In The Matter Of:

City of Doraville

State of Georgia

City Council Meeting

January 18, 2011

American Court Reporting Company, Inc.

52 Executive Park South

Suite 5201

Atlanta, Georgia 30329-2217

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

Original File 62284-1.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 Pro Tem Donna Pittman presiding, before Theresa Bretch, Certified Court Reporter, commencing at 6:30 p.m., January 18, 2011.

* * *

Page 2

APPEARANCES:
Doraville City Council:
Mayor Pro Tem Donna Pittman
Councilmember Maria Alexander
Councilmember Brian Bates
Councilmember Bob Roche
Councilmember Pam Fleming
Melissa McCain, City Clerk
Murray J. Weed, City Attorney

Page 3

P R O C E E D I N G S

MAYOR PRO TEM PITTMAN: Meeting come to order. Before we proceed any further in the meeting, our court reporter is on another assignment and may be running late, probably about 7 o'clock. If there's no objection by the Council, we can go ahead and proceed with the recording. She said that she could copy verbatim if that's okay with everybody.

COUNCILMEMBER ROCHE: That's fine.

COUNCILMEMBER ALEXANDER: Fine.

MAYOR PRO TEM PITTMAN: Okay. Great. Call the roll, please.

CLERK McCAIN: Councilmember Alexander?

COUNCILMEMBER ALEXANDER: Here.

CLERK McCAIN: Councilmember Bates?

COUNCILMEMBER BATES: Here.

CLERK McCAIN: Councilmember Fleming?

COUNCILMEMBER FLEMING: Here.

CLERK McCAIN: Councilmember Roche?

COUNCILMEMBER ROCHE: Here.

MAYOR PRO TEM PITTMAN: Just as a friendly reminder to be sure to turn your cell phones off, please. And Ms. Pachuta will be out sick tonight.

And we need to go ahead and vote to approve the amended agenda. It says old business. It says

Page 4

unfinished business, and our Clerk changed it to old business, and that's per our Charter, and then I believe we added number six. Is that correct?

CLERK McCAIN: Yes, ma'am.

COUNCILMEMBER ALEXANDER: We added six and seven because those are the carryovers.

MAYOR PRO TEM PITTMAN: Okay. Six and seven.

COUNCILMEMBER ALEXANDER: I make a motion to adopt the updated agenda.

MAYOR PRO TEM PITTMAN: Second?

COUNCILMEMBER BATES: Second.

MAYOR PRO TEM PITTMAN: Discussion?

COUNCILMEMBER ROCHE: Yeah. Didn't we have some unfinished business as far as the alcohol ordinance that was going to be taken up at the work session?

CLERK McCAIN: I have that topic for the next work session.

COUNCILMEMBER ROCHE: Yeah, because I think we had voted at the last meeting to do something. We were going to get it written up so we could finalize it at the work session because of the shortness of time, and then of course the work session got canceled.

Page 5

CLERK McCAIN: Yeah. And I e-mailed everybody and spoke to them on their items that they have, and I carried over onto this agenda what was asked, and then the others I put on for the next work session.

COUNCILMEMBER ROCHE: Yeah. I think I'm just concerned about the alcohol ordinance.

MAYOR PRO TEM PITTMAN: Do you have a suggestion?

COUNCILMEMBER ROCHE: Would be to add that, because if we're ready to go -- I mean at the last meeting, I think we did make some motions and pass some motions to make some changes. We don't have the transcript for that.

MAYOR PRO TEM PITTMAN: Ms. Alexander --

COUNCILMEMBER ROCHE: There were some emergencies, I believe.

COUNCILMEMBER ALEXANDER: I don't have any of my information on that item because I had it set up for the work session, but I do know that we instructed staff to work on the application --

COUNCILMEMBER ROCHE: Right.

COUNCILMEMBER ALEXANDER: -- and she has done so and completed that.

COUNCILMEMBER ROCHE: Okay.

Page 6

MAYOR PRO TEM PITTMAN: Any addit- --?

COUNCILMEMBER BATES: The only --

MAYOR PRO TEM PITTMAN: Go ahead.

COUNCILMEMBER BATES: The only piece of legislation that we've got regarding alcohol was modifying the employee permit requirements.

COUNCILMEMBER ROCHE: Right.

COUNCILMEMBER BATES: Which was to remove the baggers and stock persons and more clearly define the managers.

COUNCILMEMBER ROCHE: Right.

COUNCILMEMBER BATES: So I'm fine with adding that to the agenda.

COUNCILMEMBER FLEMING: That changed the ordinance, however --

COUNCILMEMBER BATES: Yeah, that's --

COUNCILMEMBER FLEMING: -- the wording of the ordinance.

COUNCILMEMBER BATES: We have a draft ordinance that was for the work session to be voted on last Monday, so I'm fine with adding that into the agenda to deal with the employee permit.

COUNCILMEMBER FLEMING: Okay.

COUNCILMEMBER BATES: So a friendly amendment to your motion to adopt the agenda, add in

Page 7

under old business, alcohol beverage permits/employee permits.

COUNCILMEMBER FLEMING: And would these two that we're adding to the agenda not be old business from previous rather than new?

COUNCILMEMBER BATES: They would be. And so I'll amend my second to Ms. Alexander's motion.

MAYOR PRO TEM PITTMAN: And move six and seven up under number four?

COUNCILMEMBER FLEMING: Under number three of old business.

MAYOR PRO TEM PITTMAN: But number four, the alcohol ordinance, and then six and seven under that, or do you want to do alcohol ordinance last?

COUNCILMEMBER FLEMING: I personally didn't bring that either.

COUNCILMEMBER ALEXANDER: Well, Mr. Bates has it. If we don't mind, we can get copies.

COUNCILMEMBER ROCHE: That's fine.

COUNCILMEMBER ALEXANDER: If that's the only thing we want, I'm fine with that.

COUNCILMEMBER ROCHE: Yeah.

COUNCILMEMBER ALEXANDER: I just have my other notes in the --

COUNCILMEMBER BATES: It's a very short

Page 8

paragraph.

COUNCILMEMBER FLEMING: So four would be alcohol and then number five would be deletion of Section 6-8 and 6-9 and then five would be hearing procedures.

MAYOR PRO TEM PITTMAN: Six.

COUNCILMEMBER FLEMING: One, two, three.

MAYOR PRO TEM PITTMAN: Four, five, six will be here.

Any further discussion?

- - -

(No response)

- - -

MAYOR PRO TEM PITTMAN: Call the roll, please.

CLERK McCAIN: Councilmember Alexander?

COUNCILMEMBER ALEXANDER: Yes.

CLERK McCAIN: Councilmember Bates?

COUNCILMEMBER BATES: Yes.

CLERK McCAIN: Councilmember Fleming?

COUNCILMEMBER FLEMING: Yes.

CLERK McCAIN: Councilmember Roche?

COUNCILMEMBER ROCHE: Yes.

MAYOR PRO TEM PITTMAN: Motion to approve the minutes for December 13, 2010.

Page 9

COUNCILMEMBER ALEXANDER: So moved.
MAYOR PRO TEM PITTMAN: Second?
COUNCILMEMBER FLEMING: Second.
MAYOR PRO TEM PITTMAN: Discussion?
- - -
(No response)
- - -
MAYOR PRO TEM PITTMAN: Call the roll, please.
CLERK McCAIN: Councilmember Alexander?
COUNCILMEMBER ALEXANDER: Yes.
CLERK McCAIN: Councilmember Bates?
COUNCILMEMBER BATES: Yes.
CLERK McCAIN: Councilmember Fleming?
COUNCILMEMBER FLEMING: Yes.
CLERK McCAIN: Councilmember Roche?
COUNCILMEMBER ROCHE: Yes.
MAYOR PRO TEM PITTMAN: Motion approved.
I'd like to just give a quick update on the Mayor. He is home and he is doing much better. He is anxious to get back, but he's doing really good in recovering and he just wanted everybody to know that.
Resolution Commending Dekalb County Community Development Department, Mr. Howe.
MR. HOWE: Thank you. The Mayor wanted to

Page 10

honor -- give special recognition to the Dekalb County Community Development Department.
Just for those of you who don't know, the Community Development Department works primarily with the U.S. Department of Housing and Urban Development to help develop viable urban communities, principally benefiting low-to-moderate income people. They provide resources for decent, affordable housing, improvement and expansion of community facilities and infrastructure and creation of new job opportunities.
Over the years, the department has procured money for cities and agencies all over the county. They also work to help fund nonprofit programs sponsored by organizations like the Salvation Army, the Latin American Association, the Center for Pan Asian Community Services, et cetera. They have helped build everything from fire and police facilities to senior citizens' centers and sidewalks.
They tackle every ill that plagues our society from homelessness to joblessness to hunger and domestic violence, and they all do this with limited staff and resources, and they also do it with vigor, which is a testament to the staff and their director, Chris Morris.
As most of you know, they worked closely

Page 11

with us to get the Central Avenue project, and they have recommended that we get more sidewalk funding in 2011. They have and will continue to be central to our growth and development. They are one of our most important partners.
Even with all these accomplishments under their belts, they rarely get any credit. That's why Mayor Jenkins thought it would be appropriate to honor them here tonight with this resolution. And Byron Campbell and David Wu are here to accept. So with that, I'll ask the Council to approve.
MAYOR PRO TEM PITTMAN: Can I get a motion to approve?
COUNCILMEMBER ALEXANDER: Motion to approve the resolution.
COUNCILMEMBER BATES: Second.
MAYOR PRO TEM PITTMAN: Discussion?
- - -
(No response)
- - -
MAYOR PRO TEM PITTMAN: Call the roll, please.
CLERK McCAIN: Councilmember Alexander?
COUNCILMEMBER ALEXANDER: Yes.
CLERK McCAIN: Councilmember Bates?

Page 12

COUNCILMEMBER BATES: Yes.
CLERK McCAIN: Councilmember Fleming?
COUNCILMEMBER FLEMING: Yes.
CLERK McCAIN: Councilmember Roche?
COUNCILMEMBER ROCHE: Yes.
MR. HOWE: (Presenting)
COUNCILMEMBER ALEXANDER: Thank you, gentlemen.
MR. CAMPBELL: Thank you.
MR. WU: Thank you.
- - -
(Applause)
- - -
MAYOR PRO TEM PITTMAN: Number two is going to be Community Choices Buford Highway Overlay Project, Mr. Howe.
MR. HOWE: Yes, ma'am. Thank you. I will let the ARC have the floor. I'd like to introduce Stephen Causby -- he's a planner with the Government Services department -- and Ms. Kellie Brownlow, who is the Division Chief for that department, so I'll let them give you-all an update. Thank you.
MAYOR PRO TEM PITTMAN: Thank you.
MR. CAUSBY: Good evening, Councilmembers. Thank you so much for the chance to come speak with

Page 13

1 you this evening.
2 As Luke mentioned, my name is Stephen
3 Causby. I work with the Community Choices program
4 within the Regional Commission. Community Choices --
5 As you may remember, we were here a few months ago to
6 kind of kick off that process.
7 Community Choices exists to help communities
8 large and small throughout the Atlanta region plan for
9 the future, and so what a lot of times we do is help
10 you implement those plans that you've already adopted.
11 And in this case, we were working with the
12 LCI project that was adopted several years back. It
13 included Buford Highway in their study area. And the
14 recommendation from that study said that it would be a
15 great thing in the future to look at putting in place
16 an overlay district for that part of town. And we're
17 speaking directly of those parcels that front Buford
18 Highway that lie within the city limits of the city of
19 Doraville.
20 And so the City submitted an application to
21 Community Choices, I guess, you know, back in the
22 spring of 2010, and that application basically asked
23 for assistance in writing that overlay district. And
24 so that language was taken basically right out of the
25 LCI study, that recommendation, and put in the

Page 14

1 application. It was submitted to us, and we received
2 it and I'm aware that technical assistance granted to
3 the City.
4 The overlay district included -- in the
5 application included things like site design elements,
6 parking requirements, landscaping, signage, things
7 like this, just basically to kind of enhance an area.
8 And so that application was received, was approved, so
9 that we could come in and work with a stakeholder
10 committee to start drafting that document.
11 Now, as you remember maybe last time, we did
12 talk about a stakeholder committee, and there were
13 several ways to put this together and a lot of our
14 projects actually work with them.
15 The direction that we were given last time
16 was to work with Luke on putting together that
17 stakeholder group, and he did that. He identified
18 individuals in the community that it would be
19 beneficial for us to work with, most of them business
20 owners, of course, business owners along Buford
21 Highway. That's -- you know, those are the
22 stakeholders there. It included several residents as
23 well, but mostly business owners.
24 The purpose of the stakeholder group is
25 usually to serve as a sounding board just to make sure

Page 15

1 that we are successfully implementing the goals of the
2 application that was submitted to us.
3 So our first meeting, we basically laid out
4 the goals for the project and laid out the application
5 as submitted to us by the City, the different
6 components that would be included in the overlay
7 district and talked about possible ways for
8 implementing those goals.
9 Then we took kind of that feedback that we
10 got at the first meeting and took it back to ARC and
11 started putting together a draft document. Then we
12 sent that draft document back to the group and met to
13 discuss it, and it became clear at that point that
14 there were kind of two schools of thought about how
15 best to implement the goals from that application. So
16 they were kind of not really on the same page as a
17 stakeholder group.
18 And so what we're recommending at this point
19 is really since the City has an ongoing LCI process
20 that potentially has some connections to Buford
21 Highway, it's really just to let that process unfold
22 and come to completion; put this project on hold until
23 that LCI process kind of finishes out and we really
24 know what we've got with that, and then the City is
25 welcome to reapply, you know, to move forward with

Page 16

1 this project.
2 So just wanted to provide a quick update for
3 you and where we are on that, that process.
4 COUNCILMEMBER BATES: From your perspective,
5 what was the disconnect between the two groups on the
6 committee?
7 MR. CAUSBY: Actually, what we are kind of
8 -- we are really joined to the principles of the
9 regional development plan policies that the ARC has
10 adopted as well as LCI principles. And those really
11 focus on kind of mixed use, walkable town centers and
12 corridors, pedestrian-friendly areas. And so those
13 are the principles that we really kind of are tied to
14 as an assistance program. And so when, you know,
15 something comes up that may not really be in sync with
16 that, then it's something that we really can't go into
17 too much detail in terms of helping you implement that
18 vision.
19 But the vision that was shared with us
20 through the application was that of a mixed-use kind
21 of town center, pedestrian-friendly, walkable kind of
22 area.
23 COUNCILMEMBER BATES: So I'm hearing you say
24 that perhaps the stakeholder group did not agree with
25 that?

Page 17

MR. CAUSBY: They -- they didn't -- Yeah. They did not agree with kind of some of the main goals and principles that we were putting forward and that were included in that.

COUNCILMEMBER BATES: Was that based upon a lack of wanting it or perceived cost associated with implementing it?

MR. CAUSBY: I really don't -- I really can't speak to the details and kind of how they saw that or reasons why they maybe pursued a certain course of action versus another. I do just know that there were -- we were just kind of at a juncture in the process at that point, so just kind of waiting until this LCI unfolds.

COUNCILMEMBER FLEMING: Well, based on, you know, the requirements for ARC and the LCI requirements as well, I would find it quite difficult for a six-lane highway to become pedestrian friendly or, I mean, walkable and, you know.

Though I would like to see Buford Highway become more pedestrian friendly, right now it's a State highway, and even though we've changed the speed limit to 35, it's --

MR. CAUSBY: Right.

COUNCILMEMBER FLEMING: -- not 35. And so I

Page 18

can see that that is a deterrent for the business owners trying to possibly accommodate the goals of ARC and the LCI.

COUNCILMEMBER ALEXANDER: When you suggested us putting the project on hold and then you said we would reapply, does that mean we're going to have to start going through the grant process again and basically would be starting from scratch or --

MR. CAUSBY: Well, it's basically just an application that's submitted and, you know, we just need to decide. And it's a pretty quick turnaround process, but since it is -- that's kind of just how we operate: from year to year. Carrying over projects is not exactly what we -- on our schedule, what we prefer, so.

COUNCILMEMBER ROCHE: So maybe what I'm hearing -- and tell me if I'm wrong, but I'm hearing that some of the citizens or participants on the committee that worked with you are at odds with the aims or the vision of the ARC.

MR. CAUSBY: Well, it's really not our vision or our aims. We really take the application and just implement the application that's given to us by the City. And the goals that were stated in that application from the City were not ones that they saw

Page 19

on the same page, that we would implement in the same fashion.

COUNCILMEMBER ROCHE: I'm just trying to get a handle on what the conflict was here, you know, what's -- what's stopping things. And maybe if you gave us -- talk a little more about it or give us a little more details, we would have a better understanding.

MS. BROWNLOW: I'll go ahead and jump in.

COUNCILMEMBER ROCHE: Sure.

MS. BROWNLOW: Kellie Brownlow, the division chief.

The way the process works is that a city or county applies, you kind of list out, "Here's our to-do list. This is what we would like for you to do." And we take -- we accept those application that we support the vision we're going to go and just implement what you asked us to do.

So we came in, took your to-do, your one through ten here, your goals, and said, "Here's some options for achieving those goals." And the bottom line is our perception is they're not in line -- the stakeholder committee or the business owners are not supportive of the goals that are part of your former LCI concepts.

Page 20

So it's not ARC goals at all, because we in fact won't take projects that haven't already laid out a vision. If you haven't -- we won't do projects that don't have a vision yet. So you know, your -- the vision that was laid out in that initial LCI process that they are not supportive of at this point. Our perception is they're not supportive of -- some of the concepts that are necessary to help you achieve that vision, they're not supportive of.

I think they'd probably say they're supportive of the vision, but -- but the concept that you need to take and the policies you need to implement to get to that vision is where there's -- there's a little bit of a disconnect.

But it's not an ARC vision, because your vision was given to us, and we thought it was a great vision and said let's go help you do that.

COUNCILMEMBER FLEMING: Is there some type of a follow-up commentary as to possible reasons why the stakeholders were not comfortable with the vision so that we can readdress those issues as a body?

MS. BROWNLOW: We'd be happy to facilitate a meeting with you and the stakeholders if you'd like and kind of talk about that and see where that disconnect is if you wanted to take a next step like

Page 21

that. But in terms of us kind of continuing on with the document, it doesn't make sense, but we'd be happy to facilitate something with some Council there and some of the stakeholders there and try and figure out where the disconnect is.

COUNCILMEMBER ROCHE: Well, I mean it would -- seem reasonable that you have something on paper or some notes or something now as far as what brought you to this juncture, to this point.

MS. BROWNLOW: We do have the draft ordinance and some comments that were given to us on the ordinance that we'll be happy to --

COUNCILMEMBER ROCHE: Yeah, that would be great. If you could forward that, that would be a good starting point. Thank you.

COUNCILMEMBER FLEMING: Thank you very much.

MAYOR PRO TEM PITTMAN: Thank you.

COUNCILMEMBER FLEMING: We look forward to working with you guys later on.

MAYOR PRO TEM PITTMAN: Thank you.

Thank you, Mr. Howe.

Department head reports, Chief King?

CHIEF KING: Just very briefly, I wanted to just to talk about a couple of the highlights of what we've done in the police department since the last

Page 22

meeting that we came over.

As you know, we had a major crisis with the snow and ice. We really appreciated the community stayed indoors, because that really helped us. You know, a lot of people -- it's hard for people to understand why, you know, we're asking people to stay indoors, but, you know, it doesn't matter how good Buford Highway or a particular road in the city is, what kind of shape. If the major thoroughfares, you know, Buford Highway, Peachtree Industrial, Oakcliff Connector, if they're shut down, having people in the community get on those roads is just adding additional chaos.

We had our officers, especially because our officers live -- you know, our officers, our jailers, even our regular dispatchers, we actually appreciated the assistance of Holiday Inn because they let us house a couple of our employees there so we could have continuous operations for the three to four days that we were stuck.

It's hard for us to have in any city -- and I guess I'm speaking on behalf of Bobby Pittman. It's hard for the City to plan a 10-year snow storm. Dekalb County has very limited equipment to clear the roads.

Page 23

But everybody worked very hard. We worked very well with the maintenance department to clear the primary routes to get emergency equipment, which was our primary -- an initial concern, and then the priorities then changed to clearing the major roadways to get commodities, to get the products to market, the food to hospitals and, you know, to places where we're going to have a good portion of the community.

Everybody rushes out to go buy bread and milk before a snow storm, and what happens three to four days later, we're, you know, in rough shape as far as being able to have food, so.

But everybody worked very well. I appreciated the cooperation of the maintenance department. They were out there clearing, you know, with the bobcat. Some of the ice became very compacted.

You know, the plan was for the DOT to spray a chemical on the roadways, and, unfortunately, that chemical gets activated by vehicles driving over it. When all the freeways shut down, that chemical basically made the ice turn into almost cement, almost two or three inches.

We had to use our armored vehicle to actually push 18-wheelers with foodstuffs off, you

Page 24

know, that were blocking the freeway.

A lot of people were -- You know, people made the comment, how come we don't drive the armored vehicle around the streets of Doraville? That vehicle is not equipped. I mean it's got a rubber track system. It is not made to crack ice. It's designed specifically to protect the pavement. So I kind of wanted to address that because a couple people made some comments and said how come we don't.

And our primary concern, with the limited number of resources that we had, is to answer emergency calls. So our vehicles -- we had chains on our vehicles, and they effectively handled the crisis.

But I especially want to be very appreciative to the community and to the elected officials that helped us get the word out to get, you know, folks to stay at home and look after their neighbors, because that's -- Our biggest concern in a crisis like this is if power goes out, especially with tree limbs falling over power lines, is our seniors, especially if their power and the heat goes out, and how do we go and get the seniors out of those cold homes and into places where they can be heated. So I appreciated all the assistance from the community. It made things go a lot better.

Page 25

And our employees. I mean our jail and communications officers worked very hard. Some of them stayed in the city for three days, and we provided them with -- we rotated. I appreciate Bobby Pittman letting us borrow one of his four-wheel drive vehicles to get some of the personnel back and forth and to be able to answer calls.

The next item that I wanted to kind of introduce to you-all, and we're going to be putting it on the agenda in the next opportunity, is the alarm ordinance.

Ms. Pachuta brought it to my attention that we had gotten an alarm ordinance passed several years ago. And there's a whole piece of implementation out into that, and working with Mr. Weed to get -- you know, fine tune the process to basically get a process where people can -- can --

We need help in cutting down the number of false alarms. We had over 1,200 false alarms in our city just in one year alone, and the last -- and when the weather gets bad, the number of false alarms, it goes sky high.

And what happens is every alarm that comes up, our typical protocol is to send two police officers. So if you look at every false alarm that

Page 26

consumes the time of two officers out of service, that is time that could be used for other activities, so it's an incredible waste of resources in the police department. So our effort is to try to not only educate the community but come up with a process where we could cut down on false alarms.

And this is no -- no different from the program -- the efforts that are going on in Gwinnett County, Dekalb County, the city of Marietta. We are using basically the same base ordinance, the model ordinance that International Chiefs of Police and the alarm companies are actually helping us write some of these standards to make sure not only if people are getting alarms, that they're using alarms that have the basic standard built into it.

So we're going to be talking about that in our next opportunity, but I kind of want to introduce the subject to you-all, that we need some help with our alarm ordinance. We need -- you know, my recommendation is that we change some of the -- right now we have five false alarms before you get a citation for having a false alarm. And it's not so much -- the residential community is not so much of a problem as we have with the commercial community, and we probably need some help tightening up that.

Page 27

So we'll come up with a list of recommendations but I kind of wanted to introduce the subject to you-all so we could discuss at the next opportunity. I don't know when we'll have the opportunity based on the agenda.

And the last item that I want to discuss is you-all received our recommendation on the food contract RFP. We went and inspected the facility of the food contractor that won the -- the lowest bid, that was selected. We wanted to recommend that -- ask that you-all approve that. That way, the city attorney will write the contract so we can get in business with them.

I would like to contin- -- I would like to have the runner-up also as an available contractor in case we have problems and we have to reach out to a back-up, but I'd like to stick to the original -- the one -- the lowest bid for the food contract for our jail facility.

Pending any questions or comments, that completes my --

MAYOR PRO TEM PITTMAN: I actually wanted to say something really quick. I just wanted to also commend the police department for an outstanding job, and the maintenance department, and even Dekalb County

Page 28

for coming along and helping us out tremendously. You guys did an awesome job, and we really appreciate it.

CHIEF KING: We had to -- we had to pick -- we had to make some hard choices, because the County has such limited resources, three blades and sand -- they've got plenty of sand trucks but they only have three blades for the county. So we had to prioritize which is the most critical area to get from one end of the community to the other -- Oakcliff and then -- actually, our maintenance department cleared New Peachtree bridge, which was very helpful.

MAYOR PRO TEM PITTMAN: And we appreciate it.

CHIEF KING: Thank you.

COUNCILMEMBER FLEMING: Yes, sir. I want to make a comment on the weather emergency situation that we've just gone through as well as the alarm ordinance.

Implementation is fine, but notification to our residents, to the business owners. This emergency situation that we've just gone through, I really, you know, started thinking about everything that we could have done --

CHIEF KING: Yes, ma'am.

COUNCILMEMBER FLEMING: -- in implementing a

Page 29

1 weather emergency procedure type thing.
2 I wanted to find out -- and I haven't
3 checked into this today, but robocalls, because many
4 of our citizens do not have Internet --
5 CHIEF KING: Yes, ma'am.
6 COUNCILMEMBER FLEMING: -- so they weren't
7 getting -- Though Ms. Pittman was extremely up to date
8 on getting it out to the neighborhoods on Internet,
9 there are many of our senior citizens that do not have
10 Internet. So I was wondering about robocalls for A,
11 the weather situation, and also for updates of and
12 notifications of change of ordinances, because you're
13 getting ready -- or we're going to consider the alarm
14 and changing the ordinances, and first of all, they're
15 not even realizing there was even an alarm ordinance
16 in fact. So now we're getting ready to --
17 CHIEF KING: Yes, ma'am. I hate to be -- I
18 hate to be -- you know, point out something that I
19 didn't even know we had.
20 I mean I proposed it, and we never got the
21 end result that it was passed, you know.
22 COUNCILMEMBER FLEMING: Right.
23 CHIEF KING: So we're doing some catch-up.
24 And part of this process is we got to have an
25 education program.

Page 30

1 I would ask that the City Council time the
2 implementation to this to make sure that we go around,
3 you know, have a traveling group of people, you know,
4 with the department to go and do a presentation to the
5 community to get the word, and not only just do that
6 and then also mail out, and then a day certain to
7 implement that. That would be my recommendation.
8 There's a couple programs, and reverse 911
9 is one of the most effective methods that we have.
10 We're trying to research the cost, because obviously
11 everything we do with technology, there's costs
12 associated.
13 But we owe you to tell you if we want -- we
14 want to go -- We don't have that right now, but if we
15 want to do it, this is how much it will cost as close
16 as possible.
17 MAYOR PRO TEM PITTMAN: Chief, what happened
18 to the Code Red program that we talked about?
19 CHIEF KING: It's part of -- you know, and
20 the problem is is that we're looking at some
21 technologies, and I know Mr. Bates also suggested a --
22 there's a system, 411. There's a method where not
23 only if you register your cell phone or there's a way
24 for us to pass updates for people who register their
25 phones to a community, and then you get updates, you

Page 31

1 get lookouts.
2 And we're working through all those, but the
3 thing has kind of, you know, stopped in our tracks
4 because we want to make sure that we get our act
5 together first, then we're going to reach out. And
6 part of our strategy is to look at what technologies
7 are available.
8 But yes, ma'am, something like a robocall.
9 I like the reverse 911 because we use, then,
10 the database that we have in the 911 system, to reach
11 out to all the phone numbers in the community, all the
12 hard lines initially and then using a registry of cell
13 phones to then back them up with technical --
14 COUNCILMEMBER FLEMING: So if -- you only
15 have a phone number if someone has called 911?
16 CHIEF KING: No, ma'am. All the hard lines
17 from your homes are registered into 911.
18 COUNCILMEMBER FLEMING: Okay, that's fine.
19 CHIEF KING: But the cell phones are not
20 because it's the location of the phone. So what we
21 will do, then, is -- there's a couple ways of doing
22 this -- is basically getting people to register. If
23 you want to get an update from the City, you send your
24 phone number, and in the common databases, they would
25 blast that -- blast that information out.

Page 32

1 We're trying to look at what the costs are,
2 because obviously none of this is free.
3 COUNCILMEMBER FLEMING: Honestly, I would
4 really like us to look into that, because since we do
5 not physically have a newspaper going out and soon to
6 not have sanitation bills going out which we could
7 possibly put a flyer into them, we will not have
8 notifications to our residents and business owners
9 that do not have Internet.
10 CHIEF KING: The key is, ma'am, having
11 something that is quick and you can push a button --
12 COUNCILMEMBER FLEMING: right.
13 CHIEF KING: -- and get the information out,
14 because if you rely on U.S. mail, we would not have
15 been able to cover this ice storm --
16 COUNCILMEMBER FLEMING: Oh, absolutely.
17 CHIEF KING: -- because we knew Friday that
18 the storm was coming, and it came in on Sunday.
19 COUNCILMEMBER FLEMING: And also your RFP
20 for food service is old business item number three.
21 Did you want us to address that now?
22 CHIEF KING: No, you can address it then. I
23 just wanted to -- I basically wanted to discuss that
24 we would like to have a decision from City Council.
25 That way, we can -- staff can make the arrangements.

Page 33

COUNCILMEMBER FLEMING: Okay. Thank you.
COUNCILMEMBER ALEXANDER: Regarding the alarm ordinance, I've got a sample letter from Gwinnett County -- if you would take one and pass them down -- and it talks about how many times you get and what happens.
And it's very enlightening. In 2008, Gwinnett County received 30,954 alarm calls. Only 213 of those were legitimate.
CHIEF KING: And you know, we're looking always at opportunities to cut the amount of service, the time our officers are out on calls so we can give them more time so they can be out patrolling. And this is one of the issues that have been identified by several of the law enforcement associations as a way to cut down on officers out of service.
Pending any other questions or comments, that concludes my report.
MAYOR PRO TEM PITTMAN: Thank you.
CHIEF KING: Thank you all very much.
COUNCILMEMBER FLEMING: Thank you.
COUNCILMEMBER ROCHE: Thank you.
MAYOR PRO TEM PITTMAN: Mr. Weed?
ATTORNEY WEED: Mayor Pro Tem and members of the Council, I've got one action item and two reports.

Page 34

I'm very happy to announce to you, and I sent to you and the department heads an e-mail, that we are done with the edit on the code, and they've been sent to Municipal Code Corporation. So we expect that they'll be able to process and have online a complete and hopefully error-free code with regard to at least editorial and typographical errors.
I've sent to Council and to all department heads my commentary in addition to simply the editorial comments as well so that they would have an opportunity to review those items and so would Council, so in your upcoming planning, when you want to make ordinance changes, you can bear those issues in mind. And we think it's a pretty complete outline of what's going on in the code book, and we feel very proud to get that out the door.
The other announcement I have is that we have completed our 2011 baseline contract list, and that's also been provided to the department heads and Council. As we move forward throughout the month of January and February and we do contract updates --
I've already started receiving some comments back from the department heads. I'd like to send out kudos to Luke Howe. He was very prompt about getting his back, and also Chief King, and I thank them both

Page 35

for that.
As we get those back in and as we have further department head meetings, we'll be able to -- the department heads will be coming to you and asking you for recommendations with regard to contracts and ones to renew and ones that they no longer need.
With regard to the action item, I forwarded an e-mail to the Council with regard to a contract you've already approved, which is the Advance Disposal contract.
In their commentary back to me, as part of the -- as you recall, the RFP actually has in there a sample contract. In addition, the RFP clearly explains that the agreement of course is subject to a final version of the contract and that negotiations may continue even after the RFP or the bid is awarded.
They came back, based upon Council comments, and Advanced proposed a change to the contract, and the exact wording is: "Optional curbside pick-up of recycling in contractor-owned 65-gallon carts once per week, $6.20."
And what I wanted to find out in accordance with the e-mail that I sent to Council is whether or not you wanted that language in the contract and if you wanted it in the contract, if you wanted me to

Page 36

make a notation that that fee -- if you're going to be a quote/unquote, super recycler, that fee will be a direct fee to the individual citizen who's recycling, and how we're going to collect that fee managerially and internally or if you wanted me to tell them, Thank you for adding that language, but the Council is not interested in doing that at this time.
And I have no legal opinion on the matter one way or the other. I just want to find out -- it's a policy decision from Council, and wanted to find out what you wanted me to do.
COUNCILMEMBER BATES: Is that a monthly charge of $6.20 or --
ATTORNEY WEED: Per week. Once per week.
MAYOR PRO TEM PITTMAN: So it's $6.00 per week?
ATTORNEY WEED: $6.20 once per week.
COUNCILMEMBER ROCHE: Well, it was my understanding we're going to move our billing to the County, and I don't know how they would bill for that on their annual tax bills.
ATTORNEY WEED: It's a great question. And I think what would have to happen unless we made some arrangements for it with the County, we'd have to have the managerial staff to deal with the issue.

