetna would be very compatible with that. So
23 I'm just kind of giving you a couple of points there.
24 COUNCILMEMBER FLEMING: I have one other
25 questions -- or two questions, actually.

Page 84

1 When you say "family," are you talking about
2 a thousand deductible on would it be employee and
3 spouse, children and family?
4 MR. RON JONES: Yes. The thousand --
5 COUNCILMEMBER FLEMING: Okay. So --
6 MAYOR JENKINS: -- would have to be met
7 first.
8 COUNCILMEMBER FLEMING: Correct --
9 MR. RON JONES: Any combination.
10 COUNCILMEMBER FLEMING: -- for those three,
11 and $500 if it's just a single employee.
12 MR. RON JONES: Yes, ma'am.
13 COUNCILMEMBER FLEMING: Okay. And the other
14 thing is on either United or Aetna, did they have any
15 type of uninsured clause for pre-existing conditions
16 or those employees that have surgeries already
17 scheduled?
18 MR. RON JONES: I can't answer that question
19 right now because I don't know exactly what Aetna -- I
20 got Aetna in about three days ago, looked through it
21 as much as I could, because like I say, it was like 90
22 pages. But that particular question, I could get back
23 to you. I know that they do not have life insurance
24 for -- the reason that they quoted was because of our
25 police officers. We have too many on roll. So the

Page 85

1 life insurance would have to be looked at, and
2 retirees are not covered.
3 COUNCILMEMBER FLEMING: Retirees are not
4 covered by Aetna?
5 MR. RON JONES: No.
6 COUNCILMEMBER PACHUTA: I'm confused because
7 the Blue Cross quote says $366.90 but Shanta had
8 $820.24 up on the board.
9 MS. WILSON: That was for both plans, the
10 PPO and the HMO plan.
11 COUNCILMEMBER ROCHE: Sorry?
12 COUNCILMEMBER FLEMING: It's a combination
13 of PPO and HMO.
14 MR. RON JONES: About three employees carry
15 the PPO plan. 118 -- 115, I guess it is, carry the
16 HMO plan.
17 COUNCILMEMBER ROCHE: Yeah, but absent them
18 --
19 COUNCILMEMBER ALEXANDER: That doesn't add
20 up to be $800, though.
21 COUNCILMEMBER ROCHE: No.
22 COUNCILMEMBER ALEXANDER: I'm confused. Is
23 ours higher, almost double the price because we don't
24 have a deductible?
25 MR. RON JONES: The price on -- I'm sorry.

Page 86

1 What was that?
2 COUNCILMEMBER ALEXANDER: We've got an HMO
3 employee is $366.90, a PPO employee is $460.42, and
4 our chart says $820.24.
5 COUNCILMEMBER ROCHE: That's our chart that
6 we're looking at from Shanta. We're wondering what
7 the difference is.
8 COUNCILMEMBER FLEMING: Well, then you do
9 Aetna at $351.78 and four ten and add those two.
10 COUNCILMEMBER ALEXANDER: But an employee is
11 not going to have two insurance.
12 COUNCILMEMBER FLEMING: I know. I realize
13 that.
14 COUNCILMEMBER ALEXANDER: That's what I'm
15 saying. Something --
16 COUNCILMEMBER ROCHE: Something doesn't make
17 sense.
18 COUNCILMEMBER ALEXANDER: Yeah, exactly. I
19 don't --
20 COUNCILMEMBER ROCHE: Could you help us with
21 this, Shanta?
22 MS. WILSON: Uh-huh. What I just gave you
23 was what a PPO -- a PPO for an employee was and an
24 HMO. I just added both of them together, because in
25 the previous chart that I got from Mr. Jones, an

Page 87

1 employee is $366.90, then $460.92 for the HMO -- I
2 mean for the PPO for one employee.
3 COUNCILMEMBER BATES: But they're not going
4 to have both plans.
5 MS. WILSON: No. I was just telling you
6 what we will pay for an employee, because you got --
7 you pay for an employee who's PPO and you pay for an
8 employee who's HMO a month as well.
9 COUNCILMEMBER FLEMING: But that would have
10 been two employees, not one.
11 MS. WILSON: Right; but I was just trying to
12 show you just one single amount that we pay for
13 insurance for Blue Cross.
14 COUNCILMEMBER ROCHE: So this looks like
15 we're paying $820 for a single employee per month.
16 COUNCILMEMBER ALEXANDER: Correct.
17 MS. WILSON: Uh-huh. You pay a separate --
18 COUNCILMEMBER ROCHE: But we're not.
19 MS. WILSON: That's the total you'll pay for
20 two employees.
21 COUNCILMEMBER ALEXANDER: So an employee-
22 only premium, is that PPO or HMO?
23 MS. WILSON: Employee only is $366.90.
24 COUNCILMEMBER ALEXANDER: No. I mean on
25 your employee premium analysis.

Page 88

1 MS. WILSON: That's for two employees if
2 they have an HMO and a PPO.
3 COUNCILMEMBER ROCHE: But they won't.
4 MS. WILSON: But you do have -- we do have
5 some employees. We have one employee who's an HMO.
6 COUNCILMEMBER ROCHE: Yes.
7 MS. WILSON: Then you have an employee who
8 has the PPO --
9 COUNCILMEMBER PACHUTA: What is the --
10 MS. WILSON: -- so we have to --
11 COUNCILMEMBER PACHUTA: -- current employee-
12 only price for the HMO?
13 MS. WILSON: For the HMO, it's $352.79, and
14 then we still have to account for the employees who
15 have the PPO plan, how much we pay a month for
16 insurance.
17 COUNCILMEMBER ROCHE: But they pay over and
18 above that $350, anyway, so it doesn't cost the City
19 anything.
20 MS. WILSON: But the City pays more than
21 what the employee is paying.
22 COUNCILMEMBER ROCHE: No, but the City --
23 COUNCILMEMBER PITTMAN: For PPO.
24 COUNCILMEMBER ROCHE: If the employee has
25 the PPO --

Page 89

MS. WILSON: Uh-huh, like --
COUNCILMEMBER ROCHE: -- it costs the City $350.27 a month. If they have a PPO, the City still pays $350.27 because if the employee opts for that PPO, they pay the entire difference for the additional coverage.
MS. WILSON: Right.
COUNCILMEMBER PITTMAN: Right.
COUNCILMEMBER ROCHE: So no matter what, it's $350.27, not $820.00.
And then what's that number for families? Because I was looking at this thinking we're paying $2500 a month for -- you know, that's --
MS. WILSON: Because I looked at we pay -- for one employee, you pay $1,033.11 for one employee who has the HMO plan. For an employee who has the PPO plan, we're paying $1312.
COUNCILMEMBER ROCHE: Yeah, but we're still -- we're only paying $1,073 because the employee pays the difference.
MS. WILSON: The employee, it depends on what -- if they are single, they're only paying $12 per week.
COUNCILMEMBER ROCHE: I understand that, but --

Page 90

MR. RON JONES: If I understand the question, the Council seems to believe that if there's difference between HMO and PPO and the employee chooses that, they pay the difference in the premium.
COUNCILMEMBER ROCHE: Exactly.
MR. RON JONES: Plus the employee is still paying like $30 for family and --
COUNCILMEMBER ROCHE: And whatever it is, right.
MR. RON JONES: These figures don't show that because this is just billing from HMO --
MS. WILSON: Yeah, from the --
MR. RON JONES: -- the carriers.
MS. WILSON: -- insurance side.
MR. RON JONES: I'm not sure if that is actually being done.
COUNCILMEMBER ROCHE: Well, we need to look into that.
COUNCILMEMBER BATES: What? On the PPO?
MR. RON JONES: Yes.
COUNCILMEMBER BATES: It's being done.
MS. WILSON: The employee pays.
And Councilman Bates, you pay a little bit higher than an employee pays.
COUNCILMEMBER BATES: I pay a lot higher.

Page 91

MS. WILSON: Yeah, you do.
COUNCILMEMBER BATES: On the Blue Cross piece, correct me if I'm wrong --
And I sympathize with you. My sympathies to your family.
MR. RON JONES: Thanks for that.
COUNCILMEMBER BATES: The current plan that we've got is zero deductible; is that correct?
MR. RON JONES: Yes.
COUNCILMEMBER BATES: Have we looked at any Blue Cross plans with a deductible?
MR. RON JONES: No, but we do have them available. We can look at them. Right now, we were trying to set a renewal program, and Blue Cross/Blue Shield was the target that the other companies were looking at. They could not meet that zero deductible, hundred percent, so they sent in their deductible plans, trying to get the premiums closer.
COUNCILMEMBER BATES: Right.
So my understanding is that the Aetna that's quoted is the 90 percent; is that correct?
MR. RON JONES: Yes.
COUNCILMEMBER BATES: So in order to get an apples-to-apples comparison, we would need to look at a Blue Cross at a 90 percent deductible; is that a

Page 92

safe --
MR. RON JONES: It's going to come in less than this.
COUNCILMEMBER BATES: Okay.
COUNCILMEMBER FLEMING: With a $500 out-of-pocket deductible as well, because right now we have a zero deductible.
COUNCILMEMBER BATES: Right, right.
MR. RON JONES: So I mean there's plenty of plans available to look at. This plan was devised for the City of Doraville, and that's what they wanted, but you can change. You can change plans at any time. If you want to add deductibles, it will lower the premiums.
COUNCILMEMBER BATES: I'm not in a position to vote on this tonight.
I would really like for us to get an employee committee to review the plans and come back to us with a recommendation based upon what they see as options.
And we're not even looking at things apples-to-apples up here, and we're talking about $145,000 increase to our budget for next year.
COUNCILMEMBER PACHUTA: I mean the insurance is about what? 10 percent of our budget? So I want

Page 93

1 to see the different plans -- you know, $250
2 deductible, $500 deductible, and I know you had wanted
3 to look at the point-of-service plan Blue Cross/Blue
4 Shield offers to see what the different options are.
5 MR. RON JONES: That could be another
6 option. POS plan could be added at any time. We
7 looked at that.
8 What they were renewing on was the existing
9 contract. We went out and got quotes on what it would
10 be for that. So that's kind of where we -- We'll do
11 anything that you like, but we have -- we have the
12 plans to look at 500, I think that was what we were
13 looking for.
14 If we were -- knew that we wanted to go with
15 Blue Cross/Blue Shield, we were looking at those plans
16 to see about lowering any premiums. Maybe you didn't
17 need the Cadillac.
18 COUNCILMEMBER ROCHE: Yeah. I mean if we
19 had a spread sheet and said, you know, Blue Cross, and
20 then the rates that we have now, and then the rates
21 for the 500 and maybe a $20 copay and then the rates
22 for whatever, that way, we could compare what we're
23 looking at. It's difficult to do that here, it looks
24 like.
25 MR. RON JONES: I have that available now.

Page 94

1 COUNCILMEMBER ROCHE: And frankly, I'd
2 prefer to put it off anyway, you know, because I think
3 you need to be someplace else tonight.
4 And I don't mean that in a bad way.
5 MR. RON JONES: I understand. Thank you,
6 Bob.
7 COUNCILMEMBER ROCHE: I mean I understand
8 with your situation with your family and everything,
9 so I hate to -- you know.
10 MR. RON JONES: It was either me or him, and
11 I know you didn't want to hear him.
12 COUNCILMEMBER ROCHE: Well, could we make a
13 motion to table this till the next meeting?
14 COUNCILMEMBER BATES: Yeah.
15 MAYOR JENKINS: Second?
16 COUNCILMEMBER BATES: Second.
17 MAYOR JENKINS: Any more discussion?
18 COUNCILMEMBER ALEXANDER: With the caveat
19 that you come back to us with a comparison within Blue
20 Cross/Blue Shield?
21 MS. WILSON: Only Blue Cross/Blue Shield?
22 COUNCILMEMBER BATES: I'm perfectly fine
23 with sticking with Blue Cross --
24 MS. WILSON: Okay.
25 COUNCILMEMBER BATES: -- and Blue Shield. I

Page 95

1 think they're a wonderful company. But I want to see
2 what our options are within them and if it makes sense
3 to shift. Obviously, I'll consider and look at the
4 Aetna as an option, but you know, if there's a
5 comparable plan within Blue Cross that makes sense,
6 I'm fine with looking at that.
7 COUNCILMEMBER FLEMING: I want to be sure,
8 though, that when we do this analysis of other plans
9 within Blue Cross -- because I don't want to switch
10 from Blue Cross at all, personally. But if we look
11 into other plans of Blue Cross, will the pre-existing
12 conditions of our employees follow into the new
13 policies of the new plan and also any scheduled
14 surgeries that our employees may have, you know, in
15 the pipeline, that those are going to be covered?
16 COUNCILMEMBER PACHUTA: I think it's
17 required under Federal law.
18 COUNCILMEMBER FLEMING: I want to be sure,
19 from you, Mr. Jones, that through those policies,
20 those two questions are answered.
21 MR. RON JONES: And to just make sure that I
22 understand it, you're talking about the pre-existing
23 conditions if we change plans within Blue Cross/Blue
24 Shield --
25 COUNCILMEMBER FLEMING: Correct.

Page 96

1 MR. RON JONES: -- if those are affected.
2 And the other one was?
3 COUNCILMEMBER FLEMING: Pipeline surgeries
4 that are already scheduled surgeries that we may not
5 be aware of, that those are indeed going to be covered
6 under a different policy.
7 MR. RON JONES: Well, I will get a definite
8 comment to that. I mean I could probably say 95
9 percent sure that those would -- would happen auto-
10 matically, especially inside the same vendor. You're
11 just changing plans.
12 COUNCILMEMBER FLEMING: Okay. Do you feel
13 that you would be able to have this available for next
14 Monday possibly?
15 MR. RON JONES: Absolutely.
16 COUNCILMEMBER FLEMING: Could we table it
17 until next Monday? because I know we've got a deadline
18 on this as well, do we not, by June 1? Correct?
19 MR. RON JONES: Well, if we're in Blue
20 Cross/Blue Shield, then we can make changes all the
21 way up to probably mid-July. I mean mid-June.
22 COUNCILMEMBER FLEMING: Mid-June. Okay.
23 COUNCILMEMBER ROCHE: Why don't we go with
24 two weeks?
25 COUNCILMEMBER FLEMING: That's fine.

Page 97

COUNCILMEMBER BATES: That would be Memorial Day weekend, so --
CLERK BLACKMON: Yeah. Our next meeting.
COUNCILMEMBER ROCHE: How about Tuesday after Memorial Day?
CLERK BLACKMON: First meeting in June is actually the 7th, I believe. The 1st is on a Tuesday.
COUNCILMEMBER PITTMAN: So that would be okay?
CLERK BLACKMON: That would be the 7th.
COUNCILMEMBER FLEMING: 7th of June.
MR. RON JONES: I'm sorry?
COUNCILMEMBER FLEMING: It'll either be next Monday or the 7th of June.
MR. RON JONES: That's fine, because I already have the information on board right now, so that's in a folder right now.
COUNCILMEMBER FLEMING: Which date? June?
MR. RON JONES: 7th.
COUNCILMEMBER FLEMING: Okay.
COUNCILMEMBER BATES: I would prefer June 7th.
COUNCILMEMBER FLEMING: June 7th.
COUNCILMEMBER ROCHE: Yeah.
You need your time for other things.

Page 98

COUNCILMEMBER BATES: Yeah, but if he can get that information to us sooner rather than later --
COUNCILMEMBER ROCHE: Electronically or something.
COUNCILMEMBER BATES: -- so we've got time to review it and evaluate it.
MR. RON JONES: I'll give it to Ms. Wilson and then she can get it out appropriately.
COUNCILMEMBER ROCHE: Thank you.
COUNCILMEMBER BATES: Thank you.
COUNCILMEMBER FLEMING: That'll be great. Thank you very much.
COUNCILMEMBER ROCHE: We're thinking about you.
MR. RON JONES: Thank you very much.
COUNCILMEMBER BATES: Call the roll on that.
CLERK BLACKMON: Councilmember Alexander?
COUNCILMEMBER ALEXANDER: Yes.
CLERK BLACKMON: Councilmember Bates?
COUNCILMEMBER BATES: Yes.
CLERK BLACKMON: Councilmember Fleming?
COUNCILMEMBER FLEMING: Yes.
CLERK BLACKMON: Councilmember Pachuta?
COUNCILMEMBER PACHUTA: Yes.
CLERK BLACKMON: Councilmember Pittman?

Page 99

COUNCILMEMBER PITTMAN: Yes.
CLERK BLACKMON: Councilmember Roche?
COUNCILMEMBER ROCHE: Yes.
And just to clarify, that was for June 7th; right?
CLERK BLACKMON: Correct.
MAYOR JENKINS: John, do you need to go ahead and make your report and then you need to leave?
CHIEF KING: Yes, sir, if I may.
MAYOR JENKINS: Come on up.
CHIEF KING: I apologize. We have a situation going on in our facility that I have to go and attend to this evening. I appreciate the Mayor allowing me to come and give my quick report.
A couple issues that I need some assistance from members of the City Council that we're kind of on standby is the alcohol ordinance and the massage ordinance. That's putting us on hold on a couple of our -- As you know, several times through the year we go and test the alcohol vending establishments to make sure they're compliant with the permits, you know, make sure that they're complying with the law.
The one thing that we can hold them -- We can hold them accountable in the criminal sense, but we need some clarification. And I know you-all are

Page 100

considering the alcohol ordinance, but I would ask that it be put on the agenda so we can get an ordinance that we can go and then get into the business of testing the businesses. Doesn't mean that we're going to turn around and do them the day after you pass the ordinance.
But that, and clearly the foot massage ordinance is on hold pending the -- I know there's letters been sent. And I've spoken to both City Attorney and Scott Haeberlin, and we're kind of on hold on that until we get a decision from the Council.
So I respectfully ask if those two items could be put on upcoming agendas so we can then proceed forward with either telling the businesses that they can operate or telling the businesses they can't. Either way; whichever, whichever direction the City Council sees fit.
Mayor, sir, pending any other comments, what we have -- you know, I don't want to be alarmist, but we have a situation where we have a deceased person in our facility so we're dealing with that this evening. Expect a report from me this evening via e-mail to update you-all on some of the facts as we know them. But I want to make sure that you-all knew about what's going on, and we will -- we got investigators already

Page 101

1 going through the jail area and trying to determine
2 what exactly occurred.
3 COUNCILMEMBER FLEMING: Thank you.
4 MAYOR JENKINS: Thank you, John.
5 CHIEF KING: If I may be excused, Mayor --
6 MAYOR JENKINS: Yes, sir.
7 CHIEF KING: -- and members of Council, I
8 appreciate it.
9 COUNCILMEMBER ROCHE: Thank you.
10 COUNCILMEMBER FLEMING: Thank you.
11 COUNCILMEMBER BATES: Thank you.
12 COUNCILMEMBER PITTMAN: Thank you.
13 MAYOR JENKINS: Carol Stephens.
14 MS. STEPHENS: Okay. Mayor and City
15 Council, I'm here tonight to get your approval on
16 three different contracts. Murray has drawn up the
17 contracts for me.
18 First is for karate services. Moises Olguin
19 is the instructor. We set up an 80/20 percent. This
20 is pretty standard throughout parks & rec. departments
21 through the state. And he is a black belt taekwondo
22 instructor, and we're trying to add more classes to
23 our facility and increase some of our revenue. So I'd
24 like your approval on that contract if possible.
25 MAYOR JENKINS: Can you explain it a little

Page 102

1 bit. How much does this cost the city?
2 MS. STEPHENS: Nothing. All the fees will
3 come from the students. They pay a registration fee.
4 The instructor will receive 80 percent; we will
5 receive 20 percent.
6 COUNCILMEMBER ROCHE: Any liability for the
7 City?
8 MS. STEPHENS: He has liability insurance.
9 COUNCILMEMBER ROCHE: So we're covered
10 there?
11 MS. STEPHENS: Correct.
12 COUNCILMEMBER PITTMAN: And you're fine with
13 the contract?
14 MS. STEPHENS: Yes.
15 COUNCILMEMBER PITTMAN: Draw the money in.
16 COUNCILMEMBER ROCHE: It's been approved by
17 the city attorney as to form?
18 ATTORNEY WEED: Yes, sir.
19 COUNCILMEMBER ROCHE: I make a motion that
20 we accept the agreement and specifications for karate
21 instruction services between the City of Doraville and
22 Moises Olguin.
23 COUNCILMEMBER FLEMING: Second.
24 MAYOR JENKINS: Any more discussion?
25 COUNCILMEMBER PITTMAN: I just had a

Page 103

1 question. I know it's probably a stupid question but
2 I still for myself need to know. You do background
3 checks on those people that come in and work with the
4 children?
5 MS. STEPHENS: Absolutely
6 COUNCILMEMBER PITTMAN: Okay.
7 MAYOR JENKINS: Call the roll, please.
8 CLERK BLACKMON: Councilmember Alexander?
9 COUNCILMEMBER ALEXANDER: Yes.
10 CLERK BLACKMON: Councilmember Bates?
11 COUNCILMEMBER BATES: Yes.
12 CLERK BLACKMON: Councilmember Fleming?
13 COUNCILMEMBER FLEMING: Yes.
14 CLERK BLACKMON: Councilmember Pachuta?
15 COUNCILMEMBER PACHUTA: Yes.
16 CLERK BLACKMON: Councilmember Pittman?
17 COUNCILMEMBER PITTMAN: Yes.
18 CLERK BLACKMON: Councilmember Roche?
19 COUNCILMEMBER ROCHE: Yes.
20 MS. STEPHENS: Okay. The second contract is
21 renewing our contract with the Paul Murphy Boxing
22 Club, Burt Wells. This is his second year. He's done
23 a very good job in my opinion. I haven't had any
24 calls or complaints from that area. We do receive
25 $700 a month for rental, and he is very on time with

Page 104

1 his payments, so I do recommend that we renew his
2 license -- or lease, I guess.
3 COUNCILMEMBER BATES: On this, are we
4 looking at the existing?
5 MS. STEPHENS: Correct; the boxing club that
6 we have now.
7 COUNCILMEMBER BATES: Right. So it would be
8 renewing it for 2010?
9 MS. STEPHENS: For a year.
10 COUNCILMEMBER BATES: From what date?
11 MS. STEPHENS: From May 1st.
12 COUNCILMEMBER BATES: Through?
13 MS. STEPHENS: Through April 30th.
14 COUNCILMEMBER BATES: Okay. So it'll be a
15 new licensee agreement.
16 ATTORNEY WEED: Correct.
17 COUNCILMEMBER BATES: Okay. For the same
18 dollar amount.
19 ATTORNEY WEED: Yes. We did agree to an
20 increase in the higher penalty for late payment which
21 the contractor agreed to, but essentially we the City
22 had agreed previously to make certain repairs to the
23 facility, of which we made most of those repairs.
24 That was an exhibit. But other than that, it's
25 essentially the same license agreement.

Page 105

COUNCILMEMBER BATES: Motion to approve.
COUNCILMEMBER FLEMING: Second.
MAYOR JENKINS: Any more discussion?
- - -
(No response)
- - -
MAYOR JENKINS: Call the roll.
CLERK BLACKMON: Councilmember Alexander?
COUNCILMEMBER ALEXANDER: Yes.
CLERK BLACKMON: Councilmember Bates?
COUNCILMEMBER BATES: Yes.
CLERK BLACKMON: Councilmember Fleming?
COUNCILMEMBER FLEMING: Yes.
CLERK BLACKMON: Councilmember Pachuta?
COUNCILMEMBER PACHUTA: Yes.
CLERK BLACKMON: Councilmember Pittman?
COUNCILMEMBER PITTMAN: Yes.
CLERK BLACKMON: Councilmember Roche?
COUNCILMEMBER ROCHE: Yes.
MS. STEPHENS: Okay. The third contract is the pool contract. It is with American Pool Service. This is our fourth year to be working with them. They provide the lifeguards, certification, training, CPR, first aid. They handle everything within the gates, in the fenced area. And I'd like to request y'all to

Page 106

renew their contract.
COUNCILMEMBER FLEMING: Chemicals and everything.
MS. STEPHENS: Correct. But as you know, this year, we're going to salt water for the pool.
COUNCILMEMBER ALEXANDER: Was this contract bid out?
MS. STEPHENS: No, it was not.
COUNCILMEMBER ROCHE: Was it bid out last year? When's the last time it was bid out?
MS. STEPHENS: This is our fourth year to deal with them.
MAYOR JENKINS: Do we have a motion?
COUNCILMEMBER ROCHE: I'll make a motion to approve the pool contract for 2010 and 2011 with American Pool Service.
COUNCILMEMBER FLEMING: Second.
MAYOR JENKINS: Any more discussion?
COUNCILMEMBER ALEXANDER: Due to the dollar amount of this contract, I think it behooves us to bid it out next year. Obviously we don't have time to bid it out now because the pool is supposed to open on May 22nd. But due to this being almost $40,000, I think we need to accept bids next year and not just renew.
COUNCILMEMBER ROCHE: I agree with that, but

Page 107

again, because of the short time.
MS. STEPHENS: Well, I had no idea that we needed to do this, to bid it out each year. Like I said, this is our --
ATTORNEY WEED: You don't.
MS. STEPHENS: -- fourth year.
ATTORNEY WEED: You don't.
MS. STEPHENS: Okay.
ATTORNEY WEED: Let me clarify that.
All right. Section 2-90 does not require that you bid out the same contract every year. In fact, there's a specific proviso that says if the contract has ever been bid and you are renewing it, then that's one of the exceptions to bidding that every year.
Now, if you want to bid it out, you certainly can. I'm not saying don't do that. I just want to clarify that you don't have to.
COUNCILMEMBER ALEXANDER: That may be the case, Mr. Weed, but also vendors --
ATTORNEY WEED: I'm not arguing, Councilman.
COUNCILMEMBER ALEXANDER: -- get comfortable with knowing their contract's going to be renewed year after year.
ATTORNEY WEED: I hear you.