Page 37

Once again, no one from our side, the Clerk, nobody that I know of has addressed it with the County to find out if they could do it or not, not yet. We want to find out what your feelings are first.

COUNCILMEMBER BATES: I had been asked by a number of residents to investigate and evaluate, you know, a larger recycling bin, which is where that came from. I'm not sure that I think $6.20 a week is a value-added piece. That's certainly not something that the City can absorb.

I'd be fine leaving it in there and let residents choose, but that's a $20.00-a-month fee to have a larger recycling bin. I don't know that there would be many residents that would choose to go that route.

COUNCILMEMBER FLEMING: If we leave it in the contract, I think it becomes precarious for us in the billing with Dekalb County. My preference would be to take that clause out and indicate to our residents if they prefer to be a super recycler, here's the information, here's Advanced Disposal's phone number, and Advanced needs to deal with them direct.

ATTORNEY WEED: I think that's reasonable.

Page 38

COUNCILMEMBER ALEXANDER: Well, I mean you can put more than one recycling bin out at a time also. That's not just limited to your one eighteen --

COUNCILMEMBER BATES: Right.

COUNCILMEMBER ALEXANDER: -- bin.

COUNCILMEMBER BATES: I'm perfectly fine with --

COUNCILMEMBER ALEXANDER: Striking the language?

MAYOR PRO TEM PITTMAN: I like that idea. I like Ms. Fleming's idea.

COUNCILMEMBER BATES: I'll make the motion to strike the language.

MAYOR PRO TEM PITTMAN: Do I get a second?

COUNCILMEMBER FLEMING: Second.

MAYOR PRO TEM PITTMAN: Discussion?

- - -

(No response)

- - -

MAYOR PRO TEM PITTMAN: Call the roll, please.

CLERK McCAIN: Councilmember Alexander?

COUNCILMEMBER ALEXANDER: Yes.

CLERK McCAIN: Councilmember Bates?

COUNCILMEMBER BATES: Yes.

Page 39

CLERK McCAIN: Councilmember Fleming?

COUNCILMEMBER FLEMING: Yes.

CLERK McCAIN: Councilmember Roche?

COUNCILMEMBER ROCHE: Yes.

MAYOR PRO TEM PITTMAN: Motion carried.

ATTORNEY WEED: Thank you.

MAYOR PRO TEM PITTMAN: Okay. Public comments on agenda items only. If we could limit those comments, please, to three minutes.

MS. CRAWFORD: What are the agenda items?

CLERK McCAIN: They're up on the board.

MR. ANDERSON: While Susan is studying, I'll use some time.

It is hard to comment on the agenda items since we changed a bunch of it or added some of it, anyway.

What I will comment on that I can see or think about here is the building official situation. I'm kind of aware of zoning in this town, and in the last year or two, we've had considerable discussion about fees, et cetera, and our budget of course.

The budget official, from what I can tell, making $65.00 charges and down to $35.00 charges relative to the revenues brought in by his work, he's clearly a profit center, sometimes 500 percent, mostly

Page 40

100 or 200 percent or 300 percent as to every time he makes an inspection. So I think that we should work on budget items that are perhaps not as much a profit center and leave this one alone since it is quite a profit center.

The recycling thing. I was thinking about stenciling recycling on my garbage can, because I recycle as much or more than the garbage now that I've looked at it and just putting my garbage in the little square thing. But as long as that wouldn't cost extra -- and I think the $6.50 is this large bin rental, I guess. So I think as Maria said, putting out two of these squares or whatever, that doesn't add to the cost if you want to do extra recycling, so I think that should be encouraged that way, using nonstandard recycling containers perhaps.

I guess that's it, but the building official thing is clearly a profit center, and I think that -- I also heard, Murray mentioned something about contracts a while ago, and I also heard through the grapevine that our building official didn't have a contract for a while, which made it if not difficult or illegal for him to do his job, so I think we ought to pay attention to that stuff. Thank you.

MAYOR PRO TEM PITTMAN: Anyone else?

Page 41

MS. GILMAN: Mayor Pro Tem, Council.
My comment is line Roman VI, Police Department, Chief King. Carol Gilman, Chestnut Place.
I've been thinking about the reports and the information that we get from the City, the Council and the Mayor's office and from the police department, and I was wondering if we ever have or would consider doing something like a state of the union -- and in this instance, I'm referring to the state of the City, the police department -- where perhaps the Chief could give an annual report of how we stand, crime statistics, how we stand on progress and successes and that sort of thing. But in addition to maybe presenting that at a Council meeting, that perhaps that we promote that type of report where the community could come in hear Chief King give that kind of presentation as a way of marketing positive aspects of the city.
And of course I haven't spoken to Chief King about that. He's here. And Chief, just something to think about if I may. Thank you.
MS. CRAWFORD: I guess this has to do with the police department too. I'm not sure. Susan Crawford.
It occurs to me that -- well, actually, I

Page 42

just want to say, Chief King, that I felt free to have an emergency during the ice storm because I knew that the police department would be around.
And also, a police car did go down our street, which was one of the iciest, I think, with chains. And I don't know if it was intentional or not but it seemed to break up the huge slabs of ice so that they melted, well, within the week. I think they probably melted a little faster.
But it occurs to me that since we do live near these tank farms in sort of a tornado-y area, that it might be in our best interest to have -- and maybe we do and we just haven't used it, which would be nice, but do we have any kind of alarm that just makes the sort of foghorn, "Look out, you're all going to die if you don't take cover" kind of thing?
COUNCILMEMBER FLEMING: A warning system.
MS. CRAWFORD: Thank you. Warning system. Could we maybe look into that or something?
MAYOR PRO TEM PITTMAN: We do not.
Ms. Alexander, I think, at one time brought that up and maybe --
COUNCILMEMBER ALEXANDER: And a former CEO of Dekalb County sold the County alarm system to the City of Smyrna.

Page 43

MS. CRAWFORD: Surely there are others.
COUNCILMEMBER ALEXANDER: It's extremely cost prohibitive. I had cost analysis on it. I forgot how much it was going to cost, initial investment, and then annual maintenance and things of that nature. I presented it. I forgot when that was.
MS. CRAWFORD: Really?
COUNCILMEMBER ALEXANDER: Yeah.
MS. CRAWFORD: Hm. Because when I lived in other areas -- we lived in apartments in Atlanta before coming here, and they had -- when there was a tornado coming, they had the wooooo.
COUNCILMEMBER ALEXANDER: The was a siren that used to be on the hill --
MS. CRAWFORD: Yeah.
COUNCILMEMBER ALEXANDER: -- at Dresden Drive and Buford Highway.
MS. CRAWFORD: Yeah, that's -- Okay. Well, just a thought. Okay. Thanks.
MAYOR PRO TEM PITTMAN: Thank you.
COUNCILMEMBER FLEMING: Susan, I don't think we're going to dismiss it, though, because if the speakers at Honeysuckle Park can be heard over on --
MS. CRAWFORD: Oh, yes.
COUNCILMEMBER FLEMING: -- English Oak

Page 44

Drive --
MS. CRAWFORD: And I'll vouch for that.
COUNCILMEMBER FLEMING: -- I would think that we could possibly jerryrig something, okay.
MS. CRAWFORD: Just even a voice from there.
COUNCILMEMBER FLEMING: Exactly. Exactly.
CHIEF KING: We always have the ballroom.
COUNCILMEMBER FLEMING: I'm sorry?
CHIEF KING: We always have the ballroom.
COUNCILMEMBER FLEMING: We're not dismissing it in its entirety, okay.
COUNCILMEMBER ROCHE: We could set up some speakers over at the flea market in Chamblee.
CHIEF KING: There you go.
COUNCILMEMBER FLEMING: That would take care of all of Northwoods, right, Cindy?
MAYOR PRO TEM PITTMAN: Anyone else?
MR. HART: Tom Hart, Gordon Heights. Iced in for a week until we got out with shovels and did it ourselves. Thank you.
I thank Chief King for the official version of the ice storm, but from a more personal standpoint, I had a medical situation where I had to stay in the house and people had to bring stuff over, and it couldn't happen because -- you know, operating

Page 45

1 communities from Nova Scotia and South Dakota where we
2 had to deal with it, and this city didn't deal with
3 it. They had the equipment to deal with it, they had
4 the infrastructure. We have sand pits over here at
5 the -- you know, you get gravel and sand and crushed
6 granite and all the materials, and we have street
7 sweepers and dump trucks and bobcats, and we chose
8 just to basically handle the public side but we didn't
9 handle the private side of the city. So I think it
10 was short-sighted, didn't get handled, and whoever was
11 in charge didn't think about it.
12 The trash problems are already starting to
13 mount and we haven't even signed the contract yet.
14 And I agree with Mr. Anderson: If you're going to
15 recycle, the bulk of your stuff is recycling.
16 Everywhere from Palm Beach to Banff, Alberta, Canada,
17 the container for recycling is larger than a trash
18 container and it's usually used -- the modern method
19 of picking up the -- just like the trash container, of
20 dumping it in the truck. We're just not utilizing it.
21 Once again, we made a decision, short-
22 sighted, to go with the little containers, sent the
23 billing over to Dekalb County. You're already running
24 into problems. You have no way of communicating with
25 your public any more. You don't send newsletters out;

Page 46

1 you don't send billing out. We seem to be handing --
2 slowly handing the city over to Dekalb County, and
3 perhaps we could send our City Council over to Decatur
4 as well.
5 The building official, since Chuck left --
6 we were paying Chuck sixty-eight -- $58,000 a year.
7 Now we're paying this guy, the last I heard it was
8 about 115 to 120 grand a year to be here part-time.
9 Nobody can go in that building and ask the question.
10 Builders can't ask the question. Where is the guy?
11 You're paying 120 grand, so we're paying twice as much
12 to get half the service.
13 The other thing is that Chuck would do plan
14 reviews. They also do -- and it would have
15 engineering companies. You also in here, RFP for
16 engineering. You would have at least five engineering
17 companies on staff instead of sending everything to
18 Keck & Wood that's in the city. Every plan review is
19 costing to three to five grand. You have to get the
20 red mark; it comes back for another five grand.
21 This is the kind of nonsense we had with
22 Pond & Company. Again, the Council has added cost to
23 the City with no benefit to the City.
24 Homestead exemption. Now we have -- I'm
25 surprised, Mr. Roche, being a Democrat, you proposed a

Page 47

1 regressive tax system for the City, okay? The people
2 with the least ability to pay, you want to lower the
3 homestead exemption.
4 We did analysis. I'll put it on the
5 computer tonight. And how much money are you going to
6 raise with this tax increase on the poor? Okay.
7 You're going to put up -- what are you going raise,
8 $40,000? You guys waste that every time you come up
9 here. Last week you voted that $50.00 for plan review
10 at the building office. That only cost the City
11 $125,000. So you going to raise 40 grand on this
12 homestead exemption.
13 Thank you. I ran out of time.
14 MAYOR PRO TEM PITTMAN: Anyone else?
15 MS. WILSON: Can I just say something
16 quickly?
17 MAYOR PRO TEM PITTMAN: Certainly.
18 MS. WILSON: I just want to make a
19 correction that we're not paying the building official
20 $115,000. He's not being paid a hundred and fifteen.
21 MR. HART: How much money did he make last
22 year?
23 MS. WILSON: This last year, he made
24 $72,115. That's how much he made.
25 MR. HART: Last year.

Page 48

1 MS. WILSON: Last year.
2 MR. HART: Okay, seventy-two. We were
3 paying the full-time guy $58,000 to do the plan
4 review.
5 MAYOR PRO TEM PITTMAN: Is there anyone else
6 that would like to speak?
7 Yes, sir.
8 MR. NOONAN: John Noonan, Winters Chapel.
9 Regarding new business, item one, Create
10 Position and Hire Full Time Building Official, in case
11 y'all haven't noticed, we're in the middle of a
12 recession. Now is not the time to be hiring anybody.
13 Y'all ought to see if you can't try and save some
14 position before you have to start furloughing City
15 employees. So that's --
16 And as far as I know, the last -- I got an
17 electrical permit from the City here recently, and the
18 fees are extraordinary, but the fees that went to the
19 City were reasonable. The ones that went to the
20 building inspector were extraordinary. But it's my
21 impression that the building inspector is actually a
22 contractor. I believe he gets paid by each
23 inspection, which the person getting the permit pays
24 for, so I don't believe it's costing the City anything
25 at all. And I believe that he also carries all his

Page 49

1 insurance and all his benefits and his continuing
2 education. I don't believe the City's paying for any
3 of that, not when it costs me a hundred bucks for an
4 inspection. All that money went to the inspector.
5 Am I correct on that?
6 MS. WILSON: No, sir. He charges us a
7 different rate. He charges us $60.00, I believe. He
8 charges us $60.00 per inspection.
9 MR. NOONAN: Well, I mean maybe --
10 MS. WILSON: That's what he charges us.
11 MR. NOONAN: That's what he charges you?
12 MS. WILSON: Uh-huh.
13 MR. ANDERSON: So the rest goes to the City.
14 MS. WILSON: Right.
15 MR. NOONAN: So the other $40.00 --
16 MS. WILSON: Is what the City has.
17 MR. NOONAN: -- goes to the City.
18 MS. WILSON: Uh-huh.
19 MR. NOONAN: You may ought to look into that
20 because it's supposed to be revenue neutral. So if
21 he's charging $60.00, my inspection should have only
22 cost me $60.00, so --
23 Well, that's all I got to say about that is
24 creating a new position, now is not the time. We're
25 in the middle of a recession. Well, some say it's a

Page 50

1 recession, the worst one since the Great Depression.
2 Well, what is it? A recession or a depression?
3 But y'all ought to think about trying to
4 retain existing employees before you go hiring any new
5 ones.
6 MAYOR PRO TEM PITTMAN: Thank you.
7 ATTORNEY WEED: And this is probably a good
8 moment to make one comment just to make a correction.
9 The building inspector full-time position is
10 already in existence -- Council never deleted it --
11 and there's already a full-time building inspector
12 position description, so you wouldn't really have to
13 do anything other than hire somebody.
14 Whether you ever do that or not, whether
15 Mr. Calcaterra is here to the end of time, I have no
16 opinion. I want to clarify that: I don't care. I
17 just want to clarify that you don't have to create a
18 position; it already exists. Thank you.
19 COUNCILMEMBER ROCHE: Thank you.
20 MAYOR PRO TEM PITTMAN: Anyone else, public
21 comments?
22 Okay. And just as another friendly
23 reminder, if we could kind of keep the chit-chat down
24 in the audience. If you need to speak, if you could
25 step outside. It makes it very difficult for our

Page 51

1 court reporter to hear when you're talking in the
2 background. We really appreciate it.
3 COUNCILMEMBER ALEXANDER: Can we have a
4 five-minute break?
5 MAYOR PRO TEM PITTMAN: Absolutely. We'll
6 take a five-minute break, we'll come back at 7:35.
7 - - -
8 (Brief recess)
9 - - -
10 MAYOR PRO TEM PITTMAN: Okay. Meeting come
11 back to order.
12 ATTORNEY WEED: Mayor Pro Tem, we were on
13 Item VII-1, and the reason why my name is by that item
14 is I prepared the relevant resolution.
15 This is the first reading of this
16 resolution. Council talked about it and approved the
17 concept at a prior meeting. This resolution will be
18 on this meeting and will also appear on the meeting on
19 the 31st.
20 I'm not going to advise or recommend that
21 you actually waive the second reading of this document
22 and its content because it happens to deal with money.
23 It is the acceptance of a grant. And it's really just
24 there so you can have first reading. It's, I think, a
25 one-page resolution.

Page 52

1 COUNCILMEMBER BATES: So this will carry
2 over to old business first meeting in February.
3 COUNCILMEMBER ALEXANDER: No. 1/31.
4 ATTORNEY WEED: 1/31, which is the next
5 meeting I could get it on. You could have a meeting
6 in between there, but that was the first agenda we
7 have regular business.
8 MAYOR PRO TEM PITTMAN: Number 2, are you
9 ready for number 2?
10 ATTORNEY WEED: Yes, ma'am.
11 MAYOR PRO TEM PITTMAN: Okay. I have a
12 brief comment.
13 Mr. Roche, if there's no objection, if we
14 can move number 1 from new business up to number 2 and
15 talk about this at the same time?
16 COUNCILMEMBER ROCHE: Either way is fine
17 with me.
18 MAYOR PRO TEM PITTMAN: Council, we okay
19 with that?
20 Okay.
21 ATTORNEY WEED: Mayor Pro Tem and members of
22 the Council, my name is actually on number 2 only
23 because I was asked to generate the contract.
24 My understanding is that, as you know, most
25 of our contracts that are not multi-year automatically

Page 53

1 terminate on December the 31st of each year. The
2 original plan always was to generate the master list
3 of contracts provided to the Council, provided to the
4 department heads, and have that matter -- have it out
5 there by the 10th.
6 That did occur, however, the meeting of the
7 10th did not occur. So what we're going to be doing
8 throughout the rest of January will be I'm waiting to
9 get responses back from the department heads, and they
10 will put on your agendas which contracts they want to
11 move forward with or consult with you about and which
12 ones they do not, and then of course you can decide
13 what you want to do.
14 The only reason why this matter is of
15 particular sensitivity is that my understanding from
16 staff is that there will be a meeting with our ISO
17 representative, and we need to have the matter settled
18 with regard to the contract between now and that date,
19 which of course would have been had we had the meeting
20 on the 10th.
21 The contract pretty much reflects what was
22 done last year. The rates are the same. The only
23 major difference is that this is a six-month contract.
24 I had forwarded to you some time ago my commentary
25 with regard to that.

Page 54

1 If Council wants to move forward with a
2 full-time building inspector, doing it for six months
3 would give the Council opportunity to figure out what
4 they want to do, carefully research and explore all
5 the different avenues, and of course if you want to
6 extend beyond six months, we can deal with it at that
7 time.
8 However, if Council decides tonight that
9 they do not want to explore a full-time building
10 inspector, this contract can be made, you know, until
11 the end of the year, and if you care to, you can even
12 make it a multi-year contract.
13 From my end as the lawyer, that's all I have
14 to say. With regard to any report that Ms. Wilson has
15 or comments from Councilman Roche, obviously they can
16 speak for themselves and they're here.
17 MAYOR PRO TEM PITTMAN: Ms. Wilson did
18 provide some data, and I appreciate that. I was
19 wondering if the Council had any questions for her in
20 reference to that.
21 COUNCILMEMBER FLEMING: I believe Mr. Bates
22 inquired as far as an e-mail, and, unfortunately, I
23 didn't hear any type of or read any type of response
24 because I had already turned off my computer. So I
25 believe his question was, was this analysis that you

Page 55

1 prepared for us as far as the annual salaries and the
2 insurance and so forth based on just a building
3 inspector or -- what was your --?
4 COUNCILMEMBER BATES: Or was it a building
5 inspector director.
6 MS. WILSON: And I responded to Councilman
7 Bates and said it was just building inspector because
8 I didn't want to assume that Council wanted it to be a
9 director. So I just based on currently what we had.
10 Mr. Calcaterra, I guess we'd call him our building
11 inspector, our building official. So I just went with
12 a building inspector.
13 But if you say we want to look at someone at
14 a director, I will do my analysis over for you and
15 send that to you.
16 COUNCILMEMBER ROCHE: We use Keck & Wood for
17 most of our plan reviews, it's my understanding. Do
18 we have any idea what that costs us on an annual
19 basis?
20 MS. WILSON: I think my figure was, because
21 Ms. Pachuta asked me, was like almost $67,000. No.
22 $6,700. I'm sorry. Sixty-seven hundred. I'm sorry.
23 On just the plan review.
24 COUNCILMEMBER ROCHE: Okay.
25 MS. WILSON: And I believe that was for a

Page 56

1 whole year, maybe, because I looked at last fiscal
2 year. But I'll let you know the correct figure to be
3 sure what I sent Ms. Pachuta.
4 COUNCILMEMBER ROCHE: Thank you.
5 MS. WILSON: Uh-huh.
6 COUNCILMEMBER FLEMING: And I provided
7 Council with a 2010 inspection by category that
8 Mr. Calcaterra did for me based on architectural plan
9 review and so forth and so on just for evaluation as
10 well, if you want to just hold onto that and keep it
11 with you.
12 MS. WILSON: Sure. Thank you.
13 COUNCILMEMBER ALEXANDER: Is this sample
14 contract that was included in our agenda packet the
15 one that's going to be presented to Mr. Calcaterra?
16 MS. WILSON: No, ma'am. That was from last
17 year. I just wanted you to see what the fees were
18 that was in his contract.
19 COUNCILMEMBER ALEXANDER: No, I mean
20 attached to the agenda sheet.
21 ATTORNEY WEED: I sent -- I sent a contract
22 to you on January 4th.
23 COUNCILMEMBER ALEXANDER: Okay. On page 6,
24 it has 2009.
25 ATTORNEY WEED: Let's see if the one I have

Page 57

1 here does. The page 6 I've got is the Exhibit A
2 contract --
3 COUNCILMEMBER ALEXANDER: Correct.
4 ATTORNEY WEED: -- affidavit.
5 COUNCILMEMBER ALEXANDER: Uh-huh.
6 ATTORNEY WEED: Okay, you're correct.
7 COUNCILMEMBER BATES: From my perspective, I
8 am fine with moving forward with the six-month
9 contract for Mr. Calcaterra and then having Ms. Wilson
10 do a budget analysis on a building inspector director
11 position. If we do move forward with a full-time
12 employee, I want that individual to be self-governing
13 and self-managing and not needing to be relying upon
14 going to someone above him or her to ask questions.
15 That would be my preference, but I'll open that up for
16 Council's discussion.
17 COUNCILMEMBER ROCHE: Well, I mean I feel
18 that obviously we should extend the six-month
19 contract.
20 I actually got a call from Mr. Calcaterra
21 this weekend, which was good, because I had a question
22 for him, I mean as far as a full-time person. He was
23 not interested in a full-time position with the City
24 of Doraville, and he also made it clear that this was
25 six months and he was not interested in extending it

Page 58

1 past six months. So one way or another, we do have to
2 do something.
3 But he also very helpfully said that, you
4 know, obviously he has all the certifications and that
5 he knew most of the people in the state that do this
6 and that he would be more than willing to help us out
7 with selecting someone.
8 And a lot of times, we appoint some sort of
9 little committee to do that, to evaluate, you know,
10 resumes as they come in, and I would hope that -- I
11 would think that Mr. Calcaterra would be very
12 appropriate to be on that committee.
13 He did express the issue about I think
14 Thursday with the ICA thing, and he definitely needs
15 to be there.
16 So if nothing else tonight, well, I'll just
17 go ahead and make the motion that we go ahead and
18 accept an extend a contract with Mr. Calcaterra for
19 the next six months, essentially with the same
20 contract.
21 COUNCILMEMBER ALEXANDER: Second.
22 MAYOR PRO TEM PITTMAN: Discussion?
23 - - -
24 (No response)
25 - - -

Page 59

1 MAYOR PRO TEM PITTMAN: Call the roll,
2 please.
3 CLERK McCAIN: Councilmember Alexander?
4 COUNCILMEMBER ALEXANDER: Yes.
5 CLERK McCAIN: Councilmember Bates?
6 COUNCILMEMBER BATES: Yes.
7 CLERK McCAIN: Councilmember Fleming?
8 COUNCILMEMBER FLEMING: Yes.
9 CLERK McCAIN: Councilmember Roche?
10 COUNCILMEMBER ROCHE: Yes.
11 MAYOR PRO TEM PITTMAN: Motion passed.
12 COUNCILMEMBER ALEXANDER: Mr. Roche, do you
13 want to leave your item on the agenda for -- Because
14 we can't -- I know six months seems like a long time,
15 but sometimes we don't move as quickly as we should.
16 COUNCILMEMBER ROCHE: Yeah, because,
17 personally, I mean I -- I'm okay with the numbers.
18 I'm very much in agreement with Councilman Bates that
19 this needs to be an independent sworn position that
20 would report directly to the Mayor and that someone at
21 that level would be able to help with things like --
22 you know, like sidewalks and stuff like that. So
23 hopefully they would have some engineering background.
24 And also, the reason I asked about the plan
25 review -- and I understand that certain -- you know,

Page 60

1 when you're talking huge buildings, it may be
2 different, but I think that this full-time person
3 could hopefully be certified to do many of the plan
4 reviews so we wouldn't have to send those out either.
5 To me, the main reason for having a full-
6 time person is that when you have a contractor -- and
7 I'm a contractor, I do what they ask me to do, you
8 know. My job isn't to go and say, "Hey, guess what.
9 You need to do this," or "You need to do that." You
10 know, there's an old joke that they never let
11 consultants be on the volunteer fire department
12 because they go out and set fires just so they can go
13 out and get paid to put them out.
14 So for several reasons, I think that that's
15 a good move. And quite frankly, I'd be happy to go
16 ahead and move forward with that tonight and make the
17 motion -- or not make the motion but -- well, yeah,
18 make the motion to go ahead and hire someone, and
19 probably we would have to add -- I think the beginning
20 salary would probably have to be around sixty or so,
21 and I think that when we add in the $6,700 or so that
22 we spend today, that would probably balance out.
23 But then, we have -- we have an expert here
24 on staff, you know, 40 hours a week that's capable of
25 looking at things like sidewalk plans and other

Page 61

1 engineering issues, or even if it's just, you know,
2 figuring out how to fix the pothole over on Chestnut,
3 you know, things like that. I think that would be
4 very valuable. Particularly once the economy turns
5 around, we need somebody that's in place, ready to go,
6 because I think that eventually all this is going to
7 turn around and we're going to see a lot of building
8 activity.
9 MAYOR PRO TEM PITTMAN: So is that your
10 motion?
11 ATTORNEY WEED: Well, and --
12 COUNCILMEMBER ROCHE: Well, I want to
13 continue to discuss it before I make a motion.
14 COUNCILMEMBER FLEMING: Hold onto your
15 motion.
16 ATTORNEY WEED: I just want to go over the
17 procedure real quickly.
18 If you're going to create a new position,
19 you'll need to lift the hiring freeze. That would be
20 one motion and second, then it'll pass or fail, and
21 then you would create the new position. So I just
22 wanted to clarify the --
23 COUNCILMEMBER ALEXANDER: It's not creating
24 a new position is what you told us.
25 ATTORNEY WEED: Well, I thought it was. I

Page 62

1 thought what Councilman Roche was proposing was
2 essentially a directorship, not simply filling the
3 building inspector position.
4 If it's just the building inspector
5 position, that's already done. You could just say you
6 want to start posting it.
7 COUNCILMEMBER ROCHE: Well, I'm clear, I
8 want to make sure that the building inspector
9 position, I mean we could certainly hire a higher
10 level building inspector person. I mean there's
11 nothing that says we have to hire someone at $40,000.
12 COUNCILMEMBER ALEXANDER: Because the --
13 COUNCILMEMBER ROCHE: A lot of who --
14 COUNCILMEMBER ALEXANDER: -- the sample says
15 performs plan --
16 COUNCILMEMBER ROCHE: Exactly.
17 COUNCILMEMBER ALEXANDER: -- review.
18 COUNCILMEMBER ROCHE: Right. So you know, I
19 mean I'd be fine with that.
20 I just want to make certain that it -- I
21 mean this is a sworn position that, you know, does
22 carry a badge and hopefully doesn't go out and make
23 any traffic stops, but, you know --
24 CHIEF KING: Yes.
25 COUNCILMEMBER ROCHE: -- it's an independent

Page 63

1 person with a lot of responsibility. And I think the
2 level of quality that we get is going to be the level
3 that we ask for in terms of starting salary. So I
4 would probably think that we'd want to increase the
5 starting salary somewhat, but --
6 COUNCILMEMBER FLEMING: Well, before we go
7 any further with your motion, if you don't mind, I do
8 want to clarify what we're actually wanting.
9 Do we want -- are we going to look at a
10 full-time building official?
11 COUNCILMEMBER ROCHE: Yes.
12 COUNCILMEMBER FLEMING: Or are we looking
13 for a full-time building inspector?
14 COUNCILMEMBER ALEXANDER: It's the same. I
15 mean our building inspector, his identification on
16 the plan review says building official.
17 COUNCILMEMBER ROCHE: Right.
18 COUNCILMEMBER FLEMING: Okay. But I would
19 think that building -- and I think that's where
20 Mr. Weed's coming from as far as directorship, that a
21 building official takes precedence over a building
22 inspector.
23 ATTORNEY WEED: Well, not quite.
24 In our ordinances, for a number of years,
25 they've used the term building official. The zoning

Page 64

1 ordinance particularly used the term quote/unquote
2 building official. The building official happened to
3 be the building inspector.
4 In order to make everything work, we now
5 have two building officials. We have the building
6 official designated for zoning and the building
7 official designated for inspections. But the building
8 official essentially, you know, can be a building
9 inspector. Building official is more of a nickname
10 than anything else. It isn't -- it isn't a job title
11 per se.
12 So what I was getting at because of what I
13 thought Councilman Roche was planning on doing or
14 wanted to do was have a person in a directorship; it
15 would be building director. So that person would
16 essentially be a department head.
17 Currently on your organization chart, this
18 person would answer to the Mayor. That's who they'd
19 work for because there's nobody else that they would
20 work for right now because the organization chart's
21 flat-line and it doesn't -- it's not set up any other
22 way, so that person would answer directly to the
23 Mayor.
24 So that's what I was getting at. If you
25 wanted to do a building director and have a separate

Page 65

department or make them in charge of a department, such as a building, planning and zoning department, whatever you want to call it, you can do that, but that would be a position that doesn't currently exist.

If you just want to fill the job of building inspector, all the protocol's been done. All you would do is lift the hiring freeze and say Mayor, you know, post it.

COUNCILMEMBER ROCHE: But the position as it stands now is a standalone position; it is essentially its own department.

ATTORNEY WEED: Correct, yes, sir.

COUNCILMEMBER ROCHE: Okay. I'm fine with that.

My only concern is that offering $41,000, I just think that maybe we want to look at that and make an adjustment so that we make sure that we get someone that's highly qualified.

COUNCILMEMBER FLEMING: Now, I just understood you correctly that if it were a director position, we would have to lift the hiring freeze -- that we would have to create the position; is that correct?

COUNCILMEMBER ROCHE: No, we have to -- Sorry.

Page 66

ATTORNEY WEED: Well, let me put it like this. If you want to do something other than what's in the position description that already exists right now, then my answer to your question would be yes.

After you -- but you could go ahead and hire or start advertising for a building inspector, and after they come on board or between now and then, if you wanted to add or delineate or change duties, all the position descriptions allow you to do that anyway. You as the employer can do that, so you can give that person additional responsibility.

But right now, if you vary much from the current building inspector job description that you've got, then essentially that's a new position and your personnel handbook says you've got to create that.

COUNCILMEMBER ROCHE: So in other words, we have to lift the hiring freeze and make -- the motion could be --

Do we need two motions, one to lift the hiring freeze and one to --?

MAYOR PRO TEM PITTMAN: Yes.

ATTORNEY WEED: Yes, sir.

COUNCILMEMBER ROCHE: Okay.

ATTORNEY WEED: If you just want to tell the Mayor to start advertising this job, you need to do

Page 67

two things. Well, it's actually one. Lift the hiring freeze and then decide you want to fill the position, so two things.

COUNCILMEMBER ROCHE: Well, what does Council feel about an opening salary offer? I just think that forty-one is too low. I'm not saying ninety or a hundred, I mean, obviously, but, you know, fifty or sixty.

COUNCILMEMBER ALEXANDER: On the analysis that you gave us, would any of those change with the salary?

MS. WILSON: Yes, ma'am. The salary will change.

COUNCILMEMBER ALEXANDER: But I mean any of the other costs.

MS. WILSON: No, ma'am.

COUNCILMEMBER ALEXANDER: So they would --

MS. WILSON: Those all --

COUNCILMEMBER ALEXANDER: -- all be the same.

MS. WILSON: -- stay the same. It's just the salary will change.

COUNCILMEMBER BATES: FICA wouldn't change?

MS. WILSON: Oh, yes. That will change. I'm sorry.

Page 68

MS. WILSON: The FICA and the Medicare will change, the retirement and the workmen's comp will stay the same, and the insurance will stay the same. And that's because we don't know if this individual will have a family or not. If they come in and say, "Hey, I'm single," then it'll be lower. But we think about the family rate because we don't know if they will have a family or not.

COUNCILMEMBER BATES: I did bring the DCA salary survey, and Ms. Wilson provided us the information for a building inspector.

The range for a building inspector director if we wanted to compensate based upon that skill level, the average is forty-eight/seven. The average for -- and the range is from -- That doesn't make any sense. I'm sorry. The average --

Let me start over again. The average starting is forty-eight/seven. The average maximum is sixty-eight/three. That's for a director level position.

COUNCILMEMBER ROCHE: So maybe fifty/fifty-five, something like that?

COUNCILMEMBER BATES: Somewhere in there.

The range for municipalities in our size classification goes from forty-eight to sixty-four.

Page 69

COUNCILMEMBER ROCHE: All right. Let's go for it.
I'd like to make a motion we lift the hiring freeze to fill the position of city inspector for the City of Doraville.
MAYOR PRO TEM PITTMAN: Do I get a second?
COUNCILMEMBER ALEXANDER: Second.
COUNCILMEMBER FLEMING: Second.
MAYOR PRO TEM PITTMAN: Discussion?
- - -
(No response)
- - -
MAYOR PRO TEM PITTMAN: Call the roll, please.
CLERK McCAIN: Councilmember Alexander?
COUNCILMEMBER ALEXANDER: Yes.
CLERK McCAIN: Councilmember Bates?
COUNCILMEMBER BATES: Yes.
CLERK McCAIN: Councilmember Fleming?
COUNCILMEMBER FLEMING: Yes.
CLERK McCAIN: Councilmember Roche?
COUNCILMEMBER ROCHE: Yes. Thank you.
I'd like to offer the position of city inspector for the City of Doraville at a starting salary not to exceed $55,000 and have Mr. Calcaterra

Page 70

be part of the selection committee.
MAYOR PRO TEM PITTMAN: Do I get a second?
COUNCILMEMBER ALEXANDER: I believe Mr. Howe already has this draft. Do you want to change the wording in that paragraph?
COUNCILMEMBER ROCHE: Which one?
COUNCILMEMBER ALEXANDER: Because it says the starting salary for this position is ...
COUNCILMEMBER BATES: I would -- I mean it will be in the minutes, but I would prefer to leave that --
COUNCILMEMBER FLEMING: I agree.
COUNCILMEMBER BATES: -- commensurate with experience.
COUNCILMEMBER FLEMING: Absolutely.
COUNCILMEMBER ROCHE: That's fair.
COUNCILMEMBER ALEXANDER: So the starting salary for this position is commensurate with education and experience.
COUNCILMEMBER ROCHE: Yeah. I guess I was thinking we'd fill in the blank, so I'll withdraw that part of the motion.
ATTORNEY WEED: And Councilman, you're talking -- you're looking at the position notification.

Page 71

COUNCILMEMBER ALEXANDER: Yeah, the position announcement.
ATTORNEY WEED: Yes, thank you. Just wanted to make sure.
COUNCILMEMBER ROCHE: So I'll withdraw the part about the $55,000. I thought we were going to fill in the blank, but commensurate is better, frankly.
MAYOR PRO TEM PITTMAN: Do I get a second?
COUNCILMEMBER BATES: Second.
MAYOR PRO TEM PITTMAN: Discussion?
- - -
(No response)
- - -
MAYOR PRO TEM PITTMAN: Call the roll, please.
CLERK McCAIN: Councilmember Alexander?
COUNCILMEMBER ALEXANDER: Yes.
CLERK McCAIN: Councilmember Bates?
COUNCILMEMBER BATES: Yes.
CLERK McCAIN: Councilmember Fleming?
COUNCILMEMBER FLEMING: Did you call for discussion?
CLERK McCAIN: I'm sorry.
MAYOR PRO TEM PITTMAN: I did.

Page 72

CLERK McCAIN: Councilmember Roche?
COUNCILMEMBER FLEMING: Yes.
CLERK McCAIN: And Councilmember Roche?
COUNCILMEMBER ROCHE: Yes, and thank you.
MAYOR PRO TEM PITTMAN: Motion carries.
MS. WILSON: Thank you.
MAYOR PRO TEM PITTMAN: Okay. Moving along to number 3, Chief King, RFP Food Service.
CHIEF KING: Member of Council have the RFP, and I'll ask that the Council agree to direct the staff to implement the contract with the selection -- I think you all already selected the contractor. There was two competing bids, and you all selected the lowest bid.
COUNCILMEMBER FLEMING: I'd like to make a motion to accept the food contract for police services -- and the company's name is Top Notch Food Services -- for breakfast and dinner for the inmates.
MAYOR PRO TEM PITTMAN: Do I get a second?
COUNCILMEMBER ALEXANDER: Second.
MAYOR PRO TEM PITTMAN: Discussion?
COUNCILMEMBER ALEXANDER: They had no issue with delivering?
CHIEF KING: We inspected their kitchen and no issues with delivery.

Page 73

We would like to probably also have a recommendation that we have as a backup, Piccadilly -- that was the other bid -- just for emergency. They'll have the option that in case we have to go for, you know, an emergency, that we can reach out to them until we can come before the Council and submit the RFP, just like they did the last -- when we had problems with the previous food contractor that we suspended their activities, we went to Piccadilly as a stop-gap.

COUNCILMEMBER ALEXANDER: But I don't think we approved that. I think you just handled that on your own.

CHIEF KING: Yeah, but I want to make -- in the spirit of transparency, I want to make sure that you-all are aware of where I would go if we get into trouble with the current contract.

COUNCILMEMBER FLEMING: I'd like to amend my motion, please, to add and include secondary supplier as Piccadilly when necessary.

CHIEF KING: Thank you, ma'am.

MAYOR PRO TEM PITTMAN: Second to the amendment?

COUNCILMEMBER ALEXANDER: But that would not require a contract, correct, Mr. Weed?

Page 74

ATTORNEY WEED: Well, I mean you could do it that way. Other than that, we would simply have a gentlemen's agreement, you know.

CHIEF KING: I would prefer it that way.

ATTORNEY WEED: If it's a problem, the Chief will contact them and he'll let me know and we'll write the contract then.

CHIEF KING: Because if that --

ATTORNEY WEED: That would still come back before you, but it will be quicker that way because he'll already know who he's going to go to.

COUNCILMEMBER ALEXANDER: Okay. I'll second the amendment.

MAYOR PRO TEM PITTMAN: Discussion?

COUNCILMEMBER BATES: Yeah. I just -- I want to echo Captain Brinkley's concern that they have significantly underbid this, and they're going to get into it in three months and come screaming that "We're losing money; we need to amend this." So whatever protections we can put in the contract to make sure that, you know --

CHIEF KING: We told them very clearly when we visited them that if they change the terms, then the process starts all over again. They don't get -- we don't get to adjust, you know, their prices. They

Page 75

compete just like anybody else.

COUNCILMEMBER BATES: Yeah, I --

CHIEF KING: We didn't want to do a bait-and-switch.

COUNCILMEMBER BATES: Yeah. That's what I'm concerned about is, you know, they priced out breakfast of biscuit, meat, eggs and juice and we end up getting cereal bowls.

CHIEF KING: Both the quality and -- you know, the nutritional value is pretty well regulated by the jail association so there's not a lot of flexibility there.

COUNCILMEMBER BATES: Thank you.

MAYOR PRO TEM PITTMAN: Additional discussion?

CHIEF KING: No mimosas.

MAYOR PRO TEM PITTMAN: Call the roll, please.

CLERK McCAIN: Councilmember Alexander?

COUNCILMEMBER ALEXANDER: Yes.

CLERK McCAIN: Councilmember Bates?

COUNCILMEMBER BATES: Yes.

CLERK McCAIN: Councilmember Fleming?

COUNCILMEMBER FLEMING: Yes.

CLERK McCAIN: Councilmember Roche?

Page 76

COUNCILMEMBER ROCHE: Yes.

MAYOR PRO TEM PITTMAN: Motion carries.

CHIEF KING: Thank y'all very much, appreciate it.

MAYOR PRO TEM PITTMAN: Okay. We're going to go to number 4, Alcohol Ordinance. I believe Mr. Bates wanted to take that up.

COUNCILMEMBER BATES: Yes. The ordinance change that Mr. Weed has provided to us is Section 3-13, the employee permits. The change reads, No person shall be employed to dispense, sell, serve, take orders or mix alcohol beverages or act in any position as an alcohol beverage establishment manager unless since person has been investigated by the Chief of Police or his designee by making application to the City Clerk on a form prescribed by the City Clerk.

So it eliminated the stock boys and the baggers, and --

COUNCILMEMBER FLEMING: Cashiers.

COUNCILMEMBER BATES: -- cashiers are still included.

COUNCILMEMBER FLEMING: I think we were going to take this up at the work session, and those that were present that night would have been present at the work session.

Page 77

COUNCILMEMBER BATES: But I agree with Mr. Roche that this is impacting the ability of businesses to comply with the alcohol ordinance because they're concerned with, you know, requiring their stockers to get alcohol permits.

COUNCILMEMBER FLEMING: Just wanted to go on record and make that statement.

COUNCILMEMBER BATES: But I also concur that I'm not particularly agreeable to requiring cashiers to -- you know, looking at, again, Mr. Shinn's example of Buford Highway Farmers Market, that's 30-plus cashiers on a shift times however many shifts they've got being required to get alcohol permits. I'm not sure that that is the direction that we need to go, although I understand the need of regulating, you know, some of our pop-ups that are popping up that aren't complying with any of these alcohol ordinances. So I'm struggling with the Catch 22 of we want to get rid of some of the undesirable business that aren't complying or won't comply with the laws v. make it appealing and attractive and encourage the good businesses to remain in here, so --

COUNCILMEMBER FLEMING: And maybe it's not just -- I'd like to correct your word "undesirable." It may be those that don't take things seriously to

Page 78

train their employees properly.

COUNCILMEMBER BATES: I will accept that, but there are undesirable elements that pop up in the city that, you know, we need to make sure go away. But I agree, there are some that may not understand the need for compliance.

So that's what's presented to us now. If we want to take that up to, you know, start moving this forward, it's there. I'm concerned if we delay it to a work session that we're going to further inconvenience.

COUNCILMEMBER FLEMING: Well, I apologize for inserting that comment. We can definitely go ahead and vote on it this evening so that it will be passed, but the alcohol ordinance review is on the work session, anyway, so we'll just get notification out to those that were present that evening to know when the next work session will be and they'll be present at that time. We can always readdress it.

COUNCILMEMBER ROCHE: Well, I want to say that I share Councilman Bates' concern about the cashier thing, and I just am thinking about it, and me of all people, I didn't look it up. But one of the things that was brought out and that I've thought about since then is that some of these places, they

Page 79

actually have software that pretty much requires the cashier on the spot to key in a number.

COUNCILMEMBER BATES: A birth date.

COUNCILMEMBER ROCHE: -- a birth date. And the only way they can do that is obviously if the software is there.

And I was thinking maybe we could -- and I'm not sure how you'd write it, because I think he had a name for it. I did speak -- well, you never speak briefly with Mr. Shinn, but I like Mr. Shinn. But he was talking about he had a software system that made them do that. And it seems like if a company is willing to invest that and some training, perhaps in those situations the cashiers wouldn't need to be -- you know, have the background check; whereas if it's another company like a little mom-and-pop type place where they're basically just going to be selling beer out of a seven-eleven type store that does not have this type of software, then perhaps in that case they would need to have the background check for their cashiers, and I think that's a compromise where people would get a return on their investment of this software and return on investment of this training. I'm just not certain exactly how you would write that as far as an enforceable ordinance.

Page 80

I mean would it say something like if you can show evidence of a software that requires entry of a date of birth before the sale can be completed, then the cashier does not have to have a background check; otherwise, cashiers must have a background check?

COUNCILMEMBER FLEMING: How about businesses employing more than 50 people?

COUNCILMEMBER ROCHE: Well, then that's -- we're not dealing with the software. We're not dealing with the -- We want them to check. We want them to verify the date of birth. And if you have a situation where you can't sell something, if the machine won't accept money or let you check out until you see a card and key in a date of birth, then I think in that case I don't see that we would need to have a background check for all the cashiers.

COUNCILMEMBER BATES: Well, I think that's a good discussion for the work session.

COUNCILMEMBER ROCHE: That's fair.

COUNCILMEMBER BATES: So I'm going to make a motion to adopt the employee permit amendment to the alcohol ordinance.

MAYOR PRO TEM PITTMAN: Do I get a second?

COUNCILMEMBER ROCHE: I'll second that.

MAYOR PRO TEM PITTMAN: Discussion?

Page 81

- - -
(No response)
- - -
CLERK McCAIN: Councilmember Alexander?
COUNCILMEMBER ALEXANDER: Yes.
CLERK McCAIN: Councilmember Bates?
COUNCILMEMBER BATES: Yes.
CLERK McCAIN: Councilmember Fleming?
COUNCILMEMBER FLEMING: Yes.
CLERK McCAIN: Councilmember Roche?
COUNCILMEMBER ROCHE: Yes.
MAYOR PRO TEM PITTMAN: Motion passed.
Okay. We're going to move to number 5 under old business which was originally number 6 under new business, and I believe that's Ms. Alexander.
COUNCILMEMBER ALEXANDER: Yes, ma'am. This is an issue that's been brought to our attention by Ms. Fleming. And the Municode, we had several sections, 6-8 and 6-9, that actually prohibited two types of businesses, that being crematory and palmistry, but those items are included in the zoning ordinance.
So basically this is our second reading; is that correct, Mr. Weed?
ATTORNEY WEED: Yes, ma'am.

Page 82

COUNCILMEMBER ALEXANDER: Just deleting those sections that are now covered under zoning.
COUNCILMEMBER FLEMING: And I don't recall getting a second draft one on this. We're only working on draft December 16th, '10.
CLERK McCAIN: Do you have what was handed out today that was sitting at your desk when you walked in?
ATTORNEY WEED: Okay. Melissa asked me to send it directly to her. I sent it to her at 4 o'clock per her request, and I think she's handed it out.
CLERK McCAIN: Number 6 and number 7 should both be in that pile.
ATTORNEY WEED: It is essentially identical to the one that was sent on December the 16th at 10:00 a.m. with the exception of in the corner it does say final, and I made adjustments to the --
COUNCILMEMBER FLEMING: Ordinance number, the date at the back, and Melissa's name?
ATTORNEY WEED: Right, yes, ma'am.
COUNCILMEMBER FLEMING: Okay. Thank you.
COUNCILMEMBER ALEXANDER: So motion to adopt final version dated 18 January '11, deleting Sections 6-8 and 6-0 from the code.

Page 83

MAYOR PRO TEM PITTMAN: Do I get a second?
COUNCILMEMBER FLEMING: Second.
MAYOR PRO TEM PITTMAN: Discussion?
- - -
(No response)
- - -
MAYOR PRO TEM PITTMAN: Call the roll, please.
CLERK McCAIN: Councilmember Alexander?
COUNCILMEMBER ALEXANDER: Yes.
CLERK McCAIN: Councilmember Bates?
COUNCILMEMBER BATES: Yes.
CLERK McCAIN: Councilmember Fleming?
COUNCILMEMBER FLEMING: Yes.
CLERK McCAIN: Councilmember Roche?
MAYOR PRO TEM PITTMAN: Yes.
MAYOR PRO TEM PITTMAN: Motion carries.
Number 6 under old business which was originally number 7 under new business. Ms. Pachuta is not here. Does Council want to discuss this or just put it to the next agenda?
COUNCILMEMBER ALEXANDER: I'd like to carry it over to the next agenda for her.
COUNCILMEMBER BATES: That would be my preference as well.

Page 84

CLERK McCAIN: All right.
COUNCILMEMBER ALEXANDER: I did have a note on that, Mr. Weed. I had asked the question about the witnesses of the people speaking, and I don't know that I ever got that answer.
ATTORNEY WEED: I made a change to the ordinance draft that I thought reflected the answer to your question, but ask me your question again and we'll see.
COUNCILMEMBER ALEXANDER: Well, I saw the change. Council changed the number of days that --
We got into a discussion about the actual person speaking being sworn in in addition to the witnesses.
ATTORNEY WEED: That's right. I made three changes based upon that conversation. One, we made the change from Council wanted 30 days instead of 45, and then there were two changes that dealt with the appellant, who would be the main person making the presentation on appeal. And if you look at page 3, subparagraph, 4(i), "All witnesses including appellant if the appellant provides oral testimony, shall be given the oath," and that was to protect appellants and not so that they had to violate their Fifth Amendment rights, and I made a similar change on the

Page 85

next page.
COUNCILMEMBER FLEMING: I'm sorry, Mr. Weed. Where was that again?
ATTORNEY WEED: Yes, ma'am. It's on page 3. Look at 4(i). I added that new sentence, which is the last sentence of the paragraph.
COUNCILMEMBER FLEMING: Okay. So you put it there instead of under number 7 on page 4 for witnesses?
ATTORNEY WEED: Yes, ma'am, because I changed it -- I thought about it and decided that would be a better place to deal with it.
COUNCILMEMBER FLEMING: Okay.
ATTORNEY WEED: I have dealt with it twice. Actually, if you'll go down to page 4, paragraph 8, I added similar language to the bottom of that. I thought that frankly got us to where we needed to be, editorially, better, and on paragraph 8, I added the sentence that says, "If appellant testifies, they will be administered the oath."
COUNCILMEMBER FLEMING: Okay. I still have -- and I think I asked this and I don't think we made a decision or decided to put it on our fee schedule or exactly what, but fee to appeal -- you know, fee to appeal these regulatory situations. Are we going to

Page 86

charge a fee to appeal? Is it going to be the what? $650 for zoning? And I wouldn't think that would be it, but -- so I want us to, even though we're moving this to the next agenda, I believe one, two, are we going with 1/31 or 2-something?
COUNCILMEMBER ALEXANDER: 2/7.
MAYOR PRO TEM PITTMAN: 2.
COUNCILMEMBER FLEMING: So we need to consider fee to appeal. And my comment last time was shouldn't these same procedures be for all businesses, not just regulatory businesses?
MAYOR PRO TEM PITTMAN: Okay. Any additional discussion on that item?
- - -
(No response)
- - -
COUNCILMEMBER ROCHE: Okay. Moving to new business number 2, Review and Enforce Residential Occupancy Ordinances, Mr. Roche.
COUNCILMEMBER ROCHE: Thank you. Do we need a motion to postpone the one before? I guess not.
MAYOR PRO TEM PITTMAN: No.
COUNCILMEMBER ROCHE: Okay.
Yeah. Essentially, well, I want to thank Councilwoman Fleming for digging up the other

Page 87

ordinance.
Back in 2009, we did pass -- we addressed this, and some of the concerns we had then -- and essentially, I think, the goal here is to reduce the number of rooming houses and boarding houses here in Doraville not to mention nuisance properties, and on the 20th of April, we did pass an ordinance that attempted to do that.
One of the issues I remember we really dug into was that the previous ordinance essentially had a definition of a family, because what was happening was they would say, "Wait a minute. You got 22 people living here," and they all say, "Well, that's my cousin," "that's my second cousin," "my third cousin," "That's my wife," "That's my" whatever, so it wasn't enforceable because of that.
So we took a crack at it, and I was under the impression that we had -- because I know we did a lot of work on it, would be enforceable. Essentially, I mean it all boils down to this: Right now, we still have a growth of boarding houses, we still have a growth of nuisance properties in the Northwoods area and I'm sure other areas of town. So either there's something wrong with the ordinance, that it's not effective, or the ordinance isn't being enforced, and

Page 88

I'm not sure which it is.
And I'm not necessarily accusing anybody of anything or anything like that, but I wanted to bring it out here so that we could, you know, look for some reason, look for some ideas. I mean what's next? I mean, I really want the -- I would like the police department to chime in, member of the Council. I'm kind of beside myself here because, you know, I thought we had an operable -- a good ordinance before. But again, we still get more and more boarding houses, and how do we stop it? And I don't know that we're going to, you know, come up with the absolute, you know, perfect solution tonight, but we definitely need to bring up this thing, we definitely need to start the conversation going again because this is a problem that's getting worse and we need to do something about it.
And that's just my by-way-of-introduction, and I'm going to sit back, and I would invite the Chief of Police to give us your views on it if it's okay with the Mayor Pro Tem.
MAYOR PRO TEM PITTMAN: Please.
CHIEF KING: Mr. Roche, you are correct. When we changed the ordinance to the square footage, that was a -- the square footage of livable space,

Page 89

1 that actually gave us a better way to approach the
2 problem. But again, the way that the ordinance has
3 been used is we're charging the renter. So when you
4 charge a renter and you force him to move out, new
5 renter comes in, you're starting from scratch.
6 And what I would recommend -- and I
7 discussed it a little bit with -- you know, I
8 discussed it a little bit with Mr. Weed and with
9 Mr. Bates and several other members of the Council is
10 my recommendation is that we increase the pain on the
11 property owners who are the constant. And I would
12 also recommend that we go after the real estate
13 agencies who manage these properties. And it's going
14 to be difficult because there's a very powerful lobby,
15 you know, that real estate agents work with. But by
16 going after the resident, the moment that resident
17 moves out, you have to reeducate.
18 And thanks to the community, we're getting a
19 lot of tips. A lot of times, we have to work our way
20 through getting a probable cause to get into the
21 properties. And I had made some comments about, you
22 know, that the property owners are getting savvier
23 about allowing us to go in. That doesn't keep us from
24 being able to go in, especially when we have -- you
25 know, these properties especially with the

Page 90

1 overcrowding are going to generate calls for service,
2 for the police will have a reasonable reason to be
3 there. And when we discover these properties, we cite
4 them.
5 But again, I think we're missing the target,
6 that if we go after the business owner -- after the
7 property owners and the agencies who manage these
8 properties and rent them out, I think we might be able
9 to get a little bit better change in behavior, because
10 people are very tired. I mean not only are you-all
11 getting a lot of comments from the community, so are
12 we. And our Quality of Life inspectors are getting a
13 bunch of tips from the community, and we're acting on
14 them. So we've been relatively effective of going
15 after them.
16 You know, and the economy is -- I would not
17 recommend that we do away, for example, with somebody,
18 you know, renting a room in the property because
19 people are very particular about their rights of their
20 property. If you have a three-bedroom house and you
21 want to have a college student that, you know, wanted
22 to rent a room, you know, the way the ordinance was in
23 the past, you know, if a couple that was not married
24 moved in together, that would be a violation of the
25 ordinance. So I think we need to try to -- you know.

Page 91

1 The key is determining what is reasonable.
2 And clearly, if you rent a room to one person or if
3 you have a three-bedroom house and you rent it to two
4 college students and you're the only person there,
5 that would -- I would think that that would be
6 reasonable.
7 When you have the 15 guys and the bunk beds,
8 you know, in a four-bedroom house, then that's
9 unreasonable, and all the -- You know, there are some
10 areas that give us reason to go after, you know, not
11 only the health hazard, the fire hazard, the
12 sanitation, you know, the increase in garbage. I mean
13 all kinds of myriads of problems that these bring.
14 But the only constant thing that we -- I
15 think we've been missing is that we have not gone
16 after the property owners, and I would recommend that
17 we look at that to try to change some behavior.
18 COUNCILMEMBER BATES: Chief, it's my
19 understanding that the challenge that you guys have is
20 establishing the probable cause in order to gain entry
21 into the facility to verify that it is a boarding
22 house with locks on doors and individual kitchens in
23 the bedrooms and --
24 CHIEF KING: It has not been unsurmountable,
25 sir. It's difficult. Our officers have to be -- you

Page 92

1 know, have to use additional techniques. I mean I
2 started with my QOL folks to go over and reading some
3 of the local newspapers that advertise properties for
4 rent and call and, you know, surreptitiously call and,
5 "Hey, I want to take a look at your house that you
6 got, you know, are renting for rooms," and then we
7 send a QOL person, check out the house. I mean that
8 gives us a legal reason to go and check them.
9 So we're getting around -- I don't want to
10 say we're getting around the Fourth Amendment. We're
11 not. But we're being a lot -- we're looking at more
12 than just driving down the road and seeing, you know.
13 A lot of people tend to, you know, want to
14 call us because of the number of cars. That is one
15 component. The problem that we're going to have,
16 we're going to have to educate our judges, too, if
17 we're going to change the ordinance because we have to
18 make it very -- make them understand how important
19 this is to this community, because this -- it's an
20 issue that's putting a lot of not only heat on you-all
21 but a lot of heat on the department. So we have to
22 describe that, that this is of key importance that
23 they deal with it. Clearly, we have to relook at the
24 penalties. You know, the penalties -- we are limited
25 by the amount of penalties that we can do, and the key

Page 93

is getting with our solicitor and becoming a lot more aggressive of how we apply, you know, the penalties. So I will sit down and talk to the solicitor in the next week or so to try and look at that.

But I really recommend very strongly that we look at going after the property owners and the real estate agencies, because a lot of them, the owners live in some other faraway town and they turn over the property to a real estate agency and say you guys worry about it, and that real estate agency doesn't ever get a citation, doesn't get any penalties, so there's no incentive to change the behavior.

COUNCILMEMBER ROCHE: Is there anything in our current ordinance that would prevent us from writing -- issuing a citation to the property owner as listed online on the tax records from Dekalb County?

ATTORNEY WEED: No, sir.

COUNCILMEMBER ROCHE: So wouldn't --

ATTORNEY WEED: You can do that now.

COUNCILMEMBER ROCHE: So I mean I understand, I don't know how you would identify who the real estate -- I mean I've used a manager, too, but I don't know how you would identify that. But if I'm the owner and I've turned it over and suddenly I get a citation where I've got to show up in court, I

Page 94

would think that would get my attention because we --

CHIEF KING: It varies, sir.

COUNCILMEMBER ROCHE: -- have explored --

CHIEF KING: A lot of the owners that live in cities away from Doraville have not been, you know, responsive. They don't show up or they don't . . . and so we have to then the mechanism of putting -- getting a contempt of court and then going after the property and put, you know, basically a lien on the property.

COUNCILMEMBER ROCHE: But for some of these nuisance properties, particularly the ones that have a current -- you know, constantly doing this, I mean have we explored why not go ahead and do that? Why not, instead of, you know, giving cita- -- I mean certainly cite the renter, but at the same time, I mean, if it's the second or third time or if it's clearly, you know, a boarding house or clearly a nuisance property, just go online to find out who owns the property and send it there.

CHIEF KING: We have to go --

COUNCILMEMBER ROCHE: And they can ignore --

CHIEF KING: -- the courthouse.

COUNCILMEMBER ROCHE: Well, fine, but they ignore it at their own peril. I recognize that's more

Page 95

work on our part --

CHIEF KING: It is, but --

COUNCILMEMBER ROCHE: -- but it does start, and it will get someone's attention.

CHIEF KING: I agree, sir. I would just ask you to take a look at increasing the pain to the property owners, not maintaining the status quo.

COUNCILMEMBER FLEMING: I didn't bring the bond and fee schedule with me so I really don't know whether this is even addressed. Is it considered nuisance property? I mean what is this . . .

CHIEF KING: There is a rental provision ordinance, and I don't think -- I think the City has -- I do not have the bond, you know.

I would recommend that you leave it to the maximum allowed by law, and that way, you leave the prosecutor and the judge full -- full -- or a wide margin to be able to decide; if it's a thousand dollars, it's a thousand dollars.

COUNCILMEMBER FLEMING: On these particular issues where they are identified the moment that QOL or whoever goes on the property that they are indeed boarding houses, are you required to go through the warning process before you get to a citation or can you immediately process a citation?

Page 96

CHIEF KING: We have gone in the past, ma'am, but there's so much outcry in the community that we stopped doing the warnings.

COUNCILMEMBER FLEMING: For the boarding houses?

CHIEF KING: Yeah, because it's -- you know, the ones where we find them. Because getting a warning, then we're going to have to find a way to get into the house --

COUNCILMEMBER FLEMING: right.

CHIEF KING: -- to get to do this. So it's such a problem, and especially if it's the same properties a lot of times, you know, I consider them, you know, warned already. And there's no requirement to warn somebody. You-all did put that into the -- It's been the policy of our department on Quality of Life issues that we warn somebody to give them opportunity to fix it, but I think this is such a problem that we need to --

COUNCILMEMBER FLEMING: No. I thoroughly agree.

CHIEF KING: -- take it on head-on.

COUNCILMEMBER FLEMING: I thoroughly agree.

And I'll try to -- Well, I know where the fine and bond schedule is, and I'll try to look it up

Page 97

also, because I think we should go the maximum to the homeowner. I don't think I'd go maximum to the renter, but I'd stick the maximum to the homeowner for sure.

CHIEF KING: Well, that's why I wanted to leave the flexibility to the judge and prosecutors to really go after, you know, and basically use their discretion. But I also had a very frank conversation with the judges, that when these cases go, these are of particular concern to the community, and we need their help in addressing some of these.

COUNCILMEMBER FLEMING: I want to ask Mr. Weed a question.

ATTORNEY WEED: Yes, ma'am.

COUNCILMEMBER FLEMING: Is it illegal to write an ordinance prohibiting residential rental property in R-1?

ATTORNEY WEED: Yes, ma'am.

COUNCILMEMBER FLEMING: It is?

ATTORNEY WEED: I mean you can regulate it by the zoning mechanism, but, you know, my only caveat to that is bear in mind you're regulating your neighbors. And the constant problem, which is why you guys get elected, is deciding what is fair, because you can prohibit it in any zone you want to and put

Page 98

all the rental in some other zone, but when it's your next door neighbor, someone you go to church with, who wants to rent their one room to somebody --

COUNCILMEMBER FLEMING: No, no, no.

ATTORNEY WEED: -- there won't be an exemption.

COUNCILMEMBER FLEMING: No. I'm talking --

ATTORNEY WEED: Just bear that in mind.

The answer to your question is yes.

COUNCILMEMBER FLEMING: Well, we have the -- you know, the part of the boarding house issue is that it is not owner occupied. We have addressed an occupied -- renting a room where the owner is actually occupying the home, and because they're wanting their home to stay nice, they're not going to rent it to some, you know, flake that's going to tear up their bedroom. It's those that are not owner occupied that they were having problems with, so that's where I'm trying to come from.