Page 108

COUNCILMEMBER ALEXANDER: Okay.
ATTORNEY WEED: I'm behind you 110 percent.
COUNCILMEMBER ROCHE: And that needs to extend to all of our vendors and services, and we need to come up with a schedule and start doing that for everybody.
COUNCILMEMBER ALEXANDER: And that's what I think we talked about at Strategic Sourcing is having a calendar of contracts, when they're going to be renewed and --
COUNCILMEMBER ROCHE: Absolutely.
COUNCILMEMBER ALEXANDER: -- when to bid them out.
COUNCILMEMBER PITTMAN: Uh-huh.
MS. STEPHENS: I agree, and I will certainly start working on that in January of next year.
One thing, though, dealing with a pool company, I want somebody to take care of the people, and they have. And when I bid it out before, I heard some bad things about some other pool companies. And I have not had any problem with their guards, with their service, and they were one of the lower bids when I bid it out before, so -- They keep going up, so -- But I'll certainly do that in January of next year and will be more prepared.

Page 109

COUNCILMEMBER ROCHE: Thank you.
MAYOR JENKINS: Got a motion and a second. Any more discussion?
- - -
(No response)
- - -
MAYOR JENKINS: Call the roll.
CLERK BLACKMON: Councilmember Alexander?
COUNCILMEMBER ALEXANDER: Yes.
CLERK BLACKMON: Councilmember Bates?
COUNCILMEMBER BATES: Yes.
CLERK BLACKMON: Councilmember Fleming?
COUNCILMEMBER FLEMING: Yes.
CLERK BLACKMON: Councilmember Pachuta?
COUNCILMEMBER PACHUTA: Yes.
CLERK BLACKMON: Councilmember Pittman?
COUNCILMEMBER PITTMAN: Yes.
CLERK BLACKMON: Councilmember Roche?
COUNCILMEMBER ROCHE: Yes.
MS. STEPHENS: Okay. My next item is Halpern Park. Briefly I want to talk to you first about the stream that runs beside the park.
The Mayor okayed for a study with Wetland Ecology -- this is the same company that we used for Autumn Park -- to give us a study on what we needed to

Page 110

do about our stream. And as you see in your report, there is some erosion. There is pipes that we need to move. We've had a couple of sewage leaks over there. We've got to reposition those.
But I have here tonight, and I have e-mailed or given Steven all the information because I'd like for this to fall under stormwater, of course, but I'm asking your permission to put an RFP out for construction documents that we hope we have by the end of June so that we can see what we need to budget for next year for this.
Now, this is just the construction drawings to see what kind of work we need to do in the stream. But as in a minute Ryan will tell you, working with the park and getting the park fixed, we've got to get that stream fixed too. And the tennis court is in the stream. They are suggesting possibly a pipe that we could put in at that area, and that would help us keep those tennis courts, and I'm strongly in favor of keeping those tennis courts.
But there is some problems over there in Halpern. We were hoping we wouldn't have problems like we did at Autumn, but we are going to have to do some stream restoration there.
So I'm asking your approval to put out an

Page 111

RFP. I will work with Steven on this, but I probably will turn it over to him.
COUNCILMEMBER ALEXANDER: So you want to do an RFP for handling the issues addressed by your report.
MS. STEPHENS: Correct.
COUNCILMEMBER ALEXANDER: Okay.
MS. STEPHENS: A lot what Precision Planning did at Autumn.
COUNCILMEMBER FLEMING: I'd like to make a motion to draft the RFP for construction documents for stream restoration at Halpern Park.
COUNCILMEMBER PITTMAN: Second.
MAYOR JENKINS: Any more discussion?
COUNCILMEMBER ALEXANDER: Mr. Strickland, don't we have a list of priorities for stormwater at the County?
MR. STRICKLAND: Yeah. It's just -- it seems like we can handle a streambank restoration separate from our capital improvement projects --
COUNCILMEMBER ALEXANDER: Okay.
MR. STRICKLAND: -- which, you know, basically deal with piping, pipes in the right-of-way. Streambank restoration kind of falls under a special project. With the capital improvement projects, we go

Page 112

through Dekalb County. You know, this is not something we have to go through the County to do because we -- you know, this is basically a -- You know, we own the park and at least our half of that stream, so it wouldn't -- this wouldn't like supersede another, you know, priority project. We could do this, and just like, you know, we're doing Autumn right now, and it really has nothing to do with our capital improvement projects.
MAYOR JENKINS: Any more discussion?
- - -
(No response)
- - -
MAYOR JENKINS: Call the roll.
CLERK BLACKMON: Councilmember Alexander?
COUNCILMEMBER ALEXANDER: Yes.
CLERK BLACKMON: Councilmember Bates?
COUNCILMEMBER BATES: Yes.
CLERK BLACKMON: Councilmember Fleming?
COUNCILMEMBER FLEMING: Yes.
CLERK BLACKMON: Councilmember Pachuta?
COUNCILMEMBER PACHUTA: Yes.
CLERK BLACKMON: Councilmember Pittman?
COUNCILMEMBER PITTMAN: Yes.
CLERK BLACKMON: Councilmember Roche?

Page 113

1 COUNCILMEMBER ROCHE: Yes.
2 MS. STEPHENS: Okay. At this time I'd like
3 to turn the podium over to Ryan Jenkins. He's with
4 Tunnell Spangler and Walsh and he's done a fantastic
5 job on our park, and I hope you agree.
6 So Ryan?
7 MR. JENKINS: I'd like to use the board, so
8 I made some instruction.
9 CLERK BLACKMON: The keyboard should be
10 there at the podium.
11 - - -
12 (Brief recess)
13 - - -
14 MR. JENKINS: Like Carol said, I'm Ryan
15 Jenkins. I'm a landscape architect with Tunnell
16 Spangler Walsh & Associates. Primarily, I do a lot of
17 park and recreation design work. That's kind of been
18 the focus of my professional career. I feel right at
19 home in the park environment and the park design
20 environment. So just a little bio while we're
21 waiting.
22 - - -
23 (Brief recess)
24 - - -
25 MR. JENKINS: We've been working on the park

Page 114

1 plan since about September, in the fall of this year.
2 And so I've been meeting with Carol, Parks & Rec's
3 director, and also been meeting with Councilmembers
4 Pittman and Fleming as well, so I've gotten good
5 input, and we've also taken into consideration the
6 planning work that was previously done by Mactec and
7 some of the public comments that were provided during
8 that process. We used those public comments to sort
9 of build on and refine the plan. But I think you can
10 see we've taken and refined that plan -- or you'll see
11 in a second -- and we've kind of made that plan a
12 little more realistic while still meeting the goals
13 and objectives that the community outlined.
14 So we're currently at a preliminary plan
15 stage where we feel like it's highly refined. It even
16 has some engineering aspects to it. We've thought
17 about how it fits onto the site, how it could be
18 engineered to fit the site, but we are still at a
19 point to where we can refine it even further and make
20 changes. So what you're going to be seeing tonight in
21 terms of a plan is by no means a final product, so --
22 - - -
23 (Brief recess)
24 - - -
25 COUNCILMEMBER ROCHE: Mayor, maybe we could

Page 115

1 do the next item on the agenda and come back to this?
2 CLERK BLACKMON: Yeah. Let me get this up.
3 MAYOR JENKINS: That's possible. You want
4 to do that, Rhonda?
5 COUNCILMEMBER FLEMING: Well, sure. If
6 that's all right with Ryan.
7 Is that all right, Ryan?
8 MR. JENKINS: That's fine by me.
9 MAYOR JENKINS: Steve, go ahead and give
10 your presentation.
11 MR. STRICKLAND: This is basically to select
12 the contractor for our stormwater infrastructure
13 inventory.
14 As you-all know, we base it on a pretty
15 lengthy process, come up with our recommendation. We
16 did check references, looked at projects of similar
17 scope, and then just price -- not just price alone. I
18 spoke with both colleagues and the references to make
19 sure we're getting the best product for the price and
20 make sure that the firm's going to be responsive to
21 the client's needs.
22 Also wanted to fully explain why we
23 disqualified the lower bidders: based on lack of
24 understanding for what the City was asking for.
25 And we did a bid matrix and basically came

Page 116

1 up with the firm that we want to go with which is
2 CERM. So I've spoken with some of y'all about this
3 process. Any questions, I'll take those now.
4 COUNCILMEMBER ROCHE: Other than thank you
5 for the bid matrix. Like I said, that's how most
6 places do, you know, evaluate bids. It keeps things
7 very subjective [sic], and that's -- objective.
8 MR. STRICKLAND: Yeah. You know, we try to
9 kind of take the mathematical approach. It's just
10 that when you're rating them on a -- you know, a 1-to-
11 5 is still a little bit subjective, but I think it
12 gives you kind of a more -- you know, you get nine
13 bids and six of those are actually very good --
14 COUNCILMEMBER ROCHE: Right.
15 MR. STRICKLAND: -- and you have to start
16 looking at those. I mean you have to -- you have to
17 come up with some way to make a decision.
18 COUNCILMEMBER ROCHE: Exactly.
19 MR. STRICKLAND: And I think when you start
20 looking at numbers -- But then again, don't -- you
21 know, don't count out that we were looking at a lot of
22 their stuff being in-house; talking with their
23 references, looking at relevant projects, and not just
24 relevant projects but current projects, and then just
25 making sure that they understood what we are asking

Page 117

for and then looking at price and making sure we got the best -- best firm for the best price.

COUNCILMEMBER BATES: At the end of the day, what are we going to get out of this?

MR. STRICKLAND: It's going to be a complete GIS inventory of our stormwater system. They're going to be -- it's almost 30 to 40 what's called the data dictionary that we're going to get is attributes for each of these structures, which is either, as an example, a catch basin, a drop inlet, a pipe, an outlet. We'll have all the information for it.

Also they're going to be giving us -- if they find any type of defect, they're going to be documenting that. So we'll basically know what our system is, what the problems are with it so that we can prioritize how to fix this, repair it, replace it, update it.

Also keep in mind this is, again, something mandated by the State. I mean the State's making, you know, everybody that's getting a permit from them do an inventory, because I guess without an inventory you just don't know what you have out there and you're kind of waiting for the problems to pop up. You can go out there and fix them. It's just being a little bit more proactive.

Page 118

COUNCILMEMBER BATES: So is this going to inventory it from drop inlet to the old pipes and --

MR. STRICKLAND: What we're responsible for is the right-of-way, but because pipes don't stop at the right-of-way, what we're going to -- we will inventory the first structure outside the right-of-way, and then at that time we'll actually take a look at it. For example, if there's only one more structure, we'll probably go ahead and inventory that, too.

But it's basically we're figuring out what the City is responsible for, because that's what we have to, you know, update and maintain, again, either fix or repair or replace to make sure that it's functioning properly.

COUNCILMEMBER BATES: And what's their process for inspecting? Do they actually get down in the structures or do they send cameras or --

MR. STRICKLAND: It's a visual inspection. They do use cameras, and we'll be getting photo documents of any problems -- you know, failures, anything that they see as a structural problem, you know, with that particular structure or pipe.

COUNCILMEMBER FLEMING: And it's going to be funded out of stormwater --

Page 119

MR. STRICKLAND: Yes, ma'am.

COUNCILMEMBER FLEMING: -- funds?

MR. STRICKLAND: Yes, ma'am.

MAYOR JENKINS: Do we need a motion on this?

COUNCILMEMBER PITTMAN: Yes, sir.

COUNCILMEMBER ALEXANDER: I make a motion that we approve the CERM RFP for sixty -- is that correct? $63,000?

MR. STRICKLAND: Yes, ma'am.

COUNCILMEMBER ALEXANDER: -- to be funded out of the stormwater fund for a stormwater inventory GIS.

COUNCILMEMBER PACHUTA: Second.

MAYOR JENKINS: Any more discussion?

- - -

(No response)

- - -

MAYOR JENKINS: Call the roll.

CLERK BLACKMON: Councilmember Alexander?

COUNCILMEMBER ALEXANDER: Yes.

CLERK BLACKMON: Councilmember Bates?

COUNCILMEMBER BATES: Yes.

CLERK BLACKMON: Councilmember Fleming?

COUNCILMEMBER FLEMING: Yes.

CLERK BLACKMON: Councilmember Pachuta?

Page 120

COUNCILMEMBER PACHUTA: Yes.

CLERK BLACKMON: Councilmember Pittman?

COUNCILMEMBER PITTMAN: Yes.

CLERK BLACKMON: Councilmember Roche?

COUNCILMEMBER ROCHE: Yes.

MAYOR JENKINS: Okay.

MR. STRICKLAND: Thank you.

MAYOR JENKINS: Okay, Ryan.

MR. JENKINS: Okay. Thank you. Thanks, everyone, for being patient with the technology here. And what I'm going to do is I'm just going to try and be brief and save some time I think for questions.

But I want to just sort of walk you through the plan design, and we'll just kind of start at the existing park entry along Tilly Mill Road. That entry actually would remain in place, and we would look to regrade and repave the existing park entry road coming down into the park. We also want to take advantage of some of the property along the north edge of that parking or that driveway and add some parallel parking spaces.

If you're familiar with the existing parking that's in the park now, you currently come down the driveway and turn left and park along the tennis courts. And what that actually does is it sort of

Page 121

1 interrupts the pedestrian flow through the park and it
2 creates vehicular separation from park amenity to park
3 amenity so that you have to cross and commingle with
4 traffic as you're a pedestrian moving through the
5 park.
6 So we've taken the opportunity to work with
7 the existing driveway and utilize that as a parking
8 lot as well. So we've relocated the existing parking
9 spaces along the southern edge of the entry drive and
10 we've also shortened that entry drive quite a bit.
11 You can kind of see through the survey a little bit,
12 or at least I can up here. The existing drive comes
13 down to about here in the plan (indicating), and so
14 we've shortened that and created a cleaner sort of
15 turnaround area so that there's not as much vehicular
16 penetration into the park so that we've even further
17 cleared out a little more space for pedestrians in the
18 park.
19 Another thing that you will notice if you're
20 familiar with the existing park is the tennis courts.
21 The tennis courts would remain in place, and we would
22 look to resurface the courts. We'd also look at doing
23 new fencing and new lighting or at least light
24 fixtures for those courts as well.
25 We've also added or we would look at

Page 122

1 removing the existing timber walls that look like
2 they're partially about to fall in on the tennis
3 courts and crush it at any moment with new segmental
4 block retaining walls. And along the Tilly Mill Road
5 side, we would actually look at regrading that
6 existing slope, flattening it out a little bit, and as
7 you get closer towards the tennis courts, we would
8 have two-tiered walls so that there would be some room
9 for seating over there as well if you wanted to
10 observe the tennis play.
11 We've also added a sidewalk from Tilly Mill
12 that follows the driveway down with grade. A new
13 retaining wall along the north end of the tennis
14 courts would help to transition that grade and make
15 that possible. But this allows for better or more
16 improved pedestrian access into the park from Tilly
17 Mill.
18 Once you get down into the park, you're
19 essentially on what will be the path system that's in
20 the park. So all of the concrete areas that you see
21 drawn out are all proposed to be eight foot wide for a
22 multi-use path that could accommodate both pedestrians
23 and bicycles.
24 We've also added a plaza area just to the
25 west of the tennis courts, and it sort of fits between

Page 123

1 the tennis courts and a newly-proposed half-court
2 basketball court. The basketball court has a lawn
3 area and some retaining walls for seating.
4 And between or beyond the basketball court,
5 we've also added a new playground area. If you're
6 familiar with the existing park, much of that area is
7 sort of fenced-off sports field at this time.
8 And then as you continue to move west into
9 the park, we've taken that existing sports field --
10 And as I've been working on the park, I've really sort
11 of noticed the evolution. The park was built in the
12 mid-70's, 1975 or so, and I think at that time that's
13 the size park that you could do recreation in and you
14 could do organized sports in. But I think organized
15 sports in our society has involved into something
16 that's much bigger and we have much bigger
17 expectations for what that means. When you're going
18 and playing baseball or soccer or football in a rec
19 league, you're not talking about a five-acre park,
20 which is what Halpern park is; you're talking about,
21 you know, 150-acre parks in some cases.
22 And so one of the signature moves that we're
23 taking here is we're taking that old sort of
24 programmed use, which is for an athletic type complex
25 right in the heart of this park, and we're turning it

Page 124

1 back into what will feel like more of a neighborhood-
2 scale park, so we're reducing the size of that current
3 sports field down. And we're going to be using plant
4 vegetation to define the edges, we're going to be
5 using the path system to define the edges and we're
6 also going to be using some topography and contouring
7 so that that passive lawn area doesn't feel like it's,
8 you know, a clean-slate, graded sports field, that it
9 feels like something that's much more passive and
10 conducive to community or neighborhood type of
11 activities. Yeah, you could still take kids out
12 there, younger kids, and they could play pickup games
13 of soccer, pickup games of baseball or football or
14 throw the frisbee or whatever they needed to do, but
15 it doesn't allow for organized sports. So we could
16 change the use of the park in that regard.
17 And as we move -- and I'm going to get back
18 to the little keyboard -- as we continue to move west
19 into the park, we've sort of taken what is currently
20 already a really sort of nice, heavily shaded nice
21 canopy -- there's great hardwoods and pine trees back
22 there -- and we're returning -- we're retaining all of
23 that and we're really sort of just adding some
24 amenities to build on what's already a pretty nice
25 space from an outdoor environment.

Page 125

So we're going to be weaving this pathway system through the existing trees that are there. We're also going to be adding a secondary sort-surface mulch path that would provide access to a few picnic pods that are spaced throughout that sort of west end natural area.

And we're also going to be taking that existing playground that's there and revamping it, and this sort of helps us to kind of set up two specific types of play. With the new -- with the new playground, we really have this focus more towards toddlers and younger children. It's close to the parking lot so that folks who are bringing their kids and having to get strollers and all of the amenities that come with having younger kids, that's just a lot easier for them to access adjacent to the parking lot. And we are going to buffer that from the parking lot with vegetation and shade trees so that is a nice environment where you would want to bring younger children.

And then from a program standpoint, the rear playground area would be set up more for older kids, so we would have swing sets and more advanced type climbing structures back there, the kind of activities that you would expect older kids beyond that sort of

Page 126

toddler and young kid age to want to do. And we feel like that's probably a better and more acceptable place -- appropriate, rather, place for them, because those kids are going to be probably meandering a little further from their parents at that point. So where the parents would be gathering up in the gazebo that's directly adjacent to the new playground or gathering potentially in the pavilion area or maybe even walking on the path, the older kids could be playing in this playground that's in a little more secluded part of the park. So that's sort of the way we worked to set up those programs for that, for those two playgrounds.

There's also an existing bridge in the west end of the park that makes a connection over into a multi-family residential development. We're going to retain that bridge. We're just going to tie in the pathway system to it.

And there's also sort of a meadow area over here on the southwest side of the stream, and we're also going to retain that area. It's a pretty nice little natural kind of secluded, almost escape-type area.

And you know, if you're very familiar with the park right now, you know one of the probably

Page 127

biggest differences that you're seeing on the board is this area of park expansion that utilizes an existing vacant lot to make pedestrian access and connection over to Gentilly Place. So we would have a bridge crossing at this point that would lead you through sort of a secluded lawn type of area with another gazebo and then up steps, and we have some bicycle parking at the top of that step. So if you're coming to the park on your bicycle, you would be able to park it there and walk down the steps and then into the park from that location. We also have some bike parking areas adjacent to the parking.

We're also going to be refurbishing the existing pavilion that's out there and adding some grill stations and trash receptacles and recycling receptacles at that location as well as putting recycling and trash receptacles throughout the entire park. Along portions of the pathway, we're going to be adding -- and you can kind of see them -- little swing set areas where folks could go back there. And some may be benches, some may be swings. Programatically, we haven't determined exactly what those uses could be yet.

But as you can see, Carol was talking about the stream before we started, and you can see the

Page 128

stream is probably one of the most significant natural features or even features in general, natural or man-made, that's out there. And right now, it's just -- it's so hidden and secluded that you could almost come to this park and visit and not even realize that it's there. It's covered with invasive plant materials, privets and ivy, and so we feel like if we were able to come in there and redefine the eroded stream bank channels and to soften those up and remove the invasive plant materials, that that could be a great, great feature to the park. People could be able to come to the stream edge, potentially even get down into the stream, and to have that whole playground really for kids would just be a great feature.

So we're excited to hear we're looking at the stream in that regard, and that effort would be fully coordinated with our firm and with the park design, so we've already had some preliminary conversations.