If we've got 53 percent rental in our R-1 district, it's no wonder that things are going downhill, and I was just trying to find out whether we could actually prohibit rental property in $-1.

ATTORNEY WEED: That's the classic -- one of the classic zoning cases in that you get to pick and

Page 99

choose, you have to invent lines on the ground and say, "On this side you can do this and on that side you can't." So absolutely.

COUNCILMEMBER FLEMING: I'm not suggesting it, because I know it would be a nightmare.

COUNCILMEMBER ALEXANDER: I'm trying to jump in there.

COUNCILMEMBER FLEMING: I'm sorry.

COUNCILMEMBER ALEXANDER: That's okay.

Chief, I did some research. Savannah didn't -- they weren't completely addressing the boarding house issue but they were addressing property owners of derelict properties, and that's what their goal was, was to go after the actual owner of the property.

And I think that's what should be done, is that the property owner themselves should be, you know, punished.

I also -- I had an instance where I called in a house for a maintenance issue and then I found out by QOL, they said they spoke with the tenants. So then I did research, and the person was claiming homestead exemption. So I promptly reported them to the County because, technically, they're breaking the law if they're claiming homestead exemption and they don't live there.

Page 100

I would like for that to be an additional tool that we use: that as soon as you find out that somebody has got a rental house, and when you research it on the tax base, if they're claiming homestead exemption, report it immediately to the County, because they're enjoying a benefit that they should not be allowed to, because it's a revenue generator; it's not their personal home.

Also one of the things that Savannah did the sample ordinance was fine people a thousand dollars a day. I don't know exactly how we could use that tool.

ATTORNEY WEED: We can do it now.

COUNCILMEMBER ALEXANDER: Well, I mean, you know, you find a boarding house, you give them 10 days to clear it up; if they don't clear it out in 10 days, you fine them a thousand dollars a day per that.

Another thing that I think has been used as a tool in some of the other cities, not for this specific issue, is not only charging fines but you also get three days as a guest in the Doraville inn. I think, you know, if these people were making money hand over fist renting out 12 rooms in their home, then maybe it'll hurt them a little bit more than just in their pocketbook if they get to be one of your guests. I think that's a tool that is available to

Page 101

us. As far as I know, that's not against --
ATTORNEY WEED: Yes, ma'am.
COUNCILMEMBER ALEXANDER: -- the law. So that is something --
CHIEF KING: You just approved the food contract, so you know what they're getting.
COUNCILMEMBER ALEXANDER: But I mean I'm not -- I'm not suggesting that as the first time, but I assume when QOL presents their case to the solicitor, they have a historical --
CHIEF KING: Yes, they do.
COUNCILMEMBER ALEXANDER: -- analysis on a particular property. And I think if someone is there the third, fourth, fifth time, that obviously the homeowner is not getting the message, and perhaps something is -- a visit from your armored personnel vehicle to the home might -- might drill the point in.
CHIEF KING: I think the -- a lot of the times what we get is the absentee owners that live in faraway cities, and they claim absolute shock; they did not realize that the real estate agent was doing that to their property. That's why I wanted to kind of address the real estate agents, because I think they're getting a freebie because they get -- they just get to play dumb.

Page 102

COUNCILMEMBER ALEXANDER: And speaking from personal experience, not in the city, but we had a situation where a woman had rented out a home and she did not live there but she housed her five children there, all minor children, all without adult supervision. She showed up once a week with groceries. And how we found out about them is the children eventually ran out of food one week and they started begging from the neighbors.
So those home owners -- the property owners were promptly notified of the situation and it was handled quickly, but I mean we had to get DFCS involved because of the children.
CHIEF KING: Every time.
COUNCILMEMBER BATES: Mr. Weed, based upon Chief King's suggestion, can we go after the real estate agents, the property managers, under the ordinances that we've got now?
ATTORNEY WEED: I think it's a clever idea and I wish we could do it. I don't -- I think it's going to be a nonstarter.
The real estate lobby in Georgia -- and we all know this: Georgia is a heavy, heavy property-rights state. Every time a U.S. Supreme Court opinion has come down that would give the government more

Page 103

authority, for example, over condemnation for economic development purposes, the legislature went into session and terminated that power.
When a local city, or I believe it was the county, attempted to require annual inspections of rental property, the lobby for the real estate owners went into effect, and there was a piece of legislation adopted so that that could no longer occur.
I think we can try it. You know, we can do it until we get caught, so to speak. But I think at the end of the day, it won't pass constitutional muster, because bear in mind the person is simply the go-between. They don't own the property and they aren't living there. So we'll look into it, but that's going to be the hardest element to get to.
CHIEF KING: Because owners are claiming innocent -- you know, innocence: I didn't know they were doing that to my property.
ATTORNEY WEED: And then of course you can still go after the owner because ignorance is no excuse.
But the problem the Chief has is part of these things is -- it's a comparison of resources. Most of these truly problem homes -- and the Chief will tell you this -- these folks haven't lived in

Page 104

Doraville for 20 years and they're not coming back. And they're down in Florida, they're wherever. So he's got to expend the resources to go and serve them, to find them and try to find a way to get them extradited back to Doraville.
All those things are possible; the Chief knows how to do that. But every time he does that, the meter runs. Do we eventually get that money back from them? Sure we do, but it's a couple years down the road. So as long as we're willing to up-front the expense, we'll get you your money back.
COUNCILMEMBER BATES: My other comment is I've been talking with Representative Parent regarding the legislation that Mr. Weed just referenced that prohibits municipalities from creating rental registries, and she is leaning in the direction -- has not committed yet, but is leaning in the direction of introducing legislation to repeal that. Whether it would pass is probably a long shot because of the real estate lobby that's out there, but there is at least some awareness from Representative Parent of the concern within our municipality, and she is considering and looking at potentially introducing legislation to repeal that.
I would encourage everybody if you are

Page 105

1 concerned about this, to drop her an e-mail and share
2 with her your concerns and desires to give us an extra
3 tool to help, you know, regulate some of these, you
4 know, habitual offenders.
5 CHIEF KING: It's not an exclusive problem
6 that Doraville has, but because our percentage is so
7 high --
8 COUNCILMEMBER BATES: Right.
9 CHIEF KING: -- and we are in such an ideal
10 location in the metro Atlanta area, this makes
11 Doraville so attractive.
12 COUNCILMEMBER BATES: So I did want to share
13 with you that I have been talking with her about that
14 for several months, actually, even before she got
15 elected. She just sent me an e-mail this last week
16 indicating her renewed interest in that. So I would
17 encourage everybody to drop her a note and ask her to
18 look into that further, because that will -- if it
19 does pass, that would help. It certainly wouldn't
20 resolve it, but yet another tool.
21 COUNCILMEMBER FLEMING: I wanted to ask
22 Mr. Weed another question in regards to the teeth that
23 Mr. Roche was referring to. In our alcohol ordinance
24 our fines and penalties in it, we indicated the first
25 offense, the second offense, the third offense.

Page 106

1 Is there any way to do something similar in
2 this ordinance so that we could shut down the house
3 completely, or I don't know whether putting a lien on
4 it or putting yellow tape all the way around it or --
5 you know. You know, that's far stretching of course
6 but --
7 ATTORNEY WEED: I think the answer is yes.
8 Constitutionally, you know, we're limited. A city can
9 only adopt an ordinance that's got a misdemeanor
10 penalty, and the constitution is very plain that, you
11 know, there's limitations -- you know, up to six
12 months in jail at the most and assignment to a work
13 gang and a thousand dollar fine.
14 Now, the advantage we have is that you can
15 cite somebody and you can convict them for every
16 single day of violation. So I'm going to say to you
17 that, you know, I think the answer to your question is
18 yes, we can do it that way.
19 You know, when we get to -- Bear in mind
20 that what we're talking about ultimately is the
21 seizure of a certain -- of a citizen's property or the
22 homeowner, and they may be the worst deadbeat in the
23 world, but in the state of Georgia, beyond all other
24 rights is the right to own property. So that's a
25 problem. That's a huge hurdle in Georgia. And that

Page 107

1 may be good thing, but that's what's out there.
2 So can we do it? Probably yes. Where that
3 fine line will be will be penalties/punishments,
4 great. Actual seizure of the property, the only two
5 ways we can really take the property would be if they
6 failed to, you know, pay off the lien, and that's
7 years down the road, or if it was a true nuisance
8 under Title 41 or our local Chapter 10 and, you know,
9 it was unlivable. But other than that, you know, it's
10 just one of those things that just -- it just takes
11 time.
12 COUNCILMEMBER FLEMING: Okay. Thank you.
13 COUNCILMEMBER ROCHE: And I guess the other
14 aspect of this that we haven't talked about is is
15 there any way -- any reason to explore parking
16 restrictions? I think one of the citizens e-mailed me
17 something that said that the city of John's Creek has
18 a limitation on the number of automobiles that are
19 visible from the street. I'm not sure if that's part
20 of what we have or could have or should have or --
21 ATTORNEY WEED: It's perfectly legal to do
22 that.
23 COUNCILMEMBER ROCHE: Okay. So it would
24 take some sort of an ordinance, then.
25 ATTORNEY WEED: Yes, sir. And it always

Page 108

1 comes down to, once again, the community decision,
2 which is what the Council is elected to do. How many
3 cars are too many?
4 We can address the problem multitudes of
5 ways. You can do it by impervious lot surface. If
6 you've got too much lot covered in pavement, you can
7 regulate that. You can regulate the number of cars on
8 an individual lot. All those things, we have
9 authority to deal with, but the question is, as you
10 all know, there's always secondary impacts. When the
11 kids come home for Christmas and there's, you know,
12 five cars parked on the lot, and then, you know, where
13 are they all going to park? In the street. And then
14 you're going to get complaints from people that
15 they're in the street. So that will happen. You just
16 have to be prepared for there will always be some
17 negative repercussions whenever you -- you know,
18 there's an old saying that ordinances and laws catch
19 little fish. They're like spider webs, and big fish
20 can rip right through them.
21 So it's always this fine balance between how
22 do I not hurt my neighbor but at the same time how do
23 I help my neighbor by regulating against the bad
24 people? But who the bad people are, shifts. All
25 those things are doable, but there are always costs.

Page 109

1 COUNCILMEMBER ROCHE: Well, let me make some
2 recommendations and maybe even a motion here. From
3 what I'm hearing tonight --
4 You said the bad people. Well, the FBI has
5 this thing called the Ten Most Wanted list, and I'm
6 sure if you wanted a list of places, and I'm sure you
7 probably already have this, but, you know a focus
8 group of people, a focus group of properties that we
9 know of. I would hope that we would make a real
10 effort to do that, to go after them.
11 I agree with Attorney Weed on the real
12 estate thing. I had a rental property for a long
13 time, and everything was fine until I started getting
14 notices from my mortgage company that the mortgage
15 payments that this person was supposed to be making
16 for me were late, and that's what got my attention.
17 And I think that if we cite the owners -- I know it
18 takes more work and more time, but when I think about
19 the money, I recognize that that's going to take more
20 time, more money, more effort, but when I look at the
21 impact of these properties on the overall property
22 value of a neighborhood, I think it's certainly a good
23 investment, because if we can shut down these
24 properties, then everyone's property value goes up
25 and, you know, everyone's -- you know, et cetera,

Page 110

1 et cetera. So I would highly recommend that we start
2 citing owners along with the renters because
3 eventually . . .
4 I found out something the other day. I just
5 paid off my mother's car. I lived in Maryland a
6 million years ago, and I -- it was some sort of ticket
7 I didn't show up for there, you know, and it's still
8 on my record from like 27 years ago. I've got to go
9 out and pay them 250 bucks, you know, or whatever. So
10 this stuff doesn't ever go away, you know. So the
11 fact is if you have a --
12 CHIEF KING: You do have a right -- your
13 Fifth Amendment rights, sir.
14 COUNCILMEMBER ROCHE: Well, I guess I have
15 nothing to hide, so, but next time I'm up there --
16 CHIEF KING: You don't have --
17 COUNCILMEMBER ROCHE: -- I'll pay them.
18 CHIEF KING: -- to confess.
19 COUNCILMEMBER ROCHE: It was nothing
20 serious. Apparently, I'd forgotten.
21 ATTORNEY WEED: There is that old joke,
22 Councilman, about the Baptist church. You know, I
23 might not have told that, so.
24 COUNCILMEMBER ROCHE: The point is it wasn't
25 serious, but it's become serious because -- whatever.

Page 111

1 It's just a lot of money, whatever.
2 But the point is as an owner, the owner is
3 ultimately responsible for their property. As Murray
4 Weed is saying, yes, you have the right to own
5 property, but you also have the responsibility that
6 goes with it, so I think if we go after the owners ...
7 Do we need to identify ordinances which need
8 to have the penalties increased?
9 ATTORNEY WEED: That might be appropriate.
10 What I have done, when I first came on
11 board, Rosemary contacted me and actually Major
12 Atkinson, and I've already prepared an outline for
13 them of every relevant code section we've got in our
14 ordinances and every relevant state law that deals
15 with nuisance properties and things of that nature.
16 Now, we can try to more narrowly focus that,
17 but they're already on that memo, so they know about
18 all the existing tools. Now, can we sharpen those
19 tools? Maybe we can. So that might certainly be an
20 appropriate topic for a work session, and we can try
21 to hone in on it, and where we need to increase
22 penalties, we can certainly do that if we can.
23 COUNCILMEMBER FLEMING: Could you possibly
24 forward that to us as well for our --
25 ATTORNEY WEED: Yes, ma'am.

Page 112

1 COUNCILMEMBER FLEMING: -- research
2 materials?
3 COUNCILMEMBER ROCHE: And also to the Chief
4 of Police, if you have recommendations as to any
5 particular penalties that need to be increased.
6 CHIEF KING: We'll take a look at -- relook
7 at the memo, sir.
8 I would also recommend that we get the city
9 solicitor to come to the work session because he's a
10 key component in this process.
11 COUNCILMEMBER ROCHE: So do I need a motion
12 to add this to the agenda for the next work session,
13 you know, at the bottom of the agenda?
14 ATTORNEY WEED: Yes, sir. I think that's a
15 good idea.
16 COUNCILMEMBER ROCHE: I'd like to make a
17 motion to add penalties for nuisance properties and
18 associated ordinances to the next work session agenda,
19 obviously at the end of the agenda.
20 MAYOR PRO TEM PITTMAN: Do I get a second?
21 COUNCILMEMBER FLEMING: Second.
22 MAYOR PRO TEM PITTMAN: Discussion?
23 - - -
24 (No response)
25 - - -

Page 113

1 MAYOR PRO TEM PITTMAN: Call the roll,
2 please.
3 CLERK McCAIN: Councilmember Alexander?
4 COUNCILMEMBER ALEXANDER: Yes.
5 CLERK McCAIN: Councilmember Bates?
6 COUNCILMEMBER BATES: Yes.
7 CLERK McCAIN: Councilmember Fleming?
8 COUNCILMEMBER FLEMING: Yes.
9 CLERK McCAIN: Councilmember Roche?
10 COUNCILMEMBER ROCHE: Yes.
11 MAYOR PRO TEM PITTMAN: Motion carries.
12 COUNCILMEMBER ROCHE: And just to finish
13 summarizing, Councilwoman Alexander had an excellent
14 idea about checking into their homestead exemption
15 status while they're at it because if you're an owner
16 -- I didn't want to know anything about it. I just
17 wanted my money to hit the bank. You know, when I
18 started getting those notices, that got my attention.
19 MAYOR PRO TEM PITTMAN: Okay. All right.
20 COUNCILMEMBER ROCHE: Are we good with this
21 for now? Okay. Thank you.
22 MAYOR PRO TEM PITTMAN: We're going to move
23 on to number 3 under new business, City Engineering
24 Service Contracts, Ms. Fleming.
25 COUNCILMEMBER FLEMING: Yes. And as I

Page 114

1 mentioned to Council, I had requested an Open Records
2 request on engineering services and the contract for
3 Keck & Wood, who we use exclusively for the City's
4 engineering services.
5 I did not request the project services
6 because of course those have been brought up to
7 Council before as well as to the residents and those
8 that have been present.
9 But I was curious since we were into this
10 contract review, at the end of the year, I wanted to
11 see where we had the agreement or a contact with Keck
12 & Wood for City engineering services. We do not have
13 one. There has not been one, what I understand, for
14 the last three years. So I am requesting that we send
15 out an RFP for City engineering services.
16 I believe that Ms. Alexander has provided
17 some information regarding Savannah's commercial
18 building plan review services, but I don't believe
19 that's all that Keck & Wood does, and I'm not sure
20 whether the example description that I -- I put down
21 professional engineering services because Keck & Wood
22 does do our maps, et cetera. So I'm just not sure
23 whether either one of these descriptions, though the
24 one from Savannah is excellent, it's not just a
25 commercial building plan review that we would need the

Page 115

1 engineering services for.
2 COUNCILMEMBER ALEXANDER: That's correct,
3 but I thought it was a good --
4 COUNCILMEMBER FLEMING: It's excellent.
5 COUNCILMEMBER ALEXANDER: Some of the things
6 that we -- we do need in there. I thought that the
7 professional engineering services, this RFP was more
8 like hiring a full-time employee, and to my knowledge,
9 we're not going to be asking anybody -- this person or
10 this firm about animal control and things of that
11 nature.
12 COUNCILMEMBER FLEMING: Correct.
13 COUNCILMEMBER ALEXANDER: So I was just
14 trying to do some research and find out something
15 that's more along the lines of what we are actually
16 looking for.
17 And also I believe we need to get with
18 Mr. Strickland, because some of the items in here, I
19 believe, fall under his purview.
20 COUNCILMEMBER FLEMING: Right.
21 This was just an example that I provided,
22 and yours is even -- the one from Savannah covers more
23 of the professional type contractor services, so I'm
24 unfamiliar as to actually how to write the agreement
25 or RFP.

Page 116

1 COUNCILMEMBER BATES: What I'd like to do --
2 and I agree with putting this out for bid because we
3 haven't done it, this body hasn't done it, so we need
4 to.
5 If I could ask the Clerk to get with the
6 planner, the arborist, the stormwater --
7 Mr. Haeberlin and Mr. Strickland and Mr. Calcaterra
8 and get a list of the services that we currently use
9 Keck & Wood for, I think that will help refine and
10 define the scope.
11 COUNCILMEMBER FLEMING: I think that's an
12 excellent suggestion. I totally agree to that.
13 As I mentioned to Council, over the last two
14 years, we have used -- I'm talking about two years,
15 now. The last two years, we have used Keck & Wood for
16 engineering services including maps, and of course we
17 update our map every year.
18 Is that required, Mr. Weed, to adopt a map
19 every year?
20 ATTORNEY WEED: Which map particularly?
21 COUNCILMEMBER FLEMING: Zoning map.
22 ATTORNEY WEED: It's not required but it
23 sure is a good idea. I mean technically, every time
24 you change a lot from one zone to another, that's the
25 creation of a new map. So Mr. Haeberlin has told me

Page 117

that his policy is he's trying to do it every six months, and that's got to be done.

COUNCILMEMBER FLEMING: Okay.

ATTORNEY WEED: The sooner -- the more often, the better, I think.

COUNCILMEMBER FLEMING: I'm very, very sorry. I was trying to -- I had calculated the total number of -- It was $218,000 for the last two years of Keck & Wood, and that was just City engineering services including maps. Oh, here it is. I'm sorry. I thought I saw someplace in here that the maps were like $5,000, and that's the reason I was wondering why in the world, you know, we would have a map every year, but --

ATTORNEY WEED: I've recommended to Council and the planner and have for a number of years that if that's the actual rate, we'd be just as well off trying to get our own GIS system and do it ourselves. We can do that in-house.

COUNCILMEMBER FLEMING: Well, and I think that was originally when we, you know, hired Mr. Haeberlin, that he said he wanted a GIS system, and I think we had approved it. That was two years ago.

But anyway, so Mr. Bates, you are requesting

Page 118

that --?

COUNCILMEMBER BATES: That the Clerk get with Mr. Haeberlin, Mr. Strickland and Mr. Calcaterra to get a list of the services that we currently use Keck & Wood for.

COUNCILMEMBER FLEMING: I second that.

COUNCILMEMBER ROCHE: Yeah. I think this is a good model to start with if we --

COUNCILMEMBER BATES: Yeah, and if we can leave this on the agenda for the February 17th.

MAYOR PRO TEM PITTMAN: Okay. Anything else on that item, Ms. Fleming?

COUNCILMEMBER FLEMING: That's it.

COUNCILMEMBER ROCHE: Well, you made a motion; right?

COUNCILMEMBER FLEMING: Yeah, I did. I guess we don't need to.

MAYOR PRO TEM PITTMAN: She --

COUNCILMEMBER FLEMING: I withdraw my motion, or Brian's motion or whatever.

COUNCILMEMBER ROCHE: You withdrew his motion? I don't know if that's in Robert's Rules.

COUNCILMEMBER FLEMING: I don't know whether he made a motion or not.

COUNCILMEMBER BATES: I did not. It was

Page 119

just a request to --

MAYOR PRO TEM PITTMAN: Just what I thought.

COUNCILMEMBER BATES: -- the Clerk to provide us with some research. But I'll accept your withdrawal of my motion.

COUNCILMEMBER FLEMING: All right. So that's going to be 2/7; correct?

COUNCILMEMBER BATES: Yes, ma'am.

COUNCILMEMBER FLEMING: Okay. All right.

Yes. Item number 4 under new business is RFP for Attorney Services. This also is a contracted service for the City of Doraville, and we originally went out for RFP when we first came on board in 2008, and at that time, we hired Freeman, Mathis, Gary, and Mr. Weed has been our primary city attorney.

This item has come up a couple of times, though, over the last two years, but we've not actually gone out for RFP.

I think our city is in a situation where we all need to be looking at our finances and to determine how we can renegotiate some contracts, and I think this is a perfect opportunity, with the revenues being the way they are and us looking at having to possibly increase taxes, which everybody goes "ugh" on, and me too -- I think it's a perfect opportunity

Page 120

for us to send out an RFP for city attorney services.

And I did attach the previous that we sent out in spring of 2008. I did correct it as far as the dates are concerned. I did add an item, just so Council is aware, item number six, and I believe Ms. Alexander made a comment to me that maybe I need to delete that, but it was item number six, an example of an ordinance authored and successfully defended by the respondent. And your preference was to delete --

COUNCILMEMBER ALEXANDER: Well, we discussed it. You know, what if it hasn't been defended but --

COUNCILMEMBER FLEMING: Correct.

COUNCILMEMBER ALEXANDER: -- still, you know, which was a smart reply, you would like to see a sample of an ordinance.

COUNCILMEMBER FLEMING: Correct; but I would like to see an example of an ordinance they've offered, so that could be deleted.

And I changed all the dates, but if we're able to send this out for RFP now, I'd like to make a suggestion that the RFP submittal qualifications be back by 2/28. Do you feel that that's too soon or -- Council?

COUNCILMEMBER ROCHE: I'm fine with it. I don't know about the City Clerk.

Page 121

There is one change, by the way, while I'm at it. Number VII says to the aide to the Mayor. I think that the responses should be sent to the City Clerk.

COUNCILMEMBER ALEXANDER: You mean number VI, Submission deadline?

COUNCILMEMBER ROCHE: Yes.

COUNCILMEMBER FLEMING: And Ms. McCain, in your experience, have RFPs come to the city clerk or directly to the city manager or assistant city manager?

CLERK McCAIN: They would come to the clerk because --

COUNCILMEMBER FLEMING: Okay.

CLERK McCAIN: -- we stamp them in and mark them in.

COUNCILMEMBER ROCHE: Right.

COUNCILMEMBER FLEMING: Okay. All right. So I guess our practice now will be to send them to you?

CLERK McCAIN: Yes, ma'am.

COUNCILMEMBER FLEMING: Okay. So that needs to be corrected as well, then.

I'd like to request a date change on this RFP.

Page 122

COUNCILMEMBER ROCHE: What's reasonable?

CLERK McCAIN: I think three weeks is reasonable.

COUNCILMEMBER ROCHE: Three weeks. So --

COUNCILMEMBER FLEMING: So giving it to 2/28?

CLERK McCAIN: I think that would be reasonable if we get it out the first of next week, we can get it our right away.

COUNCILMEMBER FLEMING: 2/28 is the last Monday in February.

COUNCILMEMBER ROCHE: So you're saying the deadline for submittal of qualifications would be 2/28.

CLERK McCAIN: Close of business, 4:30 on the 28th. And that's with the approval too with the changes for us to send that out --

COUNCILMEMBER ROCHE: Uh-huh.

CLERK McCAIN: -- as of the first of next week --

COUNCILMEMBER ROCHE: Right.

CLERK McCAIN: -- soon as we can get it out?

COUNCILMEMBER ROCHE: That's okay with you?

COUNCILMEMBER FLEMING: Yes.

I'm sorry, Mayor Pro Tem. I'd like to make

Page 123

a motion to send out our RFP with changes indicated by the first of next week.

COUNCILMEMBER ALEXANDER: So you're going to change two dates?

COUNCILMEMBER FLEMING: The distribution would be -- because I was just following suit with this Word document, would be by the --

THE REPORTER: What was the date? I couldn't hear because of a cough.

COUNCILMEMBER FLEMING: That's all right. I was sort of questioning this.

COUNCILMEMBER ROCHE: Yeah. Distribution of RFQ date currently says February 1st, so we're saying that it would be?

COUNCILMEMBER FLEMING: January 24th. That's next Monday. Is that too soon --

CLERK McCAIN: No. I think that --

COUNCILMEMBER FLEMING: -- to put it on the Web?

CLERK McCAIN: -- the changes that you have, I will make those changes and e-mail it to everybody, and if everybody would just respond to me that they're okay with the way it is, then we can definitely get it out by Monday.

COUNCILMEMBER FLEMING: Okay.

Page 124

COUNCILMEMBER ROCHE: So Monday the 24th on that one, and you're striking the second half of paragraph six under selection criteria, selection process -- submittal.

COUNCILMEMBER FLEMING: Yes, the conjunction, uh-huh; second portion, uh-huh. On item number VI of the selection process, we're deleting "and successfully defended by the respondent."

MAYOR PRO TEM PITTMAN: Okay. Do I get a second on the motion?

COUNCILMEMBER ROCHE: I'll second it.

MAYOR PRO TEM PITTMAN: Discussion?

COUNCILMEMBER BATES: Yes, a couple questions for you, Ms. Fleming.

What would be the date of -- the effective date?

COUNCILMEMBER FLEMING: Oh.

COUNCILMEMBER BATES: I mean hypothetically if a new firm was selected, when would ...

COUNCILMEMBER FLEMING: We're going to probably take a month to review and interview.

CLERK McCAIN: At least, dependent on how many applications you get in --

COUNCILMEMBER FLEMING: Correct.

Page 125

1 CLERK McCAIN: We'll sort through it and
2 make sure everything in those applications is what --
3 COUNCILMEMBER FLEMING: That's putting us --
4 CLERK McCAIN: -- was requested.
5 COUNCILMEMBER FLEMING: -- to April 1.
6 I believe -- correct me if I'm wrong,
7 Mr. Weed, but when is your contract as far as your
8 date is concerned?
9 ATTORNEY WEED: Councilman, I don't know.
10 COUNCILMEMBER FLEMING: But it doesn't go --
11 ATTORNEY WEED: Bear in mind --
12 COUNCILMEMBER FLEMING: -- to 12/31.
13 ATTORNEY WEED: -- the city attorney con- --
14 our relationship is like a doctor and a patient. You
15 can vote tonight and relieve me of my duties to you.
16 So the contract's really for your benefit, not mine.
17 So you know, you have to let your conscience be your
18 guide.
19 COUNCILMEMBER FLEMING: But your contract --
20 COUNCILMEMBER ALEXANDER: Your --
21 COUNCILMEMBER FLEMING: -- went from --
22 COUNCILMEMBER ALEXANDER: May.
23 COUNCILMEMBER FLEMING: -- year --
24 ATTORNEY WEED: May.
25 COUNCILMEMBER FLEMING: -- from May to May

Page 126

1 and not ended in December 31st, two thousand whatever
2 like everybody else's contract.
3 ATTORNEY WEED: That's what the Council
4 wanted to do.
5 COUNCILMEMBER FLEMING: Okay. All right.
6 So --
7 ATTORNEY WEED: And I did inform the Council
8 that you can relieve me of duty any time you prefer.
9 COUNCILMEMBER FLEMING: Okay. No, no, no,
10 no, no. That's --
11 So May 30th or May 1st, we don't know.
12 ATTORNEY WEED: May 1st, I believe, but I'll
13 check. All it takes is a motion and a second.
14 COUNCILMEMBER FLEMING: Mr. Bates, May 1.
15 COUNCILMEMBER BATES: Okay. And I
16 appreciate you bringing this up.
17 My concern is on several levels, but one is
18 we've got a number of pieces of significant
19 legislation down at the state capitol that will
20 significantly, if passed, impact the way the City does
21 business, including probably the most important one,
22 moving the position of Mayor to a part-time position
23 and hiring a full-time city manager.
24 I don't know that now is the appropriate
25 time to make the change with -- hypothetically make a

Page 127

1 change of city attorneys, especially with a new City
2 Clerk, with the potential of major changes in the way
3 the City government operates. I think we would be
4 better served to have some continuity to ensure that
5 the City continues to function, that we don't have a
6 significant amount of discord here at City Hall with a
7 potential transition.
8 I'm all in favor of putting this out for an
9 RFP. I think that's the appropriate thing to do. My
10 preference would be that we put it out for RFP next
11 spring so that we've got continuity should there be
12 change that happens, especially with the election
13 process coming up this November.
14 So I appreciate the effort, I appreciate the
15 time put into it. I just don't think that today, this
16 month, this year is the right time to look at making
17 such a significant change that may happen in light of,
18 you know, all the legislation and election year
19 changes that may happen.
20 COUNCILMEMBER FLEMING: I appreciate your
21 comments. I believe it was April or the latter part
22 of March of last year that we had our work session/
23 focus group, whatever you'd like to call it, in
24 Suwanee, and we had made a decision at that time that,
25 as Council, we wanted to follow our own policies, and

Page 128

1 that was to go out for RFPs for contract services.
2 When I brought that up, you made the comment
3 at that time -- I looked over at Mr. Weed and said,
4 "Mr. Weed, when is your contract up?" He said May.
5 And so no, we didn't go out for RFP. It was never
6 brought up for other discussion at that time.
7 Our finances right now are very dim. I feel
8 that we could possibly seek other services that would
9 benefit us just as much but would be having to pay
10 less, and that's my point.
11 COUNCILMEMBER ROCHE: And I agree that the -
12 - I also respect Councilman Bates' concerns, but
13 there's never going to be a good time. There's always
14 going to be legislation, there's always going to be
15 things in the works, et cetera, et cetera.
16 But I do believe that -- When I look at what
17 other cities pay, what they budget for their legal
18 services versus what we do, I think that it's clearly
19 time to put this out for RFP. That's why I'm
20 supporting this.
21 MAYOR PRO TEM PITTMAN: Okay. We have a
22 motion and a second. Any additional discussion?
23 - - -
24 (No response)
25 - - -

Page 129

1 MAYOR PRO TEM PITTMAN: Call the roll,
2 please.
3 CLERK McCAIN: Councilmember Alexander?
4 COUNCILMEMBER ALEXANDER: Yes.
5 CLERK McCAIN: Councilmember Bates?
6 COUNCILMEMBER BATES: No.
7 CLERK McCAIN: Councilmember Fleming?
8 COUNCILMEMBER FLEMING: Yes.
9 CLERK McCAIN: Councilmember Roche?
10 COUNCILMEMBER ROCHE: Yes.
11 MAYOR PRO TEM PITTMAN: Motion carries.
12 Okay, number 5, Resolution Homestead
13 Exemption/Referendum, Mr. Weed.
14 Excuse me, sir. I'm sorry. It is 9
15 o'clock. If the Council would like to finish the
16 agenda with public comments, we need a motion to do
17 so, please.
18 COUNCILMEMBER ROCHE: Is it just this one
19 agenda item?
20 COUNCILMEMBER ALEXANDER: Yes.
21 COUNCILMEMBER BATES: Make a motion to
22 finish the agenda and hear public comments.
23 MAYOR PRO TEM PITTMAN: Do I get a second?
24 COUNCILMEMBER ROCHE: Second.
25 MAYOR PRO TEM PITTMAN: Call the roll

Page 130

1 please, or discussion.
2 COUNCILMEMBER FLEMING: Discussion. Thank
3 you.
4 There was another item of legislative
5 legislation -- legislative delegation that we need to
6 discuss as well as -- along with the homestead, that I
7 was going to bring up at that time as well. So I'm
8 just making a comment on that.
9 MAYOR PRO TEM PITTMAN: It's in reference to
10 the homestead exemption?
11 COUNCILMEMBER FLEMING: It's the resolutions
12 that we've already sent. One needs to be corrected.
13 MAYOR PRO TEM PITTMAN: Okay. Additional
14 discussion?
15 - - -
16 (No response)
17 - - -
18 MAYOR PRO TEM PITTMAN: Call the roll,
19 please.
20 CLERK McCAIN: Councilmember Alexander?
21 COUNCILMEMBER ALEXANDER: Yes.
22 CLERK McCAIN: Councilmember Bates?
23 COUNCILMEMBER BATES: Yes.
24 CLERK McCAIN: Councilmember Fleming?
25 COUNCILMEMBER FLEMING: Yes.