And one thing I want to clarify is when they talked about adding a pipe to take care of some of the stream, that's really only a short section that allows the tennis courts to become more stable, because in their existing relationship with the stream, we're just going to have to continue to repair and repair

Page 129

1 those as the sub-base continues to be eroded out by
2 the stream. So we would definitely support that.
3 And that's -- you know, that's pretty much
4 the plan as it is. We're currently working on pulling
5 together a good budget and thinking about what could
6 be the first phase of the implementation for the park.
7 When you think about it in terms of logistics and just
8 working your way out towards the park and not having
9 to destroy anything that you've recently build, it
10 probably makes the most sense that construction
11 activities would start in the western end with a
12 clean-up of this natural area and maybe putting in the
13 trails and the playground in this area.
14 And that's pretty much a stroll through the
15 park, if you will.
16 COUNCILMEMBER ALEXANDER: I have a question
17 regarding the Gentilly Place entrance.
18 MR. JENKINS: Yes.
19 COUNCILMEMBER ALEXANDER: You only have a
20 stairway entrance there. What about -- is it because
21 of an impedance of a grade? I'm just thinking about
22 strollers and possibly wheelchairs.
23 MR. JENKINS: We did. And that's one of the
24 first things we looked at when we started looking at
25 that area and just trying to get the engineering of a

Page 130

1 ramp structure in there. It's just -- it's because of
2 the width constraints that just would literally --
3 that whole site would be a series of switchbacks and
4 concrete to make access down there, and we felt like
5 we could provide the stair access. There is ADA
6 access from the parking lot on the other side, the
7 bridge would be fully accessible, and so from the ADA
8 parking lot just a completely accessible route all the
9 way up into this area. And so we felt like by not
10 putting the ADA ramp on that parcel, we could preserve
11 that parcel as park space.
12 MAYOR JENKINS: Anybody else?
13 MS. STEPHENS: Mayor, do we need to approve
14 these plans? Are we at that stage yet?
15 MAYOR JENKINS: I believe he said they were
16 only preliminary plans; is that correct?
17 MS. STEPHENS: Yes. Basically I think we
18 have as a committee kind of decided that we like this
19 plan. But the budget is not completed yet. We're
20 working with Bobby Pittman on what maybe the City can
21 do. Also, the bid items that I have for trash cans,
22 pavilions and stuff, we're looking at the prices
23 there, and Ryan's working with us now to try to lower
24 that budget a little bit.
25 And he did plan in some irrigation. We're

Page 131

1 not looking to do that at this time but it may be
2 something we want to do in the future. Also lighting.
3 If we ever talk about security cameras, we've got to
4 talk about lighting. So it may be something that we
5 want to plan for initially putting in the budget for
6 later because we've got to go under the hardscape
7 sometime to put in the lighting and the irrigation.
8 MR. JENKINS: I would also say that it's
9 hard to move forward in the design process in
10 preparation and construction documents without having
11 the sort of budget that you're working towards. And I
12 don't mean that we would only design a portion of this
13 project into construction-document phase, but there's
14 a way to design the whole thing but to set your
15 construction documents up and to set your bid
16 documents up so that you're going to get bids that
17 reflect what the budget is in terms of sort of
18 implementing it.
19 So from the City's perspective, you can get
20 the full design package but it could be bid in such a
21 way that reflects your budget.
22 MS. STEPHENS: And we're aware of the budget
23 problems, and that's the reason we are planning to do
24 it in type phasing. So when we phase this project
25 out, that just means the park'll be closed a lot

Page 132

1 longer for the community, so we've got to see how to
2 do that.
3 MAYOR JENKINS: Does the Council want to go
4 ahead and vote on this or just wait?
5 COUNCILMEMBER FLEMING: Mr. Mayor, as far as
6 I'm concerned, I believe in the past that we have
7 approved site plans -- would have to come to Council
8 to approve site plans before we move forward.
9 However, and I don't mind putting that in
10 the form of a motion, but I would like to be able to
11 hear public comments on what they've seen on this
12 presentation. I know that we're at 9 o'clock, but so
13 if you don't mind tabling this until June the 7th for
14 approval so that we could hear public comments maybe.
15 COUNCILMEMBER PACHUTA: Have you-all done --
16 I know when we did English Oak Park, that we had a
17 meeting at English Oak Park and invited residents to
18 come and look at the plans and everything at English
19 Oak Park. I don't know that Carol has done that for
20 Halpern.
21 COUNCILMEMBER FLEMING: No, we have not --
22 COUNCILMEMBER PACHUTA: Okay.
23 COUNCILMEMBER FLEMING: -- but maybe we
24 should schedule that.
25 MAYOR JENKINS: Is that in the form of a

Page 133

1 motion to table it till the 7th?
2 COUNCILMEMBER FLEMING: Hold up just one
3 second, Mayor.
4 Do you want to try to get a community
5 meeting at Halpern?
6 COUNCILMEMBER PITTMAN: I think we should do
7 that.
8 COUNCILMEMBER FLEMING: In your calendar of
9 events in your mind, have you got an idea of when we
10 might be able to do it before the 7th and then we
11 could come back on the 7th and approve it?
12 MR. JENKINS: I am going to be out of town
13 next week.
14 MS. STEPHENS: Me too.
15 MR. JENKINS: Then there's still another
16 week; right?
17 MS. STEPHENS: Yes, the 30th.
18 MR. JENKINS: The following -- yeah, the
19 following week.
20 COUNCILMEMBER FLEMING: And it can
21 definitely be, you know, at 6 o'clock in the evening
22 or whatever because a lot of people work.
23 That would still give us time before the
24 7th?
25 MR. JENKINS: Yeah. It would be that first

Page 134

1 week in June.
2 COUNCILMEMBER FLEMING: Ms. Pachuta, I like
3 your idea about having a community meeting there.
4 So Mayor, I'd like to table -- make a motion
5 to table this until June the 7th and put it on the
6 agenda then for approval.
7 MAYOR JENKINS: Second?
8 COUNCILMEMBER PITTMAN: Second.
9 MAYOR JENKINS: Any more comments?
10 - - -
11 (No response)
12 - - -
13 MAYOR JENKINS: Call the roll.
14 CLERK BLACKMON: Councilmember Alexander?
15 COUNCILMEMBER ALEXANDER: Yes.
16 CLERK BLACKMON: Councilmember Bates?
17 COUNCILMEMBER BATES: Yes.
18 CLERK BLACKMON: Councilmember Fleming?
19 COUNCILMEMBER FLEMING: Yes.
20 CLERK BLACKMON: Councilmember Pachuta?
21 COUNCILMEMBER PACHUTA: Yes.
22 CLERK BLACKMON: Councilmember Pittman?
23 COUNCILMEMBER PITTMAN: Yes.
24 CLERK BLACKMON: Councilmember Roche?
25 COUNCILMEMBER ROCHE: Yes.

Page 135

1 MS. STEPHENS: How will we advertise to the
2 public?
3 COUNCILMEMBER PACHUTA: I don't remember how
4 we did it for English Oak. It's been several years.
5 COUNCILMEMBER FLEMING: Ms. Pittman and I
6 are pretty good with flyers.
7 COUNCILMEMBER PITTMAN: Yeah, and I have a
8 whole neighborhood e-mail list.
9 COUNCILMEMBER FLEMING: The Web site,
10 e-mail. I think Ms. Pittman and I can handle the
11 communication on that. We'll get together with
12 Mr. Jenkins and yourself to determine what day this is
13 best.
14 MS. STEPHENS: Okay.
15 COUNCILMEMBER FLEMING: Is that all right?
16 MS. STEPHENS: That's fine.
17 MAYOR JENKINS: Thank you.
18 COUNCILMEMBER FLEMING: Thank you so much
19 for the presentation.
20 - - -
21 (Applause)
22 - - -
23 MAYOR JENKINS: We're at 10 after 9:00.
24 What are we going to do? Suggestions?
25 COUNCILMEMBER ROCHE: Well, Mayor, I do have

Page 136

1 a suggestion for our next meeting. It seems like that
2 we're adding so much stuff under Mayor's comments that
3 we never get a chance to get anything else done.
4 I'd like to request in the future that --
5 MAYOR JENKINS: Well, I'm --
6 COUNCILMEMBER ROCHE: -- if staff has things
7 to add to the agenda, they add them to new business
8 just like the Council does.
9 MAYOR JENKINS: Well, I think it's working
10 pretty good like it is. At least we get something
11 done.
12 But I agree with you. I'm hoping that this
13 won't be --
14 COUNCILMEMBER ROCHE: We haven't got to old
15 business yet, Mayor.
16 MAYOR JENKINS: It won't be consistent with
17 this way, and I agree with you.
18 COUNCILMEMBER PACHUTA: Should we do the
19 public comments? We had added onto the agenda opening
20 the bids, but I think maybe we should go ahead and get
21 public comments first and then open the bids.
22 MAYOR JENKINS: Okay. Public comments and
23 then open bids. Is that what you're saying?
24 Okay. Public comments on whatever.
25 MR. MORRIS: My name is Brent Morris. I'm

Page 137

with Peachtree Benefit Group. We do employee benefits. Quite frankly, I wasn't planning on standing up and speaking at all but I felt like I might be able to help you guys out on a couple of things.

Councilwoman Fleming, you had asked about whether pre-existing conditions would be covered underneath the Blue Cross/Blue Shield plan. They are. HMOs are required --

MAYOR JENKINS: Excuse me, sir.

MR. MORRIS: -- to have pre-existing conditions coverage.

Sure.

MAYOR JENKINS: I believe you're getting into something that we've already been through. This is public comments.

MR. MORRIS: Okay. Absolutely.

MAYOR JENKINS: Does the Council agree with me or not?

COUNCILMEMBER PITTMAN: Yes, sir.

MAYOR JENKINS: It's just public comments for people who want to speak.

COUNCILMEMBER BATES: For residents and business owners.

COUNCILMEMBER PITTMAN: Yeah, residents and

Page 138

business owners.

MR. MORRIS: Okay.

COUNCILMEMBER PITTMAN: You would have to get with the Clerk to get on the agenda.

MAYOR JENKINS: You can get on the agenda.

ATTORNEY WEED: To correct the record, there's no -- in the code, there's no delineation of who can speak during public comments on agenda items; so therefore, anyone can approach the podium and speak on anything that's on the agenda currently. So whether you allow this gentleman to continue speaking or not, that's up to you.

MAYOR JENKINS: I don't have any problem with him continuing speaking. Three minutes, is that correct? Okay.

MR. MORRIS: I'm not here to disrupt anything at all. Really was just hoping to help out.

MAYOR JENKINS: Anybody else?

MR. HART: Kind of like the park plan with the water feature.

Is this on? Is it on?

COUNCILMEMBER ALEXANDER: Tap it.

MAYOR JENKINS: Talk into it. It's all right, Tom. Just talk into it now.

MR. HART: Hello? Okay.

Page 139

UNIDENTIFIED SPEAKER: We can all hear you.

MR. HART: Okay. On the Central Avenue sidewalk -- I'll have to speak fast -- this is the first opportunity for the City since we passed the LCI study to implement a plan that makes a statement not only to the people in Doraville but to the people in the metro Atlanta area that we are on the ball, that we know what we're doing, and we're going to make something of a quality statement to the region.

We expected a wider street because it's limited buses. It's got a 10-foot wide road bed. We're not fixing that. We're not aligning it for a traffic light that would allow the city -- the biggest, largest neighborhood in the city to get downtown. We're not allowing for moped and bicycle traffic up the hill by widening the road. It's got a 50-foot right-of-way. We're not putting underground, which is so easy on this side of the street because the city already has underground power on this side of the street. It has low transmission lines and communication lines.

So when you put a sidewalk in, it's easy to bury that cable and put power under the street, replace the concrete in the right-of-way and fix the front of the library to say to the city that the front

Page 140

of the library means something to the citizens here. This is a grand opportunity. The money is there for it. It's just a missed opportunity because of poor design.

We are pouring concrete from one end to the other, covering up green space in the right-of-way, which doesn't need to be there. For instance, down on New Peachtree Road, you come around the corner, they're ripping out a huge chunk of concrete and then pouring new concrete back in the right-of-way again.

We're not adhering to the LEEDs ordinance for the city. We're not recycling material. We're missing a huge opportunity to make a grand statement to the metro Atlanta area that Doraville means quality.

Thank you.

MAYOR JENKINS: Stuart?

MR. ANDERSON: Stuart Anderson.

Mr. Hart seemed to have a lot of detail. My concerns are in the same general area.

We have a GEFA contract, we have the LCI committee/consultant contract situation, we have the New Peachtree/Park development for $600,000. I'll be very interested if we do read the figures tonight for the Central Avenue physical contract, as it were, not

Page 141

1 just the management, et cetera.
2 The comparison of the $55,000 for management
3 and design versus $600,000, I realize that $600,000 is
4 for a much bigger project or a considerably bigger
5 project because it includes New Peachtree.
6 But we have all of these overlapping
7 situations, designs. It seems like three or four of
8 these could be coordinated. The GM-development-
9 person contract that's going to go for that overlays
10 or connects with the LCI committee/consultant study.
11 These things seem to overlap, to me. And perhaps I
12 just don't have enough information, but they overlap.
13 I see that these groups and I know that
14 several of these groups are bidding on both the GM as
15 well as the LCI, so that overlap is going to be good.
16 But as far as the money goes, it's extra money even
17 though the same groups are going to overlap in their
18 design, et cetera, et cetera.
19 So there is a management leadership thing in
20 this whole area of design contract control that needs
21 to be brought together as a coordinated function.
22 Right now, we're handling them piecemeal and they are
23 overlapping each other. Somebody or some committee of
24 y'all needs to kind of mush this together so we're not
25 spending so much money and these moneys are

Page 142

1 overlapping, so that we can get management and get
2 direction on this.
3 I apologize, but it seems like we have too
4 many individual things covering the same thing and
5 they're not coordinated. I apologize, but that's my
6 concern about that, not getting into the nuts and
7 bolts. Thank you.
8 MAYOR JENKINS: Thank you, Stuart.
9 Next?
10 - - -
11 (No response)
12 - - -
13 (Brief recess)
14 - - -
15 COUNCILMEMBER FLEMING: Ms. Blackmon, how
16 many were there, please?
17 CLERK BLACKMON: Not all of them submitted,
18 so I did not count them. I think there were seven
19 that actually ended up submitting. You all should
20 each have one, I believe.
21 COUNCILMEMBER FLEMING: I'm sorry?
22 CLERK BLACKMON: You each have one, I think.
23 COUNCILMEMBER FLEMING: Okay. So you have
24 seven?
25 COUNCILMEMBER PACHUTA: There's one more

Page 143

1 down here.
2 MAYOR JENKINS: Here's another one. What
3 have they got? Seven? Is that correct?
4 CLERK BLACKMON: I did not get a total count
5 so I'm not certain. There's 11 names on my bid sheet,
6 but I do not think all of them sent anything in, so --
7 COUNCILMEMBER ALEXANDER: I have a bid from
8 Tom Hart. Total base bid is $182,305. Alternate A,
9 A-1, the switchback sidewalk, is $22,600.
10 COUNCILMEMBER PACHUTA: I have ISC,
11 Incorporated, out of Conyers. The total for the base
12 bid is $191,087.50, and to add alternate A which is
13 the switchback sidewalk is an additional $13,740, for
14 a total of $204.827.50.
15 COUNCILMEMBER PITTMAN: I have Lewallen
16 Construction Company out of Marietta. And the base
17 bid is $30,797 with a switchback sidewalk, an
18 additional $25,828.68.
19 COUNCILMEMBER FLEMING: $30,000?
20 COUNCILMEMBER ROCHE: What?
21 COUNCILMEMBER PITTMAN: That's what it says.
22 COUNCILMEMBER FLEMING: Not $130,000?
23 COUNCILMEMBER PITTMAN: Thirty thousand.
24 COUNCILMEMBER PACHUTA: A second page?
25 COUNCILMEMBER BATES: It's got a total on

Page 144

1 the second page.
2 COUNCILMEMBER ROCHE: Yeah. I think it's
3 got --
4 COUNCILMEMBER PITTMAN: Who took my glasses?
5 COUNCILMEMBER FLEMING: I gave you a
6 magnifier.
7 COUNCILMEMBER PITTMAN: I know; right?
8 Sorry. I can't see (presenting).
9 COUNCILMEMBER ROCHE: Total of all base bid
10 price is $193,964.99; switchback sidewalk complete is
11 $25,828.68.
12 Oh, but they didn't add --
13 COUNCILMEMBER PITTMAN: They didn't.
14 COUNCILMEMBER ROCHE: -- the two together.
15 COUNCILMEMBER PITTMAN: That's right.
16 COUNCILMEMBER BATES: I've got C&G Concrete
17 Construction Company, Inc., out of Atlanta. Total of
18 all base bids, $262,711.50.
19 COUNCILMEMBER FLEMING: Two sixty-two what?
20 COUNCILMEMBER BATES: $262,711.50.
21 Alternate A, switchback sidewalk, $13,895.
22 COUNCILMEMBER ROCHE: I have Glossom
23 Enterprises, 3671 South Main Street, Acworth, Georgia.
24 Base bid is $165,780.50. The switchback sidewalk
25 complete is $6,000. Total of all is $171,780.50.

Page 145

MAYOR JENKINS: I got one from Johnson Landscaping, Incorporated. The total base bid is $175,852.14.
COUNCILMEMBER FLEMING: Eight what?
MAYOR JENKINS: Ma'am?
COUNCILMEMBER FLEMING: One fifty-five eight what?
COUNCILMEMBER PITTMAN: Seventy-five. One seventy-five.
MAYOR JENKINS: One seventy-five eight five two one four.
And the Alternate A, the switchback sidewalk, is $19,500. Total of all is $195,352.14.
COUNCILMEMBER FLEMING: Okay. And I have Precision 2000, Incorporated, and their total base price is $169,021.90, and for Alternate A, the switchback sidewalk, is $14,500.
COUNCILMEMBER ALEXANDER: I have Tople Construction and Engineering. Base bid price is $189,554.25, and switchback sidewalk, Alternate A, is $21,205.
MAYOR JENKINS: Is that all?
COUNCILMEMBER FLEMING: I don't have any more. That's a total of eight.
COUNCILMEMBER BATES: I make a motion to get

Page 146

those back to Mr. Howe and Keck & Wood for evaluation and review.
COUNCILMEMBER ALEXANDER: And they have to meet with Dekalb County.
COUNCILMEMBER BATES: And Dekalb County.
MAYOR JENKINS: Second?
COUNCILMEMBER ALEXANDER: Second.
MAYOR JENKINS: Any more comments?
- - -
(No response)
- - -
MAYOR JENKINS: Call the roll.
CLERK BLACKMON: Councilmember Alexander?
COUNCILMEMBER ALEXANDER: Yes.
CLERK BLACKMON: Councilmember Bates?
COUNCILMEMBER BATES: Yes.
CLERK BLACKMON: Councilmember Fleming?
COUNCILMEMBER FLEMING: We didn't ask for discussion, did we?
MAYOR JENKINS: Excuse me?
COUNCILMEMBER FLEMING: Did you ask for discussion?
MAYOR JENKINS: I did.
COUNCILMEMBER FLEMING: Did you?
MAYOR JENKINS: Okay. Discussion?

Page 147

COUNCILMEMBER FLEMING: The discussion is -- and I don't have a problem with them doing that, but I don't want to have just one company coming back to us. I want an evaluation coming back to us of their --
MAYOR JENKINS: You want an evaluation of all of them or you want to break them down to so many or how do you want to do it?
COUNCILMEMBER BATES: Well, if I may, I would like an evaluation and a top three recommendation.
COUNCILMEMBER FLEMING: Thank you very much.
COUNCILMEMBER ROCHE: Well, the bid matrix would be a good thing.
COUNCILMEMBER ALEXANDER: The motion that we've just voted on, start it over?
ATTORNEY WEED: Yes, please.
COUNCILMEMBER BATES: I'll rescind my prior motion.
ATTORNEY WEED: Do you rescind the second?
COUNCILMEMBER ALEXANDER: I rescind the section.
COUNCILMEMBER BATES: And now I'll make a new motion to send this back to Mr. Howe, Keck & Wood, Dekalb County, for review and evaluation and make a recommendation of the top three, along with their bid

Page 148

criteria or evaluation criteria.
MAYOR JENKINS: Back to the Council.
COUNCILMEMBER BATES: Back to the Council.
COUNCILMEMBER ALEXANDER: I second.
MAYOR JENKINS: Any more discussion?
COUNCILMEMBER BATES: Thank you, Pam.
MAYOR JENKINS: Call the roll.
CLERK BLACKMON: Councilmember Alexander?
COUNCILMEMBER ALEXANDER: Yes.
CLERK BLACKMON: Councilmember Bates?
COUNCILMEMBER BATES: Yes.
CLERK BLACKMON: Councilmember Fleming?
COUNCILMEMBER FLEMING: Yes.
CLERK BLACKMON: Councilmember Pachuta?
COUNCILMEMBER PACHUTA: Yes.
CLERK BLACKMON: Councilmember Pittman?
COUNCILMEMBER PITTMAN: Yes.
CLERK BLACKMON: Councilmember Roche?
COUNCILMEMBER ROCHE: Yes.
MAYOR JENKINS: Motion we adjourn?
COUNCILMEMBER BATES: So moved.
COUNCILMEMBER PITTMAN: Second.
MAYOR JENKINS: Call the roll.
CLERK BLACKMON: Councilmember Alexander?
COUNCILMEMBER ALEXANDER: Yes.

CLERK BLACKMON: Councilmember Bates?
COUNCILMEMBER BATES: Yes.
CLERK BLACKMON: Councilmember Fleming?
COUNCILMEMBER FLEMING: Yes.
CLERK BLACKMON: Councilmember Pachuta?
COUNCILMEMBER PACHUTA: Yes.
CLERK BLACKMON: Councilmember Pittman?
COUNCILMEMBER PITTMAN: Yes.
CLERK BLACKMON: Councilmember Roche?
COUNCILMEMBER ROCHE: Yes.

- - -

(Meeting adjourned at approximately 9:25 p.m.)

-o0o-

C E R T I F I C A T E

STATE OF GEORGIA]
COUNTY OF DEKALB]

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

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

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

This the 26th day of May 2010.

_____

Theresa Bretch, CCR
Permit No. B-755

[SEAL]

$

$1,033.11 (1)
89:15
$1,073 (1)
89:19
$100,000 (3)
49:13;50:8,10
$12 (1)
89:22
$12.23 (1)
80:22
$12.47 (1)
80:23
$12.60 (1)
80:24
$12.72 (1)
80:25
$13,740 (1)
143:13
$13,895 (1)
144:21
$130,000 (1)
143:22
$1312 (1)
89:17
$14,500 (1)
145:17
$145,000 (1)
92:23
$146,000 (1)
80:16
$150,000 (2)
74:8,13
$165,780.50 (1)
144:24
$169,021.90 (1)
145:16
$171,780.50 (1)
144:25
$175,852.14 (1)
145:3
$182,305 (1)
143:8
$189,554.25 (1)
145:20
$19,500 (1)
145:13
$191,087.50 (1)
143:12
$193,964.99 (1)
144:10
$195,352.14 (1)
145:13
$2,519.95 (1)
80:11
$20 (1)
93:21
$204.827.50 (1)
143:14
$21,205 (1)
145:21
$22,600 (1)
143:9
$221,000 (1)
31:18
$2419.12 (1)
80:8
$25,828.68 (2)
143:18;144:11
$250 (1)
93:1
$2500 (1)
89:13
$262,711.50 (2)
144:18,20
$268,000 (1)
51:7
$282,000 (2)
53:5,17
$30 (1)
90:7
$30,000 (1)
143:19
$30,797 (1)
143:17
$300,000 (3)
31:20;32:11;68:16
$31.82 (1)
80:6
$34,000 (1)
32:9
$35.76 (1)
81:4
$350 (1)
88:18
$350.27 (3)
89:3,4,10
$351.00 (1)
82:11
$351.78 (1)
86:9
$352.79 (1)
88:13
$36.48 (1)
81:5
$36.83 (1)
81:5
$366.90 (5)
82:10;85:7;86:3;87:1,23
$37.19 (1)
81:6
$40,000 (1)
106:23
$417,000 (2)
53:3,17
$417,750 (1)
56:1
$428.76 (1)
82:10
$460.42 (1)
86:3
$460.92 (1)
87:1
$487,000 (1)
51:6
$500 (5)
83:3,16;84:11;92:5;93:2
$55,000 (3)
73:16,17;141:2
$6,000 (1)
144:25
$600,000 (7)
49:11;50:10,21;73:18;140:23;141:3,3
$63,000 (1)
119:8
$687,000 (1)
51:6
$700 (1)
103:25
$700,000 (2)
48:23;50:8
$800 (1)
85:20
$820 (1)
87:15
$820.00 (1)
89:10
$820.24 (3)
80:3;85:8;86:4
$852.06 (1)
80:6
$93.83 (1)
80:11

[

[sic] (2)
27:17;116:7
[To (1)
50:1

1

1 (2)
12:6;96:18
1.2 (1)
80:15
1.4 (1)
80:16
10 (5)
7:19;31:2;83:7;92:25;135:23
100 (2)
45:1;82:23
10-foot (1)
139:11
11 (4)
49:2;56:23;60:6;143:5
110 (1)
108:2
1100 (1)
25:6
115 (1)
85:15
118 (1)
85:15
12 (3)
18:4;40:4,25
15 (3)
10:4;18:5;21:9
150-acre (1)
123:21
16 (1)
12:5
1959 (1)
67:7
1975 (1)
123:12
1st (4)
23:13;72:15;97:7;104:11
1-to- (1)
116:10

2

2 (2)
7:19,22
20 (1)
102:5
2000 (1)
145:15
2000s (1)
14:9
2005 (2)
14:23;15:7
2008 (1)
74:5
2009 (5)
5:14,18,24;73:4,5
2010 (3)
5:22;104:8;106:15
2010-2011 (1)
15:16
2011 (1)
106:15
21st (1)
37:5
22nd (1)
106:23
24 (1)
15:18
25 (1)
15:18
25-foot (2)
8:12,14
28,000 (1)
31:12
285 (1)
20:15
2-90 (3)
77:21;79:6;107:10

3

30 (1)
117:7
30-day (1)
24:10
30th (2)
104:13;133:17
31st (4)
5:18,21;61:20;65:16
35 (6)
10:7,23,25;11:8,9,14
3671 (1)
144:23

4

4 (5)
10:8;50:19,20,22;51:17
4/26/2010 (1)
3:17
40 (1)
117:7
4th (2)
37:6;41:8

5

5 (1)
116:11
5.2 (1)
34:25
5/3/2010 (1)
4:10
50 (1)
40:4
500 (2)
93:12,21
50-foot (2)
8:13;139:17

6

6 (3)
67:1;70:8;133:21
6:00 (1)
66:21
6:30 (3)
63:14,17;66:22
600 (2)
49:14;52:2

7

7 (1)
63:15
75-foot (1)
8:13
7th (19)
5:14,24;74:5;77:10,13;97:7,10,11,14,19,22,23;99:4;132:13;133:1,10,11,24;134:5