Page 131

1 CLERK McCAIN: Councilmember Roche?
2 COUNCILMEMBER ROCHE: Yes.
3 MAYOR PRO TEM PITTMAN: Motion carries.
4 Okay, Mr. Weed. I'm sorry.
5 ATTORNEY WEED: Simply put, Councilman
6 Alexander wanted me to present to you a resolution for
7 presentation to the local legislative delegation that
8 dealt with the homestead exemption, and the amount
9 listed here is the amount recommended by Councilman
10 Alexander. This item will be on two agendas.
11 COUNCILMEMBER ALEXANDER: I don't --
12 hopefully it wasn't just my recommendation. I believe
13 we got --
14 COUNCILMEMBER FLEMING: It was unanimous,
15 counsel, I believe.
16 COUNCILMEMBER ALEXANDER: -- other input
17 from other Council members.
18 ATTORNEY WEED: I don't recall those e-mails
19 but it's the number.
20 COUNCILMEMBER ALEXANDER: It was verbal.
21 ATTORNEY WEED: Oh, well.
22 COUNCILMEMBER ROCHE: I could say I was
23 surprised to find out that I was the sponsor of this
24 tonight, but we did -- the Council did pass a
25 resolution which listed I think five different things,

Page 132

1 so that's I think what we're talking about.
2 ATTORNEY WEED: My name is on the agenda but
3 it doesn't matter to me who the sponsor is.
4 COUNCILMEMBER ALEXANDER: I think it was
5 mentioned during comments.
6 Studies were done. We have the highest
7 homestead exemption in the county, possibly one of the
8 highest ones in the states. Granted, when Council
9 initiated the homestead exemption, we got a great
10 amount of revenue from the General -- the operation of
11 the General Motors plant. Unfortunately, we do not
12 have that revenue stream any longer.
13 Also Councilman Bates did an analysis, and
14 approximately 40 percent of our homeowners pay zero in
15 city taxes.
16 I personally did an analysis, and I pay more
17 in monthly franchise fees on my cable bill than I do
18 an entire year for city taxes. I pay $4.95 a month to
19 Comcast, and I only pay $4.99 annually to the city,
20 and I just think that's crazy. I get too many great
21 city services, the utmost being the police department
22 and also the recreation department, and I don't --
23 feel like I don't pay for my fair share.
24 And I understand the grumblings we're
25 getting that parts of the city, the homes are valued a

Page 133

1 lot more than they are in Oakcliff, but I would like
2 to pay my fair share nonetheless. And so I think it's
3 more appropriate that we align our city homestead
4 exemption more in line with some of the other cities,
5 which I think Chamblee is thirty, and the other ones I
6 think will be even lower than ours, should it pass,
7 the $25,000.
8 COUNCILMEMBER FLEMING: I also support the
9 $25,000 homestead exemption, lowering it to that. And
10 I believe the $50,000, if I'm not mistaken, through
11 our conversations before, was never passed by a
12 referendum so it's really illegal to begin with.
13 MAYOR PRO TEM PITTMAN: So what are your
14 wishes on this?
15 COUNCILMEMBER ALEXANDER: Make a motion to
16 adopt the resolution dated January 14, 2011, for the
17 homestead exemption to be $25,000 of the assessed
18 value of the property.
19 ATTORNEY WEED: And don't forget, it'll have
20 to appear on another agenda and you'll have to vote on
21 it again, but that's fine.
22 COUNCILMEMBER ALEXANDER: Then, I withdraw
23 my motion.
24 COUNCILMEMBER FLEMING: Then, I have an
25 additional question regarding this.

Page 134

1 Since we -- if the referendum passes and
2 it's lowered to $25,000, will our residents need to
3 then reapply for homestead exemption for the
4 reduction?
5 ATTORNEY WEED: No, ma'am, not to my
6 knowledge. If you're already qualified for it, you
7 would get the benefit of the qualification.
8 COUNCILMEMBER FLEMING: What a great way to
9 weed out the ones that shouldn't be getting homestead
10 exemption.
11 COUNCILMEMBER ALEXANDER: So I withdraw my
12 motion, and Ms. McCain, if you would please leave this
13 on the agenda for the 2/7 meeting.
14 ATTORNEY WEED: And this will constitute a
15 first reading and you can adopt it formally at the
16 next meeting.
17 CLERK McCAIN: On the 31st?
18 ATTORNEY WEED: Whenever Council wants it
19 back on the agenda.
20 COUNCILMEMBER BATES: I think for
21 consistency's sake, let's keep it on the 7th. I'm not
22 a fan of adding stuff to planning and zoning hearings.
23 I don't know if there's any . . .
24 COUNCILMEMBER ROCHE: I agree with that. I
25 think that planning and zoning should be separate when

Page 135

1 possible.
2 MAYOR PRO TEM PITTMAN: Ms. Fleming?
3 COUNCILMEMBER FLEMING: In regards to the
4 resolutions that already have gone --
5 As I understand it, they have actually gone
6 to Ms. Parent, Mr. Weed.
7 ATTORNEY WEED: Per your instructions --
8 COUNCILMEMBER FLEMING: Okay.
9 ATTORNEY WEED: -- yes, ma'am.
10 COUNCILMEMBER FLEMING: Compensation and
11 expenses is in 2.07, and that particular item is where
12 the salaries are listed, and that -- to me, that
13 should be more of -- if we wanted to reduce or
14 decrease salaries or if we go to a part-time Mayor,
15 we're locked into that and we have to go to
16 legislature to change the Charter.
17 So getting moneys -- just like in our
18 ordinances, we're trying to take the moneys out of the
19 ordinances and get them on one fee schedule, I feel
20 that we should edit or make an addendum to that
21 particular resolution that we sent, to take the moneys
22 out of that, 2.07.
23 COUNCILMEMBER ALEXANDER: I think Mr. Weed
24 advised us that the state legislature is supposed to
25 approve our compensation.

Page 136

1 Is that correct?
2 ATTORNEY WEED: No, ma'am. The way it was -
3 - the way it was done originally, long before I ever
4 became involved with Doraville, the city charters
5 varied. Most city charters do not have the actual
6 salaries of their officials in them. Your city
7 charter does. And in the annotation -- you can look
8 at the annotations at the bottom to find out when that
9 first occurred.
10 I concur with Councilman Fleming that I
11 don't think it's a good idea to actually have the
12 salaries in the charter, as a lawyer, because whenever
13 you want to change them, you have to go through a
14 charter change.
15 There's two processes you can do a charter
16 change. You can do a local amendment usually just by
17 virtue of an ordinance as long as you follow the
18 guidelines of Title 36. However, when a charter
19 change affects a local elected office, then you can't
20 use the Title 36 method; you have to do it by local
21 act.
22 So the answer to what you said is actually
23 yes, in part.
24 COUNCILMEMBER ALEXANDER: I know.
25 ATTORNEY WEED: But not entirely. And

Page 137

that's an important distinction that must be clarified or else I wouldn't have brought it up.

So the way to do this correctly now, if you want to do that, in my opinion, you have two options: one, you can leave Resolution 2010-11 the way it is, and that'll correct 2.07 and the legislature will adopt the local act and the salaries will be what the salaries are, and then you can address it later on; or Option B would be you could amend Resolution 2010-11 and you could go ahead and say that the salaries shall be set by ordinance. That would be adopted by local act and then you'll be authorized to simply adopt an ordinance saying whatever the salaries are.

Either way is legal, and at this point it's really a policy decision as to which way you want to go.

COUNCILMEMBER BATES: I like pulling it out of the charter because if we need to choose to lower it, adjust the Mayor's salary, then it is much easier to do that. So I agree; and I think that's a great idea.

COUNCILMEMBER ROCHE: And I agree also. I guess the only thing I would worry about, and it's probably not that big a deal, is -- and I guess would we consider having a salary, a not-to-exceed salary in

Page 138

the charter? That way, some future Council doesn't decide to vote themselves salaries of $70,000?

COUNCILMEMBER ALEXANDER: Like Bell, California?

COUNCILMEMBER ROCHE: Exactly.

And it's not that big a deal. I'm just -- But I'm very much in favor of taking it out of the charter.

COUNCILMEMBER BATES: So Mr. Weed, will we need to make a motion and pass that, just the resolution?

ATTORNEY WEED: Well, at this point, your charter says that you must have the resolutions in front of you when you pass them.

COUNCILMEMBER BATES: Got you.

ATTORNEY WEED: So what I will do is based upon what I think are your instructions, I'll draft that resolution, I'll draft an amendment to 20, you know, 10-11, and you'll have it and then you'll pass it twice.

COUNCILMEMBER BATES: Could you at the same time create an ordinance that we can review to add into our book of ordinances saying the compensation?

ATTORNEY WEED: Sure.

COUNCILMEMBER BATES: Just so that we're

Page 139

taking care of that all at once?

ATTORNEY WEED: I assume you want to be paid the same thing, or do you want a raise?

COUNCILMEMBER BATES: Well, no.

COUNCILMEMBER FLEMING: No.

COUNCILMEMBER ROCHE: $70,000.

COUNCILMEMBER BATES: If you can draft the ordinance based on what the current compensation is, I think that's a good starting point. I can assure you that it won't be going up. Thank you.

COUNCILMEMBER FLEMING: No. Thank you for allowing me that.

COUNCILMEMBER BATES: Great idea.

MAYOR PRO TEM PITTMAN: Thank you. Okay. Reports from Commissions?

CLERK McCAIN: We have no reports.

MAYOR PRO TEM PITTMAN: Okay. All righty. Public Comments.

COUNCILMEMBER FLEMING: It's going to be quiet tonight.

MS. CALVERT: If I remember right, Councilwoman Alexander suggested we hire this particular firm because of the different attorneys who were expertise in the different points of law, that would be a great asset to the City if something came

Page 140

up and our existing attorney could go back to them for answers.

You did not say how much you are looking for in a new attorney when you voted for RFP. I'm sure most lawyers are not knowledgeable in every field of time, so it works to our advantage if it's a firm that does have lawyers that can help out.

COUNCILMEMBER FLEMING: Thank you, Ginny.

MAYOR PRO TEM PITTMAN: Anyone else? Mr. Hart.

MR. HART: Tom Hart.

Y'all discussed building officials and building directors, and what the City is missing right now is a building official that's also -- that's here full-time that can answer the questions.

But we have these sidewalk projects that you-all are trying to attempt to do, or street projects or parks, et cetera. It helps that there's a city engineer. Cities like Roswell have an engineer that's also building official that's also the public works director because public works is retiring here shortly. So the building official should be able to answer you-all's questions and should attend these meetings when you have these questions where you spend an hour debating on how you're going to cut some

Page 141

1 concrete, that can answer the questions.
2 I mean that's what's the missing component.
3 That's why it's made it so troublesome for the
4 stormwater guy and Scott to do their jobs. You don't
5 -- you're missing a major component of a town, and you
6 don't know to answer your questions. This person not
7 only should be able to look at the site plans but also
8 direct the maintenance department in constructing
9 these things, because that person should also be an
10 engineer. He can have a designee that's also a
11 building inspector or he can be the building inspector
12 himself.
13 See, y'all talked about it, then you came
14 back and you were going to give him $60,000, and you
15 changed it back to you're looking for a building
16 inspector. You talked about the right thing, Brian,
17 but you guys voted on the wrong -- wrong title again.
18 So you're on the right track. You just
19 missed the point. So you need to go back and review
20 that request for or the RFP for this job. Is it
21 building official or building director for the City?
22 The trash thing is self-evident. I mean
23 that's going to become more and more troublesome as
24 that ball rolls down the hill.
25 This thing, I'm going to post it on the

Page 142

1 Internet tonight. We did a study, and I got all the
2 tax information from metro Atlanta and also the City
3 of Atlanta and Dekalb County, and made a bar chart.
4 We are dead center in the millage rates being charged.
5 That's the total mill. That includes school,
6 everything, the whole enchilada. Doraville is dead
7 center out of 12 cities of the mill charged.
8 We are more expensive than Dunwoody.
9 Dunwoody is cheapest by far. The City of Atlanta is
10 less than Doraville. The City of Atlanta. Chamblee's
11 cheaper than Doraville, and we're fixing to --
12 What are we? We're looking for number one?
13 All the cities to the right on that bar chart are a
14 list of less attractive alternatives like Clarkston,
15 Lithonia, Pine Lake. Are we trying to compete with
16 the lowest end of the county in terms of taxes? I
17 think you need to think this thing through again and
18 figure out where you are in relation to these other
19 cities and what you're charging your people.
20 And if you want to, Ms. Alexander, you could
21 have a local Oakcliff tax on your house, but the
22 people in Northwoods actually do pay taxes. I did.
23 Last year, I think it was 150 bucks for City taxes.
24 That includes the $50,000 homestead exemption. Thank
25 you.

Page 143

1 MAYOR PRO TEM PITTMAN: Anyone else?
2 MS. CALVERT: I'm tired of being compared to
3 other cities when they're sitting there with how many
4 more millions of dollars than what we have, so cut it
5 out.
6 MR. AMBROSE: James Ambrose.
7 I've been coming to these meetings up here
8 70 percent of the time, and approximately a year, a
9 little over a year ago, a certain individual came up
10 and had a page or two-page document that he read to
11 cut expenses in the city of Doraville. It was turned
12 down.
13 But yet, I'll say at least two out of every
14 three meetings y'all have, the word "budget," "tax" is
15 brought up: "We hadn't got money; we hadn't got
16 this." But in the same number, somewhere you want to
17 pay somebody to do a study, which takes money from the
18 budget which we hadn't got.
19 And then the homestead exemption you want to
20 lower, but yet you want to hire a new person and pay
21 him 50/55 thousand dollars when, okay, the recession's
22 going to be over. We all know that. You don't know
23 when. It's already been on for a year-and-a-half and
24 it's not getting any better right now. Ask those 3
25 million people in Georgia who's not working.

Page 144

1 But you need to watch what you spend and not
2 take it out on the public.
3 - - -
4 (Applause)
5 - - -
6 MR. ANDERSON: Stuart Anderson. I'll try to
7 be brief.
8 I guess I've been working on the -- I've
9 heard a neat term tonight: rental registries. I've
10 been working on making for-profit rentals for the last
11 couple of years now, I think, but I'm encouraged by
12 the conversation tonight about this rental registries
13 situation and I encourage that.
14 And obviously, if we ticket the occupants as
15 well as the owner, then they're annoyed and they leave
16 and that makes it harder on the owners and the rental
17 agencies themselves. So I'm not saying to be really
18 mean to the occupants, but at the same time, when you
19 get after them as well, it just puts more pressure on
20 the owners as it were.
21 I have no idea how to put pressure on the
22 rental agencies. That appears to be a difficulty.
23 But I'm encouraged by this conversation or the
24 direction of that. Thank you.
25 MAYOR PRO TEM PITTMAN: Thank you.

Page 145

Additional comments?
MS. CRAWFORD: Susan Crawford, Oakcliff.
I don't pretend to know anything about the law, but I do know the old saying: If you're not getting along with one person, then it's probably that person. If you're not getting along with everybody, maybe you should look to yourselves or yourself.
I just think that, you know, this Council seems to have an awful lot of trouble with all of its employees, and to just discard someone quickly without any kind of negotiation.
If you think Mr. Weed's being paid too much, aren't you the ones who decided on the salary, the salary of the group? I mean I don't know. I would imagine. Wouldn't it be worth negotiating or trying to work something out?
In the time I've been sitting here, even in the last year, it's been one person after another who wasn't good enough for Doraville. Is that it? Because I don't feel that way, and I'm a resident. Thank you.
MR. CHAMBERS: Richard Chambers, New Peachtree Road.
Maybe I missed it, but I don't believe that the RFP excluded Mr. Weed's firm from bidding, so he

Page 146

doesn't necessarily have to be thrown out. We're trying to be more cost-effective, I believe.
Maybe if someone else can be more cost-effective and provide the same quality, I think that's good for the City, or if Mr. Weed's firm can provide the same service at considerably less than others are bidding, I think that that's good for the City. So I don't think your comment of having him thrown out is accurate.
Also, it's my understanding that alcohol is legal, and I think we're kind of putting our -- putting the businesses in Doraville at a disadvantage when they're having to follow different rules than the County is at Tower which is jutting into the city limits.
I think that maybe we need to look closer at Dekalb County's alcohol ordinances and see if we can't mirror that, and then the people across the street from Tower can compete more equitably, without trying to see how many we can run out of town. Thank you.
MAYOR PRO TEM PITTMAN: Additional public comments?
- - -
(No response)
- - -

Page 147

COUNCILMEMBER ALEXANDER: Motion to adjourn.
MAYOR PRO TEM PITTMAN: Do I get a second?
COUNCILMEMBER BATES: Second.
MAYOR PRO TEM PITTMAN: Discussion?
- - -
(No response)
- - -
MAYOR PRO TEM PITTMAN: Call the roll, please.
CLERK McCAIN: Councilmember Alexander?
COUNCILMEMBER ALEXANDER: Yes.
CLERK McCAIN: Councilmember Bates?
COUNCILMEMBER BATES: Yes.
CLERK McCAIN: Councilmember Fleming?
COUNCILMEMBER FLEMING: Yes.
CLERK McCAIN: Councilmember Roche?
COUNCILMEMBER ROCHE: Yes.
MAYOR PRO TEM PITTMAN: Meeting adjourned.
- - -
(Meeting adjourned at approximately 9:25 p.m.)
-o0o-

Page 148

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 31st day of January, 2011.

_____
Theresa Bretch, CCR
Permit No. B-755

[SEAL]

This Page Intentionally Left Blank

$

$-1 (1)
98:23
$115,000 (1)
47:20
$125,000 (1)
47:11
$20.00-a-month (1)
37:12
$218,000 (1)
117:8
$25,000 (4)
133:7,9,17;134:2
$35.00 (1)
39:23
$4.95 (1)
132:18
$4.99 (1)
132:19
$40,000 (2)
47:8;62:11
$40.00 (1)
49:15
$41,000 (1)
65:15
$5,000 (1)
117:12
$50,000 (2)
133:10;142:24
$50.00 (1)
47:9
$55,000 (2)
69:25;71:6
$58,000 (2)
46:6;48:3
$6,700 (2)
55:22;60:21
$6.00 (1)
36:15
$6.20 (4)
35:21;36:13,17;37:8
$6.50 (1)
40:11
$60,000 (1)
141:14
$60.00 (4)
49:7,8,21,22
$65.00 (1)
39:23
$650 (1)
86:2
$67,000 (1)
55:21
$70,000 (2)
138:2;139:6
$72,115 (1)
47:24

1

1 (3)
52:14;125:5;126:14
1,200 (1)
25:19
1/31 (3)
52:3,4;86:5
10 (4)
82:5;100:14,15;107:8
10:00 (1)
82:17
100 (1)
40:1
10-11 (1)
138:19
10th (3)
53:5,7,20
10-year (1)
22:23
11 (1)
82:24
115 (1)
46:8
12 (2)
100:22;142:7
12/31 (1)
125:12
120 (2)
46:8,11
13 (1)
8:25
14 (1)
133:16
15 (1)
91:7
150 (1)
142:23
16th (2)
82:5,16
17th (1)
118:10
18 (1)
82:24
18-wheelers (1)
23:25
1st (3)
123:13;126:11,12

2

2 (6)
52:8,9,14,22;86:7,18
2.07 (3)
135:11,22;137:6
2/28 (4)
120:22;122:6,10,14
2/7 (3)
86:6;119:7;134:13
20 (2)
104:1;138:18
200 (1)
40:1
2008 (3)
33:7;119:13;120:3
2009 (2)
56:24;87:2
2010 (3)
8:25;13:22;56:7
2010-11 (2)
137:5,9
2011 (3)
11:3;34:18;133:16
20th (1)
87:7
213 (1)
33:8
22 (2)
77:18;87:12
24th (2)
123:15;124:1
250 (1)
110:9
27 (1)
110:8
28th (1)
122:16
2-something (1)
86:5

3

3 (5)
72:8;84:20;85:4;
113:23;143:24
30 (1)
84:17
30,954 (1)
33:8
300 (1)
40:1
30-plus (1)
77:11
30th (1)
126:11
3-13 (1)
76:10
31st (4)
51:19;53:1;126:1;
134:17
35 (2)
17:23,25
36 (2)
136:18,20

4

4 (5)
76:6;82:11;85:8,15;
119:10
4:30 (1)
122:15
40 (3)
47:11;60:24;132:14
41 (1)
107:8
411 (1)
30:22
45 (1)
84:17
4i (2)
84:21;85:5
4th (1)
56:22

5

5 (2)
81:13;129:12
50 (1)
80:7
50/55 (1)
143:21
500 (1)
39:25
53 (1)
98:20

6

6 (5)
56:23;57:1;81:14;
82:13;83:18
6-0 (1)
82:25
65-gallon (1)
35:20
6-8 (3)
8:4;81:19;82:25
6-9 (2)
8:4;81:19

7

7 (4)
3:5;82:13;83:19;85:8
7:35 (1)
51:6
70 (1)
143:8
7th (1)
134:21

8

8 (2)
85:15,18

9

9 (1)
129:14
9:25 (1)
147:20
911 (5)
30:8;31:9,10,15,17

A

ability (2)
47:2;77:2
able (12)
23:12;25:7;32:15;
34:5;35:3;59:21;89:24;
90:8;95:18;120:20;
140:22;141:7
above (1)
57:14
absentee (1)
101:19
absolute (2)
88:12;101:20
absolutely (4)
32:16;51:5;70:15;99:3
absorb (1)
37:10
accept (7)
11:10;19:16;58:18;
72:16;78:2;80:13;119:4
acceptance (1)
51:23
accommodate (1)
18:2
accomplishments (1)
11:6
accordance (1)
35:22
accurate (1)
146:9
accusing (1)
88:2
achieve (1)
20:8
achieving (1)
19:21
across (1)
146:18
act (5)
31:4;76:12;136:21;
137:7,12
acting (1)
90:13
action (3)
17:11;33:25;35:7
activated (1)
23:20
activities (2)
26:2;73:9
activity (1)
61:8
actual (5)
84:12;99:14;107:4;
117:17;136:5
actually (30)
14:14;16:7;22:16;
23:25;26:12;27:22;
28:10;35:12;41:25;
48:21;51:21;52:22;
57:20;63:8;67:1;79:1;
81:19;85:15;89:1;98:13,
23;105:14;111:11;
115:15,24;119:18;
135:5;136:11,22;142:22
add (11)
5:10;6:25;40:13;

60:19,21;66:8;73:19;
112:12,17;120:4;138:22
added (7)
4:3,5;39:15;46:22;
85:5,16,18
addendum (1)
135:20
adding (6)
6:13,21;7:4;22:12;
36:6;134:22
addit- (1)
6:1
addition (4)
34:9;35:13;41:13;
84:13
additional (11)
22:12;66:11;75:14;
86:13;92:1;100:1;
128:22;130:13;133:25;
145:1;146:21
address (6)
24:8;32:21,22;101:23;
108:4;137:8
addressed (4)
37:2;87:2;95:10;98:12
addressing (3)
97:11;99:11,12
adjourn (1)
147:1
adjourned (2)
147:18,20
adjust (2)
74:25;137:19
adjustment (1)
65:17
adjustments (1)
82:18
administered (1)
85:20
adopt (10)
4:10;6:25;80:21;
82:23;106:9;116:18;
133:16;134:15;137:7,12
adopted (5)
13:10,12;16:10;103:8;
137:11
adult (1)
102:5
Advance (1)
35:9
Advanced (3)
35:18;37:21,22
advantage (2)
106:14;140:6
advertise (1)
92:3
advertising (2)
66:6,25
advise (1)
51:20
advised (1)
135:24
affects (1)
136:19
affidavit (1)
57:4
affordable (1)
10:8
again (17)
18:7;37:1;45:21;
46:22;68:17;74:24;
77:10;84:8;85:3;88:10,
15;89:2;90:5;108:1;
133:21;141:17;142:17
against (2)
101:1;108:23
agencies (6)
10:12;89:13;90:7;
93:7;144:17,22
agency (2)
93:9,10
agenda (31)
3:25;4:10;5:3;6:13,22,
25;7:4;25:10;27:5;39:8,
10,14;52:6;56:14,20;
59:13;83:21,23;86:4;
112:12,13,18,19;118:10;
129:16,19,22;132:2;
133:20;134:13,19
agendas (2)
53:10;131:10
agent (1)
101:21
agents (3)
89:15;101:23;102:17
aggressive (1)
93:2
ago (8)
13:5;25:14;40:20;
53:24;110:6,8;117:24;
143:9
agree (17)
16:24;17:2;45:14;
70:12;72:10;77:1;78:5;
95:5;96:21,23;109:11;
116:2,12;128:11;
134:24;137:20,22
agreeable (1)
77:9
agreement (5)
35:14;59:18;74:3;
114:11;115:24
ahead (12)
3:6,24;6:3;19:9;58:17,
17;60:16,18;66:5;78:14;
94:14;137:10
aide (1)
121:2
aims (2)
18:20,22
alarm (14)
25:10,13,23,25;26:12,
19,22;28:17;29:13,15;
33:3,8;42:14,24
alarms (7)
25:19,19,21;26:6,14,
14,21
Alberta (1)
45:16
alcohol (19)
4:15;5:7;6:5;7:1,13,
14;8:3;76:6,12,13;77:3,
5,13,17;78:15;80:22;
105:23;146:10,17
ALEXANDER (124)
3:10,13,14;4:5,9;5:15,
18,23;7:17,20,23;8:16,
17;9:1,10,11;11:14,23,
24;12:7;18:4;33:2;38:1,
5,8,22,23;42:21,23;43:2,
8,13,16;51:3;52:3;56:13,
19,23;57:3,5;58:21;59:3,
4,12;61:23;62:12,14,17;
63:14;67:9,14,17,19;
69:7,15,16;70:3,7,17;
71:1,17,18;72:20,22;
73:11,24;74:12;75:19,
20;81:4,5,15,16;82:1,23;
83:9,10,22;84:2,10;86:6;
99:6,9;100:13;101:3,7,
12;102:1;113:3,4,13;
114:16;115:2,5,13;
120:6,10,13;121:5;
123:3;125:20,22;129:3,
4,20;130:20,21;131:6,
10,11,16,20;132:4;
133:15,22;134:11;
135:23;136:24;138:3;
139:22;142:20;147:1,10,
11
Alexander's (1)
7:7
align (1)
133:3
allow (1)
66:9
allowed (2)
95:16;100:7
allowing (2)
89:23;139:12
almost (3)
23:22,22;55:21
alone (2)
25:20;40:4
along (8)
14:20;28:1;72:7;
110:2;115:15;130:6;
145:5,6
alternatives (1)
142:14
although (1)
77:15
always (12)
33:11;44:7,9;53:2;
78:19;107:25;108:10,16,
21,25;128:13,14
Ambrose (2)
143:6,6
amend (4)
7:7;73:18;74:19;137:9
amended (1)
3:25
amendment (9)
6:25;73:23;74:13;
80:21;84:25;92:10;
110:13;136:16;138:18
American (1)
10:15
amount (6)
33:11;92:25;127:6;
131:8,9;132:10
analysis (9)
43:3;47:4;54:25;
55:14;57:10;67:9;
101:12;132:13,16
ANDERSON (5)
39:12;45:14;49:13;
144:6,6
and-switch (1)
75:4
animal (1)
115:10
annotation (1)
136:7
annotations (1)
136:8
announce (1)
34:1
announcement (2)
34:17;71:2
annoyed (1)
144:15
annual (6)
36:21;41:11;43:5;
55:1,18;103:5
annually (1)
132:19
anxious (1)
9:21
apartments (1)
43:10
apologize (1)
78:12
Apparently (1)
110:20
appeal (5)
84:20;85:24,25;86:1,9
appealing (1)
77:21
appear (2)
51:18;133:20
appears (1)
144:22
appellant (4)
84:19,21,22;85:19
appellants (1)
84:23
Applause (2)
12:12;144:4
application (16)
5:21;13:20,22;14:1,5,
8;15:2,4,15;16:20;18:10,
22,23,25;19:16;76:15
applications (2)
124:24;125:2
applies (1)
19:14
apply (1)
93:2
appoint (1)
58:8
appreciate (10)
25:4;28:2,12;51:2;
54:18;76:4;126:16;
127:14,14,20
appreciated (4)
22:3,16;23:14;24:24
appreciative (1)
24:15
approach (1)
89:1
appropriate (7)
11:8;58:12;111:9,20;
126:24;127:9;133:3
approval (1)
122:16
approve (7)
3:24;8:24;11:11,13,
14;27:11;135:25
approved (7)
9:18;14:8;35:9;51:16;
73:12;101:5;117:23
approximately (3)
132:14;143:8;147:20
April (3)
87:7;125:5;127:21
arborist (1)
116:6
ARC (8)
12:18;15:10;16:9;
17:16;18:2,20;20:1,15
architectural (1)
56:8
area (7)
13:13;14:7;16:22;
28:8;42:11;87:22;
105:10
areas (4)
16:12;43:10;87:23;
91:10
armored (3)
23:24;24:3;101:16
Army (1)
10:14
around (9)
24:4;30:2;42:3;60:20;
61:5,7;92:9,10;106:4
arrangements (2)
32:25;36:24
Asian (1)
10:16
aspect (1)
107:14
aspects (1)
41:17

assessed (1)
133:17
asset (1)
139:25
assignment (2)
3:4;106:12
assistance (5)
13:23;14:2;16:14;
22:17;24:24
assistant (1)
121:10
associated (3)
17:6;30:12;112:18
Association (2)
10:15;75:11
associations (1)
33:15
assume (3)
55:8;101:9;139:2
assure (1)
139:9
Atkinson (1)
111:12
Atlanta (7)
13:8;43:10;105:10;
142:2,3,9,10
attach (1)
120:2
attached (1)
56:20
attempt (1)
140:17
attempted (2)
87:8;103:5
attend (1)
140:23
attention (7)
25:12;40:24;81:17;
94:1;95:4;109:16;
113:18
attorney (91)
27:12;33:24;36:14,17,
22;37:24;39:6;50:7;
51:12;52:4,10,21;56:21,
25;57:4,6;61:11,16,25;
63:23;65:12;66:1,22,24;
70:23;71:3;74:1,5,9;
81:25;82:9,15,21;84:6,
15;85:4,10,14;93:17,19;
97:14,18,20;98:5,8,24;
100:12;101:2;102:19;
103:19;106:7;107:21,
25;109:11;110:21;
111:9,25;112:14;116:20,
22;117:4,15;119:11,15;
120:1;125:9,11,13,13,
24;126:3,7,12;131:5,18,
21;132:2;133:19;134:5,
14,18;135:7,9;136:2,25;
138:12,16,24;139:2;
140:1,4
attorneys (2)
127:1;139:23
attractive (3)
77:21;105:11;142:14
audience (1)
50:24
authored (1)
120:8
authority (2)
103:1;108:9
authorized (1)
137:12
automatically (1)
52:25
automobiles (1)
107:18
available (3)
27:15;31:7;100:25
Avenue (1)
11:1
avenues (1)
54:5
average (5)
68:14,14,16,17,18
awarded (1)
35:16
aware (4)
14:2;39:19;73:16;
120:5
awareness (1)
104:21
away (5)
78:4;90:17;94:5;
110:10;122:9
awesome (1)
28:2
awful (1)
145:9

B

back (30)
9:21;13:12,21;15:10,
12;25:6;31:13;34:23,25;
35:2,11,17;46:20;51:6,
11;53:9;74:9;82:20;
87:2;88:19;104:1,5,8,11;
120:22;134:19;140:1;
141:14,15,19
background (7)
51:2;59:23;79:15,20;
80:4,5,16
backup (1)
73:2
back-up (1)
27:17
bad (4)
25:21;108:23,24;
109:4
badge (1)
62:22
baggers (2)
6:9;76:18
bait- (1)
75:3
balance (2)
60:22;108:21
ball (1)
141:24
ballroom (2)
44:7,9
Banff (1)
45:16
bank (1)
113:17
Baptist (1)
110:22
bar (2)
142:3,13
base (2)
26:10;100:4
based (12)
17:5,15;27:5;35:17;
55:2,9;56:8;68:13;
84:16;102:15;138:16;
139:8
baseline (1)
34:18
basic (1)
26:15
basically (16)
13:22,24;14:7;15:3;
18:8,9;23:22;25:16;
26:10;31:22;32:23;45:8;
79:17;81:23;94:9;97:7
basis (1)
55:19
Bates (106)
3:15,16;4:12;6:2,4,8,
12,16,19,24;7:6,17,25;
8:18,19;9:12,13;11:16,
25;12:1;16:4,23;17:5;
30:21;36:12;37:5;38:4,
6,12,24,25;52:1;54:21;
55:4,7;57:7;59:5,6,18;
67:23;68:9,23;69:17,18;
70:9,13;71:10,19,20;
74:15;75:2,5,13,21,22;
76:7,8,20;77:1,8;78:2;
79:3;80:17,20;81:6,7;
83:11,12,24;89:9;91:18;
102:15;104:12;105:8,
12;113:5,6;116:1;
117:25;118:2,9,25;
119:3,8;124:14,19;
126:14,15;129:5,6,21;
130:22,23;132:13;
134:20;137:17;138:9,15,
21,25;139:4,7,13;147:3,
12,13
Bates' (2)
78:21;128:12
Beach (1)
45:16
bear (6)
34:13;97:22;98:8;
103:12;106:19;125:11
became (3)
15:13;23:16;136:4
become (4)
17:18,21;110:25;
141:23
becomes (1)
37:17
becoming (1)
93:1
bedroom (1)
98:17
bedrooms (1)
91:23
beds (1)
91:7
beer (1)
79:17
begging (1)
102:9
begin (1)
133:12
beginning (1)
60:19
behalf (1)
22:22
behavior (3)
90:9;91:17;93:12
Bell (1)
138:3
belts (1)
11:7
beneficial (1)
14:19
benefit (5)
46:23;100:6;125:16;
128:9;134:7
benefiting (1)
10:7
benefits (1)
49:1
beside (1)
88:8
best (2)
15:15;42:12
better (11)
9:20;19:7;24:25;71:7;
85:12,18;89:1;90:9;
117:5;127:4;143:24
beverage (2)
7:1;76:13
beverages (1)
76:12
beyond (2)
54:6;106:23
bid (6)
27:9,18;35:16;72:14;
73:3;116:2
bidding (2)
145:25;146:7
bids (1)
72:13
big (3)
108:19;137:24;138:6
biggest (1)
24:18
bill (2)
36:20;132:17
billing (4)
36:19;37:18;45:23;
46:1
bills (2)
32:6;36:21
bin (5)
37:7,13;38:2,5;40:11
birth (5)
79:3,4;80:3,11,14
biscuit (1)
75:7
bit (5)
20:14;89:7,8;90:9;
100:23
blades (2)
28:5,7
blank (2)
70:21;71:7
blast (2)
31:25,25
blocking (1)
24:1
board (5)
14:25;39:11;66:7;
111:11;119:13
boarding (10)
87:5,21;88:10;91:21;
94:18;95:23;96:4;98:11;
99:11;100:14
Bobby (2)
22:22;25:4
bobcat (1)
23:16
bobcats (1)
45:7
body (2)
20:21;116:3
boils (1)
87:20
bond (3)
95:9,14;96:25
book (2)
34:15;138:23
borrow (1)
25:5
both (3)
34:25;75:9;82:14
bottom (4)
19:21;85:16;112:13;
136:8
bowls (1)
75:8
boys (1)
76:17
bread (1)
23:9
break (3)
42:7;51:4,6
breakfast (2)
72:18;75:7

breaking (1)
99:23
Brian (1)
141:16
Brian's (1)
118:20
bridge (1)
28:11
Brief (3)
51:8;52:12;144:7
briefly (2)
21:23;79:10
bring (8)
7:16;44:24;68:9;88:3,14;91:13;95:8;130:7
bringing (1)
126:16
Brinkley's (1)
74:16
brought (11)
21:8;25:12;39:24;42:21;78:24;81:17;114:6;128:2,6;137:2;143:15
Brownlow (6)
12:20;19:9,11,11;20:22;21:10
bucks (3)
49:3;110:9;142:23
budget (7)
39:21,22;40:3;57:10;128:17;143:14,18
Buford (10)
12:15;13:13,17;14:20;15:20;17:20;22:8,10;43:17;77:11
build (1)
10:17
Builders (1)
46:10
building (63)
39:18;40:17,21;46:5,9;47:10,19;48:10,20,21;50:9,11;54:2,9;55:2,4,7,10,11,12;57:10;61:7;62:3,4,8,10;63:10,13,15,16,19,21,21,25;64:2,2,3,5,5,6,7,8,9,15,25;65:2,5;66:6,13;68:11,12;114:18,25;140:12,13,14,20,22;141:11,11,15,21,21
buildings (1)
60:1
built (1)
26:15
bulk (1)
45:15
bunch (2)
39:15;90:13
bunk (1)
91:7
business (31)
3:25;4:1,2,15;7:1,4,11;14:19,20,23;18:1;19:23;27:13;28:20;32:8,20;48:9;52:2,7,14;77:19;81:14,15;83:18,19;86:18;90:6;113:23;119:10;122:15;126:21
businesses (7)
77:3,22;80:6;81:20;86:10,11;146:12
button (1)
32:11
buy (1)
23:9
Byron (1)
11:9
by-way-of-introduction (1)
88:18

C

cable (1)
132:17
Calcaterra (11)
50:15;55:10;56:8,15;57:9,20;58:11,18;69:25;116:7;118:3
calculated (1)
117:7
California (1)
138:4
Call (23)
3:12;8:14;9:8;11:21;38:20;55:10;57:20;59:1;65:3;69:13;71:15,22;75:17;83:7;92:4,4,14;113:1;127:23;129:1,25;130:18;147:8
called (3)
31:15;99:18;109:5
calls (5)
24:12;25:7;33:8,12;90:1
CALVERT (2)
139:21;143:2
came (10)
19:19;22:1;32:18;35:17;37:7;111:10;119:13;139:25;141:13;143:9
Campbell (2)
11:10;12:9
can (101)
3:6;7:18;11:12;18:1;20:21;24:23;25:17,17;27:12;32:11,22,25,25;33:12,13;34:13;37:10;38:2;39:17,22;40:7;43:23;46:9;47:15;51:3,24;52:14;53:12;54:6,10,11,15;60:12;64:8;65:3;66:10,10;73:5,6;74:20;78:13,19;79:5;80:2,3;92:25;93:19;94:22;95:24;97:20,25;99:2;100:12;102:16;103:9,9,19;106:8,14,15,18;107:2,5;108:4,5,6,7,20;109:23;111:16,18,19,20,22,22;117:19;118:9;119:21;122:9,22;123:23;125:15;126:8;134:15;136:7,15,16;137:5,8;138:22;139:7,9;140:7,15;141:1,10,11;146:3,5,19,20
Canada (1)
45:16
canceled (1)
4:25
capable (1)
60:24
capitol (1)
126:19
Captain (1)
74:16
car (2)
42:4;110:5
card (1)
80:14
care (4)
44:15;50:16;54:11;139:1
carefully (1)
54:4
Carol (1)
41:3
carried (2)
5:3;39:5
carries (7)
48:25;72:5;76:2;83:17;113:11;129:11;131:3
carry (3)
52:1;62:22;83:22
Carrying (1)
18:13
carryovers (1)
4:6
cars (4)
92:14;108:3,7,12
carts (1)
35:20
case (7)
13:11;27:16;48:10;73:4;79:19;80:15;101:9
cases (2)
97:9;98:25
cashier (3)
78:22;79:2;80:4
Cashiers (8)
76:19,20;77:9,12;79:14,21;80:5,16
Catch (2)
77:18;108:18
catch-up (1)
29:23
category (1)
56:7
caught (1)
103:10
Causby (9)
12:19,24;13:3;16:7;17:1,8,24;18:9,21
cause (2)
89:20;91:20
caveat (1)
97:21
cell (4)
3:22;30:23;31:12,19
cement (1)
23:22
Center (8)
10:15;16:21;39:25;40:4,5,18;142:4,7
centers (2)
10:18;16:11
Central (2)
11:1,3
CEO (1)
42:23
cereal (1)
75:8
certain (7)
17:10;30:6;59:25;62:20;79:24;106:21;143:9
certainly (8)
37:9;47:17;62:9;94:16;105:19;109:22;111:19,22
certifications (1)
58:4
certified (1)
60:3
cetera (8)
10:16;39:21;109:25;110:1;114:22;128:15,15;140:18
chains (2)
24:12;42:6
challenge (1)
91:19
Chambers (2)
145:22,22
Chamblee (2)
44:13;133:5
Chamblee's (1)
142:10
chance (1)
12:25
change (35)
26:20;29:12;35:18;66:8;67:10,13,22,23,24;68:2;70:4;74:23;76:9,10;84:6,11,17,25;90:9;91:17;92:17;93:12;116:24;121:1,24;123:4;126:25;127:1,12,17;135:16;136:13,14,16,19
changed (10)
4:1;6:14;17:22;23:5;39:15;84:11;85:11;88:24;120:19;141:15
changes (10)
5:13;34:13;84:16,18;122:17;123:1,20,21;127:2,19
changing (1)
29:14
chaos (1)
22:13
Chapel (1)
48:8
Chapter (1)
107:8
charge (5)
36:13;45:11;65:1;86:1;89:4
charged (2)
142:4,7
charges (7)
39:23,23;49:6,7,8,10,11
charging (4)
49:21;89:3;100:19;142:19
chart (3)
64:17;142:3,13
Charter (11)
4:2;135:16;136:7,12,14,15,18;137:18;138:1,8,13
charters (2)
136:4,5
chart's (1)
64:20
cheaper (1)
142:11
cheapest (1)
142:9
check (10)
79:15,20;80:4,5,10,13,16;92:7,8;126:13
checked (1)
29:3
checking (1)
113:14
chemical (3)
23:19,20,21
Chestnut (2)
41:3;61:2
Chief (79)
12:21;19:12;21:22,23;28:3,14,24;29:5,17,23;30:17,19;31:16,19;32:10,13,17,22;33:10,20;34:25;41:3,10,16,19,20;42:1;44:7,9,14,21;62:24;72:8,9,24;73:14,21;74:4,5,8,22;75:3,9,16;76:3,14;88:20,23;

91:18,24;94:2,4,21,23;
95:2,5,12;96:1,6,11,22;
97:5;99:10;101:5,11,18;
102:14,16;103:16,22,24;
104:6;105:5,9;110:12,
16,18;112:3,6
Chiefs (1)
26:11
children (4)
102:4,5,8,13
chime (1)
88:7
chit-chat (1)
50:23
Choices (6)
12:15;13:3,4,7,21;
28:4
choose (4)
37:12,14;99:1;137:18
chose (1)
45:7
Chris (1)
10:24
Christmas (1)
108:11
Chuck (3)
46:5,6,13
church (2)
98:2;110:22
Cindy (1)
44:16
cita- (1)
94:15
citation (6)
26:22;93:11,15,25;
95:24,25
cite (4)
90:3;94:16;106:15;
109:17
cities (11)
10:12;94:5;100:18;
101:20;128:17;133:4;
140:19;142:7,13,19;
143:3
citing (1)
110:2
citizen (1)
36:3
citizens (4)
18:18;29:4,9;107:16
citizen's (1)
106:21
citizens' (1)
10:18
city (97)
13:18,18,20;14:3;
15:5,19,24;18:24,25;
19:13;22:8,21,23;25:3,
20;26:9;27:11;30:1;
31:23;32:24;37:10;41:5,
9,18;42:25;45:2,9;46:2,
3,18,23,23;47:1,10;
48:14,17,19,24;49:13,
16,17;57:23;69:4,5,23,
24;76:16,16;78:4;95:13;
102:2;103:4;106:8;
107:17;112:8;113:23;
114:12,15;117:9;119:12,
15,19;120:1,25;121:3,9,
10,10;125:13;126:20,23;
127:1,1,3,5,6;132:15,18,
19,21,25;133:3;136:4,5,
6;139:25;140:13,19;
141:21;142:2,9,10,23;
143:11;146:5,7,14
City's (2)
49:2;114:3
claim (1)
101:20
claiming (4)
99:21,24;100:4;
103:16
clarified (1)
137:1
clarify (4)
50:16,17;61:22;63:8
Clarkston (1)
142:14
classic (2)
98:24,25
classification (1)
68:25
clause (1)
37:19
clear (7)
15:13;22:24;23:2;
57:24;62:7;100:15,15
cleared (1)
28:10
clearing (2)
23:5,15
clearly (10)
6:9;35:13;39:25;
40:18;74:22;91:2;92:23;
94:18,18;128:18
CLERK (96)
3:13,15,17,19;4:1,4,
18;5:1;8:16,18,20,22;
9:10,12,14,16;11:23,25;
12:2,4;37:1;38:22,24;
39:1,3,11;59:3,5,7,9;
69:15,17,19,21;71:17,
19,21,24;72:1,3;75:19,
21,23,25;76:16,16;81:4,
6,8,10;82:6,13;83:9,11,
13,15;84:1;113:3,5,7,9;
116:5;118:2;119:3;
120:25;121:4,9,12,12,
15,21;122:2,7,15,19,22;
123:17,20;124:23;125:1,
4;127:2;129:3,5,7,9;
130:20,22,24;131:1;
134:17;139:16;147:10,
12,14,16
clever (1)
102:19
close (2)
30:15;122:15
closely (1)
10:25
closer (1)
146:16
Code (7)
30:18;34:3,4,6,15;
82:25;111:13
cold (1)
24:22
collect (1)
36:4
college (2)
90:21;91:4
Comcast (1)
132:19
comfortable (1)
20:20
coming (9)
28:1;32:18;35:4;
43:11,12;63:20;104:1;
127:13;143:7
commend (1)
27:24
Commending (1)
9:23
commensurate (3)
70:13,18;71:7
comment (14)
24:3;28:16;39:14,17;
41:2;50:8;52:12;78:13;
86:9;104:12;120:6;
128:2;130:8;146:8
commentary (4)
20:19;34:9;35:11;
53:24
comments (20)
21:11;24:9;27:20;
33:17;34:10,22;35:17;
39:8,9;50:21;54:15;
89:21;90:11;127:21;
129:16,22;132:5;
139:18;145:1;146:22
commercial (3)
26:24;114:17,25
Commission (1)
13:4
Commissions (1)
139:15
committed (1)
104:17
committee (8)
14:10,12;16:6;18:19;
19:23;58:9,12;70:1
commodities (1)
23:6
common (1)
31:24
communicating (1)
45:24
communications (1)
25:2
communities (3)
10:6;13:7;45:1
Community (31)
9:24;10:2,4,9,16;
12:15;13:3,4,7,21;14:18;
22:3,12;23:8;24:15,24;
26:5,23,24;28:9;30:5,25;
31:11;41:16;89:18;
90:11,13;92:19;96:2;
97:10;108:1
comp (1)
68:2
compacted (1)
23:17
companies (3)
26:12;46:15,17
Company (4)
46:22;79:12,16;
109:14
company's (1)
72:17
compared (1)
143:2
comparison (1)
103:23
compensate (1)
68:13
Compensation (4)
135:10,25;138:23;
139:8
compete (3)
75:1;142:15;146:19
competing (1)
72:13
complaints (1)
108:14
complete (2)
34:6,14
completed (3)
5:24;34:18;80:3
completely (2)
99:11;106:3
completes (1)
27:21
completion (1)
15:22
compliance (1)
78:6
comply (2)
77:3,20
complying (2)
77:17,20
component (4)
92:15;112:10;141:2,5
components (1)
15:6
compromise (1)
79:21
computer (2)
47:5;54:24
con- (1)
125:13
concept (2)
20:11;51:17
concepts (2)
19:25;20:8
concern (9)
23:4;24:10,18;65:15;
74:16;78:21;97:10;
104:22;126:17
concerned (7)
5:7;75:6;77:4;78:9;
105:1;120:4;125:8
concerns (3)
87:3;105:2;128:12
concludes (1)
33:18
concrete (1)
141:1
concur (2)
77:8;136:10
condemnation (1)
103:1
confess (1)
110:18
conflict (1)
19:4
conjunction (1)
124:6
connections (1)
15:20
Connector (1)
22:11
conscience (1)
125:17
consider (5)
29:13;41:7;86:9;
96:13;137:25
considerable (1)
39:20
considerably (1)
146:6
considered (1)
95:10
considering (1)
104:23
consistency's (1)
134:21
constant (3)
89:11;91:14;97:23
constantly (1)
94:13
constitute (1)
134:14
constitution (1)
106:10
constitutional (1)
103:11
Constitutionally (1)
106:8
constructing (1)
141:8
consult (1)
53:11
consultants (1)
60:11

consumes (1)
26:1
contact (2)
74:6;114:11
contacted (1)
111:11
container (3)
45:17,18,19
containers (2)
40:16;45:22
contempt (1)
94:8
content (1)
51:22
contin- (1)
27:14
continue (3)
11:3;35:16;61:13
continues (1)
127:5
continuing (2)
21:1;49:1
continuity (2)
127:4,11
continuous (1)
22:19
contract (43)
27:8,12,18;34:18,21;
35:8,10,13,15,18,24,25;
37:17;40:22;45:13;
52:23;53:18,21,23;
54:10,12;56:14,18,21;
57:2,9,19;58:18,20;
72:11,16;73:17,25;74:7,
20;101:6;114:2,10;
125:7,19;126:2;128:1,4
contracted (1)
119:11
contractor (8)
27:9,15;48:22;60:6,7;
72:12;73:8;115:23
contractor-owned (1)
35:20
contracts (7)
35:5;40:20;52:25;
53:3,10;113:24;119:21
contract's (1)
125:16
control (1)
115:10
conversation (5)
84:16;88:15;97:8;
144:12,23
conversations (1)
133:11
convict (1)
106:15
cooperation (1)
23:14
copies (1)
7:18
copy (1)
3:7
corner (1)
82:17
Corporation (1)
34:4
corrected (2)
121:23;130:12
correction (2)
47:19;50:8
correctly (2)
65:20;137:3
corridors (1)
16:12
cost (11)
17:6;30:10,15;40:10,
14;43:3,3,4;46:22;
47:10;49:22
cost- (1)
146:3
cost-effective (1)
146:2
costing (2)
46:19;48:24
costs (6)
30:11;32:1;49:3;
55:18;67:15;108:25
cough (1)
123:9
Council (56)
3:6;11:11;21:3;30:1;
32:24;33:25;34:8,12,20;
35:8,17,23;36:6,10;41:1,
5,14;46:3,22;50:10;
51:16;52:18,22;53:3;
54:1,3,8,19;55:8;56:7;
67:5;72:9,10;73:6;
83:20;84:11,17;88:7;
89:9;108:2;114:1,7;
116:13;117:15;120:5,
23;126:3,7;127:25;
129:15;131:17,24;
132:8;134:18;138:1;
145:8
Councilman (14)
54:15;55:6;59:18;
62:1;64:13;70:23;78:21;
110:22;125:9;128:12;
131:5,9;132:13;136:10
COUNCILMEMBER (510)
3:9,10,13,14,15,16,17,
18,19,20;4:5,9,12,14,20;
5:6,10,16,18,22,23,25;
6:2,4,7,8,11,12,14,16,17,
19,23,24;7:3,6,10,15,17,
19,20,22,23,25;8:2,7,16,
17,18,19,20,21,22,23;
9:1,3,10,11,12,13,14,15,
16,17;11:14,16,23,24,
25;12:1,2,3,4,5,7;16:4,
23;17:5,15,25;18:4,16;
19:3,10;20:18;21:6,13,
16,18;28:15,25;29:6,22;
31:14,18;32:3,12,16,19;
33:1,2,21,22;36:12,18;
37:5,16;38:1,4,5,6,8,12,
15,22,23,24,25;39:1,2,3,
4;42:17,23;43:2,8,13,16,
21,25;44:3,6,8,10,12,15;
50:19;51:3;52:1,3,16;
54:21;55:4,16,24;56:4,6,
13,19,23;57:3,5,7,17;
58:21;59:3,4,5,6,7,8,9,
10,12,16;61:12,14,23;
62:7,12,13,14,16,17,18,
25;63:6,11,12,14,17,18;
65:9,13,19,24;66:16,23;
67:4,9,14,17,19,23;68:9,
21,23;69:1,7,8,15,16,17,
18,19,20,21,22;70:3,6,7,
9,12,13,15,16,17,20;
71:1,5,10,17,18,19,20,
21,22;72:1,2,3,4,15,20,
22;73:11,18,24;74:12,
15;75:2,5,13,19,20,21,
22,23,24,25;76:1,8,19,
20,22;77:1,6,8,23;78:2,
12,20;79:3,4;80:6,8,17,
19,20,24;81:4,5,6,7,8,9,
10,11,16;82:1,3,19,22,
23;83:2,9,10,11,12,13,
14,15,22,24;84:2,10;
85:2,7,13,21;86:6,8,17,
20,23;91:18;93:13,18,
20;94:3,11,22,24;95:3,8,
20;96:4,10,20,23;97:12,
15,19;98:4,7,10;99:4,6,
8,9;100:13;101:3,7,12;
102:1,15;104:12;105:8,
12,21;107:12,13,23;
109:1;110:14,17,19,24;
111:23;112:1,3,11,16,
21;113:3,4,5,6,7,8,9,10,
12,20,25;115:2,4,5,12,
13,20;116:1,11,21;
117:3,6,20;118:2,6,7,9,
13,14,16,19,21,23,25;
119:3,6,8,9;120:10,12,
13,16,24;121:5,7,8,14,
17,18,22;122:1,4,5,10,
12,18,21,23,24;123:3,5,
10,12,15,18,25;124:1,5,
12,14,18,19,21,25;125:3,
5,10,12,19,20,21,22,23,
25;126:5,9,14,15;
127:20;128:11;129:3,4,
5,6,7,8,9,10,18,20,21,24;
130:2,11,20,21,22,23,24,
25;131:1,2,11,14,16,20,
22;132:4;133:8,15,22,
24;134:8,11,20,24;
135:3,8,10,23;136:24;
137:17,22;138:3,5,9,15,
21,25;139:4,5,6,7,11,13,
19;140:8;147:1,3,10,11,
12,13,14,15,16,17
Councilmembers (1)
12:24
Council's (1)
57:16
Councilwoman (3)
86:25;113:13;139:22
counsel (1)
131:15
County (28)
9:23;10:1,12;19:14;
22:24;26:9,9;27:25;
28:4,7;33:4,8;36:20,24;
37:2,18;42:24,24;45:23;
46:2;93:16;99:23;100:5;
103:5;132:7;142:3,16;
146:14
County's (1)
146:17
couple (10)
21:24;22:18;24:8;
30:8;31:21;90:23;104:9;
119:16;124:14;144:11
course (13)
4:24;14:20;17:11;
35:14;39:21;41:19;
53:12,19;54:5;103:19;
106:5;114:6;116:16
court (5)
3:4;51:1;93:25;94:8;
102:24
courthouse (1)
94:23
cousin (3)
87:14,14,14
cover (2)
32:15;42:16
covered (2)
82:2;108:6
covers (1)
115:22
crack (2)
24:6;87:17
CRAWFORD (14)
39:10;41:22,24;42:18;
43:1,7,9,15,18,24;44:2,
5;145:2,2
crazy (1)
132:20
Create (7)
48:9;50:17;61:18,21;
65:22;66:15;138:22
creating (3)
49:24;61:23;104:15
creation (2)
10:10;116:25
credit (1)
11:7
Creek (1)
107:17
crematory (1)
81:20
crime (1)
41:11
crisis (3)
22:2;24:13,19
criteria (1)
124:3
critical (1)
28:8
crushed (1)
45:5
curbside (1)
35:19
curious (1)
114:9
current (5)
66:13;73:17;93:14;
94:13;139:8
currently (6)
55:9;64:17;65:4;
116:8;118:4;123:13
cut (6)
26:6;33:11,16;140:25;
143:4,11
cutting (1)
25:18

D

Dakota (1)
45:1
data (1)
54:18
database (1)
31:10
databases (1)
31:24
date (14)
29:7;53:18;79:3,4;
80:3,11,14;82:20;
121:24;123:8,13;124:16,
17;125:8
dated (2)
82:24;133:16
dates (3)
120:4,19;123:4
David (1)
11:10
day (6)
30:6;100:11,16;
103:11;106:16;110:4
days (8)
22:19;23:11;25:3;
84:11,17;100:14,15,20
DCA (1)
68:9
dead (2)
142:4,6
deadbeat (1)
106:22
deadline (2)
121:6;122:13
deal (13)
6:22;36:25;37:22;
45:2,2,3;51:22;54:6;
85:12;92:23;108:9;
137:24;138:6
dealing (2)

80:9,10
deals (1)
111:14
dealt (3)
84:18;85:14;131:8
debating (1)
140:25
Decatur (1)
46:3
December (5)
8:25;53:1;82:5,16;
126:1
decent (1)
10:8
decide (5)
18:11;53:12;67:2;
95:18;138:2
decided (3)
85:11,23;145:13
decides (1)
54:8
deciding (1)
97:24
decision (7)
32:24;36:10;45:21;
85:23;108:1;127:24;
137:15
decrease (1)
135:14
defended (3)
120:8,11;124:8
define (2)
6:9;116:10
definitely (5)
58:14;78:13;88:13,14;
123:23
definition (1)
87:11
Dekalb (12)
9:23;10:1;22:24;26:9;
27:25;37:18;42:24;
45:23;46:2;93:16;142:3;
146:17
delay (1)
78:9
delegation (2)
130:5;131:7
delete (2)
120:7,9
deleted (2)
50:10;120:18
deleting (3)
82:1,24;124:8
deletion (1)
8:3
delineate (1)
66:8
delivering (1)
72:23
delivery (1)
72:25
Democrat (1)
46:25
Department (41)
9:24;10:2,4,5,11;
12:20,21;21:22,25;23:2,
15;26:4;27:24,25;28:10;
30:4;34:2,8,19,23;35:3,
4;41:3,6,10,23;42:3;
53:4,9;60:11;64:16;
65:1,1,2,11;88:7;92:21;
96:16;132:21,22;141:8
dependent (1)
124:23
Depression (2)
50:1,2
derelict (1)
99:13
describe (1)
92:22
description (4)
50:12;66:3,13;114:20
descriptions (2)
66:9;114:23
design (1)
14:5
designated (2)
64:6,7
designed (1)
24:6
designee (2)
76:15;141:10
desires (1)
105:2
desk (1)
82:7
detail (1)
16:17
details (2)
17:9;19:7
determine (1)
119:21
determining (1)
91:1
deterrent (1)
18:1
develop (1)
10:6
Development (7)
9:24;10:2,4,5;11:4;
16:9;103:2
DFCS (1)
102:12
die (1)
42:16
difference (1)
53:23
different (9)
15:5;26:7;49:7;54:5;
60:2;131:25;139:23,24;
146:13
difficult (5)
17:17;40:22;50:25;
89:14;91:25
difficulty (1)
144:22
digging (1)
86:25
dim (1)
128:7
dinner (1)
72:18
direct (4)
36:3;37:23;72:10;
141:8
direction (5)
14:15;77:14;104:16,
17;144:24
directly (5)
13:17;59:20;64:22;
82:10;121:10
director (12)
10:23;55:5,9,14;
57:10;64:15,25;65:20;
68:12,19;140:21;141:21
directors (1)
140:13
directorship (3)
62:2;63:20;64:14
disadvantage (1)
146:12
discard (1)
145:10
disconnect (4)
16:5;20:14,25;21:5
discord (1)
127:6
discover (1)
90:3
discretion (1)
97:8
discuss (7)
15:13;27:3,6;32:23;
61:13;83:20;130:6
discussed (4)
89:7,8;120:10;140:12
Discussion (27)
4:13;8:10;9:4;11:17;
38:16;39:20;57:16;
58:22;69:9;71:11,23;
72:21;74:14;75:15;
80:18,25;83:3;84:12;
86:13;112:22;124:13;
128:6,22;130:1,2,14;
147:4
dismiss (1)
43:22
dismissing (1)
44:10
dispatchers (1)
22:16
dispense (1)
76:11
Disposal (1)
35:9
Disposal's (1)
37:21
distinction (1)
137:1
distribution (2)
123:5,12
district (5)
13:16,23;14:4;15:7;
98:21
Division (2)
12:21;19:11
doable (1)
108:25
doctor (1)
125:14
document (7)
14:10;15:11,12;21:2;
51:21;123:7;143:10
dollar (1)
106:13
dollars (6)
95:19,19;100:10,16;
143:4,21
domestic (1)
10:21
done (14)
5:24;21:25;28:23;
34:3;53:22;62:5;65:6;
99:15;111:10;116:3,3;
117:2;132:6;136:3
door (2)
34:16;98:2
doors (1)
91:22
Doraville (20)
13:19;24:4;57:24;
69:5,24;87:6;94:5;
100:20;104:1,5;105:6,
11;119:12;136:4;142:6,
10,11;143:11;145:19;
146:12
DOT (1)
23:18
down (24)
22:11;23:21;25:18;
26:6;33:5,16;39:23;
42:4;50:23;85:15;87:20;
92:12;93:3;102:25;
104:2,9;106:2;107:7;
108:1;109:23;114:20;
126:19;141:24;143:12
downhill (1)
98:22
draft (11)
6:19;15:11,12;21:10;
70:4;82:4,5;84:7;
138:17,18;139:7
drafting (1)
14:10
Dresden (1)
43:16
drill (1)
101:17
drive (4)
24:3;25:5;43:17;44:1
driving (2)
23:20;92:12
drop (2)
105:1,17
dug (1)
87:9
dumb (1)
101:25
dump (1)
45:7
dumping (1)
45:20
Dunwoody (2)
142:8,9
during (2)
42:2;132:5
duties (2)
66:8;125:15
duty (1)
126:8