8

80 (4)
33:21;83:5,13;102:4
80/20 (1)
101:19

9

9 (3)
40:4;41:3;132:12
9:00 (1)
135:23
9:25 (1)
149:12
90 (6)
31:23;83:5,13;84:21;
91:21,25
95 (1)
96:8

A

A-1 (1)
143:9
abdicating (1)
68:13
able (11)
39:13;56:19,20;64:13;
96:13;127:9;128:7,11;
132:10;133:10;137:4
above (4)
8:10,24;14:25;88:18
absent (1)
85:17
Absolutely (6)
20:3;54:2;96:15;
103:5;108:11;137:17
abstain (2)
41:23;47:22
accept (5)
55:25;64:13;76:20;
102:20;106:24
acceptable (1)
126:2
accepting (2)
52:25;53:19
access (7)
122:16;125:4,16;
127:3;130:4,5,6
accessible (2)
130:7,8
accommodate (1)
122:22
accommodations (1)
61:14
according (3)
5:17;31:12,15
account (1)
88:14
accountable (1)
99:24
achievable (1)
31:6
across (1)
16:4
act (3)
10:25;11:9;28:4
active (1)
38:3
activities (3)
124:11;125:24;129:11
acts (1)
33:22
actual (4)
12:10;41:24;57:13;
79:9
actually (40)
5:15,20;7:11;8:10,15;
10:2,9,15;11:24;12:9;
15:4,8,19,20,25;16:3;
17:24;18:1,16;19:9,21;
21:10;22:8;25:8;44:7;
50:22;51:9;58:9;65:4;
83:8,25;90:16;97:7;
116:13;118:7,17;120:16,
25;122:5;142:19
Acworth (1)
144:23
ad (1)
29:8
ADA (5)
51:24,25;130:5,7,10
add (26)
33:13,17;34:25;35:9,
13;39:25;40:9;55:11,23;
60:25;61:3;71:5,6,8,15,
24;77:3;85:19;86:9;
92:13;101:22;120:20;
136:7,7;143:12;144:12
added (9)
5:7;24:9;86:24;93:6;
121:25;122:11,24;
123:5;136:19
adding (6)
124:23;125:3;127:14,
19;128:21;136:2
addition (1)
39:20
additional (3)
89:5;143:13,18
addressed (1)
111:4
addressing (1)
34:24
adhering (1)
140:11
adjacent (3)
125:16;126:7;127:12
adjourn (2)
71:16;148:20
adjourned (1)
149:12
adopt (1)
16:13
advance (1)
32:17
advanced (1)
125:23
advantage (1)
120:18
advertise (1)
135:1
advice (1)
24:16
Aetna (13)
82:1,10,11,18;83:2,22;
84:14,19,20;85:4;86:9;
91:20;95:4
affected (1)
96:1
again (21)
19:11,19;21:21;42:18;
46:21;48:17;52:10;
53:15;54:12;63:3;66:2;
68:12;70:25;72:21,21;
76:13;107:1;116:20;
117:18;118:13;140:10
against (3)
54:21;62:6;68:21
age (1)
126:1
agency-wide (1)
14:8
agenda (25)
4:14;5:7,8;36:21;70:2,
10,15,17;71:5,7,9,15,24;
72:7;77:1,2;100:2;
115:1;134:6;136:7,19;
138:4,5,8,10
agendas (2)
5:7;100:13
agent (1)
12:6
ago (4)
7:2;74:6,25;84:20
agree (10)
34:8;43:1;45:17;
104:19;106:25;108:15;
113:5;136:12,17;137:18
agreed (3)
74:7;104:21,22
agreement (4)
24:1;102:20;104:15,
25
ahead (15)
5:9;6:25;9:23;31:9;
37:1;41:3,4;43:9;50:3;
53:11;99:8;115:9;118:9;
132:4;136:20
aid (1)
105:24
alarmist (1)
100:19
alcohol (3)
99:17,20;100:1
Alexander (95)
3:4,5,20,22,23;4:12,
19,20;6:9,10;13:1,2;
20:25;22:5;34:23;35:5,
8,14,17;36:6,7;41:18;
42:14;43:1,8;45:13;
47:21,22;54:17,21;55:1,
5;60:10;63:12,21;64:9;
67:18,19;69:2,3;78:18,
19;85:19,22;86:2,10,14,
18;87:16,21,24;94:18;
98:17,18;103:8,9;105:8,
9;106:6,19;107:19,22;
108:1,7,12;109:8,9;
111:3,7,15,21;112:15,
16;119:6,10,19,20;
129:16,19;134:14,15;
138:22;143:7;145:18;
146:3,7,13,14;147:14,
20;148:4,8,9,24,25
aligning (1)
139:12
allocate (1)
74:8
allow (4)
61:21;124:15;138:11;
139:13
allowing (2)
99:14;139:15
allows (2)
122:15;128:22
almost (9)
18:20;68:16;70:13;
74:5;85:23;106:23;
117:7;126:22;128:4
alone (2)
54:19;115:17
along (11)
15:21;17:25;26:18;
120:15,19,24;121:9;
122:4,13;127:18;147:25
Alternate (6)
143:8,12;144:21;
145:12,16,20
always (8)
21:5,16;40:9;43:3,4;
55:18,20;76:18
amend (2)
61:4;74:7
Amendment (1)
6:24
amenities (2)
124:24;125:14
amenity (2)
121:2,3
American (2)
105:21;106:16
amount (5)
32:19;78:9;87:12;
104:18;106:20
amounts (1)
78:5
analysis (3)
58:5;87:25;95:8
Anderson (2)
140:18,18
announced (1)
72:9
annual (1)
80:17
annually (1)
80:14
answered (1)
95:20
Anymore (3)
36:1;72:3;77:14
apologize (5)
70:14;81:15;99:11;
142:3,5
apparently (2)
31:11;75:4
appear (1)
63:7
appearance (1)
19:16
Applause (1)
135:21
apples (2)
82:9,9
apples-to-apples (2)
91:24;92:22
application (9)
16:2;17:3,10,18;
18:19;23:10;26:24;
35:15,18
applications (3)
15:10,18;29:18
applied (6)
15:22;17:4;31:18;
51:12;72:6;75:19
apply (7)
7:23,24;9:20;15:5;
57:24;58:6;74:1
applying (1)
51:13
appoint (3)
18:1;38:18;39:13
appointment (1)
38:17
appreciate (4)
51:13;69:15;99:13;
101:8
appreciated (1)
45:2
approach (5)
27:25;28:1;29:9;
116:9;138:9
appropriate (2)
26:19;126:3
appropriated (2)
51:6,8
appropriately (1)
98:8
approval (9)
10:25;57:2;64:13;
81:21;101:15,24;
110:25;132:14;134:6
approve (22)
3:17;7:6,11;9:24;
10:16,22;24:16;28:5;
34:15,20,22,24;35:4,5;

37:2;59:14;105:1;106:15;119:7;130:13;132:8;133:11
approved (6) 11:5,17;30:13;35:18;102:16;132:7
approves (1) 12:9
approving (1) 10:6
approximately (1) 149:12
April (1) 104:13
aquarium (2) 25:4,5
ARC (7) 13:16;37:12;39:4,4,7;50:15,23
architect (1) 113:15
architectural (2) 19:2,4
ARC-MARTA (1) 48:10
area (28) 16:15,21;101:1;103:24;105:25;110:18;121:15;122:24;123:3,5,6;124:7;125:6,22;126:8,19,21,23;127:2,6;129:12,13,25;130:9;139:7;140:14,20;141:20
areas (4) 38:2;122:20;127:12,20
arena (1) 35:21
arguing (1) 107:21
Arnett (1) 47:13
around (6) 14:4,20;59:15;82:2;100:5;140:8
as-is (1) 7:6
aspects (1) 114:16
Assistance (4) 15:4,5;42:17;99:15
associated (1) 7:25
Associates (3) 47:13,14;113:16
athletic (1) 123:24
Atlanta (4) 14:7;139:7;140:14;144:17
attempt (3) 35:8,12;39:5
attend (3) 41:19,24;99:13
ATTORNEY (34) 23:16;28:1;33:16;34:8,19;35:2,4,7,10;55:10;59:22;75:21;76:2,6,8,10,15;77:6,20;79:6;100:10;102:17,18;104:16,19;107:5,7,9,21,25;108:2;138:6;147:16,19
attributes (1) 117:8
audience] (1) 50:1
auditing (1) 33:21
audits (2) 29:12;32:9
Authority (5) 10:20,22,24,24;12:16
authorize (1) 24:17
auto- (1) 96:9
automatically (1) 11:16
Autumn (4) 109:25;110:23;111:9;112:7
available (8) 48:20;49:8;51:14;63:22;91:13;92:10;93:25;96:13
Avenue (15) 23:3;48:11;49:15;51:8,20;64:17;70:16;72:7,23;73:10,15,24;74:11;139:2;140:25
Avondale (1) 46:17
award (1) 68:6
awarded (4) 55:14,15;69:20;73:6
aware (4) 18:21;72:8;96:5;131:22

B

back (37) 5:8,14;14:9;15:7;21:19,21;29:19;32:6;34:5;52:19;53:20;58:4,17;62:24;70:21;71:3;73:20;75:20;77:18;81:23;84:22;92:18;94:19;115:1;124:1,17,21;125:24;127:20;133:11;140:10;146:1;147:3,4,23;148:2,3
background (1) 103:2
bad (2) 94:4;108:20
ball (1) 139:7
bank (1) 128:8
barely (1) 14:25
base (11) 38:10;115:14;143:8,11,16;144:9,18,24;145:2,15,19
baseball (2) 123:18;124:13
based (8) 38:15;49:12;51:3;56:21;63:5;71:1;92:19;115:23
bases (1) 14:14
basic (1) 7:3
basically (18) 7:6;8:8,22;9:1,3;14:1,11;41:15;42:11;48:23;68:13;111:23;112:3;115:11,25;117:14;118:11;130:17
basin (1) 117:10
basketball (3) 123:2,2,4
Bates (108) 3:6,7,24,25;4:21,22;6:11,12;7:13;13:3,4;20:8,17,21;21:4;22:23;30:6,17,20;36:8,9;41:6;42:18;43:7,12,25;46:21;47:11,23,24;62:18;67:20,21;68:6;69:4,5,20;70:3;71:21;78:20,21;80:19;87:3;90:19,21,23,25;91:2,7,10,19,23;92:4,8,15;94:14,16,22,25;97:1,21;98:1,5,10,16,19,20;101:11;103:10,11;104:3,7,10,12,14,17;105:1,10,11;109:10,11;112:17,18;117:3;118:1,16;119:21,22;134:16,17;137:23;143:25;144:16,20;145:25;146:5,15,16;147:8,17,22;148:3,6,10,11,21;149:1,2
bears (1) 68:17
become (1) 128:23
bed (1) 139:11
began (1) 14:9
begin (2) 14:6;58:10
beginning (1) 74:20
behalf (1) 12:14
behind (1) 108:2
behooves (1) 106:20
belt (1) 101:21
benches (1) 127:21
benefit (3) 66:13,17;137:1
benefits (2) 83:4;137:2
beside (1) 109:22
best (6) 68:14;115:19;117:2,2,2;135:13
better (3) 22:10;122:15;126:2
beyond (4) 8:10,24;123:4;125:25
bicycle (3) 127:7,9;139:15
bicycles (1) 122:23
bid (43) 52:25;53:13,14,18;55:13,14,22,25;75:22,24;76:1,3,4;82:6,11;106:7,9,10,20,21;107:3,11,13,16;108:12,19,23;115:25;116:5;130:21;131:15,20;143:5,7,8,12,17;144:9,24;145:2,19;147:12,25
bidder (1) 55:15
bidders (1) 115:23
bidding (3) 55:3;107:14;141:14
bids (19) 23:2;53:14;58:17;70:15,23;72:8,14;76:4,20;78:5;106:24;108:22;116:6,13;131:16;136:20,21,23;144:18
big (2) 25:15;40:11
bigger (4) 123:16,16;141:4,4
biggest (3) 27:2;127:1;139:14
bike (1) 127:11
bill (1) 83:8
billing (1) 90:11
billion (1) 51:17
billions (2) 49:23;50:7
bio (1) 113:20
bit (13) 6:25;14:3;16:19;72:5;83:19;90:23;102:1;116:11;117:25;121:10,11;122:6;130:24
black (1) 101:21
BLACKMON (133) 3:4,6,8,10,12,14,22,24;4:1,3,5,7,15,19,21,23,25;5:2,4;6:9,11,13,15,17,19;13:1,3,5,7,9,11;36:6,8,10,12,14,16;47:21,23,25;48:2,4,6;62:9;63:14,17,25;64:6;67:18,20,22,24;68:1,3;69:2,4,6,8,10,12;78:18,20,22,24;79:1,3;97:3,6,10;98:17,19,21,23,25;99:2,6;103:8,10,12,14,16,18;105:8,10,12,14,16,18;109:8,10,12,14,16,18;112:15,17,19,21,23,25;113:9;115:2;119:19,21,23,25;120:2,4;134:14,16,18,20,22,24;142:15,17,22;143:4;146:13,15,17;148:8,10,12,14,16,18,24;149:1,3,5,7,9
block (1) 122:4
Blue (27) 81:21;82:5,6,9,19,23;83:21;85:7;87:13;91:2,11,14,25;93:3,15,19;94:19,21,23,25;95:5,9,10,11,23;96:19;137:8
board (7) 18:16;36:21;41:7;85:8;97:16;113:7;127:1
Bob (5) 28:19;30:5;45:16;53:11;94:6
Bobby (1) 130:20
boilerplate (2) 23:8,20
bolts (1) 142:7
book (2) 22:2;57:13
border (2) 20:10,10
both (9) 15:8;73:11;85:9;

86:24;87:4;100:9;
115:18;122:22;141:14
bottom (1)
7:21
bought (1)
25:11
bound (1)
77:19
Boxing (2)
103:21;104:5
brains (1)
14:1
break (2)
79:12;147:6
Brent (1)
136:25
Brian (1)
30:5
bridge (4)
126:14,17;127:4;
130:7
brief (7)
13:19;42:8;113:12,23;
114:23;120:12;142:13
Briefly (1)
109:21
bring (2)
45:5;125:19
bringing (1)
125:13
Broad (1)
37:12
broader (1)
38:10
brought (2)
7:1;141:21
Brownlow (17)
13:16,22,22;17:1,5,23;
18:24;19:7,19;20:3,7,14;
21:6;22:7,13,17,21
bucket (1)
74:22
budget (13)
31:13;62:11;92:23,25;
110:10;129:5;130:19,
24;131:5,11,17,21,22
buffer (5)
8:12,13,13,16;125:17
buffers (1)
9:11
Buford (11)
15:21;17:14,15,20;
19:13,15;20:6,9,11;21:2;
74:11
build (5)
74:10;76:18;114:9;
124:24;129:9
building (2)
8:19;9:2
built (2)
24:12;123:11
bullet (1)
82:3
Burt (1)
103:22
bury (5)
65:1;73:21;74:9,23;
139:23
burying (1)
74:14
buses (1)
139:11
business (12)
17:21;19:14;21:11;
32:21;37:19;58:21;67:6;
100:4;136:7,15;137:24;
138:1
businesses (10)
19:11,12,16;29:1,21,
25;32:4;100:4,14,15
buy (1)
26:17

C

C&G (1)
144:16
cable (1)
139:23
Cadillac (1)
93:17
Calcaterra (1)
12:13
Caleb (3)
44:14,24;45:18
Caleb's (1)
46:1
calendar (2)
108:9;133:8
Call (23)
3:3,21;4:15,17;6:8;
12:25;24:9;36:5;42:11;
47:20;67:17;69:1;78:17;
98:16;103:7;105:7;
109:7;112:14;119:18;
134:13;146:12;148:7,23
called (6)
7:2;8:14;19:5;51:2;
78:9;117:7
calls (1)
103:24
came (6)
18:19;54:3;57:18;
82:17;83:19;115:25
cameras (3)
118:18,20;131:3
can (83)
7:11;9:2;14:25;22:7,9;
24:1;26:17;28:8;29:19,
24;30:7,10;32:5;35:12;
37:3;38:4,12;39:2;40:9,
10;42:20,24;43:19;44:1;
52:17;53:16;54:6;55:15,
18;57:23,24;62:13,14,
15;63:8;68:18;71:3,10,
11;72:1,17;76:14,20,21,
21,22;77:9;82:2,22;
91:13;92:12,12;96:20;
98:1,8;99:23,24;100:2,3,
13,15;101:25;107:17;
110:10;111:19;114:9,
19;117:16,23;121:11,12;
127:19,24,25;130:20;
131:19;133:20;135:10;
138:5,8,9;139:1;142:1
candidates (2)
59:24;60:7
canopy (1)
124:21
cans (1)
130:21
capital (3)
111:20,25;112:9
care (2)
108:18;128:21
career (1)
113:18
careful (1)
65:24
Carol (5)
101:13;113:14;114:2;
127:24;132:19
carried (3)
57:11,11;82:25
carriers (4)
80:1;81:10;82:4;90:13
carry (4)
57:9,10;85:14,15
case (3)
34:6;52:19;107:20
cases (1)
123:21
casting (1)
42:11
catch (1)
117:10
cation (1)
59:23
Causby (2)
13:16,24
caveat (3)
62:3;76:15;94:18
CDBG (1)
52:13
Central (10)
23:2;70:15;72:7,23;
73:10,15,24;74:10;
139:2;140:25
CERM (2)
116:2;119:7
certain (5)
19:17;42:5;75:2;
104:22;143:5
certainly (4)
34:2;107:17;108:15,
24
certification (1)
105:23
certified (1)
12:16
cetera (3)
141:1,18,18
CH2MHill (1)
57:18
challenges (1)
18:12
Chamblee (2)
37:19;40:18
chance (3)
26:22;45:22;136:3
change (10)
16:16;24:17;25:24;
27:14,20,24;92:12,12;
95:23;124:16
changes (2)
96:20;114:20
changing (3)
27:25;28:2;96:11
channels (1)
128:9
characteristics (1)
42:8
chart (3)
86:4,5,25
cheaper (1)
26:19
check (2)
77:21;115:16
checks (2)
33:13;103:3
Chemicals (1)
106:2
Chief (8)
5:16;13:17,23;75:16;
99:9,11;101:5,7
children (4)
84:3;103:4;125:12,20
chilled (1)
25:9
Choices (6)
13:25;14:3,7;15:3,16;
52:17
choose (12)
29:1,7,13;37:5;38:15;
39:22,24;41:4;55:19;
61:11;65:4;77:8
chooses (1)
90:4
choosing (4)
41:3;57:25;58:20;
68:14
chose (4)
17:15;60:17,19,19
chosen (1)
65:19
chunk (1)
140:9
circles (1)
59:15
cited (1)
51:5
citizens (3)
20:1;42:16;140:1
City (47)
7:4;8:10,15;9:1,10;
10:21;12:7,14;17:18;
20:13,21;21:3,5;44:14;
46:12;49:22;58:7;66:7;
70:10;74:10;75:3,5;
80:14;88:18,20,22;89:2,
3;92:11;99:16;100:9,17;
101:14;102:1,7,17,21;
104:21;115:24;118:12;
130:20;139:4,13,14,19,
25;140:12
City's (3)
80:3,8;131:19
clarifi- (1)
59:22
clarification (1)
99:25
clarify (5)
55:12;99:4;107:9,18;
128:20
classes (1)
101:22
clause (5)
23:24,25;24:7;34:25;
84:15
cleaner (1)
121:14
clean-slate (1)
124:8
clean-up (1)
129:12
clear (1)
78:1
cleared (1)
121:17
clearly (1)
100:7
CLERK (134)
3:4,6,8,10,12,14,22,
24;4:1,3,5,7,15,19,21,23,
25;5:2,4;6:9,11,13,15,
17,19;13:1,3,5,7,9,11;
36:6,8,10,12,14,16;
47:21,23,25;48:2,4,6;
62:9;63:14,17,25;64:6;
67:18,20,22,24;68:1,3;
69:2,4,6,8,10,12;70:10;
78:18,20,22,24;79:1,3;
97:3,6,10;98:17,19,21,
23,25;99:2,6;103:8,10,
12,14,16,18;105:8,10,12,
14,16,18;109:8,10,12,14,
16,18;112:15,17,19,21,
23,25;113:9;115:2;
119:19,21,23,25;120:2,
4;134:14,16,18,20,22,
24;138:4;142:17,22;
143:4;146:13,15,17;
148:8,10,12,14,16,18,24;
149:1,3,5,7,9
client's (1)

115:21
climbing (1)
125:24
close (4)
20:6;49:3,3;125:12
closed (1)
131:25
closely (2)
18:24;21:13
closer (3)
81:17;91:18;122:7
Club (2)
103:22;104:5
code (7)
8:19,20;9:1,2,2,10;
138:7
coinsurance (3)
82:24;83:5,6
colleagues (1)
115:18
college (1)
24:19
combination (3)
12:13;84:9;85:12
combine (1)
44:17
comfort (1)
66:14
comfortable (2)
62:23;107:22
coming (7)
13:20;25:12;62:10;
120:17;127:8;147:3,4
comment (4)
46:2,11,15;96:8
comments (17)
45:4;71:25;100:18;
114:7,8;132:11,14;
134:9;136:2,19,21,22,
24;137:16,21;138:8;
146:8
commercial (1)
30:23
commingle (1)
121:3
Commission (2)
10:12;14:8
committed (1)
44:25
committee (16)
19:3;21:14,18,25;
36:25;37:25;38:6,8;
40:15;41:22;42:23;
43:12,14;92:18;130:18;
141:23
committee/consultant (2)
140:22;141:10
common (1)
8:1
communication (2)
135:11;139:21
communities (2)
14:22,24
Community (14)
13:25;14:3,7,18;15:3,
16;38:2;39:8,10;114:13;
124:10;132:1;133:4;
134:3
companies (3)
81:24;91:15;108:20
company (9)
66:5;82:23,23;95:1;
108:18;109:24;143:16;
144:17;147:3
company's (1)
66:9
comparable (1)
95:5
compare (2)
82:9;93:22
comparison (3)
91:24;94:19;141:2
compatible (1)
83:22
competitive (1)
82:11
complaints (2)
42:4;103:24
complete (4)
61:19;117:5;144:10,
25
completed (1)
130:19
completely (5)
57:19,22;58:1;75:5;
130:8
completion (2)
64:11;65:15
complex (1)
123:24
compliant (3)
51:24,25;99:21
comply (1)
33:23
complying (1)
99:22
concepts (1)
14:12
concern (3)
23:15;34:25;142:6
concerned (7)
17:20;35:14;42:15;
43:24;49:13;68:12;
132:6
concerning (1)
54:7
concerns (2)
28:1;140:20
concrete (7)
122:20;130:4;139:24;
140:5,9,10;144:16
conditions (5)
84:15;95:12,23;137:7,
12
conducive (1)
124:10
conflicting (2)
9:15,16
confused (2)
85:6,22
confusing (2)
53:24;54:13
connected (1)
25:9
connection (2)
126:15;127:3
connects (1)
141:10
Conservation (1)
10:11
conservative (1)
32:9
consider (5)
16:15,17;52:25;57:15;
95:3
considerably (1)
141:4
consideration (1)
114:5
considered (3)
9:7;10:25;57:9
considering (3)
42:4;57:4;100:1
consistent (1)
136:16
constitutes (1)
79:10
constraints (1)
130:2
construction (20)
7:25;8:4;9:18;23:2;
49:12,12,14;50:8;70:15;
73:12,15;110:9,12;
111:11;129:10;131:10,
15;143:16;144:17;
145:19
construction-document (1)
131:13
consultant (15)
36:25;37:4,10;38:7,7,
21,22,23;39:1,21;41:7;
44:4,21;69:23,23
consultants (8)
37:2,21;38:15,16;
40:3,22;47:14;56:19
consulting (2)
41:24;49:7
consumption (1)
25:18
contacting (1)
62:24
context (2)
26:23;50:13
contingent (2)
28:4;35:3
continue (6)
9:23;72:19;123:8;
124:18;128:25;138:11
continues (1)
129:1
continuing (2)
10:19;138:14
contouring (1)
124:6
contract (41)
5:16;11:25;23:8,17,
17,20;24:12,16;27:15,
21,22,25;28:5;30:18;
34:15,20,22,24;35:6;
37:6;41:8;65:17;67:8;
93:9;101:24;102:13;
103:20,21;105:20,21;
106:1,6,15,20;107:11,
13;140:21,22,25;141:9,
20
contractor (3)
49:10;104:21;115:12
contracts (5)
33:18;68:7;101:16,17;
108:9
contract's (1)
107:23
contractual (1)
24:17
Control (5)
6:23;8:17;10:14,16;
141:20
conversations (1)
128:19
Conyers (2)
10:15;143:11
coordinated (5)
65:2;128:17;141:8,21;
142:5
coordination (1)
64:25
copay (1)
93:21
copies (1)
66:7
core (1)
37:11
corner (1)
140:8
correctly (1)
49:9
corridor (4)
17:14;48:12;51:5,18
cost (10)
22:15;31:3,19,23;
50:21;57:11;60:16;63:6;
88:18;102:1
costs (2)
31:18;89:2
Council (32)
7:5;37:13,18;39:13,
25;45:18;55:17;59:10,
12;60:16;62:25;63:8;
65:18;66:7;73:1;74:6;
75:3,6;79:8;81:23;90:2;
99:16;100:11,17;101:7,
15;132:3,7;136:8;
137:18;148:2,3
Councilman (3)
80:19;90:23;107:21
Councilmember (710)
3:4,5,6,7,8,9,10,11,12,
13,14,15,18,20,22,23,24,
25;4:1,2,3,4,5,6,7,8,11,
12,19,20,21,22,23,24,25;
5:1,2,3,4,5,11,15;6:1,3,9,
10,11,12,13,14,15,16,17,
18,19,20;7:13,15,17,21;
8:21;9:12,15,22;10:4,17;
11:4,7,12,15,19,22;12:1,
4,15,18;13:1,2,3,4,5,6,7,
8,9,10,11,12;16:24;17:2,
7,9,16;18:21;19:1,8,25;
20:4,8,15,17,19,21,25;
21:2,4;22:5,11,16,23,24;
23:14;24:21,24;25:3;
26:6,11,15;27:3,10,12,
16,19,23;28:9,13,15,22;
29:4,6,15,19,24;30:8,11,
17,20;31:4,7,10,15;
32:10,13,16,19;33:2,5,7,
11,12;34:11,23;35:5,8,
12,14,17,25;36:6,7,8,9,
10,11,12,13,14,15,16,17;
37:8,15,23;38:14,21,24;
39:7,11,15;40:8,12,20;
41:2,6,18;42:14,25;43:5,
12,14,17,25;44:10,15,
24;45:12,13,15,17,25;
46:6,8,21;47:7,11,15,21,
22,23,24,25;48:1,2,3,4,5,
6,7,15,22,25;49:2,5,17,
20;50:4;51:10,23;52:2,5,
8,10,23;53:5,8,12;54:14,
17,21,24;55:1,3,5,7,24;
56:10,14,18;57:1,20;
58:2,9;59:3,5,9,16,19,
25;60:3,4,10,24;61:3,7,
17,21,24,25;62:13,18,
22;63:2,4,9,12,19,21,23;
64:9,16,20,22;65:3,8,12,
14,18,24;66:1,3,23,25;
67:18,19,20,21,22,23,24,
25;68:1,2,3,4,6,10,12;
69:2,3,4,5,6,7,8,9,10,11,
12,13,20;70:2,3,4;71:8,
12,15,18,21,23;72:4,11,
18,25;73:4,6,9,14,17,20,
24;74:4,15,18,20,24;
75:10,13;77:4,15;78:2,
18,19,20,21,22,23,24,25;
79:1,2,3,4;80:12;83:15,
24;84:5,8,10,13;85:3,6,
11,12,17,19,21,22;86:2,
5,8,10,12,14,16,18,20;
87:3,9,14,16,18,21,24;
88:3,6,9,11,17,22,23,24;
89:2,8,9,18,24;90:5,8,17,
19,21,25;91:2,7,10,19,
23;92:4,5,8,15,24;93:18;

94:1,7,12,14,16,18,22,25;95:7,16,18,25;96:3,12,16,22,23,25;97:1,4,8,11,13,18,20,21,23,24;98:1,3,5,9,10,11,13,16,17,18,19,20,21,22,23,24,25;99:1,2,3;101:3,9,10,11,12;102:6,9,12,15,16,19,23,25;103:6,8,9,10,11,12,13,14,15,16,17,18,19;104:3,7,10,12,14,17;105:1,2,8,9,10,11,12,13,14,15,16,17,18,19;106:2,6,9,14,17,19,25;107:19,22;108:1,3,7,11,12,14;109:1,8,9,10,11,12,13,14,15,16,17,18,19;111:3,7,10,13,15,21;112:15,16,17,18,19,20,21,22,23,24,25;113:1;114:25;115:5;116:4,14,18;117:3;118:1,16,24;119:2,5,6,10,13,19,20,21,22,23,24,25;120:1,2,3,4,5;129:16,19;132:5,15,21,22,23;133:2,6,8,20;134:2,8,14,15,16,17,18,19,20,21,22,23,24,25;135:3,5,7,9,15,18,25;136:6,14,18;137:20,23,25;138:3,22;142:15,21,23,25;143:7,10,15,19,20,21,22,23,24,25;144:2,4,5,7,9,13,14,15,16,19,20,22;145:4,6,8,14,18,23,25;146:3,5,7,13,14,15,16,17,18,21,24;147:1,8,11,12,14,17,20,22;148:3,4,6,8,9,10,11,12,13,14,15,16,17,18,19,21,22,24,25;149:1,2,3,4,5,6,7,8,9,10
Councilmembers (1)
114:3
Council's (1)
57:25
Councilwoman (3)
39:17;43:1;137:6
count (3)
116:21;142:18;143:4
County (19)
7:5;9:25;10:5,6,13;20:9,18,24;40:19;52:14;53:20;70:19;72:17;111:17;112:1,2;146:4,5;147:24
County- (1)
10:12
County's (1)
70:22
couple (9)
18:11;24:21;46:9;81:16;83:23;99:15,18;110:3;137:4
course (3)
19:15;25:7;110:7
court (4)
110:16;123:2,2,4
courts (13)
110:19,20;120:25;121:20,21,22,24;122:3,7,14,25;123:1;128:23
cover (2)
31:23;74:14
coverage (2)
89:6;137:12
covered (9)
14:14;76:11;85:2,4;95:15;96:5;102:9;128:6;137:7
covering (2)
140:6;142:4
CPR (1)
105:23
CR (1)
81:11
crawling (1)
50:9
create (1)
15:25
created (1)
121:14
creates (1)
121:2
creating (1)
15:21
criminal (1)
99:24
criteria (6)
57:4,6,14;67:4;148:1,1
critical (2)
14:16,19
Cross (13)
82:9;85:7;87:13;91:2,11,25;93:19;94:23;95:5,9,10,11;121:3
Cross/ (1)
82:5
Cross/Blue (12)
81:21;82:19,23;83:21;91:14;93:3,15;94:20,21;95:23;96:20;137:8
crossing (1)
127:5
cross-section (2)
39:9,16
crush (1)
122:3
cull (1)
69:18
cure (3)
24:9,12;34:25
current (6)
67:7;81:22;88:11;91:7;116:24;124:2
currently (10)
80:2,7,14,22;81:4;114:14;120:23;124:19;129:4;138:10

D

data (1)
117:7
date (5)
65:15;76:3,6;97:18;104:10
dates (2)
62:9;64:1
dation (1)
62:2
day (7)
26:22;64:12;97:2,5;100:5;117:3;135:12
days (8)
10:7,23,25;11:8,9,14;81:16;84:20
deadline (5)
65:3,13,14,17;96:17
deal (2)
106:12;111:23
dealing (2)
100:21;108:17
deceased (1)
100:20
December (8)
5:8,14,18,21,22,24;61:20;73:3
decide (3)
30:4,4;81:6
decided (2)
41:3;130:18
decision (14)
41:10;43:10,23;54:19;56:21;63:8;67:5;72:14,15;77:10,13;82:15;100:11;116:17
deductible (15)
83:3,6,8,16;84:2;85:24;91:8,11,16,17,25;92:6,7;93:2,2
deductibles (2)
82:24;92:13
deem (1)
24:2
deeply (1)
19:17
defaulted (1)
67:8
defect (1)
117:13
deficit (1)
50:7
define (2)
124:4,5
definite (1)
96:7
definitely (3)
19:12;129:2;133:21
definition (3)
10:5;24:4;79:9
Dekalb (13)
7:4;9:25;10:5,6;20:24;40:19;52:14;53:20;72:16;112:1;146:4,5;147:24
delineation (1)
138:7
deliverables (1)
21:23
demolition (2)
49:14;51:21
denial (1)
11:10
denied (2)
56:12;68:5
dental (3)
80:4,9;82:18
departments (2)
57:7;101:20
depends (1)
89:21
deserve (1)
66:17
deserves (1)
66:12
design (23)
49:9,10,11;50:10,21;51:7,8;72:23;73:10,15,25;113:17,19;120:14;128:18;131:9,12,14,20;140:4;141:3,18,20
designs (2)
72:22;141:7
destroy (1)
129:9
destroying (1)
9:18
detail (3)
66:8,11;140:19
determination (1)
55:16
determine (3)
56:25;101:1;135:12
determined (1)
127:22
develop (2)
18:2;21:19
developed (1)
14:12
developing (1)
16:6
development (8)
8:1;9:2,4;10:14;53:1;55:25;126:16;140:23
devised (1)
92:10
dictionary (1)
117:8
difference (9)
40:2;53:6;55:13,22;86:7;89:5,20;90:3,4
differences (3)
80:25;81:8;127:1
different (14)
14:11,14;15:11;16:5;37:24;38:14,15,16;44:17;81:24;93:1,4;96:6;101:16
differential (1)
32:7
difficult (3)
31:1;59:10;93:23
digital (1)
14:11
direct (1)
46:12
direction (2)
100:16;142:2
directly (2)
18:20;126:7
director (2)
79:19;114:3
disapprove (1)
10:22
disapproving (1)
10:7
discharge (2)
7:22;8:3
discussed (1)
79:24
discussion (31)
6:4;7:10,16;36:1;40:21;44:3;47:16;62:16;63:1,11;64:8;67:13;68:11,22;72:3,19;77:14;78:13;94:17;102:24;105:3;106:18;109:3;111:14;112:10;119:14;146:19,22,25;147:1;148:5
disqualified (1)
115:23
disrupt (1)
138:16
distinct (1)
55:22
district (7)
10:5,10,11,15;15:21;16:11;17:19
districts (2)
15:8;16:7
disturbance (2)
7:24;8:4
diverse (1)
38:4
division (3)
13:17,18,23
documentation (1)
74:3
documenting (1)
117:14
documents (6)
110:9;111:11;118:21;131:10,15,16

dollar (4)
50:19;82:22;104:18;
106:19
dollars (3)
49:23;50:20;56:10
done (26)
16:4;22:1;23:4;32:8;
34:11;41:5;44:6;45:9;
46:16,17;47:9;50:19;
57:16;58:22;66:19;71:1;
75:25;90:16,21;103:22;
113:4;114:6;132:15,19;
136:3,11
Donna (1)
45:14
Doraville (17)
7:4;8:15;10:21;14:6;
15:16,17,20;20:13;
22:12;25:4;38:4,10;
45:20;92:11;102:21;
139:6;140:14
double (1)
85:23
doubt (2)
66:13,17
down (19)
10:12;19:15;51:9;
62:14;69:18;78:10;
118:17;120:18,23;
121:13;122:12,18;
124:3;127:10;128:12;
130:4;140:7;143:1;
147:6
downtown (1)
139:15
downtown/Shallowford/New (1)
17:13
draft (2)
18:15;111:11
draw (2)
16:6;102:15
drawings (1)
110:12
drawn (2)
101:16;122:21
drive (3)
121:9,10,12
driveway (4)
120:20,24;121:7;
122:12
drop (3)
74:21;117:10;118:2
due (3)
70:16;106:19,23
during (2)
114:7;138:8
DVDs (1)
41:20
dwelling (1)
8:18

E

earlier (1)
22:9
early (2)
14:9;51:1
easier (1)
125:16
easily (1)
54:7
easy (3)
34:10;139:18,22
Ecology (1)
109:24
economically (1)
15:12
edge (3)
120:19;121:9;128:12
edges (2)
124:4,5
efficiency (1)
31:16
efficient (14)
25:23,24;26:1,8,9,17,
19,23;27:1;28:14,15;
30:1;35:13,20
effort (1)
128:16
eight (7)
16:12;22:2;122:21;
145:4,6,10,24
either (14)
8:19;32:20;41:17;
43:5,6;44:22;52:17;
84:14;94:10;97:13;
100:14,16;117:9;118:13
elect (1)
77:7
elected (3)
18:5;21:11,15
Electronically (1)
98:3
else (13)
8:18;9:10;23:11;
26:18;33:14;34:12;
35:23;58:1;59:14;94:3;
130:12;136:3;138:18
elsewhere (1)
25:21
e-mail (4)
63:25;100:22;135:8,
10
e-mailed (3)
37:16;42:7;110:5
emphasis (1)
58:15
employ (1)
37:10
employee (34)
80:3;81:2;83:3,21;
84:2,11;86:3,3,10,23;
87:1,2,6,7,8,15,23,25;
88:5,7,21,24;89:4,15,15,
16,19,21;90:3,6,22,24;
92:18;137:1

employee- (2)
87:21;88:11
Employees (16)
80:18,20,22;81:1,3,7;
82:13;84:16;85:14;
87:10,20;88:1,5,14;
95:12,14
encourage (1)
32:3
end (16)
23:13;34:1,5;41:11;
71:10,11,12,16,17;
110:9;117:3;122:13;
125:5;126:15;129:11;
140:5
ended (2)
75:8;142:19
energy (12)
25:18,22,24;26:8,16;
28:14,15;29:12;30:1;
31:16;33:3;35:13
engineer (1)
12:3
engineered (1)
114:18
engineering (9)
11:25;53:1;55:6,8,8;
56:1;114:16;129:25;
145:19
English (4)
132:16,17,18;135:4
enough (5)
14:4,16;23:16;33:17;
141:12
Enterprises (1)
144:23
enthusiasm (1)
44:13
entire (4)
7:23;18:3;89:5;127:17
entrance (2)
129:17,20
entry (5)
120:15,15,17;121:9,10
environment (4)
113:19,20;124:25;
125:19
eroded (2)
128:8;129:1
Erosion (5)
6:23;8:17;10:14,16;
110:2
escape-type (1)
126:22
especially (1)
96:10
essential (1)
19:23
essentially (3)
104:21,25;122:19
establish (2)
58:1,5
establishments (1)

99:20
estimate (1)
32:9
et (3)
141:1,18,18
evaluate (2)
98:6;116:6
evaluation (6)
146:1;147:4,5,9,24;
148:1
even (25)
9:17,24;15:11,12;
16:17;17:3;19:2;20:5;
26:1;41:6;53:13;54:3;
57:7;59:6,10;82:21;
92:21;114:15,19;
121:16;126:9;128:2,5,
12;141:16
evening (6)
37:10;42:19;99:13;
100:21,22;133:21
events (1)
133:9
every- (1)
106:2
everybody (6)
55:12;58:15;60:14;
66:10;108:6;117:20
everybody'll (1)
36:20
everyone (3)
37:16;45:22;120:10
everyone's (1)
55:20
everything's (1)
50:18
evidence (1)
54:2
evolution (1)
123:11
exactly (14)
18:8,10;32:7;39:11;
49:7;53:2,22;58:16;
84:19;86:18;90:5;101:2;
116:18;127:22
example (4)
8:11;57:16;117:10;
118:8
examples (1)
18:13
excellent (8)
44:11,12,25;45:19;
46:23,25;52:24;59:17
except (2)
24:7;35:21
exceptions (1)
107:14
excited (1)
128:15
Excuse (4)
4:17;49:25;137:10;
146:20
excused (1)

101:5
executed (2)
23:12;65:17
exhausted (1)
35:21
exhibit (1)
104:24
existing (21)
9:6;51:21;93:8;104:4;
120:15,17,22;121:7,8,
12,20;122:1,6;123:6,9;
125:2,8;126:14;127:2,
14;128:24
expansion (1)
127:2
expect (3)
65:20;100:22;125:25
expectation (1)
24:18
expectations (2)
21:23;123:17
expected (1)
139:10
expensive (1)
55:19
experience (3)
16:6;38:9;44:6
explain (3)
6:25;101:25;115:22
extend (3)
5:16;19:21;108:4
extension (1)
5:19
extent (1)
20:20
extra (1)
141:16
eyes (1)
34:5

F

faces (1)
43:2
facility (4)
99:12;100:21;101:23;
104:23
fact (4)
24:8;46:11;67:6;
107:12
factors (1)
67:5
facts (1)
100:23
fail (2)
24:2,3
Failure (1)
10:23
failures (1)
118:21
fairly (1)
72:13
fairness (1)

30:15
fall (5)
8:5;45:3;110:7;114:1;
122:2
falls (1)
111:24
familiar (5)
19:22;120:22;121:20;
123:6;126:24
families (1)
89:11
family (9)
8:18;80:7;81:3;83:17;
84:1,3;90:7;91:5;94:8
fantastic (1)
113:4
far (10)
29:10;39:4;43:23;
45:18;55:21;57:12;
64:20;66:19;132:5;
141:16
fast (1)
139:3
fault (1)
76:12
favor (2)
60:15;110:19
feature (3)
128:11,14;138:20
features (2)
128:2,2
Federal (7)
33:19,22;34:2;49:23;
50:6;54:18;95:17
fee (3)
22:12,14;102:3
feedback (2)
14:22;61:12
feel (12)
41:25;61:5;62:22;
72:9;78:10;96:12;
113:18;114:15;124:1,7;
126:1;128:7
feels (1)
124:9
fees (1)
102:2
feet (2)
49:14;52:3
felt (3)
130:4,9;137:3
fenced (1)
105:25
fenced-off (1)
123:7
fencing (1)
121:23
few (2)
82:13;125:4
fications (1)
63:6
field (4)
123:7,9;124:3,8
fifty-five (1)
145:6
figure (2)
53:25;80:17
figures (5)
50:16;72:2;77:19;
90:10;140:24
figuring (1)
118:11
fill (1)
7:4
filled (1)
34:4
final (2)
83:8;114:21
finally (2)
75:20,20
finance (1)
79:18
financed (1)
65:23
find (5)
9:3;14:21;31:2;40:22;
117:13
finds (1)
74:8
fine (12)
27:4;41:9;60:4;61:15;
68:18;94:22;95:6;96:25;
97:15;102:12;115:8;
135:16
finish (3)
32:24;49:21,21
firm (12)
11:25;37:6;41:24;
49:7;53:7;54:2,4,15;
55:9;116:1;117:2;
128:17
firms (7)
43:19;46:22,24;54:8;
55:6,8;67:9
firm's (1)
115:20
first (24)
7:9;16:8;23:7;26:5;
32:23;46:20;50:14;59:4;
61:10;75:24;79:22,23;
81:14;84:7;97:6;101:18;
105:24;109:21;118:6;
129:6,24;133:25;
136:21;139:4
fit (3)
60:20;100:17;114:18
fits (2)
114:17;122:25
five (3)
14:13;79:13;145:10
five-acre (1)
123:19
five-minute (1)
79:12
fix (4)
117:16,24;118:14;
139:24
fixed (2)
110:15,16
fixing (1)
139:12
fixture (1)
31:17
fixtures (1)
121:24
flabbergasted (1)
49:18
flabbergasts (1)
50:5
flattening (1)
122:6
Fleming (187)
3:8,9;4:1,2,23,24;6:3,
13,14;7:17,21;8:21;9:12,
15,22;10:4,17;11:4,7,12,
15,19,22;12:1,4,15,18;
13:5,6;16:24;17:2,7,9,
16;20:15,19;22:11,16;
28:13;30:5;32:19;33:2,
5,7,11;35:12;36:10,11;
37:8;39:18;45:25;46:6,
8;47:25;48:1,15,22,25;
49:2,5,17,20;50:4;51:10,
23;52:2,5,8,10;56:14,18;
57:1,20;58:2;59:25;
60:4,24;61:3,7,17,24;
62:13,22;63:4;64:16,20,
22;65:14;67:22,23;69:6,
7;72:4,18,25;73:4,6,9,
14,17;78:2,22,23;83:15,
24;84:5,8,10,13;85:3,12;
86:8,12;87:9;92:5;95:7,
18,25;96:3,12,16,22,25;
97:11,13,18,20,23;
98:11,21,22;101:3,10;
102:23;103:12,13;105:2,
12,13;106:2,17;109:12,
13;111:10;112:19,20;
114:4;115:5;118:24;
119:2,23,24;132:5,21,
23;133:2,8,20;134:2,18,
19;135:5,9,15,18;137:6;
142:15,21,23;143:19,22;
144:5,19;145:4,6,14,23;
146:17,18,21,24;147:1,
11;148:12,13;149:3,4
flood (1)
9:14
floor (1)
59:20
flow (1)
121:1
Fluorescent (1)
35:19
flyers (1)
135:6
focus (2)
113:18;125:11
folder (1)
97:17
folks (3)
18:10;125:13;127:20
follow (1)
95:12
following (2)
133:18,19
follows (1)
122:12
foot (2)
100:7;122:21
football (2)
123:18;124:13
Ford (1)
47:9
forget (2)
74:15,19
forgot (1)
70:13
form (5)
57:13;67:7;102:17;
132:10,25
formal (1)
60:8
format (1)
58:10
formerly (1)
46:5
forms (1)
26:7
formula (4)
57:19,24;58:5;59:13
formulaic (1)
57:24
forum (1)
45:2
forward (15)
16:12,18,23;21:14;
22:22;24:20;37:3;62:13,
15;72:20;74:23,25;
100:14;131:9;132:8
found (4)
25:14;38:8;54:7;79:25
four (9)
80:5,10,15,20,24;81:6;
86:9;141:7;145:11
fourth (3)
105:22;106:11;107:6
frame (1)
24:10
frankly (2)
94:1;137:2
frisbee (1)
124:14
front (4)
34:1;63:7;139:25,25
fulfill (1)
58:13
full (3)
31:17;41:2;131:20
fully (3)
115:22;128:17;130:7
function (1)
141:21
functioning (1)
118:15
fund (5)
32:3;33:8,13,14;
119:11
funded (2)
118:25;119:10
funding (1)
44:8
funds (5)
31:20;48:20;51:12;
54:18;119:2
funneled (1)
32:3
further (3)
114:19;121:16;126:5
future (5)
49:6;69:25;70:5;
131:2;136:4

G

galls (1)
51:16
games (2)
124:12,13
gates (1)
105:24
gathering (2)
126:6,8
gave (9)
40:24;44:11,24;50:15;
51:4;81:22;83:13;86:22;
144:5
gazebo (2)
126:6;127:7
GDOT (1)
37:12
GEFA (6)
23:8;24:6;27:11;
30:18;34:22;140:21
general (2)
128:2;140:20
generate (1)
25:17
generated (2)
25:14,16
generates (2)
25:8;26:11
Gentilly (2)
127:4;129:17
gentleman (1)
138:11
Georgia (1)
144:23
gets (4)
30:4;40:18,18;45:22
GIS (2)
117:6;119:12
given (3)
43:8;45:19;110:6
gives (1)

116:12
giving (4)
28:24;60:6;83:23;
117:12
glad (1)
17:23
glasses (1)
144:4
Glossom (1)
144:22
GM (4)
19:6;45:2;47:2;141:14
GM-development- (1)
141:8
goal (2)
14:15;77:13
goals (1)
114:12
goes (2)
20:23;141:16
good (33)
18:17;26:21;30:16;
37:25;38:1;39:9,20,23;
40:7;42:15;43:5,20,21,
22;44:16;45:21;50:22;
52:20;54:15;62:7;66:15;
70:5;71:2;72:11,12;
103:23;114:4;116:13;
129:5;135:6;136:10;
141:15;147:13
Goulding (1)
46:7
Government (12)
13:17,24;31:16;34:2;
49:23,24;50:6,7;76:13,
24;78:3,4
governments (3)
14:20;15:5,12
grade (3)
122:12,14;129:21
graded (1)
124:8
grand (2)
140:2,13
grant (17)
22:14,15;23:10;28:20;
31:19;32:1;34:7;35:15,
17;48:10,20;49:13;
51:12;64:10;65:5,7,25
granting (1)
55:17
grantors (1)
52:20
grants (4)
51:14;74:2;75:18,19
great (12)
14:23;15:1;22:21;
41:13;45:9;57:20;61:12;
98:11;124:21;128:10,11,
14
green (1)
140:6
grill (1)
127:15
group (7)
18:1,3;21:11;37:11;
38:1,4;137:1
groups (3)
141:13,14,17
growth (6)
14:8,12,15,17;15:6,23
guards (1)
108:21
guess (7)
24:25;28:25;55:8;
83:10;85:15;104:2;
117:21
guidelines (2)
39:4,4
guys (1)
137:4
guy's (2)
23:21,22
Gwinnett (2)
20:9,17