E

easier (1)
137:19
echo (1)
74:16
economic (1)
103:1
economy (2)
61:4;90:16
edit (2)
34:3;135:20
editorial (2)
34:7,10
editorially (1)
85:18
educate (2)
26:5;92:16
education (3)
29:25;49:2;70:19
effect (1)
103:7
effective (5)
30:9;87:25;90:14;
124:16;146:4
effectively (1)
24:13
effort (4)
26:4;109:10,20;
127:14
efforts (1)
26:8
eggs (1)
75:7
eighteen (1)
38:3
either (6)
7:16;52:16;60:4;
87:23;114:23;137:14
elected (5)
24:15;97:24;105:15;
108:2;136:19
election (2)
127:12,18

electrical (1)
48:17
element (1)
103:15
elements (2)
14:5;78:3
eliminated (1)
76:17
else (14)
40:25;44:17;47:14;48:5;50:20;58:16;64:10,19;75:1;118:11;137:2;140:9;143:1;146:3
else's (1)
126:2
e-mail (7)
34:2;35:8,23;54:22;105:1,15;123:21
e-mailed (2)
5:1;107:16
e-mails (1)
131:18
emergencies (1)
5:17
emergency (8)
23:3;24:12;28:16,20;29:1;42:2;73:3,5
employed (1)
76:11
employee (6)
6:6,22;57:12;76:10;80:21;115:8
employees (6)
22:18;25:1;48:15;50:4;78:1;145:10
employer (1)
66:10
employing (1)
80:7
enchilada (1)
142:6
encourage (4)
77:21;104:25;105:17;144:13
encouraged (3)
40:15;144:11,23
end (10)
28:8;29:21;50:15;54:11,13;75:7;103:11;112:19;114:10;142:16
ended (1)
126:1
Enforce (1)
86:18
enforceable (3)
79:25;87:16,19
enforced (1)
87:25
enforcement (1)
33:15
engineer (3)
140:19,19;141:10
engineering (15)
46:15,16,16;59:23;61:1;113:23;114:2,4,12,15,21;115:1,7;116:16;117:9
English (1)
43:25
enhance (1)
14:7
enjoying (1)
100:6
enlightening (1)
33:7
enough (1)
145:19
ensure (1)
127:4
entire (1)
132:18
entirely (1)
136:25
entirety (1)
44:11
entry (2)
80:2;91:20
equipment (3)
22:24;23:3;45:3
equipped (1)
24:5
equitably (1)
146:19
error-free (1)
34:6
errors (1)
34:7
especially (9)
22:14;24:14,19,21;89:24,25;96:12;127:1,12
essentially (11)
58:19;62:2;64:8,16;65:10;66:14;82:15;86:24;87:4,10,19
establishing (1)
91:20
establishment (1)
76:13
estate (13)
89:12,15;93:7,9,10,22;101:21,23;102:17,22;103:6;104:20;109:12
et (8)
10:16;39:21;109:25;110:1;114:22;128:15,15;140:18
evaluate (2)
37:6;58:9
evaluation (1)
56:9
Even (19)
11:6;17:22;22:16;27:25;29:15,15,19;35:16;44:5;45:13;54:11;61:1;86:3;95:10;105:14;109:2;115:22;133:6;145:17
evening (4)
12:24;13:1;78:14,17
eventually (4)
61:6;102:8;104:8;110:3
everybody (13)
3:8;5:2;9:22;23:1,9,13;104:25;105:17;119:24;123:21,22;126:2;145:6
everyone's (2)
109:24,25
Everywhere (1)
45:16
evidence (1)
80:2
exact (1)
35:19
exactly (8)
18:14;44:6,6;62:16;79:24;85:24;100:11;138:5
example (7)
77:10;90:17;103:1;114:20;115:21;120:7,17
exceed (1)
69:25
excellent (4)
113:13;114:24;115:4;116:12
exception (1)
82:17
excluded (1)
145:25
exclusive (1)
105:5
exclusively (1)
114:3
excuse (2)
103:21;129:14
exemption (19)
46:24;47:3,12;98:6;99:22,24;100:5;113:14;130:10;131:8;132:7,9;133:4,9,17;134:3,10;142:24;143:19
Exemption/Referendum (1)
129:13
Exhibit (1)
57:1
exist (1)
65:4
existence (1)
50:10
existing (3)
50:4;111:18;140:1
exists (3)
13:7;50:18;66:3
expansion (1)
10:9
expect (1)
34:4
expend (1)
104:3
expense (1)
104:11
expenses (2)
135:11;143:11
expensive (1)
142:8
experience (4)
70:14,19;102:2;121:9
expert (1)
60:23
expertise (1)
139:24
explains (1)
35:14
explore (3)
54:4,9;107:15
explored (2)
94:3,14
express (1)
58:13
extend (3)
54:6;57:18;58:18
extending (1)
57:25
extra (3)
40:10,14;105:2
extradited (1)
104:5
extraordinary (2)
48:18,20
extremely (2)
29:7;43:2

F

facilitate (2)
20:22;21:3
facilities (2)
10:9,17
facility (3)
27:8,19;91:21
fact (3)
20:2;29:16;110:11
fail (1)
61:20
failed (1)
107:6
fair (5)
70:16;80:19;97:24;132:23;133:2
fall (1)
115:19
falling (1)
24:20
false (7)
25:19,19,21,25;26:6,21,22
family (4)
68:5,7,8;87:11
fan (1)
134:22
far (14)
4:15;21:8;23:12;48:16;54:22;55:1;57:22;63:20;79:25;101:1;106:5;120:3;125:7;142:9
faraway (2)
93:8;101:20
Farmers (1)
77:11
farms (1)
42:11
fashion (1)
19:2
faster (1)
42:9
favor (2)
127:8;138:7
FBI (1)
109:4
February (5)
34:21;52:2;118:10;122:11;123:13
fee (12)
36:1,2,3,4;37:12;85:23,24,24;86:1,9;95:9;135:19
feedback (1)
15:9
feel (8)
34:15;57:17;67:5;120:22;128:7;132:23;135:19;145:20
feelings (1)
37:4
fees (5)
39:21;48:18,18;56:17;132:17
felt (1)
42:1
few (1)
13:5
FICA (2)
67:23;68:1
field (1)
140:5
fifteen (1)
47:20
Fifth (3)
84:24;101:14;110:13
fifty (1)
67:8
fifty/fifty- (1)
68:21
figure (5)
21:4;54:3;55:20;56:2;142:18
figuring (1)
61:2
fill (5)
65:5;67:2;69:4;70:21;71:7
filling (1)

62:2
final (3)
35:15;82:18,24
finalize (1)
4:22
finances (2)
119:20;128:7
find (18)
17:17;29:2;35:22;36:9,10;37:3,4;94:19;96:7,8;98:22;100:2,14;104:4,4;115:14;131:23;136:8
fine (25)
3:9,10;6:12,21;7:19,21;25:16;28:19;31:18;37:11;38:6;52:16;57:8;62:19;65:13;94:24;96:25;100:10,16;106:13;107:3;108:21;109:13;120:24;133:21
fines (2)
100:19;105:24
finish (3)
113:12;129:15,22
finishes (1)
15:23
fire (3)
10:17;60:11;91:11
fires (1)
60:12
firm (6)
115:10;124:20;139:23;140:6;145:25;146:5
first (18)
15:3,10;29:14;31:5;37:4;51:15,24;52:2,6;101:8;105:24;111:10;119:13;122:8,19;123:2;134:15;136:9
fiscal (1)
56:1
fish (2)
108:19,19
fist (1)
100:22
five (11)
8:3,4,8;26:21;46:16,19,20;68:22;102:4;108:12;131:25
five-minute (2)
51:4,6
fix (2)
61:2;96:18
fixing (1)
142:11
flake (1)
98:16
flat-line (1)
64:21
flea (1)
44:13
Fleming (179)
3:17,18;6:14,17,23;7:3,10,15;8:2,7,20,21;9:3,14,15;12:2,3;17:15,25;20:18;21:16,18;28:15,25;29:6,22;31:14,18;32:3,12,16,19;33:1,21;37:16;38:15;39:1,2;42:17;43:21,25;44:3,6,8,10,15;54:21;56:6;59:7,8;61:14;63:6,12,18;65:19;69:8,19,20;70:12,15;71:21,22;72:2,15;73:18;75:23,24;76:19,22;77:6,23;78:12;80:6;81:8,9,18;82:3,19,22;83:2,13,14;85:2,7,13,21;86:8,25;95:8,20;96:4,10,20,23;97:12,15,19;98:4,7,10;99:4,8;105:21;107:12;111:23;112:1,21;113:7,8,24,25;115:4,12,20;116:11,21;117:3,6,20;118:6,12,13,16,19,23;119:6,9;120:12,16;121:8,14,18,22;122:5,10,24;123:5,10,15,18,25;124:5,15,18,21,25;125:3,5,10,12,19,21,23,25;126:5,9,14;127:20;129:7,8;130:2,11,24,25;131:14;133:8,24;134:8;135:2,3,8,10;136:10;139:5,11,19;140:8;147:14,15
Fleming's (1)
38:11
flexibility (2)
75:12;97:6
floor (1)
12:18
Florida (1)
104:2
flyer (1)
32:7
focus (5)
16:11;109:7,8;111:16;127:23
foghorn (1)
42:15
folks (3)
24:17;92:2;103:25
follow (3)
127:25;136:17;146:13
following (1)
123:6
follow-up (1)
20:19
food (12)
23:7,12;27:7,9,18;32:20;72:8,16,17;73:8;101:5;102:8
foodstuffs (1)
23:25
footage (2)
88:24,25
force (1)
89:4
forget (1)
133:19
forgot (2)
43:4,6
forgotten (1)
110:20
form (1)
76:16
formally (1)
134:15
former (2)
19:24;42:23
for-profit (1)
144:10
forth (3)
25:6;55:2;56:9
forty-eight (1)
68:25
forty-eight/seven (2)
68:14,18
forty-one (1)
67:6
forward (12)
15:25;17:3;21:14,18;34:20;53:11;54:1;57:8,11;60:16;78:9;111:24
forwarded (2)
35:7;53:24
found (3)
99:19;102:7;110:4
four (6)
7:9,12;8:2,8;22:19;23:11
four-bedroom (1)
91:8
Fourth (2)
92:10;101:14
four-wheel (1)
25:5
franchise (1)
132:17
frank (1)
97:8
frankly (3)
60:15;71:8;85:17
free (2)
32:2;42:1
freebie (1)
101:24
Freeman (1)
119:14
freeway (1)
24:1
freeways (1)
23:21
freeze (7)
61:19;65:7,21;66:17,20;67:2;69:4
Friday (1)
32:17
friendly (5)
3:21;6:24;17:18,21;50:22
front (2)
13:17;138:14
Full (3)
48:10;95:17,17
full- (1)
60:5
full-time (14)
48:3;50:9,11;54:2,9;57:11,22,23;60:2;63:10,13;115:8;126:23;140:15
function (1)
127:5
fund (1)
10:13
funding (1)
11:2
furloughing (1)
48:14
further (6)
3:3;8:10;35:3;63:7;78:10;105:18
future (3)
13:9,15;138:1

G

gain (1)
91:20
gang (1)
106:13
garbage (4)
40:7,8,9;91:12
Gary (1)
119:14
gave (3)
19:6;67:10;89:1
General (2)
132:10,11
generate (3)
52:23;53:2;90:1
generator (1)
100:7
gentlemen (1)
12:8
gentlemen's (1)
74:3
Georgia (5)
102:22,23;106:23,25;143:25
gets (3)
23:20;25:21;48:22
GILMAN (2)
41:1,3
Ginny (1)
140:8
GIS (2)
117:18,22
given (5)
14:15;18:23;20:16;21:11;84:23
gives (1)
92:8
giving (2)
94:15;122:5
goal (2)
87:4;99:13
goals (11)
15:1,4,8,15;17:2;18:2,24;19:20,21,24;20:1
go-between (1)
103:13
goes (10)
24:19,21;25:22;49:13,17;68:25;95:22;109:24;111:6;119:24
good (24)
9:21;12:24;21:15;22:7;23:8;50:7;57:21;60:15;77:21;80:18;88:9;107:1;109:22;112:15;113:20;115:3;116:23;118:8;128:13;136:11;139:9;145:19;146:5,7
Gordon (1)
44:18
Government (3)
12:19;102:25;127:3
grand (5)
46:8,11,19,20;47:11
granite (1)
45:6
grant (2)
18:7;51:23
granted (2)
14:2;132:8
grapevine (1)
40:21
gravel (1)
45:5
Great (13)
3:11;13:15;20:16;21:14;36:22;50:1;107:4;132:9,20;134:8;137:20;139:13,25
groceries (1)
102:7
ground (1)
99:1
group (10)
14:17,24;15:12,17;16:24;30:3;109:8,8;127:23;145:14
groups (1)
16:5
growth (3)
11:4;87:21,22
grumblings (1)
132:24
guess (16)
13:21;22:22;40:12,17;41:22;55:10;60:8;70:20;

86:21;107:13;110:14;118:17;121:19;137:23,24;144:8
guest (1) 100:20
guests (1) 100:25
guide (1) 125:18
guidelines (1) 136:18
guy (4) 46:7,10;48:3;141:4
guys (8) 21:19;28:2;47:8;91:7,19;93:9;97:24;141:17
Gwinnett (3) 26:8;33:4,8

H

habitual (1) 105:4
Haeberlin (4) 116:7,25;117:22;118:3
half (2) 46:12;124:2
Hall (1) 127:6
hand (1) 100:22
handbook (1) 66:15
handed (2) 82:6,11
handing (2) 46:1,2
handle (3) 19:4;45:8,9
handled (4) 24:13;45:10;73:12;102:12
happen (5) 36:23;44:25;108:15;127:17,19
happened (2) 30:17;64:2
happening (1) 87:11
happens (5) 23:10;25:23;33:6;51:22;127:12
happy (5) 20:22;21:2,12;34:1;60:15
hard (9) 22:5,21,23;23:1;25:2;28:4;31:12,16;39:14
harder (1) 144:16
hardest (1) 103:15
Hart (8) 44:18,18;47:21,25;48:2;140:10,11,11
hate (2) 29:17,18
hazard (2) 91:11,11
head (3) 21:22;35:3;64:16
head-on (1) 96:22
heads (7) 34:2,9,19,23;35:4;53:4,9
health (1) 91:11
hear (5) 41:16;51:1;54:23;123:9;129:22
heard (5) 40:19,20;43:23;46:7;144:9
hearing (5) 8:4;16:23;18:17,17;109:3
hearings (1) 134:22
heat (3) 24:21;92:20,21
heated (1) 24:23
heavy (2) 102:23,23
Heights (1) 44:18
help (17) 10:6,13;13:7,9;20:8,17;25:18;26:18,25;58:6;59:21;97:11;105:3,19;108:23;116:9;140:7
helped (3) 10:16;22:4;24:16
helpful (1) 28:11
helpfully (1) 58:3
helping (3) 16:17;26:12;28:1
helps (1) 140:18
Here's (4) 19:14,20;37:21,21
Hey (3) 60:8;68:6;92:5
hide (1) 110:15
high (2) 25:22;105:7
higher (1) 62:9
highest (2) 132:6,8
highlights (1) 21:24
highly (2) 65:18;110:1
Highway (12) 12:15;13:13,18;14:21;15:21;17:18,20,22;22:8,10;43:17;77:11
hill (2) 43:14;141:24
himself (1) 141:12
Hire (8) 48:10;50:13;60:18;62:9,11;66:5;139:22;143:20
hired (2) 117:21;119:14
hiring (11) 48:12;50:4;61:19;65:7,21;66:17,20;67:1;69:3;115:8;126:23
historical (1) 101:10
hit (1) 113:17
Hm (1) 43:9
hold (4) 15:22;18:5;56:10;61:14
Holiday (1) 22:17
home (10) 9:20;24:17;98:14,15;100:8,22;101:17;102:3,10;108:11
homelessness (1) 10:20
homeowner (4) 97:2,3;101:15;106:22
homeowners (1) 132:14
homes (4) 24:23;31:17;103:24;132:25
Homestead (20) 46:24;47:3,12;99:22,24;100:4;113:14;129:12;130:6,10;131:8;132:7,9;133:3,9,17;134:3,9;142:24;143:19
hone (1) 111:21
Honestly (1) 32:3
Honeysuckle (1) 43:23
honor (2) 10:1;11:8
hope (2) 58:10;109:9
hopefully (5) 34:6;59:23;60:3;62:22;131:12
hospitals (1) 23:7
hour (1) 140:25
hours (1) 60:24
house (17) 22:18;44:24;90:20;91:3,8,22;92:5,7;94:18;96:9;98:11;99:12,19;100:3,14;106:2;142:21
housed (1) 102:4
houses (6) 87:5,5,21;88:10;95:23;96:5
Housing (2) 10:5,8
Howe (8) 9:24,25;12:6,16,17;21:21;34:24;70:3
huge (3) 42:7;60:1;106:25
hundred (4) 47:20;49:3;55:22;67:7
hunger (1) 10:20
hurdle (1) 106:25
hurt (2) 100:23;108:22
hypothetically (2) 124:19;126:25

I

ICA (1) 58:14
ice (8) 22:3;23:16,22;24:6;32:15;42:2,7;44:22
Iced (1) 44:18
iciest (1) 42:5
idea (11) 38:10,11;55:18;102:19;112:15;113:14;116:23;136:11;137:21;139:13;144:21
ideal (1) 105:9
ideas (1) 88:5
identical (1) 82:15
identification (1) 63:15
identified (3) 14:17;33:14;95:21
identify (3) 93:21,23;111:7
ignorance (1) 103:20
ignore (2) 94:22,25
ill (1) 10:19
illegal (3) 40:23;97:15;133:12
imagine (1) 145:15
immediately (2) 95:25;100:5
impact (2) 109:21;126:20
impacting (1) 77:2
impacts (1) 108:10
impervious (1) 108:5
implement (9) 13:10;15:15;16:17;18:23;19:1,18;20:13;30:7;72:11
implementation (3) 25:14;28:19;30:2
implementing (4) 15:1,8;17:7;28:25
importance (1) 92:22
important (4) 11:5;92:18;126:21;137:1
impression (2) 48:21;87:18
improvement (1) 10:9
incentive (1) 93:12
inches (1) 23:23
include (1) 73:19
included (9) 13:13;14:4,5,22;15:6;17:4;56:14;76:21;81:21
includes (2) 142:5,24
including (4) 84:21;116:16;117:10;126:21
income (1) 10:7
inconvenience (1) 78:11
increase (6) 47:6;63:4;89:10;91:12;111:21;119:24
increased (2) 111:8;112:5
increasing (1) 95:6
incredible (1)

26:3
indeed (1)
95:22
independent (2)
59:19;62:25
indicate (1)
37:19
indicated (2)
105:24;123:1
indicating (1)
105:16
individual (6)
36:3;57:12;68:4;
91:22;108:8;143:9
individuals (1)
14:18
indoors (2)
22:4,7
Industrial (1)
22:10
inform (1)
126:7
information (8)
5:19;31:25;32:13;
37:21;41:5;68:11;
114:17;142:2
infrastructure (2)
10:10;45:4
in-house (1)
117:19
initial (3)
20:5;23:4;43:4
initially (1)
31:12
initiated (1)
132:9
inmates (1)
72:18
Inn (2)
22:17;100:20
innocence (1)
103:17
innocent (1)
103:17
input (1)
131:16
inquired (1)
54:22
inserting (1)
78:13
inspected (2)
27:8;72:24
inspection (6)
40:2;48:23;49:4,8,21;
56:7
inspections (2)
64:7;103:5
inspector (32)
48:20,21;49:4;50:9,
11;54:2,10;55:3,5,7,11,
12;57:10;62:3,4,8,10;
63:13,15,22;64:3,9;65:6;
66:6,13;68:11,12;69:4,
24;141:11,11,16
inspectors (1)
90:12
instance (2)
41:9;99:18
instead (4)
46:17;84:17;85:8;
94:15
instructed (1)
5:20
instructions (2)
135:7;138:17
insurance (3)
49:1;55:2;68:3
intentional (1)
42:6
interest (2)
42:12;105:16
interested (3)
36:7;57:23,25
internally (1)
36:5
International (1)
26:11
Internet (5)
29:4,8,10;32:9;142:1
interview (1)
124:22
into (31)
6:21;16:16;23:22;
24:23;25:15;26:15;29:3;
31:17;32:4,7;42:19;
45:24;49:19;73:16;
74:18;84:12;87:10;
89:20;91:21;96:9,15;
103:2,7,14;105:18;
113:14;114:9;127:15;
135:15;138:23;146:14
introduce (4)
12:18;25:9;26:17;27:2
introducing (2)
104:18,23
invent (1)
99:1
invest (1)
79:13
investigate (1)
37:6
investigated (1)
76:14
investment (4)
43:5;79:22,23;109:23
invite (1)
88:19
involved (2)
102:13;136:4
ISO (1)
53:16
issue (9)
36:25;58:13;72:22;
81:17;92:20;98:11;
99:12,19;100:19
issues (8)
20:21;33:14;34:13;
61:1;72:25;87:9;95:21;
96:17
issuing (1)
93:15
item (22)
5:19;25:8;27:6;32:20;
33:25;35:7;48:9;51:13,
13;59:13;86:13;118:12;
119:10,16;120:4,5,7;
124:7;129:19;130:4;
131:10;135:11
items (8)
5:2;34:11;39:8,10,14;
40:3;81:21;115:18

J

jail (4)
25:1;27:19;75:11;
106:12
jailers (1)
22:15
James (1)
143:6
January (6)
34:21;53:8;56:22;
82:24;123:15;133:16
Jenkins (1)
11:8
jerryrig (1)
44:4
job (10)
10:10;27:24;28:2;
40:23;60:8;64:10;65:5;
66:13,25;141:20
joblessness (1)
10:20
jobs (1)
141:4
John (1)
48:8
John's (1)
107:17
joined (1)
16:8
joke (2)
60:10;110:21
judge (2)
95:17;97:6
judges (2)
92:16;97:9
juice (1)
75:7
jump (2)
19:9;99:6
juncture (2)
17:12;21:9
jutting (1)
146:14

K

Keck (10)
46:18;55:16;114:3,11,
19,21;116:9,15;117:9;
118:5
keep (4)
50:23;56:10;89:23;
134:21
Kellie (2)
12:20;19:11
key (7)
32:10;79:2;80:14;
91:1;92:22,25;112:10
kick (1)
13:6
kids (1)
108:11
kind (35)
13:6;14:7;15:9,14,16,
23;16:7,11,13,20,21;
17:2,9,12,13;18:12;
19:14;20:24;21:1;22:9;
24:7;25:8;26:17;27:2;
31:3;39:19;41:16;42:14,
16;46:21;50:23;88:8;
101:22;145:11;146:11
kinds (1)
91:13
King (64)
21:22,23;28:3,14,24;
29:5,17,23;30:19;31:16,
19;32:10,13,17,22;
33:10,20;34:25;41:3,16,
19;42:1;44:7,9,14,21;
62:24;72:8,9,24;73:14,
21;74:4,8,22;75:3,9,16;
76:3;88:23;91:24;94:2,
4,21,23;95:2,5,12;96:1,
6,11,22;97:5;101:5,11,
18;102:14;103:16;
105:5,9;110:12,16,18;
112:6
King's (1)
102:16
kitchen (1)
72:24
kitchens (1)
91:22
knew (3)
32:17;42:2;58:5
knowledge (2)
115:8;134:6
knowledgeable (1)
140:5
knows (1)
104:7
kudos (1)
34:24

L

lack (1)
17:6
laid (4)
15:3,4;20:2,5
Lake (1)
142:15
landscaping (1)
14:6
language (6)
13:24;35:24;36:6;
38:9,13;85:16
large (2)
13:8;40:11
larger (3)
37:7,13;45:17
last (34)
4:21;5:11;6:21;7:14;
14:11,15;21:25;25:20;
27:6;39:20;46:7;47:9,
21,23,25;48:1,16;53:22;
56:1,16;73:7;85:6;86:9;
105:15;114:14;116:13,
15;117:8;119:17;
122:10;127:22;142:23;
144:10;145:18
late (2)
3:5;109:16
later (3)
21:19;23:11;137:8
Latin (1)
10:15
latter (1)
127:21
law (7)
33:15;95:16;99:24;
101:3;111:14;139:24;
145:4
laws (2)
77:20;108:18
lawyer (2)
54:13;136:12
lawyers (2)
140:5,7
LCI (10)
13:12,25;15:19,23;
16:10;17:14,16;18:3;
19:25;20:5
leaning (2)
104:16,17
least (6)
34:7;46:16;47:2;
104:20;124:23;143:13
leave (11)
37:16;40:4;59:13;
70:10;95:15,16;97:6;
118:10;134:12;137:5;
144:15
leaving (1)
37:11
left (1)
46:5
legal (6)
36:8;92:8;107:21;
128:17;137:14;146:11
legislation (9)
6:5;103:7;104:14,18,

24;126:19;127:18;
128:14;130:5
legislative (3)
130:4,5;131:7
legislature (4)
103:2;135:16,24;
137:6
legitimate (1)
33:9
less (4)
128:10;142:10,14;
146:6
letter (1)
33:3
letting (1)
25:5
level (6)
59:21;62:10;63:2,2;
68:14,19
levels (1)
126:17
lie (1)
13:18
lien (3)
94:9;106:3;107:6
Life (2)
90:12;96:17
lift (7)
61:19;65:7,21;66:17,
19;67:1;69:3
light (1)
127:17
limbs (1)
24:20
limit (2)
17:23;39:8
limitation (1)
107:18
limitations (1)
106:11
limited (7)
10:21;22:24;24:10;
28:5;38:3;92:24;106:8
limits (2)
13:18;146:15
line (5)
19:22,22;41:2;107:3;
133:4
lines (5)
24:20;31:12,16;99:1;
115:15
list (10)
19:14,15;27:1;34:18;
53:2;109:5,6;116:8;
118:4;142:14
listed (4)
93:16;131:9,25;
135:12
Lithonia (1)
142:15
little (14)
19:6,7;20:14;40:9;
42:9;45:22;58:9;79:16;
89:7,8;90:9;100:23;
108:19;143:9
livable (1)
88:25
live (7)
22:15;42:10;93:8;
94:4;99:25;101:19;
102:4
lived (4)
43:9,10;103:25;110:5
living (2)
87:13;103:14
lobby (4)
89:14;102:22;103:6;
104:20
local (10)
92:3;103:4;107:8;
131:7;136:16,19,20;
137:7,11;142:21
location (2)
31:20;105:10
locked (1)
135:15
locks (1)
91:22
long (7)
40:10;59:14;104:10,
19;109:12;136:3,17
longer (3)
35:6;103:8;132:12
look (34)
13:15;21:18;24:17;
25:25;31:6;32:1,4;
42:15,19;49:19;55:13;
63:9;65:16;78:23;84:20;
85:5;88:4,5;91:17;92:5;
93:4,6;95:6;96:25;
103:14;105:18;109:20;
112:6;127:16;128:16;
136:7;141:7;145:7;
146:16
looked (3)
40:9;56:1;128:3
looking (14)
30:20;33:10;60:25;
63:12;70:24;77:10;
92:11;104:23;115:16;
119:20,23;140:3;
141:15;142:12
lookouts (1)
31:1
losing (1)
74:19
lot (31)
13:9;14:13;22:5;24:2,
25;58:8;61:7;62:13;
63:1;75:11;87:19;89:19,
19;90:11;92:11,13,20,
21;93:1,7;94:4;96:13;
101:18;108:5,6,8,12;
111:1;116:24;133:1;
145:9
low (1)
67:6
lower (5)
47:2;68:6;133:6;
137:18;143:20
lowered (1)
134:2
lowering (1)
133:9
lowest (4)
27:9,18;72:14;142:16
low-to-moderate (1)
10:7
Luke (3)
13:2;14:16;34:24

M

ma'am (28)
4:4;12:17;28:24;29:5,
17;31:8,16;32:10;52:10;
56:16;67:12,16;73:21;
81:16,25;82:21;85:4,10;
96:2;97:14,18;101:2;
111:25;119:8;121:21;
134:5;135:9;136:2
machine (1)
80:13
mail (2)
30:6;32:14
main (3)
17:2;60:5;84:19
maintaining (1)
95:7
maintenance (7)
23:2,14;27:25;28:10;
43:5;99:19;141:8
major (7)
22:2,9;23:5;53:23;
111:11;127:2;141:5
makes (5)
40:2;42:15;50:25;
105:10;144:16
making (8)
39:23;76:15;84:19;
100:21;109:15;127:16;
130:8;144:10
manage (2)
89:13;90:7
manager (5)
76:13;93:22;121:10,
11;126:23
managerial (1)
36:25
managerially (1)
36:4
managers (2)
6:10;102:17
many (12)
29:3,9;33:5;37:14;
60:3;77:12;108:2,3;
124:24;132:20;143:3;
146:20
map (6)
116:17,18,20,21,25;
117:13
maps (4)
114:22;116:16;
117:10,11
March (1)
127:22
margin (1)
95:18
Maria (1)
40:12
Marietta (1)
26:9
mark (2)
46:20;121:15
market (3)
23:6;44:13;77:11
marketing (1)
41:17
married (1)
90:23
Maryland (1)
110:5
master (1)
53:2
materials (2)
45:6;112:2
Mathis (1)
119:14
matter (6)
22:7;36:8;53:4,14,17;
132:3
maximum (5)
68:18;95:16;97:1,2,3
may (22)
3:4;13:5;16:15;35:16;
41:21;49:19;60:1;77:25;
78:5;106:22;107:1;
125:22,24,25,25;126:11,
11,12,14;127:17,19;
128:4
maybe (22)
14:11;17:10;18:16;
19:5;41:13;42:13,19,22;
49:9;56:1;65:16;68:21;
77:23;79:7;100:23;
109:2;111:19;120:6;
145:7,24;146:3,16
MAYOR (138)
3:2,11,21;4:7,11,13;
5:8,15;6:1,3;7:8,12;8:6,
8,14,24;9:2,4,8,18,20,25;
11:8,12,17,21;12:14,23;
21:17,20;27:22;28:12;
30:17;33:19,23,24;
36:15;38:10,14,16,20;
39:5,7;40:25;41:1;
42:20;43:20;44:17;
47:14,17;48:5;50:6,20;
51:5,10,12;52:8,11,18,
21;54:17;58:22;59:1,11,
20;61:9;64:18,23;65:7;
66:21,25;69:6,9,13;70:2;
71:9,11,15,25;72:5,7,19,
21;73:22;74:14;75:14,
17;76:2,5;80:23,25;
81:12;83:1,3,7,16,17;
86:7,12,22;88:21,22;
112:20,22;113:1,11,19,
22;118:11,18;119:2;
121:2;122:25;124:10,
13;126:22;128:21;
129:1,11,23,25;130:9,
13,18;131:3;133:13;
135:2,14;139:14,17;
140:9;143:1;144:25;
146:21;147:2,4,8,18
Mayor's (2)
41:6;137:19
McCAIN (86)
3:13,15,17,19;4:4,18;
5:1;8:16,18,20,22;9:10,
12,14,16;11:23,25;12:2,
4;38:22,24;39:1,3,11;
59:3,5,7,9;69:15,17,19,
21;71:17,19,21,24;72:1,
3;75:19,21,23,25;81:4,6,
8,10;82:6,13;83:9,11,13,
15;84:1;113:3,5,7,9;
121:8,12,15,21;122:2,7,
15,19,22;123:17,20;
124:23;125:1,4;129:3,5,
7,9;130:20,22,24;131:1;
134:12,17;139:16;
147:10,12,14,16
mean (47)
5:11;17:19;18:6;21:6;
24:5;25:1;29:20;38:1;
49:9;56:19;57:17,22;
59:17;62:9,10,19,21;
63:15;67:7,14;70:9;
74:1;80:1;87:20;88:5,6;
90:10;91:12;92:1,7;
93:20,22;94:13,15,17;
95:11;97:20;100:13;
101:7;102:12;116:23;
121:5;124:19;141:2,22;
144:18;145:14
meat (1)
75:7
mechanism (2)
94:7;97:21
medical (1)
44:23
Medicare (1)
68:1
Meeting (23)
3:2,3;4:21;5:12;15:3,
10;20:23;22:1;41:14;
51:10,17,18,18;52:2,5,5;
53:6,16,19;134:13,16;
147:18,20
meetings (4)
35:3;140:24;143:7,14
Melissa (1)
82:9