H

HAEBERLIN (2)
12:12;100:10
half (1)
112:4
half-court (1)
123:1
halfway (1)
74:23
hall (3)
45:7;58:7;66:7
Halpern (7)
45:10;109:21;110:22;
111:12;123:20;132:20;
133:5
hand (2)
29:21;54:14
handle (6)
8:10;9:8,9;105:24;
111:19;135:10
handled (3)
8:18;9:1;45:3
handling (2)
111:4;141:22
hanging (1)
39:20
Hapeville (1)
47:8
happen (3)
26:22;65:9;96:9
happy (1)
15:15
hard (4)
34:10,10;43:23;131:9
hardscape (1)
131:6
hardwoods (1)
124:21
HART (5)
138:19,25;139:2;
140:19;143:8
hat (1)
30:14
hate (1)
94:9
head (1)
14:25
Health (3)
82:8,10;83:2
Healthcare (2)
82:1;83:12
hear (10)
43:2;75:20;78:8;
81:19;94:11;107:25;
128:15;132:11,14;139:1
heard (3)
19:7,14;108:19
hearing (2)
19:8;77:23
hearings (1)
62:11
heart (1)
123:25
heartily (1)
45:24
heat (4)
25:8,14,17;26:12
heavily (1)
124:20
Hello (1)
138:25
help (8)
15:22;19:20;32:3;
86:20;110:18;122:14;
137:4;138:17
helpful (1)
45:6
helping (1)
30:25
helps (1)
125:9
here's (2)
74:4;143:2
hidden (1)
128:4
high (2)
53:18;82:19
higher (6)
82:18;83:19;85:23;
90:24,25;104:20
highest (1)
53:14
highly (1)
114:15
Highway (10)
15:21;17:14,15,20;
19:13,15;20:6,9,11;
74:11
Highway's (1)
21:3
hill (1)
139:16
hire (1)
43:10
HMO (16)
82:9;85:10,13,16;
86:2,24;87:1,8,22;88:2,
5,12,13;89:16;90:3,11
HMOs (2)
82:15;137:9
Hold (7)
70:6;99:18,23,24;
100:8,11;133:2
home (4)
8:1,4;9:17;113:19
homeowners (3)
29:4,22;32:21
homes (2)
29:25;32:4
hone (1)
46:10
hope (2)
110:9;113:5
hopefully (2)
16:12;81:18
hoping (3)
110:22;136:12;138:17
hot (1)
16:25
house (2)
8:6;15:14
HOWE (152)
13:14;17:6,8,11;
18:18;20:23;23:1,7;
24:17,23;25:2;26:3,9,14,
21;27:8,11,14,18,20;
28:3;29:3,5,8,17,23;
30:7,10,16,19,22;31:6,9,
14,21;32:12,15,18,23;
33:4,6,10,15;34:6,9,14,
17;35:3,11,16,19;36:19,
23;37:13,22;38:11,20,
23;39:1,8,14;40:7,10,14,
23;41:17;42:13,20;
43:18;44:19;45:8;46:4,
7;47:1;48:10,21,24;49:1,
4,16,19;50:12;51:22,25;
52:4,7,9,11;53:4,7,22;
54:20,23;56:23;57:18,
22;58:3;59:2,4,8,12,18;
60:5,13;61:10,19;62:3,
21;64:14,19,21,23;65:6,
9,16,22,25;66:12;67:4;
69:15,22;70:1,13;71:11;
72:1,12,24;73:2,5,8,12,
16,22,25;74:13,17,19,
21;75:7,12,15,25;76:5,7,
9,12;77:9,17,24;78:1;
146:1;147:23
huge (3)
25:4;140:9,13
hundred (4)
31:22;65:22;82:18;
91:17
hurt (1)
81:18
hypothetically (1)
62:19

I

iconic (1)
46:11
idea (6)
30:16;59:17;70:5;
107:2;133:9;134:3
ideal (1)
38:8
ideas (3)
38:1,9;45:5
identify (4)
17:16,18;18:7;19:20
identity (1)
46:11
ignoring (1)
75:5
ill (1)
81:12
immediately (1)
38:6
impacts (1)
24:5
impairs (1)
24:5
impedance (1)
129:21
impervious (1)
8:14
implement (3)
15:23;57:24;139:5
implementation (9)
13:20;15:4;22:14;
44:7,8;50:10;52:22;
64:18;129:6
implementing (2)
15:6;131:18
impressed (3)
44:13;46:1,18
impressive (2)
44:9,14
improve (2)
19:15,16
improved (1)
122:16
improvement (5)
68:7;74:9;111:20,25;
112:9
improvements (7)
48:11,12;51:5,7,9,20;
52:18
inartfully (1)
76:18
Inc (1)
144:17
incandescent (1)
35:22
incentives (2)
29:2;33:1

include (2)
11:10;39:6
includes (3)
80:4,9;141:5
including (1)
62:11
inclusiveness (1)
45:23
Incorporated (5)
53:1;56:1;143:11;
145:2,15
increase (8)
80:6,11,17,20,23;
92:23;101:23;104:20
increased (1)
15:9
increases (1)
81:1
indeed (1)
96:5
indicate (1)
48:20
indicated (1)
61:10
indicates (1)
7:22
indicating (3)
50:2;78:5;121:13
individual (1)
142:4
infill (1)
9:7
information (9)
54:6,7;59:1;70:9;
97:16;98:2;110:6;
117:11;141:12
infrastructure (3)
57:3,17;115:12
in-house (1)
116:22
initial (2)
19:21;47:5
initially (2)
14:10;131:5
initiative (2)
14:9,15
initiatives (1)
15:6
inlet (2)
117:10;118:2
innocuous (1)
72:13
input (1)
114:5
insert (1)
28:6
inside (1)
96:10
inspecting (1)
118:17
inspection (1)
118:19
installation (1)
31:17
instance (1)
140:7
instead (3)
28:11,16;73:17
instruction (2)
102:21;113:8
instructions (1)
75:17
instructor (3)
101:19,22;102:4
insurance (11)
79:21;80:1;81:10;
84:23;85:1;86:11;87:13;
88:16;90:14;92:24;
102:8
interested (2)
40:5;140:24
interesting (1)
19:9
interestingly (1)
33:17
internal (2)
30:21,22
interrupt (4)
31:8;53:9,10;66:2
interrupts (1)
121:1
interview (2)
62:6;66:24
interviewed (2)
37:2;43:20
interviews (6)
37:17,20;40:3;41:19,
25;62:20
into (31)
4:14;8:5;32:3,20;38:2,
2;66:8;68:17;74:8;
90:18;95:11,12;100:3;
114:5;120:18;121:16;
122:16,18;123:8,15;
124:1,19;126:15;
127:10;128:13;130:9;
131:13;137:15;138:23,
24;142:6
introduce (1)
13:15
invasive (2)
128:6,10
invent (1)
26:13
invented (1)
26:2
inventory (8)
115:13;117:6,21,21;
118:2,6,9;119:11
investigate (1)
68:19
investigators (1)
100:25
investment (2)
27:2;31:25
invitation (4)
19:22;75:25;76:3,4
invite (1)
15:5
invited (1)
132:17
involved (11)
19:12,13,18;20:2;
32:1;42:12;43:3;45:1;
47:8;67:9;123:15
involvement (1)
44:5
irrelevant (2)
41:16;43:7
irrigation (2)
130:25;131:7
ISC (1)
143:10
issue (2)
19:10;28:23
issues (2)
99:15;111:4
Issuing (5)
10:20,24;12:6,16;
42:10
item (8)
7:19,22;10:7,19;23:7;
82:3;109:20;115:1
items (7)
23:4,6;83:8,9;100:12;
130:21;138:8
ivy (1)
128:7

J

Jacobs (4)
46:2,4,8,19
jail (1)
101:1
January (2)
108:16,24
JENKINS (169)
3:2,16,19,21;4:9,13,
17;5:9,25;6:4,8,21;7:12,
14,16;12:11,21,25;
13:13;22:25;23:5;27:22;
28:18;34:12,16,18,21;
35:23;36:1,5,18,20;37:7;
43:11,15,22;45:11,14,
16;47:16,20;48:8;49:25;
53:11;56:2,6,12,17,22,
24;60:22,25;61:6,9;
62:16;63:11,15,18;64:5,
7;66:20;67:2,11,17;68:5,
9,11,22;69:1,14,25;70:6;
71:4,14,17,19;72:3;
77:14,22,25;78:12,17;
79:5,11,17;81:11,17;
84:6;94:15,17;99:7,10;
101:4,6,13,25;102:24;
103:7;105:3,7;106:13,
18;109:2,7;111:14;
112:10,14;113:3,7,14,
15,25;115:3,8,9;119:4,
14,18;120:6,8,9;129:18,
23;130:12,15;131:8;
132:3,25;133:12,15,18,
25;134:7,9,13;135:12,
17,23;136:5,9,16,22;
137:10,14,18,21;138:5,
13,18,23;140:17;142:8;
143:2;145:1,5,10,22;
146:6,8,12,20,23,25;
147:5;148:2,5,7,20,23
JJG (2)
44:22;46:6
job (11)
39:23;43:21;45:9,19;
46:23,25;66:15,19;71:2;
103:23;113:5
John (3)
5:16;99:7;101:4
Johnson (1)
145:1
Jones (41)
46:7;79:25;81:9,14,
18;83:17;84:4,9,12,18;
85:5,14,25;86:25;90:1,6,
10,13,15,20;91:6,9,12,
22;92:2,9;93:5,25;94:5,
10;95:19,21;96:1,7,15,
19;97:12,15,19;98:7,15
Jordan (1)
46:7
July (1)
74:5
June (17)
23:13;41:8;51:1,1;
72:15;96:18;97:6,11,14,
18,21,23;99:4;110:10;
132:13;134:1,5

K

Kaiser (2)
81:25;82:6
karate (2)
101:18;102:20
Keck (16)
47:13;48:12;60:19,20;
66:6,12;67:6;68:7,21;
69:20;70:19;73:8,9,10;
146:1;147:23
keep (6)
14:25;21:9;72:22;
108:23;110:18;117:18
keeping (2)
39:20;110:20
keeps (2)
25:20;116:6
Kellie (4)
13:15,16,22;20:8
kept (2)
24:24,25
keyboard (2)
113:9;124:18
kid (1)
126:1
kids (9)
124:11,12;125:13,15,
22,25;126:4,9;128:14
kind (27)
14:13;15:13;23:16;
34:13;39:17;59:9;75:1;
83:23;93:10;99:16;
100:10;110:13;111:24;
113:17;114:11;116:9,
12;117:23;120:14;
121:11;125:9,24;
126:22;127:19;130:18;
138:19;141:24
kinds (1)
19:9
King (5)
5:17;99:9,11;101:5,7
kit (1)
14:17
kits (2)
14:11,12
knew (2)
93:14;100:24
knowing (1)
107:23
knowledge (1)
62:8
known (1)
46:4
knows (1)
58:25

L

lack (2)
56:13;115:23
land (3)
7:24;9:2;13:18
landscape (1)
113:15
Landscaping (1)
145:2
language (10)
18:19;28:10,10,11;
34:25;35:9,13,18;76:13,
19
larger (1)
8:1
largest (1)
139:14
last (15)
10:19;48:14;51:1;
61:11,22;62:8;64:12;
71:24;79:24;80:18;
81:16,20;82:5;106:9,10
late (1)
104:20
later (4)
39:25;40:9;98:2;131:6
law (6)
11:3,21;54:22;76:25;

95:17;99:22
lawn (3)
123:2;124:7;127:6
lawyerly (1)
33:20
LCI (21)
18:20,23,25;19:3;
37:9;39:7;44:8;46:16;
47:14;51:2;56:16,20;
60:8,9;61:23;74:2;78:6;
139:4;140:21;141:10,15
LCIs (1)
44:6
lead (1)
127:5
leader (1)
45:2
leadership (1)
141:19
league (1)
123:19
leaks (1)
110:3
lease (1)
104:2
least (12)
14:17,18;24:8;45:18;
50:14,20;68:17,18;
112:4;121:12,23;136:10
leave (4)
19:21;21:8;71:9;99:8
LED (24)
25:1,11,13,21;26:1,3,
4,9,16,17,22,23;27:1,2,5,
6,16,22;28:14,19,20;
35:15,18;67:5
LEEDs (1)
140:11
left (8)
52:12,12,13,15,21;
53:20;81:15;120:24
legal (2)
33:20;55:22
legality (2)
33:20;55:21
legally (2)
76:10;77:7
lengthy (1)
115:15
less (5)
50:22;51:19;53:17;
68:16;92:2
letters (1)
100:9
letting (1)
52:21
level (3)
10:12,13;66:14
Lewallen (1)
143:15
liability (2)
102:6,8
library (2)
139:25;140:1
license (2)
104:2,25
licensee (1)
104:15
life (2)
84:23;85:1
lifeguards (1)
105:23
light (4)
25:16;26:4;121:23;
139:13
lighting (16)
25:1,7,21,23,25;26:8,
10,16,17;27:5,6;28:16;
121:23;131:2,4,7
lightings (1)
25:13
lights (2)
25:11;26:17
liked (1)
25:13
likely (4)
8:19;52:11;65:6,9
limited (2)
24:10;139:11
limits (1)
20:22
line (10)
20:9;21:23;54:4,9;
61:15,16,18;62:4;64:11;
65:10
lines (4)
65:1;79:21;139:20,21
list (4)
51:3;58:12;111:16;
135:8
listen (1)
41:21
listening (1)
45:4
literally (1)
130:2
litigation (2)
67:9,10
little (22)
6:25;14:2;16:18;19:5;
72:4,17;83:19;90:23;
101:25;113:20;114:12;
116:11;117:24;121:11,
17;122:6;124:18;126:5,
10,22;127:19;130:24
live (1)
20:5
Local (8)
10:20,24;12:16;13:17,
23;14:20;15:5,12
locally (1)
18:14
location (2)
127:11,16
logistics (1)
129:7
long (6)
4:13;14:4;64:16,23;
77:10,12
longer (1)
132:1
longest (1)
64:24
look (32)
18:12,13,15;20:8,10;
42:9;52:13,14;53:13;
56:15;59:6;65:21;70:24;
73:22;82:14,22;90:17;
91:13,24;92:10;93:3,12;
95:3,10;118:7;120:16;
121:22,22,25;122:1,5;
132:18
looked (8)
60:5;84:20;85:1;
89:14;91:10;93:7;
115:16;129:24
looking (28)
9:4,5;19:2;22:22;57:6,
8;68:17;69:16;81:20;
83:20;86:6;89:12;91:16;
92:21;93:13,15,23;95:6;
104:4;116:16,20,21,23;
117:1;128:15;129:24;
130:22;131:1
looks (2)
87:14;93:23
lose (2)
65:4,6
losing (1)
64:10
lot (23)
16:6;17:21;25:8,14,
16;42:11;65:1;70:23;
90:25;111:8;113:16;
116:21;121:8;125:13,15,
16,17;127:3;130:6,8;
131:25;133:22;140:19
lottery (1)
30:12
low (1)
139:20
low-bid (1)
70:25
lower (4)
92:13;108:22;115:23;
130:23
lowering (1)
93:16
lowest (1)
55:14
Luke (13)
13:13;17:5;23:16;
36:18,22;48:9;51:10;
56:22;66:3;70:7,12;
75:21;76:17

M

ma'am (24)
10:3;11:2,18;12:17;
17:8;33:6,10;35:2,16;
37:13;38:11;48:21;49:1,
16;50:12;52:7;73:2,5;
77:17;84:12;119:1,3,9;
145:5
Mactec (1)
114:6
magnifier (1)
144:6
main (2)
40:2;144:23
maintain (1)
118:13
major (2)
18:12,12
makes (6)
38:11;95:2,5;126:15;
129:10;139:5
make-up (1)
37:25
making (9)
6:1;14:13;45:22;
64:10;68:14;72:14;
116:25;117:1,19
man- (1)
128:2
manageable (2)
21:10;66:16
management (4)
141:1,2,19;142:1
manager (1)
13:25
managing (3)
45:21;73:12,14
mandate (1)
6:24
Mandated (2)
6:24;117:19
manner (1)
24:3
many (8)
34:1;37:24;56:22;
78:8;84:25;142:4,16;
147:6
Maria (1)
45:11
Marietta (1)
143:16
MARTA (1)
46:16
mass (2)
14:16,19
massage (2)
99:17;100:7
material (1)
140:12
materialized (1)
75:18
materials (2)
128:6,10
mathematical (1)
116:9
matically (1)
96:10
matrix (3)
115:25;116:5;147:12
matter (2)
30:22;89:9
maximum (1)
31:20
may (19)
14:3;20:5;25:25;26:7;
29:14;31:1;33:25;95:14;
96:4;99:9;101:5;104:11;
106:22;107:19;127:21,
21;131:1,4;147:8
maybe (12)
38:2,22;54:15;93:16,
21;114:25;126:8;
129:12;130:20;132:14,
23;136:20
MAYOR (175)
3:2,16,19,21;4:9,13,
17;5:6,9,25;6:4,8,21;7:5,
12,14,16;12:11,21,25;
13:13;22:25;23:1,5;
27:22;28:18;34:12,16,
18,21;35:23;36:1,5,18,
20;37:7;40:18;43:11,15,
22;45:11,14,16;47:16,
20;48:8,16;49:25;53:11;
56:2,6,12,17,22,24;
60:22,25;61:6,9;62:16;
63:11,15,18;64:5,7;
65:19;66:20;67:2,11,17;
68:5,9,11,22;69:1,14,25;
70:6;71:4,14,17,19;72:3;
75:15;77:14,22,25;
78:12,17;79:5,7,11,17;
81:11,14,17;84:6;94:15,
17;99:7,10,13;100:18;
101:4,5,6,13,14,25;
102:24;103:7;105:3,7;
106:13,18;109:2,7,23;
111:14;112:10,14;
114:25;115:3,9;119:4,
14,18;120:6,8;130:12,
13,15;132:3,5,25;133:3;
134:4,7,9,13;135:17,23,
25;136:5,9,15,16,22;
137:10,14,18,21;138:5,
13,18,23;140:17;142:8;
143:2;145:1,5,10,22;
146:6,8,12,20,23,25;
147:5;148:2,5,7,20,23
Mayor's (2)
60:11;136:2
meadow (1)
126:19
mean (39)
8:2;9:20;16:24;18:9;
19:11;30:1,4,8;31:7;
37:14;38:16;39:17;
40:23,25;44:15,23;47:7,
10;49:3;53:9,9,16;54:5;

55:20;65:18;66:2;87:2,24;92:9,24;93:18;94:4,7;96:8,21;100:4;116:16;117:19;131:12
meandering (1) 126:4
means (7) 76:18;83:6;114:21;123:17;131:25;140:1,14
meantime (1) 21:24
mechanisms (1) 34:3
meet (2) 91:16;146:4
Meeting (26) 3:2;5:14;7:2;16:9;41:15;63:13,15;70:11;71:13;79:8,17,21,24;80:18;81:20;94:13;97:3,6;114:2,3,12;132:17;133:5;134:3;136:1;149:12
meetings (3) 45:21;60:16;62:20
meeting's (1) 66:22
member (2) 37:18;39:25
members (6) 7:5;39:6;41:22;66:8;99:16;101:7
memo (1) 66:4
Memorial (2) 97:1,5
mentioned (3) 13:23;17:23;18:10
mentioning (1) 25:21
met (2) 83:7;84:6
metro (2) 139:7;140:14
microphone (1) 6:22
mid-70's (1) 123:12
middle (1) 41:1
mid-July (1) 96:21
mid-June (2) 96:21,22
might (3) 51:16;133:10;137:4
Mill (4) 120:15;122:4,11,17
million (5) 50:19,20,22;51:17;80:15
mind (5) 48:16;117:18;132:9,13;133:9
minimum (3) 8:23;83:2,18
minute (4) 14:5;38:18;70:7;110:14
minutes (7) 3:17;4:9;5:17,20,23;79:13;138:14
mired (1) 67:10
missed (1) 140:3
missing (1) 140:13
model (2) 7:2;9:24
modify (3) 28:10;77:1,2
Moises (2) 101:18;102:22
moment (1) 122:3
Monday (8) 61:11;63:13;64:13;66:21;77:12;96:14,17;97:14
money (24) 23:21;28:24;29:21;32:11,17;33:9;52:11,12,13,15,21;53:19,20;54:15;60:16;65:21;68:15;75:8;76:23;102:15;140:2;141:16,16,25
moneys (1) 141:25
money's (1) 34:4
month (9) 79:22;80:12,13;87:8,15;88:15;89:3,13;103:25
months (2) 16:13;22:3
moped (1) 139:15
more (67) 6:4;7:10,16;8:19;12:21;15:13;24:25;26:1,18,19;28:11;29:25;36:18,19;38:4;39:16;40:1,5,5,9;42:11;44:7;45:5,24;47:16;53:20;54:20;62:16;63:11;64:8;65:10,11;66:10;67:13;68:11,22;78:13;88:20;94:17;101:22;102:24;105:3;106:18;108:25;109:3;111:14;112:10;114:12;116:12;117:25;118:8;119:14;121:17;122:15;124:1,9;125:11,22,23;126:2,10;128:23;134:9;142:25;145:24;146:8;148:5
morning (1) 81:24
Morris (6) 136:25,25;137:11,17;138:2,16
most (18) 14:24;19:13,22;26:9,23;27:1;35:20;52:20;54:5,8,8;55:16,19;67:9;104:23;116:5;128:1;129:10
motion (55) 3:16;4:10;5:15,21,25;6:1;7:12;34:13,18,20,21,23;39:12;47:12;55:25;56:12,14;59:20,21,23;60:22,23,25;61:4;62:17;63:3,4;64:7;67:11;68:5,6,20;71:6,22,23;74:7;77:2;78:12;94:13;102:19;105:1;106:13,14;109:2;111:11;119:4,6;132:10;133:1;134:4;145:25;147:14,18,23;148:20
move (20) 16:12,17,22;21:14;23:5;24:19;37:3;41:5;45:23;62:13,15;72:19;74:23,24;110:3;123:8;124:17,18;131:9;132:8
moved (5) 3:18;4:11;7:13;25:3;148:21
moves (1) 123:22
moving (1) 121:4
much (31) 5:19;12:19;23:8,11,19,24;25:17;32:5;38:3;40:24;51:13,19;73:15;77:11;84:21;88:15;98:12,15;102:1;121:15;123:6,16,16;124:9;129:3,14;135:18;136:2;141:4,25;147:11
mulch (1) 125:4
Muldrow (1) 47:13
multi-family (1) 126:16
multi-use (1) 122:22
municipality (1) 8:24
Murphy (1) 103:21
Murray (4) 23:14;34:18;77:19;101:16
mush (1) 141:24
must (1) 55:14
myself (4) 12:13;39:1;70:19;103:2

N

name (3) 46:3;78:9;136:25
names (5) 30:13;37:11;41:14,15;143:5
nationally (1) 18:14
natural (5) 125:6;126:22;128:1,2;129:12
near (1) 25:17
necessarily (1) 58:14
need (42) 16:16;19:12,17,25;23:12;27:4;30:17;34:13,14,18,19;39:3;43:1,11;45:23;48:18;50:1;62:11;70:9;71:9;72:16,18;77:6;82:15;90:17;91:24;93:17;94:3;97:25;99:7,8,15,25;103:2;106:24;108:4;110:2,10,13;119:4;130:13;140:7
needed (4) 51:24;107:3;109:25;124:14
needs (9) 16:16;52:3;59:3;62:25;72:15;108:3;115:21;141:20,24
negatively (1) 24:5
negotiate (1) 23:24
neighborhood (3) 124:10;135:8;139:14
neighborhood- (1) 124:1
Neither (1) 39:1
new (29) 9:4;19:2;34:9;37:12;43:2;48:10;51:5,7,18;54:4;68:7;74:11;95:12,13;104:15;121:23,23;122:3,12;123:5;125:10,10;126:7;136:7;140:8,10,23;141:5;147:23
newly-proposed (1) 123:1
next (29) 5:22;12:4;16:19,22;17:24;21:17;35:20;41:15;64:13;70:10,20;77:12;81:24;92:23;94:13;96:13,17;97:3,13;106:21,24;108:16,24;109:20;110:11;115:1;133:13;136:1;142:9
next-to- (1) 10:19
nice (5) 124:20,20,24;125:18;126:21
night (5) 37:3;63:13;77:9,12;78:8
nine (6) 15:17;25:5;40:7,17,25;116:12
ninety-one (1) 32:6
ninety-one's (1) 31:23
nominate (2) 42:3;43:18
nomination (1) 42:19
nominations (1) 37:9
none (1) 46:12
nonprofits (1) 31:17
normally (1) 5:12
north (2) 120:19;122:13
northbound (1) 20:25
note (2) 31:5,11
notice (2) 36:20;121:19
noticed (2) 25:20;123:11
noticing (1) 24:24
number (14) 7:19,22;10:8,19;12:5;15:9,10;40:6,7,8,16,24;70:8;89:11
numbers (1) 116:20
nuts (1) 142:6
nutshell (1) 83:10

O

o0o- (1)

149:13
Oak (4)
132:16,17,19;135:4
objective (2)
58:20;116:7
objectives (2)
15:23;114:13
observe (1)
122:10
obviously (3)
20:5;95:3;106:21
occasional (1)
45:19
occurred (1)
101:2
o'clock (4)
63:16;67:1;132:12;
133:21
of-Dekalb (1)
10:13
off (5)
36:24;54:9;70:8;
75:24;94:2
offer (2)
49:6,7
offers (1)
93:4
officer (1)
75:16
officers (1)
84:25
official (1)
21:15
officials (2)
18:6;21:12
okayed (1)
109:23
old (4)
24:19;118:2;123:23;
136:14
older (3)
125:22,25;126:9
Olguin (2)
101:18;102:22
once (4)
14:19;34:4;38:6;
122:18
one (75)
4:16;8:6,9;9:16;14:18;
15:17,24;17:14,24;18:5;
21:2;23:23;24:11;26:22;
29:14;32:5;36:18;37:2,
5,18,18,19,19;39:15,24;
44:16,18,18;48:22;
55:19;60:2,6;62:23,25;
65:4;67:4,4,5;74:22;
77:21;78:6;80:3;81:21;
82:3,19;83:24;87:2,10,
12;88:5;89:15,15;96:2;
99:23;107:14;108:17,
22;118:8;123:22;
126:25;128:1,20;
129:23;133:2;140:5;
142:20,22,25;143:2;
145:1,6,8,10,11;147:3
ones (1)
33:19
online (1)
14:11
only (28)
8:11;21:8;23:9;33:16;
43:12,14;49:12;53:2;
54:1;55:11;64:18;74:2;
75:2;79:13;81:2;82:17;
87:22,23;88:12;89:19,
22;94:21;118:8;128:22;
129:19;130:16;131:12;
139:6
onto (2)
114:17;136:19
open (9)
70:18;72:13;76:21,21;
77:16,17;106:22;136:21,
23
opened (2)
76:4;79:7
opening (7)
23:1;72:8,20;75:22;
78:4;79:9;136:19
openly (1)
78:11
operate (1)
100:15
operation (1)
14:1
operations (1)
75:16
opinion (4)
49:7;55:10;78:3;
103:23
opportunities (1)
18:13
opportunity (7)
24:12;66:9;121:6;
139:4;140:2,3,13
option (3)
26:20;93:6;95:4
options (5)
28:12;83:13;92:20;
93:4;95:2
opts (1)
89:4
order (4)
3:2;15:14;79:17;91:23
ordinance (16)
7:3,4;8:8;9:8,9,10,20,
21;19:3;99:17,18;100:1,
3,6,8;140:11
ordinances (3)
8:11,25;9:16
organized (3)
123:14,14;124:15
originally (1)
51:4
others (2)
40:6;60:21
otherwise (1)
24:5
ours (2)
28:17;85:23
out (74)
5:12;7:3;9:3;14:21;
15:24;17:11;18:20;
20:23;25:14;26:10;
28:24;29:21;31:11;
32:11,14;34:4;38:1,10;
40:22;44:2,22;45:5;
46:9;47:5;48:15,19;
52:3;53:25;54:15;59:7;
63:25;65:2,21;72:23;
74:8;81:25;93:9;98:8;
106:7,9,10,21,22;107:3,
11,16;108:13,19,23;
110:8,25;116:21;117:4,
22,24;118:11,25;119:11;
121:17;122:6,21;
124:11;127:14;128:3;
129:1,8;131:25;133:12;
137:4;138:17;140:9;
143:11,16;144:17
outdoor (1)
124:25
outfits (1)
43:20
outlet (1)
117:11
outline (1)
21:20
outlined (4)
16:1,11;23:10;114:13
out-of- (1)
92:5
outside (1)
118:6
outstanding (1)
66:19
over (28)
27:9;42:6,6;43:2,2;
48:18;50:9;52:12,12,13,
15,21;53:21;70:20;
72:16;81:15;82:12;
83:20;88:17;110:3,21;
111:2;113:3;122:9;
126:15,19;127:4;147:15
overall (1)
50:13
overburdening (1)
42:15
overheating (1)
26:5
overlap (4)
141:11,12,15,17
overlapping (3)
141:6,23;142:1
overlay (8)
15:8,21;16:7,10;
17:13,19;18:2,15
overlays (2)
16:3;141:9
Overspeaking (1)
64:3
overview (1)
79:23
owed (1)
83:7
own (5)
8:15;9:10;29:13;
50:17;112:4
owner (1)
37:19
owners (7)
17:21,22;19:14;21:11;
32:21;137:24;138:1

P

Pachuta (71)
3:10,11;4:3,4,11,25;
5:1;6:15,16;13:7,8;21:2;
23:14;35:25;36:12,13;
37:15,23;44:15,24;48:2,
3;63:21;66:3,25;67:24,
25;68:10;69:8,9;71:8,12,
15,18,23;77:4,15;78:24,
25;85:6;88:9,11;92:24;
95:16;98:23,24;103:14,
15;105:14,15;109:14,15;
112:21,22;119:13,25;
120:1;132:15,22;134:2,
20,21;135:3;136:18;
142:25;143:10,24;
148:14,15;149:5,6
package (2)
81:25;131:20
Page (8)
7:19;10:4;12:5;16:10;
21:16,22;143:24;144:1
pages (3)
33:21,21;84:22
Pam (4)
30:5;49:25;50:3;148:6
pants (1)
45:6
paragraph (1)
7:24
parallel (1)
120:20
parcel (2)
130:10,11
parents (2)
126:5,6
Park (64)
45:10;48:11;49:15;
51:8,20;64:17;74:9;
109:21,22,25;110:15,15;
111:12;112:4;113:5,17,
19,19,25;120:15,17,18,
23,24;121:1,2,2,5,16,18,
20;122:16,18,20;123:6,
9,10,11,13,19,20,25;
124:2,16,19;126:11,15,
25;127:2,9,9,11,18;
128:5,11,17;129:6,8,15;
130:11;132:16,17,19;
138:19
parking (13)
120:20,20,22;121:7,8;
125:13,16,17;127:8,12,
12;130:6,8
park'll (1)
131:25
parks (3)
101:20;114:2;123:21
part (9)
8:1;16:9;21:12;33:20;
51:16;54:12;57:14;
65:19;126:11
partially (1)
122:2
partici- (1)
45:5
participate (1)
82:14
participation (1)
38:3
particular (4)
16:21;33:8;84:22;
118:23
particularly (1)
33:18
party (1)
55:17
pass (4)
8:9;77:2;81:6;100:6
passed (5)
17:6,12;39:12;82:2;
139:4
passive (2)
124:7,9
past (1)
132:6
path (5)
122:19,22;124:5;
125:4;126:9
pathway (3)
125:1;126:18;127:18
patient (1)
120:10
Paul (1)
103:21
pavilion (2)
126:8;127:14
pavilions (1)
130:22
pay (19)
30:25;31:22;80:21;
83:3;87:6,7,7,12,17,19;
88:15,17;89:5,14,15;
90:4,23,25;102:3
paying (14)
30:25;49:11;80:3,4,7,
15;81:4;87:15;88:21;
89:12,17,19,22;90:7
payment (1)
104:20

payments (1)
104:1
pays (6)
80:22;88:20;89:4,19;
90:22,24
Peachtree (9)
17:14;48:11;51:5,7,
18;74:11;137:1;140:8;
141:5
Peachtree/Park (2)
68:7;140:23
pedestrian (5)
48:11;121:1,4;122:16;
127:3
pedestrians (2)
121:17;122:22
penalty (1)
104:20
pending (2)
100:8,18
penetration (1)
121:16
people (38)
18:5;19:20;21:10;
25:13;28:25;29:10,11,
13;32:4;37:24;38:15;
39:20,24;40:1,6;41:4,9;
42:6,12;43:2,4;45:24;
54:8;55:9;64:5;65:20;
66:10,24;78:6,7,8;103:3;
108:18;128:11;133:22;
137:22;139:6,6
per (9)
80:12,13,22,25;81:1,1,
4;87:15;89:23
perceive (1)
46:23
percent (29)
31:23;45:1;65:22;
80:5,10,16,20,23,24,24;
81:5,5,6;82:18,24;83:5,
5,7,13,14;91:17,21,25;
92:25;96:9;101:19;
102:4,5;108:2
percentage (4)
57:9,10,11,12
percentages (1)
81:7
perfect (3)
38:11;57:4,16
perfectly (1)
94:22
perform (2)
24:2;29:12
performed (1)
23:17
perhaps (1)
141:11
Permanente (1)
81:25
permission (1)
110:8
permit (1)
117:20
Permits (4)
12:5,6,9;99:21
person (9)
11:23;29:14;38:19;
39:13,15,22;62:25;
100:20;141:9
personally (1)
95:10
persons (1)
42:5
perspective (1)
131:19
phase (3)
129:6;131:13,24
phases (1)
50:14
phasing (1)
131:24
photo (1)
118:20
physical (1)
140:25
pick (11)
38:6;39:2,3;40:18,18;
50:25;53:14;60:12,23;
61:1,5
picked (1)
17:11
picking (2)
37:18;61:8
pickup (2)
124:12,13
picnic (1)
125:4
piece (2)
44:5;91:3
piecemeal (1)
141:22
pilot (1)
15:7
pine (1)
124:21
pipe (4)
110:17;117:10;
118:23;128:21
pipeline (2)
95:15;96:3
pipes (4)
110:2;111:23;118:2,4
piping (1)
111:23
Pittman (85)
3:12,13,18;4:5,6;5:2,
3;6:17,18;7:15;13:9,10;
22:24;36:14,15;43:5,14,
17;44:10;45:12,15;
47:15;48:4,5;61:21,25;
63:2,19,23;66:23;68:1,2;
69:10,11;70:4;79:1,2;
88:23;89:8;97:8;98:25;
99:1;101:12;102:12,15,
25;103:6,16,17;105:16,
17;108:14;109:16,17;
111:13;112:23,24;
114:4;119:5;120:2,3;
130:20;133:6;134:8,22,
23;135:5,7,10;137:20,
25;138:3;143:15,21,23;
144:4,7,13,15;145:8;
148:16,17,22;149:7,8
place (8)
37:4,6;120:16;121:21;
126:3,3;127:4;129:17
places (1)
116:6
plain (1)
9:14
plan (40)
10:7,14,16,21,23,24;
11:1,23;61:8;82:24,25;
83:12,18;85:10,15,16;
88:15;89:16,17;91:7;
92:10;93:3,6;95:5,13;
114:1,9,10,11,14,21;
120:14;121:13;129:4;
130:19,25;131:5;137:8;
138:19;139:5
planner (1)
13:18
Planning (6)
53:1;56:1;111:8;
114:6;131:23;137:2
plans (27)
10:14;12:3,10;82:9,
21,22;83:1,4;85:9;87:4;
91:11,18;92:10,12,18;
93:1,12,15;95:8,11,23;
96:11;130:14,16;132:7,
8,18
plant (4)
47:9;124:3;128:6,10
play (5)
23:22;44:23;122:10;
124:12;125:10
playground (8)
123:5;125:8,11,22;
126:7,10;128:13;129:13
playgrounds (1)
126:13
playing (2)
123:18;126:10
plaza (1)
122:24
please (10)
4:10,18;6:8,22;7:18;
22:12;36:5;103:7;
142:16;147:16
plenty (3)
53:19;72:16;92:9
Plus (1)
90:6
pm (1)
149:12
pocket (2)
31:12;92:6
podium (3)
113:3,10;138:9
pods (1)
125:5
point (18)
9:16;14:25;15:24;
25:12;40:11,20;43:6;
52:24;53:12;54:25;
58:15;72:11,12;73:18;
83:11;114:19;126:5;
127:5
pointed (1)
46:9
point-of-service (1)
93:3
points (1)
83:23
Police (2)
5:16;84:25
policies (3)
14:15;95:13,19
policy (1)
96:6
political (1)
39:19
Pool (8)
105:21,21;106:5,15,
16,22;108:17,20
poor (1)
140:3
pop (1)
117:23
popping (1)
24:25
porated (1)
37:19
portion (6)
20:12;23:2;31:18;
80:4,8;131:12
portions (1)
127:18
POS (1)
93:6
position (1)
92:15
possibility (1)
60:7
possible (6)
18:6;21:15;77:11;
101:24;115:3;122:15
possibly (5)
44:19;51:18;96:14;
110:17;129:22
potentially (3)
19:1;126:8;128:12
pounding (1)
72:22
pouring (2)
140:5,10
power (2)
139:19,23
PPO (20)
83:12;85:10,13,15;
86:3,23,23;87:2,7,22;
88:2,8,15,23,25;89:3,5,
16;90:3,19
PPOs (1)
82:12
Precision (2)
111:8;145:15
pre-existing (5)
84:15;95:11,22;137:7,
11
prefer (2)
94:2;97:21
preference (4)
37:15;38:5;43:9;44:2
preliminary (3)
114:14;128:18;130:16
premium (3)
87:22,25;90:4
premiums (4)
80:18;91:18;92:14;
93:16
preparation (1)
131:10
prepared (6)
42:3,18;51:3;66:4,4;
108:25
prequalified (3)
50:24;51:2,3
presen- (1)
63:7
presentation (13)
13:19;42:2;44:11,25;
46:1;56:21;57:12,13,14;
60:8;115:10;132:12;
135:19
presentations (2)
56:15,20
presenting (1)
144:8
preserve (1)
130:10
presumably (1)
65:20
pretty (18)
23:8,11,19,24;33:18;
40:24;50:22;52:20;54:7;
60:18;101:20;115:14;
124:24;126:21;129:3,
14;135:6;136:10
preventing (1)
27:5
previous (2)
79:21;86:25
previously (2)
104:22;114:6
price (13)
54:19;55:19;85:23,25;
88:12;115:17,17,19;
117:1,2;144:10;145:16,
19
prices (1)
130:22
Primarily (1)

113:16
prior (3)
61:12;72:9;147:17
priorities (1)
111:16
prioritize (1)
117:16
priority (1)
112:6
privets (1)
128:7
proactive (1)
117:25
Probably (16)
24:14;39:22;50:13;
55:9;72:20;78:6;96:8,
21;103:1;111:1;118:9;
126:2,4,25;128:1;129:10
problem (11)
25:7;37:8;41:13,14;
42:24;60:1;77:22;
108:21;118:22;138:13;
147:2
problems (6)
110:21,22;117:15,23;
118:21;131:23
procedural (1)
75:21
proceed (2)
47:6;100:14
process (14)
16:11;18:3,22;19:24;
21:13,20;40:15;53:13;
55:4;114:8;115:15;
116:3;118:17;131:9
produces (1)
27:2
product (3)
16:13;114:21;115:19
productive (3)
40:11,14,15
professional (1)
113:18
program (6)
14:4;15:4;30:12;75:9;
91:14;125:21
Programatically (1)
127:22
programmed (1)
123:24
programs (2)
33:19;126:12
progress (1)
24:3
project (22)
13:19,20,25;14:5,10;
21:20;45:1,10;46:10;
50:8,11,13,19;64:11;
74:9;76:22;111:25;
112:6;131:13,24;141:4,5
projects (17)
15:8,9,17;16:1;17:11,
13;50:24,25;51:2,4;
111:20,25;112:9;
115:16;116:23,24,24
proper (1)
20:6
properly (1)
118:15
property (3)
17:21;19:6;120:19
proposal (3)
51:3;53:24;54:13
proposals (2)
44:20;47:4
propose (2)
32:8;59:13
proposed (1)
122:21
proposing (3)
53:23;54:1,11
provide (4)
22:15;105:23;125:4;
130:5
provided (1)
114:7
provides (1)
23:25
provision (1)
24:9
proviso (1)
107:12
public (15)
44:5;45:4;71:25;
114:7,8;132:11,14;
135:2;136:19,21,22,24;
137:16,21;138:8
published (1)
54:6
Pull (1)
81:17
pulling (1)
129:4
purchased (1)
41:19
put (24)
7:3;16:24;17:17;
18:19;31:2;35:15;48:17;
52:18,21;58:18;59:7;
70:10,17;71:17;94:2;
100:2,13;110:8,18,25;
131:7;134:5;139:22,23
putting (10)
36:24;51:11;70:14;
99:18;127:16;129:12;
130:10;131:5;132:9;
139:17

Q

quali- (1)
63:5
qualifications (3)
42:9;54:23;57:9
qualified (1)
55:16
qualitative (3)
58:4,8,20
quality (8)
14:8,12,15,17;15:6,23;
139:9;140:15
quick (2)
79:23;99:14
quickly (3)
62:7,18,19
quite (2)
121:10;137:2
quote (3)
77:19;82:7;85:7
quoted (4)
48:23;78:9;84:24;
91:21
quotes (1)
93:9

R

ramp (2)
130:1,10
rank (1)
58:19
rate (1)
58:19
rates (3)
93:20,20,21
rather (2)
98:2;126:3
rating (1)
116:10
reach (2)
14:16;38:9
reaching (1)
38:1
read (4)
10:18;11:20;50:5;
140:24
reading (2)
7:10;49:8
ready (4)
18:22;57:3;77:10,12
real (2)
27:9;54:10
realistic (1)
114:12
realize (4)
60:5;86:12;128:5;
141:3
really (21)
20:24;28:18;39:19;
42:4,9;43:25;44:12;
46:10;51:1;57:4;74:3;
82:15;92:17;112:8;
123:10;124:20,23;
125:11;128:14,22;
138:17
rear (1)
125:21
reason (5)
28:19;60:18;65:19;
84:24;131:23
reasonable (4)
24:3,4,7;25:23
rebuilding (1)
9:6
rec (2)
101:20;123:18
recap (1)
79:20
receipt (1)
10:23
receive (4)
29:2;102:4,5;103:24
received (3)
15:18;82:1,7
recently (1)
129:9
receptacles (3)
127:15,16,17
Recess (5)
79:15;113:12,23;
114:23;142:13
recognize (1)
16:4
recommen- (1)
62:1
recommend (10)
18:4;21:9;24:8;28:3;
40:17;45:24;60:20,21;
61:22;104:1
recommendation (11)
28:5,9;38:17;42:8;
60:6;70:21;83:21;92:19;
115:15;147:10,25
recommendations (1)
41:12
recommends (1)
48:12
record (6)
5:23;31:5,11;72:1;
78:10;138:6
recreation (2)
113:17;123:13
Rec's (1)
114:2
recycling (3)
127:15,17;140:12
redefine (1)
128:8
redevelopment (3)
44:21;47:2;69:23
redo (1)
18:23
reduce (1)
31:19
reducing (1)
124:2
reef (1)
25:5
references (5)
57:10;63:6;115:16,18;
116:23
refine (2)
114:9,19
refined (2)
114:10,15
reflect (1)
131:17
reflects (1)
131:21
refurbishing (1)
127:13
regard (6)
33:23;55:18;75:22;
76:25;124:16;128:16
regarding (2)
41:21;129:17
regardless (1)
39:21
regards (1)
62:24
region (2)
16:4;139:9
Regional (1)
14:8
registered (1)
12:3
registration (1)
102:3
regrade (1)
120:17
regrading (1)
122:5
regular (2)
70:11;79:8
reinvesting (1)
32:20
relate (1)
33:19
relationship (1)
128:24
relatively (2)
54:4;67:10
relevant (4)
55:19,20;116:23,24
relocated (1)
121:8
rely (1)
58:8
remain (2)
120:16;121:21
remaining (1)
33:21
remember (3)
17:3;40:2;135:3
remind (1)
60:13
reminder (1)
62:12
remove (1)
128:9
removing (1)
122:1
renew (3)
104:1;106:1,24
renewal (1)

91:14
renewals (1)
81:22
renewed (2)
107:23;108:10
renewing (4)
93:8;103:21;104:8;
107:13
rental (1)
103:25
repair (4)
117:16;118:14;
128:25,25
repairs (2)
104:22,23
repave (1)
120:17
repercussions (1)
62:5
replace (3)
117:16;118:14;139:24
replaced (1)
52:4
reply (1)
11:5
report (9)
47:5;48:14;53:24;
60:19;99:8,14;100:22;
110:1;111:5
reporting (3)
33:22,24;34:3
reposition (1)
110:4
represen- (1)
39:8
represented (1)
39:16
request (3)
60:1;105:25;136:4
requested (2)
31:20;81:23
require (2)
8:12;107:10
required (2)
95:17;137:9
requirements (6)
8:5,23;33:22;34:1;
58:12,14
requires (1)
7:8
rescind (3)
147:17,19,20
residential (1)
126:16
residents (5)
21:11;29:18;132:17;
137:23,25
resolution (3)
17:6,7,12
respectfully (1)
100:12
respondent (1)
58:13
respondents (1)
58:20
response (17)
6:6;12:23;22:19;36:3;
47:18;56:4,8;67:15;
68:24;78:15;105:5;
109:5;112:12;119:16;
134:11;142:11;146:10
responses (2)
58:17,17
responsibilities (1)
68:13
responsible (4)
55:15;66:15;118:3,12
responsive (3)
45:9;55:15;115:20
rest (5)
31:2,24;32:7;45:18;
83:1
restoration (4)
110:24;111:12,19,24
restructured (1)
52:5
resurface (1)
121:22
retain (2)
126:17,21
retaining (4)
122:4,13;123:3;
124:22
retirees (2)
85:2,3
retrofit (5)
29:25;30:25;31:22;
32:4,24
retrofits (1)
31:16
retrofitting (1)
31:19
return (2)
27:2;31:24
returning (1)
124:22
revamping (1)
125:8
revenue (1)
101:23
review (11)
5:20;10:22,24;12:3;
23:18;56:19;66:10;
92:18;98:6;146:2;
147:24
reviewing (3)
11:23;34:3;49:5
revised (2)
10:22;11:1
RFP (21)
47:2;48:19,19;55:13,
15,18,23;57:11;58:11;
59:1,5,6;66:9;72:23;
73:21;75:24;110:8;
111:1,4,11;119:7
RFPs (6)
57:5;58:18;69:17;
72:6,22;79:7
Rhonda (3)
72:1;77:18;115:4
right (66)
4:13;8:7;9:22;11:6,15;
13:15;17:20;20:7;23:7;
26:22,25;29:23;31:21;
33:4;35:19;36:23;37:1,
22;39:14;40:25;42:13;
49:1,4;51:22;58:2,3;
61:6,14;63:1,16;69:14;
71:18;76:2,24;80:2,14;
83:11;84:19;87:11;89:7,
8;90:9;91:13,19;92:6,8,
8;97:16,17;99:5;104:7;
107:10;112:8;113:18;
115:6,7;116:14;123:25;
126:25;128:3;133:16;
135:15;138:24;141:22;
144:7,15
right-of- (1)
118:6
right-of-way (7)
111:23;118:4,5;
139:17,24;140:6,10
ripping (1)
140:9
Road (6)
120:15,17;122:4;
139:11,16;140:8
Roche (183)
3:14,15;4:7,8;5:4,5,11,
15;6:1,19,20;13:11,12;
18:21;19:1,8,25;20:4;
24:21,24;25:3;26:6,11,
15;27:3,10,12,16,19,23;
28:9,15,22;29:4,6,15,19,
24;30:5,8,11;31:4,7,10,
15;32:10,13,16;33:12;
34:11;36:16,17;38:14,
21,24;39:7,11,15;40:8,
12,20;41:2;42:25;45:17;
47:7;48:6,7;52:23;53:5,
8,12;54:14,24;55:3,7,24;
56:10;58:9;59:3,5,9,16,
19;60:2,3;63:9;65:3,8,
12,18,24;66:1;68:3,4,12;
69:12,13;70:2;72:11;
73:20,24;74:4,15,18,20,
24;75:10,13;79:3,4;
80:12;85:11,17,21;86:5,
16,20;87:14,18;88:3,6,
17,22,24;89:2,9,18,24;
90:5,8,17;93:18;94:1,7,
12;96:23;97:4,24;98:3,9,
13;99:2,3;101:9;102:6,9,
16,19;103:18,19;105:18,
19;106:9,14,25;108:3,
11;109:1,18,19;112:25;
113:1;114:25;116:4,14,
18;120:4,5;134:24,25;
135:25;136:6,14;
143:20;144:2,9,14,22;
147:12;148:18,19;149:9,
10
roll (22)
3:3,21;4:15,18;6:8;
12:25;36:5;47:20;67:17;
69:1;78:17;84:25;98:16;
103:7;105:7;109:7;
112:14;119:18;134:13;
146:12;148:7,23
RON (36)
81:14,18;83:17;84:4,
9,12,18;85:5,14,25;90:1,
6,10,13,15,20;91:6,9,12,
22;92:2,9;93:5,25;94:5,
10;95:21;96:1,7,15,19;
97:12,15,19;98:7,15
room (2)
78:7;122:8
rose (1)
15:10
rough-and-tumble (1)
45:20
route (1)
130:8
routed (1)
74:8
rules (1)
23:22
ruling (1)
44:22
run (1)
29:8
runoff (2)
7:23;8:3
runs (1)
109:22
Ryan (7)
110:14;113:3,6,14;
115:6,7;120:8
Ryan's (1)
130:23

S

sacrifice (1)
64:10
safe (1)
92:1
salt (2)
25:5;106:5
same (17)
16:10;21:16,22;23:18;
25:19;42:5;43:4;53:2;
58:16;96:10;104:17,25;
107:11;109:24;140:20;
141:17;142:4
save (3)
32:8;54:15;120:12
saving (1)
32:20
savings (5)
31:19;32:2,23,25;33:3
saying (9)
26:15;27:5;32:10,22;
40:12;41:13;86:15;
107:17;136:23
say-so (1)
51:1
scale (1)
124:2
schedule (5)
21:20;62:11,19;108:5;
132:24
scheduled (3)
84:17;95:13;96:4
scope (5)
21:19;23:9;25:20;
27:23;115:17
Scott (3)
12:11;63:16;100:10
Scott's (1)
63:15
seat (1)
16:25
seating (2)
122:9;123:3
secluded (4)
126:11,22;127:6;
128:4
Second (45)
3:19,20;4:12;6:3;7:14,
15;32:2,24;35:24,25;
46:19;47:15;56:2,6,13;
59:21;63:9;64:8;67:12;
68:9,10;71:19,21;78:13;
94:15,16;102:23;103:20,
22;105:2;106:17;109:2;
111:13;114:11;119:13;
133:3;134:7,8;143:24;
144:1;146:6,7;147:19;
148:4,22
secondary (1)
125:3
section (4)
20:11;107:10;128:22;
147:21
security (1)
131:3
seeing (3)
17:3;114:20;127:1
seek (1)
24:17
seem (2)
25:23;141:11
seemed (1)
140:19
seems (7)
5:12;41:2;90:2;
111:19;136:1;141:7;
142:3
sees (1)
100:17
segmental (1)
122:3
select (5)

44:4;47:12;59:23;
63:5;115:11
selected (3)
15:18;22:11;66:16
selecting (2)
66:5,6
selection (2)
36:25;73:1
send (6)
10:13;21:21;53:19;
72:22;118:18;147:23
sense (6)
38:12;86:17;95:2,5;
99:24;129:10
sent (6)
48:19;63:25;81:25;
91:17;100:9;143:6
sentence (1)
10:20
separate (3)
33:8;87:17;111:20
separation (1)
121:2
September (1)
114:1
series (2)
14:10;130:3
seriously (1)
81:12
serve (1)
18:16
Service (3)
105:21;106:16;108:22
Services (9)
13:17,24;23:10;24:2;
25:20;27:23;101:18;
102:21;108:4
sessions (3)
18:11;62:10;64:1
set (13)
25:4;33:8;57:6;59:11;
66:21;91:14;101:19;
125:9,22;126:12;
127:20;131:14,15
setback (1)
8:14
sets (1)
125:23
seven (4)
82:25;142:18,24;
143:3
Seventy-five (3)
145:8,9,10
several (7)
16:4;32:8;58:22;
62:10;99:19;135:4;
141:14
sewage (1)
110:3
shade (1)
125:18
shaded (1)
124:20
shall (6)
7:23,24;10:6,22,25;
52:15
Shallowford (2)
20:16,18
Shanta (3)
85:7;86:6,21
share (1)
23:17
sheet (4)
58:16,18;93:19;143:5
shelve (1)
76:21
Shield (14)
81:21;82:6,20,23;
83:22;91:15;93:4,15;
94:20,21,25;95:24;
96:20;137:8
shift (1)
95:3
short (2)
107:1;128:22
shortened (2)
121:10,14
show (2)
87:12;90:10
showed (1)
44:14
side (11)
21:1,2,4;30:23;74:10;
90:14;122:5;126:20;
130:6;139:18,19
sides (1)
73:11
sidewalk (18)
49:15;51:21;64:22;
70:16;74:10;75:1;
122:11;139:3,22;143:9,
13,17;144:10,21,24;
145:13,17,20
sidewalks (1)
72:23
sign (1)
34:16
signature (1)
123:22
signatures (1)
21:22
signed (1)
23:12
significant (1)
128:1
signs (1)
12:9
similar (1)
115:16
simply (1)
26:16
single (7)
48:22;58:6;81:2;
84:11;87:12,15;89:22
single- (1)
8:17
single-family (4)
7:25;8:4;9:6,17
site (7)
54:3;114:17,18;130:3;
132:7,8;135:9
sitting (1)
26:4
situation (5)
23:20;94:8;99:12;
100:20;140:22
situations (2)
45:7;141:7
six (4)
33:21;39:24;40:25;
116:13
sixty (1)
119:7
sixty-two (1)
144:19
size (2)
123:13;124:2
Sizemore (1)
44:22
skating (1)
61:15
slightly (1)
37:24
slope (1)
122:6
slow (1)
72:17
small (1)
82:3
soccer (2)
123:18;124:13
society (1)
123:15
soften (1)
128:9
Soil (3)
6:23;10:10,11
sole (1)
55:16
solicit (1)
29:17
solicitors (1)
78:7
solid (1)
74:25
some- (1)
74:4
somebody (4)
43:19;58:25;108:18;
141:23
someone (3)
39:18;42:3;68:16
someplace (1)
94:3
sometime (1)
131:7
sometimes (2)
20:23;72:17
somewhere (3)
8:18;9:10;18:4
son (2)
81:12,13
soon (2)
22:7,9
sooner (1)
98:2
sorry (20)
4:16;27:19;31:7;
34:11;39:7;49:18,20;
50:4;53:8;59:19;63:3,
23;66:1;72:21;82:20;
85:11,25;97:12;142:21;
144:8
sort (21)
30:12;73:18;114:8;
120:13,25;121:14;
122:25;123:7,10,23;
124:19,20,23;125:5,9,
25;126:11,19;127:6;
131:11,17
sort-surface (1)
125:3
sounding (1)
18:16
Sourcing (1)
108:8
South (1)
144:23
southbound (1)
21:4
southern (1)
121:9
southwest (1)
126:20
space (5)
69:23;121:17;124:25;
130:11;140:6
spaced (1)
125:5
spaces (2)
120:21;121:9
Spangler (4)
44:4;47:12;113:4,16
speak (4)
137:22;138:8,9;139:3
SPEAKER (2)
20:12;139:1
speaking (3)
137:3;138:11,14
special (1)
111:24
special-called (1)
79:8
specific (3)
65:13;107:12;125:10
specifically (3)
9:3;25:21;58:12
specifications (1)
102:20
specified (1)
76:3
specify (2)
26:16;27:6
spend (2)
50:20;76:22
spending (1)
141:25
spent (2)
34:4;51:17
spoke (1)
115:18
spoken (3)
55:6;100:9;116:2
sports (7)
123:7,9,14,15;124:3,8,
15
spot (3)
17:17;48:17;51:11
spouse (1)
84:3
spread (3)
58:16,18;93:19
stable (1)
128:23
staff (14)
15:2,13;17:25;18:25;
19:21;21:18;22:15;
29:13,14;46:22;48:12;
61:22;63:5;136:6
stage (2)
114:15;130:14
stair (1)
130:5
stairway (1)
129:20
stakeholder (4)
18:1,3;21:18,24
stakeholders (4)
18:9;20:5;21:7,8
stand (1)
38:25
standard (3)
23:11,19;101:20
standards (2)
19:2,4
standby (1)
99:17
standing (1)
137:3
standpoint (1)
125:21
stands (1)
57:8
start (12)
22:8;40:9;48:15;
61:15;69:16;108:5,16;
116:15,19;120:14;
129:11;147:15
started (9)
14:10;15:3,7,7;21:24;
75:14;83:4;127:25;
129:24
starting (1)
44:3
State (19)

7:3,8;8:12;9:24,25;10:2,10,10,12;11:2,21;23:20;24:1;33:18;34:2;49:24;50:6;101:21;117:19
stated (1) 53:24
statement (3) 139:5,9;140:13
State's (2) 9:4;117:19
station (1) 46:17
stations (1) 127:15
stays (1) 28:21
steam (1) 41:3
step (3) 17:24;21:17;127:8
Stephen (3) 13:16,17,24
Stephens (32) 101:13,14;102:2,8,11,14;103:5,20;104:5,9,11,13;105:20;106:4,8,11;107:2,6,8;108:15;109:20;111:6,8;113:2;130:13,17;131:22;133:14,17;135:1,14,16
steps (4) 16:19,22;127:7,10
Steve (4) 4:14;6:21,25;115:9
Steven (2) 110:6;111:1
Steven's (1) 57:3
sticking (1) 94:23
still (20) 15:12;35:21;44:23,23;61:15;63:9;64:7;75:1;83:7;88:14;89:3,18;90:6;103:2;114:12,18;116:11;124:11;133:15,23
stimulus (1) 75:8
stipulate (1) 39:5
stop (1) 118:4
stormwater (12) 7:23;8:3;57:2,2,16;110:7;111:16;115:12;117:6;118:25;119:11,11
straightened (1) 65:2
Strategic (1) 108:8
stream (20) 8:16;9:11;109:22;110:1,13,16,17,24;111:12;112:5;126:20;127:25;128:1,8,12,13,16,22,24;129:2
streambank (2) 111:19,24
Street (6) 37:12;139:10,18,20,23;144:23
strengths (1) 44:17
STRICKLAND (33) 7:1,20;8:7,22;9:14,19;10:2,9;11:2,6,8,13,18,21,24;12:2,8,17,20;111:15,18,22;115:11;116:8,15,19;117:5;118:3,19;119:1,3,9;120:7
stroll (1) 129:14
strollers (2) 125:14;129:22
strong (2) 46:14,19
strongly (4) 42:25;52:25;78:10;110:19
structural (1) 118:22
structure (4) 118:6,9,23;130:1
structures (3) 117:9;118:18;125:24
Stuart (3) 140:17,18;142:8
students (1) 102:3
studies (1) 44:8
study (5) 46:16;109:23,25;139:5;141:10
stuff (5) 15:1,2;116:22;130:22;136:2
stupid (1) 103:1
sub-base (1) 129:1
subjective (4) 57:22;58:3;116:7,11
submittal (2) 10:23;11:1
submitted (6) 17:12;44:20;47:4;59:7;83:2;142:17
submitting (2) 37:9;142:19
subsidize (2) 32:3;33:13
subsidizing (1) 30:24
success (1) 19:23
suggest (2) 35:4;41:9
suggesting (2) 28:13;110:17
suggestion (1) 136:1
suggestions (3) 22:6;67:3;135:24
summary (2) 5:17,23
supersede (1) 112:5
supervision (1) 49:10
support (3) 16:1;68:20;129:2
supposed (2) 5:21;106:22
sure (32) 10:1,18;11:20;14:13;16:9,16;17:1;20:1;21:15;24:23;38:24;39:23;45:22;53:23;54:11;66:11;68:14;90:15;95:7,18,21;96:9;99:21,22;100:24;115:5,19,20;116:25;117:1;118:14;137:13
surgeries (4) 84:16;95:14;96:3,4
surplus (1) 74:8
survey (1) 121:11
swing (2) 125:23;127:20
swings (1) 127:21
switch (1) 95:9
switchback (9) 143:9,13,17;144:10,21,24;145:12,17,20
switchbacks (1) 130:3
sympathies (1) 91:4
sympathize (1) 91:4
system (6) 117:6,15;122:19;124:5;125:2;126:18
systematic (1) 29:9

T

T-5's (2) 25:15,16
table (7) 43:11;67:13;94:13;96:16;133:1;134:4,5
tabling (1) 132:13
taekwondo (1) 101:21
talk (9) 13:21;14:5;16:22;50:1;109:21;131:3,4;138:23,24
talked (8) 14:20;23:1;36:24;37:17;39:18;82:5;108:8;128:21
talking (11) 29:16,20;49:22;69:22;84:1;92:22;95:22;116:22;123:19,20;127:24
talks (1) 25:1
Tap (1) 138:22
target (1) 91:15
tation (1) 63:8
tatives (1) 39:9
tax (1) 56:10
taxpayers' (1) 68:15
team (1) 47:12
tear (1) 64:17
technology (1) 120:10
telling (3) 87:5;100:14,15
ten (2) 22:2;86:9
tennis (13) 110:16,19,20;120:24;121:20,21;122:2,7,10,13,25;123:1;128:23
term (1) 35:1
terminate (1) 24:1
termination (1) 23:25
terms (5) 16:3;25:18;114:21;129:7;131:17
test (1) 99:20
testing (1) 100:4
Thanks (3) 23:14;91:6;120:9
that'll (4) 26:22;27:8;52:19;98:11
the-last (1) 10:20
therefore (1) 138:9
thinking (9) 22:8;25:1;42:21;55:21;70:14;89:12;98:13;129:5,21
third (1) 105:20
Thirty (1) 143:23
thorough (1) 60:19
though (12) 9:24;15:11;20:5;26:7;30:3;58:24;78:6;82:21;85:20;95:8;108:17;141:17
thought (6) 23:23;37:25;44:5,16;60:14;114:16
thoughts (1) 16:21
thousand (4) 83:17;84:2,4;143:23
three (44) 8:6;14:13;29:11,13;40:1;43:19;44:11,12,16,20;46:24,24;47:3;50:14;56:15,17,19,25;59:23;60:7,11,23;61:1,5,8,22;62:2;63:5,5,7;64:5;66:24;69:18;80:19,24;81:5;84:10,20;85:14;101:16;138:14;141:7;147:9,25
throughout (4) 18:2;101:20;125:5;127:17
throw (3) 44:2;57:12;124:14
tie (1) 126:17
tight (1) 62:9
till (3) 23:4;94:13;133:1
Tilly (4) 120:15;122:4,11,16
timber (1) 122:1
times (2) 58:23;99:19
time-sensitive (1) 60:14
today (7) 19:9;37:16;38:17;61:15;70:16;81:11;82:6
toddler (1) 126:1
toddlers (1)

125:12
together (6)
86:24;129:5;135:11;
141:21,24;144:14
tolerate (1)
66:19
Tom (2)
138:24;143:8
tomorrow (1)
26:13
tonight (24)
7:11;14:2;16:8;28:4;
41:10,14,20;43:10;
64:15;66:11,21;70:9;
71:25;72:8;75:23;76:7;
77:15;79:20;92:16;94:3;
101:15;110:5;114:20;
140:24
took (1)
144:4
tool (3)
14:11,12,17
top (9)
46:24;59:23;61:22;
62:2;63:5;69:18;127:8;
147:9,25
topic (2)
29:20,20
Tople (1)
145:18
topography (1)
124:6
total (13)
87:19;143:4,8,11,14,
25;144:9,17,25;145:2,
13,15,24
totally (2)
32:25,25
towards (7)
45:23;52:18,21;122:7;
125:11;129:8;131:11
town (2)
45:7;133:12
traffic (3)
121:4;139:13,16
trails (1)
129:13
trained (2)
29:11,12
training (1)
105:23
transition (1)
122:14
transmission (1)
139:20
transparency (2)
78:2,4
transportation (1)
54:18
trash (3)
127:15,17;130:21
trees (3)
124:21;125:2,18
trust (2)
48:13;66:14
truthfully (1)
57:1
try (9)
21:9;24:8,19;28:6;
81:16;116:8;120:11;
130:23;133:4
trying (12)
17:17;23:23;24:15;
42:11;51:19;82:8;87:11;
91:14,18;101:1,22;
129:25
TSW (5)
45:8,24;46:1,20;47:7
Tuesday (2)
97:4,7
Tunnell (4)
44:4;47:12;113:4,15
turn (4)
100:5;111:2;113:3;
120:24
turnaround (1)
121:15
turning (1)
123:25
twenty-eight/five (1)
31:12
twice (1)
82:19
two (33)
7:2;15:7;17:12,12;
18:5;29:18;31:25;36:19;
39:25;52:17;69:24;
70:20;74:5,25,25;80:19,
23;81:5;83:13,25;86:9,
11;87:10,20;88:1;95:20;
96:24;100:12;125:9;
126:13;144:14,19;
145:11
two-tiered (1)
122:8
type (7)
84:15;117:13;123:24;
124:10;125:23;127:6;
131:24
types (3)
14:14;19:16;125:10
typical (1)
33:18
typically (2)
22:1,2

U

ultimately (1)
50:21
unable (1)
41:19
Unanimous (2)
75:3,5
unanimously (2)
74:6,7
under (13)
8:11;9:1,9;12:5;26:4;
67:6;95:17;96:6;110:7;
111:24;131:6;136:2;
139:23
under- (1)
38:24
underground (2)
139:17,19
underneath (1)
137:8
understood (1)
116:25
Unfortunately (1)
41:18
UNIDENTIFIED (2)
20:12;139:1
uniform (1)
58:6
unilaterally (1)
24:1
unincor- (1)
37:18
uninsured (1)
84:15
unique (2)
16:5;23:9
United (6)
81:25;82:8,10;83:2,
12;84:14
unless (2)
33:15;58:5
up (57)
6:21;7:1;13:20;19:14;
24:25;25:4;29:9;30:12;
31:2;33:8;37:13;40:16;
42:21,23;46:13;50:16;
57:18;59:11;62:10;63:1;
64:17;75:8;79:18,25;
81:9;82:17;83:19;85:8,
20;92:22;96:21;99:10;
101:16,19;108:5,23;
115:2,15;116:1,17;
117:23;121:12;125:9,
22;126:6,12;127:7;
128:9;130:9;131:15,16;
133:2;137:3;138:12;
139:16;140:6;142:19
upcoming (1)
100:13
update (3)
100:23;117:17;118:13
upon (2)
35:3;92:19
Use (7)
13:18;25:22;28:10;
113:7;118:20;123:24;
124:16
used (2)
109:24;114:8
uses (1)
127:23
using (6)
27:5;35:22;38:9;
124:3,5,6
usually (1)
76:16
utilities (4)
64:25;73:21;74:9,14
utility (1)
65:1
utilize (1)
121:7
utilizes (1)
127:2

V

vacant (1)
127:3
vague (1)
60:17
value (2)
68:15;82:22
vary (1)
82:22
vegetation (2)
124:4;125:18
vehicular (2)
121:2,15
vending (1)
99:20
vendor (1)
96:10
vendors (2)
107:20;108:4
versus (3)
25:21;66:6;141:3
via (1)
100:22
vicinity (1)
20:1
view (1)
37:24
vision (3)
15:25;16:1,5
visit (1)
128:5
visual (1)
118:19
vogue (1)
25:12
voice (1)
81:15
volunteer (2)
42:12,16
volunteering (1)
42:6
vote (9)
41:23,25;43:15;62:14,
15;75:5,13;92:16;132:4
voted (5)
62:14;75:11,14;77:4;
147:15
votes (1)
75:3

W

Wait (11)
4:15;23:4;38:18;
40:21;42:20,24;43:9;
75:13,17;77:9;132:4
waited (1)
75:7
waiting (4)
39:23;41:14;113:21;
117:23
walk (3)
18:9;120:13;127:10
walking (1)
126:9
wall (1)
122:13
walls (4)
122:1,4,8;123:3
Walsh (4)
44:4;47:13;113:4,16
wants (1)
8:24
Water (7)
10:10,11;15:1;25:5,9;
106:5;138:20
watts (1)
25:6
way (33)
5:6,12;11:20;14:9;
28:21;30:14;39:16;
40:17;41:17;43:6,6;
50:2;54:9;58:9,16,20,21,
22;62:1;63:19;74:13;
93:22;94:4;96:21;
100:16;116:17;118:7;
126:11;129:8;130:9;
131:14,21;136:17
weaving (1)
125:1
Web (1)
135:9
Wednesday (1)
37:3
WEED (33)
23:16;33:16;34:8,19;
35:1,2,4,7,10;55:10;
59:22;75:21;76:2,6,8,10,
15;77:6,20;79:6;102:18;
104:16,19;107:5,7,9,20,
21,25;108:2;138:6;
147:16,19
Weed's (2)
28:1;34:24
week (15)
42:22;47:3;48:14;
62:8,21;63:20;80:23;
81:1,4;82:5;89:23;
133:13,16,19;134:1
weekend (1)
97:2
weeks (3)

7:2;70:20;96:24
weight (2)
50:9;58:15
welcome (1)
12:20
Wells (1)
103:22
west (5)
122:25;123:8;124:18;
125:5;126:14
western (1)
129:11
Wetland (1)
109:23
what's (11)
8:14;53:12;54:25;
64:24;65:3,9;89:11;
100:24;117:7;118:16;
124:24
wheelchairs (1)
129:22
When's (1)
106:10
whichever (3)
60:2;100:16,16
whole (9)
25:5;31:1;40:20;52:2;
128:13;130:3;131:14;
135:8;141:20
who's (7)
10:15;39:18;60:12;
71:1;87:7,8;88:5
wide (2)
122:21;139:11
widening (1)
139:16
wider (1)
139:10
width (1)
130:2
willing (1)
31:2
Wilson (28)
33:7;79:18,20;80:13;
85:9;86:22;87:5,11,17,
19,23;88:1,4,7,10,13,20;
89:1,7,14,21;90:12,14,
22;91:1;94:21,24;98:7
wise (1)
75:17
Wish (2)
44:17;62:15
within (12)
10:7,23,25;11:9;
20:21;26:23;94:19;95:2,
5,9,23;105:24
without (2)
117:21;131:10
witness (1)
42:1
wonderful (3)
14:24;30:1;95:1
wondering (1)
86:6
Wood (15)
47:13;48:12;60:20;
66:6,12;67:6;68:8,21;
69:21;70:19;73:8,9,10;
146:1;147:23
word (2)
18:20,20
words (1)
55:17
work (27)
18:2,24;21:13,19;
22:8;37:11;38:7,9;
40:16;43:19;46:10;53:2;
54:5,16;56:11;58:24;
62:10;64:1;71:2;75:15;
103:3;110:13;111:1;
113:17;114:6;121:6;
133:22
worked (3)
45:8;66:13;126:12
working (14)
15:15;21:11;22:22;
105:22;108:16;110:14;
113:25;123:10;129:4,8;
130:20,23;131:11;136:9
world (1)
58:22
worry (1)
30:14
worth (3)
23:23;24:13,15
write (2)
33:13;58:10
writing (1)
59:1
wrong (5)
44:1;46:22;49:10;
54:5;91:3
wrote (1)
26:24

Y

y'all (8)
37:1;47:8;62:12;
64:25;77:11;105:25;
116:2;141:24
year (30)
32:2,23,24;51:2;
61:20;65:16;71:3,3;
75:7,14;92:23;99:19;
103:22;104:9;105:22;
106:5,10,11,21,24;
107:3,6,11,15,23,24;
108:16,24;110:11;114:1
years (7)
14:13;31:25;74:6,25,
25;82:25;135:4
yielded (1)
46:23
you- (3)
19:19;41:8;59:13
you-all (15)
15:22;17:25;28:4;
42:23;43:18;48:13;58:5;
69:17;70:16,17;99:25;
100:23,24;115:14;
132:15
young (2)
67:10;126:1
younger (4)
124:12;125:12,15,19

Z

zero (3)
91:8,16;92:7