Melissa's (1)
82:20
melted (2)
42:8,9
Member (2)
72:9;88:7
members (4)
33:24;52:21;89:9;
131:17
memo (2)
111:17;112:7
mention (1)
87:6
mentioned (5)
13:2;40:19;114:1;
116:13;132:5
message (1)
101:15
met (1)
15:12
meter (1)
104:8
method (3)
30:22;45:18;136:20
methods (1)
30:9
metro (2)
105:10;142:2
middle (2)
48:11;49:25
might (7)
42:12;90:8;101:17,17;
110:23;111:9,19
milk (1)
23:10
mill (2)
142:5,7
millage (1)
142:4
million (2)
110:6;143:25
millions (1)
143:4
mimosas (1)
75:16
mind (8)
7:18;34:14;63:7;
97:22;98:8;103:12;
106:19;125:11
mine (1)
125:16
minor (1)
102:5
minute (1)
87:12
minutes (3)
8:25;39:9;70:10
mirror (1)
146:18
misdemeanor (1)
106:9
missed (2)
141:19;145:24
missing (5)
90:5;91:15;140:13;
141:2,5
mistaken (1)
133:10
mix (1)
76:12
mixed (1)
16:11
mixed-use (1)
16:20
model (2)
26:10;118:8
modern (1)
45:18
modifying (1)
6:6
mom-and-pop (1)
79:16
moment (3)
50:8;89:16;95:21
Monday (5)
6:21;122:11;123:16,
24;124:1
money (16)
10:12;47:5,21;49:4;
51:22;74:19;80:13;
100:21;104:8,11;109:19,
20;111:1;113:17;
143:15,17
moneys (3)
135:17,18,21
month (4)
34:20;124:22;127:16;
132:18
monthly (2)
36:12;132:17
months (11)
13:5;54:2,6;57:25;
58:1,19;59:14;74:18;
105:14;106:12;117:2
more (43)
6:9;11:2;17:21;19:6,7;
33:13;38:2;40:8;44:22;
45:25;58:6;64:9;80:7;
88:10,10;92:11;93:1;
94:25;100:23;102:25;
109:18,18,19,20,20;
111:16;115:7,15,22;
117:4;132:16;133:1,3,4;
135:13;141:23,23;
142:8;143:4;144:19;
146:2,3,19
Morris (1)
10:24
mortgage (2)
109:14,14
most (14)
10:25;11:4;14:19;
28:8;30:9;52:24;55:17;
58:5;103:24;106:12;
109:5;126:21;136:5;
140:5
mostly (2)
14:23;39:25
mother's (1)
110:5
motion (54)
4:9;6:25;7:7;8:24;
9:18;11:12,14;38:12;
39:5;58:17;59:11;60:17,
17,18;61:10,13,15,20;
63:7;66:17;69:3;70:22;
72:5,16;73:19;76:2;
80:21;81:12;82:23;
83:17;86:21;109:2;
112:11,17;113:11;
118:15,20,20,22,24;
119:5;123:1;124:11;
126:13;128:22;129:11,
16,21;131:3;133:15,23;
134:12;138:10;147:1
motions (3)
5:12,13;66:19
Motors (1)
132:11
mount (1)
45:13
move (14)
7:8;15:25;34:20;
36:19;52:14;53:11;54:1;
57:11;59:15;60:15,16;
81:13;89:4;113:22
moved (2)
9:1;90:24
moves (1)
89:17
moving (6)
57:8;72:7;78:8;86:3,
17;126:22
much (27)
9:20;12:25;16:17;
21:16;26:23,23;30:15;
33:20;40:3,8;43:4;
46:11;47:5,21,24;53:21;
59:18;66:12;76:3;79:1;
96:2;108:6;128:9;
137:19;138:7;140:3;
145:12
multitudes (1)
108:4
multi-year (2)
52:25;54:12
Municipal (1)
34:4
municipalities (2)
68:24;104:15
municipality (1)
104:22
Municode (1)
81:18
Murray (2)
40:19;111:3
must (3)
80:5;137:1;138:13
muster (1)
103:12
myriads (1)
91:13
myself (1)
88:8

N

name (7)
13:2;51:13;52:22;
72:17;79:9;82:20;132:2
narrowly (1)
111:16
nature (3)
43:6;111:15;115:11
near (1)
42:11
neat (1)
144:9
necessarily (2)
88:2;146:1
necessary (2)
20:8;73:20
need (54)
3:24;18:11;20:12,12;
25:18;26:18,19,25;35:6;
50:24;53:17;60:9,9;
61:5,19;66:19,25;74:19;
77:14,15;78:4,6;79:14,
20;80:15;86:8,20;88:13,
14,16;90:25;96:19;
97:10;111:7,7,21;112:5,
11;114:25;115:6,17;
116:3;118:17;119:20;
120:6;129:16;130:5;
134:2;137:18;138:10;
141:19;142:17;144:1;
146:16
needed (1)
85:17
needing (1)
57:13
needs (5)
37:22;58:14;59:19;
121:22;130:12
negative (1)
108:17
negotiating (1)
145:15
negotiation (1)
145:11
negotiations (1)
35:15
neighbor (3)
98:2;108:22,23
neighborhood (1)
109:22
neighborhoods (1)
29:8
neighbors (3)
24:18;97:23;102:9
neutral (1)
49:20
new (24)
7:5;10:10;28:10;48:9;
49:24;50:4;52:14;61:18,
21,24;66:14;81:14;
83:19;85:5;86:17;89:4;
113:23;116:25;119:10;
124:20;127:1;140:4;
143:20;145:23
newsletters (1)
45:25
newspaper (1)
32:5
newspapers (1)
92:3
next (26)
4:19;5:4;20:25;25:8,
10;26:17;27:3;52:4;
58:19;78:18;83:21,23;
85:1;86:4;88:5;93:4;
98:2;110:15;112:12,18;
122:8,19;123:2,16;
127:10;134:16
nice (2)
42:14;98:15
nickname (1)
64:9
night (1)
76:24
nightmare (1)
99:5
ninety (1)
67:7
nobody (3)
37:2;46:9;64:19
none (1)
32:2
nonetheless (1)
133:2
nonprofit (1)
10:13
nonsense (1)
46:21
nonstandard (1)
40:15
nonstarter (1)
102:21
Noonan (7)
48:8,8;49:9,11,15,17,
19
Northwoods (3)
44:16;87:22;142:22
notation (1)
36:1
Notch (1)
72:17
note (2)
84:2;105:17
notes (2)
7:24;21:8
noticed (1)
48:11
notices (2)
109:14;113:18

notification (3)
28:19;70:25;78:16
notifications (2)
29:12;32:8
notified (1)
102:11
not-to-exceed (1)
137:25
Nova (1)
45:1
November (1)
127:13
nuisance (8)
87:6,22;94:12,19;
95:11;107:7;111:15;
112:17
number (51)
4:3;7:9,10,12;8:3;
12:14;24:11;25:18,21;
31:15,24;32:20;37:6,22;
52:8,9,14,14,22;63:24;
72:8;76:6;79:2;81:13,
14;82:13,13,19;83:18,
19;84:11;85:8;86:18;
87:5;92:14;107:18;
108:7;113:23;117:8,16;
119:10;120:5,7;121:2,5;
124:7;126:18;129:12;
131:19;142:12;143:16
numbers (2)
31:11;59:17
nutritional (1)
75:10

O

o0o- (1)
147:21
Oak (1)
43:25
Oakcliff (5)
22:10;28:9;133:1;
142:21;145:2
oath (2)
84:23;85:20
objection (2)
3:6;52:13
obviously (10)
30:10;32:2;54:15;
57:18;58:4;67:7;79:5;
101:14;112:19;144:14
Occupancy (1)
86:19
occupants (2)
144:14,18
occupied (3)
98:12,13,17
occupying (1)
98:14
occur (3)
53:6,7;103:8
occurred (1)
136:9
occurs (2)
41:25;42:10
o'clock (3)
3:5;82:11;129:15
odds (1)
18:19
off (7)
3:22;13:6;23:25;
54:24;107:6;110:5;
117:17
offenders (1)
105:4
offense (3)
105:25,25,25
offer (2)
67:5;69:23
offered (1)
120:18
offering (1)
65:15
office (3)
41:6;47:10;136:19
officers (9)
22:14,15,15;25:2,25;
26:1;33:12,16;91:25
official (23)
39:18,22;40:17,21;
44:21;46:5;47:19;48:10;
55:11;63:10,16,21,25;
64:2,2,6,7,8,9;140:14,20,
22;141:21
officials (4)
24:16;64:5;136:6;
140:12
often (1)
117:5
old (13)
3:25;4:1;7:1,4,11;
32:20;52:2;60:10;81:14;
83:18;108:18;110:21;
145:4
once (9)
35:20;36:14,17;37:1;
45:21;61:4;102:6;108:1;
139:1
One (63)
8:7;11:4;19:19;25:5,
20;27:18;28:8;30:9;
33:4,14,25;36:9;37:1;
38:2,3;40:4;42:5,21;
48:9;50:1,8;56:15,25;
58:1;61:20;66:19,20;
67:1;70:6;78:23;82:4,
16;84:16;86:4,21;87:9;
91:2;92:14;98:3,24;
100:9,24;102:8;107:10,
16;114:13,13,23,24;
115:22;116:24;121:1;
124:2;126:17,21;
129:18;130:12;132:7;
135:19;137:5;142:12;
145:5,18
one-page (1)
51:25
ones (12)
18:25;35:6,6;48:19;
50:5;53:12;94:12;96:7;
132:8;133:5;134:9;
145:13
ongoing (1)
15:19
online (3)
34:5;93:16;94:19
only (31)
6:2,4;7:20;26:4,13;
28:6;30:5,23;31:14;
33:8;39:8;47:10;49:21;
52:22;53:14,22;65:15;
79:5;82:4;90:10;91:4,
11,14;92:20;97:21;
100:19;106:9;107:4;
132:19;137:23;141:7
onto (3)
5:3;56:10;61:14
open (2)
57:15;114:1
opening (1)
67:5
operable (1)
88:9
operate (1)
18:13
operates (1)
127:3
operating (1)
44:25
operation (1)
132:10
operations (1)
22:19
opinion (4)
36:8;50:16;102:24;
137:4
opportunities (2)
10:10;33:11
opportunity (9)
25:10;26:17;27:4,5;
34:11;54:3;96:18;
119:22,25
option (2)
73:4;137:9
Optional (1)
35:19
options (2)
19:21;137:4
oral (1)
84:22
order (4)
3:3;51:11;64:4;91:20
orders (1)
76:12
ordinance (55)
4:16;5:7;6:15,18,20;
7:13,14;21:11,12;25:11,
13;26:10,11,19;28:18;
29:15;33:3;34:13;64:1;
76:6,8;77:3;78:15;
79:25;80:22;81:22;
82:19;84:7;87:1,7,10,24,
25;88:9,24;89:2;90:22,
25;92:17;93:14;95:13;
97:16;100:10;105:23;
106:2,9;107:24;120:8,
15,17;136:17;137:11,13;
138:22;139:8
ordinances (14)
29:12,14;63:24;77:17;
86:19;102:18;108:18;
111:7,14;112:18;135:18,
19;138:23;146:17
organization (2)
64:17,20
organizations (1)
10:14
original (2)
27:17;53:2
originally (5)
81:14;83:19;117:21;
119:12;136:3
others (3)
5:4;43:1;146:6
otherwise (1)
80:5
ought (4)
40:23;48:13;49:19;
50:3
ours (1)
133:6
ourselves (2)
44:20;117:18
out (118)
3:23;13:24;15:3,4,23;
19:14;20:2,5;21:4;23:9,
15;24:16,19,21,22;
25:14;26:1;27:16;28:1;
29:2,8,18;30:6;31:5,11,
25;32:5,6,13;33:12,13,
16;34:16,23;35:22;36:9,
10;37:3,4,19;38:2;
40:12;42:15;44:19;
45:25;46:1;47:13;53:4;
54:3;58:6;60:4,12,13,13,
22;61:2;62:22;73:5;
75:6;78:17,24;79:18;
80:13;82:7,12;88:4;
89:4,17;90:8;92:7;
94:19;98:22;99:20;
100:2,15,22;102:3,7,8;
104:20;107:1;110:4,9;
114:15;115:14;116:2;
119:13,18;120:1,3,20;
122:8,17,22;123:1,24;
127:8,10;128:1,5,19;
131:23;134:9;135:18,
22;136:8;137:17;138:7;
140:7;142:7,18;143:5,
13;144:2;145:16;146:1,
8,20
outcry (1)
96:2
outline (2)
34:14;111:12
outside (1)
50:25
outstanding (1)
27:24
over (33)
5:3;10:11,12;18:13;
22:1;23:20;24:20;25:19;
43:23;44:13,24;45:4,23;
46:2,3;52:2;55:14;61:2,
16;63:21;68:17;74:24;
83:23;92:2;93:8,24;
100:22;103:1;116:13;
119:17;128:3;143:9,22
overall (1)
109:21
overcrowding (1)
90:1
Overlay (5)
12:15;13:16,23;14:4;
15:6
owe (1)
30:13
own (8)
65:11;73:13;94:25;
103:13;106:24;111:4;
117:18;127:25
owner (13)
90:6;93:15,24;98:12,
13,17;99:14,16;103:20;
111:2,2;113:15;144:15
owners (26)
14:20,20,23;18:2;
19:23;28:20;32:8;89:11,
22;90:7;91:16;93:6,7;
94:4;95:7;99:12;101:19;
102:10,10;103:6,16;
109:17;110:2;111:6;
144:16,20
owns (1)
94:19

P

Pachuta (5)
3:23;25:12;55:21;
56:3;83:19
packet (1)
56:14
page (10)
15:16;19:1;56:23;
57:1;84:20;85:1,4,8,15;
143:10
paid (6)
47:20;48:22;60:13;
110:5;139:2;145:12
pain (2)
89:10;95:6
Palm (1)
45:16
palmistry (1)

81:21
Pan (1)
10:15
paper (1)
21:7
paragraph (6)
8:1;70:5;85:6,15,18;
124:3
parcels (1)
13:17
Parent (3)
104:13,21;135:6
Park (2)
43:23;108:13
parked (1)
108:12
parking (2)
14:6;107:15
parks (1)
140:18
part (15)
13:16;19:24;29:24;
30:19;31:6;35:11;70:1,
22;71:6;95:1;98:11;
103:22;107:19;127:21;
136:23
participants (1)
18:18
particular (10)
22:8;53:15;90:19;
95:20;97:10;101:13;
112:5;135:11,21;139:23
Particularly (5)
61:4;64:1;77:9;94:12;
116:20
partners (1)
11:5
parts (1)
132:25
part-time (3)
46:8;126:22;135:14
pass (14)
5:12;30:24;33:4;
61:20;87:2,7;103:11;
104:19;105:19;131:24;
133:6;138:10,14,19
passed (7)
25:13;29:21;59:11;
78:15;81:12;126:20;
133:11
passes (1)
134:1
past (3)
58:1;90:23;96:1
patient (1)
125:14
patrolling (1)
33:13
pavement (2)
24:7;108:6
pay (16)
40:24;47:2;107:6;
110:9,17;128:9,17;
132:14,16,18,19,23;
133:2;142:22;143:17,20
paying (7)
46:6,7,11,11;47:19;
48:3;49:2
payments (1)
109:15
pays (1)
48:23
Peachtree (3)
22:10;28:11;145:23
pedestrian (2)
17:18,21
pedestrian-friendly (2)
16:12,21
penalties (10)
92:24,24,25;93:2,11;
105:24;111:8,22;112:5,
17
penalties/punishments (1)
107:3
penalty (1)
106:10
Pending (2)
27:20;33:17
people (35)
10:7;22:5,5,6,11;24:2,
2,8;25:17;26:13;30:3,
24;31:22;44:24;47:1;
58:5;78:23;79:21;80:7;
84:4;87:12;90:10,19;
92:13;100:10,21;108:14,
24,24;109:4,8;142:19,
22;143:25;146:18
per (11)
4:2;35:20;36:14,14,
15,17;49:8;64:11;82:11;
100:16;135:7
perceived (1)
17:6
percent (6)
39:25;40:1,1;98:20;
132:14;143:8
percentage (1)
105:6
perception (2)
19:22;20:7
perfect (3)
88:13;119:22,25
perfectly (2)
38:6;107:21
performs (1)
62:15
perhaps (9)
16:24;40:3,16;41:10,
14;46:3;79:13,19;
101:15
peril (1)
94:25
permit (5)
6:6,22;48:17,23;80:21
permits (4)
7:2;76:10;77:5,13
permits/employee (1)
7:1
person (28)
48:23;57:22;60:2,6;
62:10;63:1;64:14,15,18,
22;66:11;76:11,14;
84:13,19;91:2,4;92:7;
99:21;103:12;109:15;
115:9;141:6,9;143:20;
145:5,6,18
personal (3)
44:22;100:8;102:2
personally (3)
7:15;59:17;132:16
personnel (3)
25:6;66:15;101:16
persons (1)
6:9
perspective (2)
16:4;57:7
phone (6)
30:23;31:11,15,20,24;
37:22
phones (4)
3:22;30:25;31:13,19
physically (1)
32:5
Piccadilly (3)
73:2,9,20
pick (2)
28:3;98:25
picking (1)
45:19
pick-up (1)
35:19
piece (4)
6:4;25:14;37:9;103:7
pieces (1)
126:18
pile (1)
82:14
Pine (1)
142:15
pits (1)
45:4
PITTMAN (124)
3:2,11,21;4:7,11,13;
5:8,15;6:1,3;7:8,12;8:6,
8,14,24;9:2,4,8,18;
11:12,17,21;12:14,23;
21:17,20;22:22;25:5;
27:22;28:12;29:7;30:17;
33:19,23;36:15;38:10,
14,16,20;39:5,7;40:25;
42:20;43:20;44:17;
47:14,17;48:5;50:6,20;
51:5,10;52:8,11,18;
54:17;58:22;59:1,11;
61:9;66:21;69:6,9,13;
70:2;71:9,11,15,25;72:5,
7,19,21;73:22;74:14;
75:14,17;76:2,5;80:23,
25;81:12;83:1,3,7,16,17;
86:7,12,22;88:22;
112:20,22;113:1,11,19,
22;118:11,18;119:2;
124:10,13;128:21;129:1,
11,23,25;130:9,13,18;
131:3;133:13;135:2;
139:14,17;140:9;143:1;
144:25;146:21;147:2,4,
8,18
place (5)
13:15;41:3;61:5;
79:16;85:12
places (4)
23:7;24:23;78:25;
109:6
plagues (1)
10:19
plain (1)
106:10
plan (18)
13:8;16:9;22:23;
23:18;46:13,18;47:9;
48:3;53:2;55:17,23;
56:8;59:24;60:3;62:15;
63:16;114:18,25
planner (3)
12:19;116:6;117:16
planning (5)
34:12;64:13;65:2;
134:22,25
plans (3)
13:10;60:25;141:7
plant (1)
132:11
play (1)
101:25
please (21)
3:12,23;8:15;9:9;
11:22;38:21;39:9;59:2;
69:14;71:16;73:19;
75:18;83:8;88:22;113:2;
129:2,17;130:1,19;
134:12;147:9
plenty (1)
28:6
pm (1)
147:20
pocketbook (1)
100:24
point (15)
15:13,18;17:13;20:6;
21:9,15;29:18;101:17;
110:24;111:2;128:10;
137:14;138:12;139:9;
141:19
points (1)
139:24
police (19)
10:17;21:25;25:24;
26:3,11;27:24;41:2,6,10,
23;42:3,4;72:16;76:15;
88:6,20;90:2;112:4;
132:21
policies (3)
16:9;20:12;127:25
policy (4)
36:10;96:16;117:1;
137:15
Pond (1)
46:22
poor (1)
47:6
pop (1)
78:3
popping (1)
77:16
pop-ups (1)
77:16
portion (2)
23:8;124:6
Position (35)
48:10,14;49:24;50:9,
12,18;57:11,23;59:19;
61:18,21,24;62:3,5,9,21;
65:4,9,10,21,22;66:3,9,
14;67:2;68:20;69:4,23;
70:8,18,24;71:1;76:13;
126:22,22
positive (1)
41:17
possible (5)
15:7;20:19;30:16;
104:6;135:1
possibly (7)
18:2;32:7;44:4;
111:23;119:24;128:8;
132:7
post (2)
65:8;141:25
posting (1)
62:6
postpone (1)
86:21
potential (2)
127:2,7
potentially (2)
15:20;104:23
pothole (1)
61:2
power (4)
24:19,20,21;103:3
powerful (1)
89:14
practice (1)
121:19
precarious (1)
37:17
precedence (1)
63:21
prefer (5)
18:15;37:20;70:10;
74:4;126:8
preference (5)
37:18;57:15;83:25;
120:9;127:10
prepared (4)

51:14;55:1;108:16;
111:12
prescribed (1)
76:16
present (6)
76:24,24;78:17,19;
114:8;131:6
presentation (4)
30:4;41:17;84:20;
131:7
presented (3)
43:6;56:15;78:7
Presenting (2)
12:6;41:14
presents (1)
101:9
pressure (2)
144:19,21
pretend (1)
145:3
pretty (5)
18:11;34:14;53:21;
75:10;79:1
prevent (1)
93:14
previous (4)
7:5;73:8;87:10;120:2
priced (1)
75:6
prices (1)
74:25
primarily (1)
10:4
primary (4)
23:3,4;24:10;119:15
principally (1)
10:6
principles (4)
16:8,10,13;17:3
prior (1)
51:17
priorities (1)
23:5
prioritize (1)
28:7
private (1)
45:9
PRO (127)
3:2,11,21;4:7,11,13;
5:8,15;6:1,3;7:8,12;8:6,
8,14,24;9:2,4,8,18;
11:12,17,21;12:14,23;
21:17,20;27:22;28:12;
30:17;33:19,23,24;
36:15;38:10,14,16,20;
39:5,7;40:25;41:1;
42:20;43:20;44:17;
47:14,17;48:5;50:6,20;
51:5,10,12;52:8,11,18,
21;54:17;58:22;59:1,11;
61:9;66:21;69:6,9,13;
70:2;71:9,11,15,25;72:5,
7,19,21;73:22;74:14;
75:14,17;76:2,5;80:23,
25;81:12;83:1,3,7,16,17;
86:7,12,22;88:21,22;
112:20,22;113:1,11,19,
22;118:11,18;119:2;
122:25;124:10,13;
128:21;129:1,11,23,25;
130:9,13,18;131:3;
133:13;135:2;139:14,
17;140:9;143:1;144:25;
146:21;147:2,4,8,18
probable (2)
89:20;91:20
probably (17)
3:5;20:10;26:25;42:9;
50:7;60:19,20,22;63:4;
73:1;104:19;107:2;
109:7;124:22;126:21;
137:24;145:5
problem (14)
26:24;30:20;74:5;
88:15;89:2;92:15;96:12,
19;97:23;103:22,24;
105:5;106:25;108:4
problems (6)
27:16;45:12,24;73:8;
91:13;98:18
procedure (2)
29:1;61:17
procedures (2)
8:5;86:10
proceed (2)
3:3,6
process (22)
13:6;15:19,21,23;
16:3;17:13;18:7,12;
19:13;20:5;25:16,16;
26:5;29:24;34:5;74:24;
95:24,25;112:10;124:4,
7;127:13
processes (1)
136:15
procured (1)
10:11
products (1)
23:6
professional (3)
114:21;115:7,23
profit (4)
39:25;40:3,5,18
program (5)
13:3;16:14;26:8;
29:25;30:18
programs (2)
10:13;30:8
progress (1)
41:12
prohibit (2)
97:25;98:23
prohibited (1)
81:19
prohibiting (1)
97:16
prohibitive (1)
43:3
prohibits (1)
104:15
project (8)
11:1;12:16;13:12;
15:4,22;16:1;18:5;114:5
projects (6)
14:14;18:13;20:2,3;
140:16,18
promote (1)
41:15
prompt (1)
34:24
promptly (2)
99:22;102:11
properly (1)
78:1
properties (16)
87:6,22;89:13,21,25;
90:3,8;92:3;94:12;
96:13;99:13;109:8,21,
24;111:15;112:17
property (38)
89:11,22;90:7,18,20;
91:16;93:6,9,15;94:9,10,
19,20;95:7,11,22;97:17;
98:23;99:12,14,16;
101:13,22;102:10,17;
103:6,13,18;106:21,24;
107:4,5;109:12,21,24;
111:3,5;133:18
property- (1)
102:23
proposed (3)
29:20;35:18;46:25
proposing (1)
62:1
prosecutor (1)
95:17
prosecutors (1)
97:6
protect (2)
24:7;84:23
protections (1)
74:20
protocol (1)
25:24
protocol's (1)
65:6
proud (1)
34:16
provide (6)
10:8;16:2;54:18;
119:4;146:4,5
provided (9)
25:4;34:19;53:3,3;
56:6;68:10;76:9;114:16;
115:21
provides (1)
84:22
provision (1)
95:12
Public (11)
39:7;45:8,25;50:20;
129:16,22;139:18;
140:20,21;144:2;146:21
pulling (1)
137:17
punished (1)
99:17
purpose (1)
14:24
purposes (1)
103:2
pursued (1)
17:10
purview (1)
115:19
push (2)
23:25;32:11
put (25)
5:4;13:25;14:13;
15:22;32:7;38:2;47:4,7;
53:10;60:13;66:1;74:20;
83:21;85:7,23;94:9;
96:15;97:25;114:20;
123:18;127:10,15;
128:19;131:5;144:21
puts (1)
144:19
putting (17)
13:15;14:16;15:11;
17:3;18:5;25:9;40:9,12;
92:20;94:7;106:3,4;
116:2;125:3;127:8;
146:11,12

Q

QOL (5)
92:2,7;95:21;99:20;
101:9
qualification (1)
134:7
qualifications (2)
120:21;122:13
qualified (2)
65:18;134:6
quality (5)
63:2;75:9;90:12;
96:16;146:4
quick (5)
9:19;16:2;18:11;
27:23;32:11
quicker (1)
74:10
quickly (5)
47:16;59:15;61:17;
102:12;145:10
quiet (1)
139:20
quite (4)
17:17;40:4;60:15;
63:23
quo (1)
95:7
quote/unquote (2)
36:2;64:1

R

R-1 (2)
97:17;98:20
raise (4)
47:6,7,11;139:3
ran (2)
47:13;102:8
range (3)
68:12,15,24
rarely (1)
11:7
rate (3)
49:7;68:7;117:17
rates (2)
53:22;142:4
rather (1)
7:5
reach (4)
27:16;31:5,10;73:5
read (2)
54:23;143:10
readdress (2)
20:21;78:19
reading (6)
51:15,21,24;81:23;
92:2;134:15
reads (1)
76:10
ready (5)
5:11;29:13,16;52:9;
61:5
real (15)
61:17;89:12,15;93:6,
9,10,22;101:21,23;
102:16,22;103:6;
104:19;109:9,11
realize (1)
101:21
realizing (1)
29:15
really (34)
9:21;15:16,19,21,23;
16:8,10,13,15,16;17:8,8;
18:21,22;22:3,4;27:23;
28:2,21;32:4;43:7;
50:12;51:2,23;87:9;
88:6;93:5;95:9;97:7;
107:5;125:16;133:12;
137:15;144:17
reapply (3)
15:25;18:6;134:3
reason (10)
51:13;53:14;59:24;
60:5;88:5;90:2;91:10;
92:8;107:15;117:12
reasonable (9)
21:7;37:25;48:19;
90:2;91:1,6;122:1,3,8

reasons (3)
17:10;20:19;60:14
recall (3)
35:12;82:3;131:18
received (4)
14:1,8;27:7;33:8
receiving (1)
34:22
recently (1)
48:17
recess (1)
51:8
recession (4)
48:12;49:25;50:1,2
recession's (1)
143:21
recognition (1)
10:1
recognize (2)
94:25;109:19
recommend (10)
27:10;51:20;89:6,12;
90:17;91:16;93:5;95:15;
110:1;112:8
recommendation (8)
13:14,25;26:20;27:7;
30:7;73:2;89:10;131:12
recommendations (4)
27:2;35:5;109:2;112:4
recommended (3)
11:2;117:15;131:9
recommending (1)
15:18
record (2)
77:7;110:8
recording (1)
3:7
records (2)
93:16;114:1
recovering (1)
9:22
recreation (1)
132:22
recycle (2)
40:8;45:15
recycler (2)
36:2;37:20
recycling (11)
35:20;36:3;37:7,13;
38:2;40:6,7,14,16;45:15,
17
Red (2)
30:18;46:20
reduce (2)
87:4;135:13
reduction (1)
134:4
reeducate (1)
89:17
reference (2)
54:20;130:9
referenced (1)
104:14
referendum (2)
133:12;134:1
referring (2)
41:9;105:23
refine (1)
116:9
reflected (1)
84:7
reflects (1)
53:21
regard (7)
34:6;35:5,7,8;53:18,
25;54:14
regarding (6)
6:5;33:2;48:9;104:13;
114:17;133:25
regards (2)
105:22;135:3
region (1)
13:8
Regional (2)
13:4;16:9
register (3)
30:23,24;31:22
registered (1)
31:17
registries (3)
104:16;144:9,12
registry (1)
31:12
regressive (1)
47:1
regular (2)
22:16;52:7
regulate (4)
97:20;105:3;108:7,7
regulated (1)
75:10
regulating (3)
77:15;97:22;108:23
regulatory (2)
85:25;86:11
relation (1)
142:18
relationship (1)
125:14
relative (1)
39:24
relatively (1)
90:14
relevant (3)
51:14;111:13,14
relieve (2)
125:15;126:8
relook (2)
92:23;112:6
rely (1)
32:14
relying (1)
57:13
remain (1)
77:22
remember (4)
13:5;14:11;87:9;
139:21
reminder (2)
3:22;50:23
remove (1)
6:8
renegotiate (1)
119:21
renew (1)
35:6
renewed (1)
105:16
rent (7)
90:8,22;91:2,3;92:4;
98:3,15
rental (14)
40:11;95:12;97:16;
98:1,20,23;100:3;103:6;
104:15;109:12;144:9,12,
16,22
rentals (1)
144:10
rented (1)
102:3
renter (5)
89:3,4,5;94:16;97:3
renters (1)
110:2
renting (4)
90:18;92:6;98:13;
100:22
repeal (2)
104:18,24
repercussions (1)
108:17
reply (1)
120:14
report (6)
33:18;41:11,15;54:14;
59:20;100:5
reported (1)
99:22
reporter (3)
3:4;51:1;123:8
reports (5)
21:22;33:25;41:4;
139:15,16
representative (3)
53:17;104:13,21
request (6)
82:11;114:2,5;119:1;
121:24;141:20
requested (2)
114:1;125:4
requesting (2)
114:14;117:25
require (2)
73:25;103:5
required (4)
77:13;95:23;116:18,
22
requirement (1)
96:14
requirements (4)
6:6;14:6;17:16,17
requires (2)
79:1;80:2
requiring (2)
77:4,9
research (8)
30:10;54:4;99:10,21;
100:3;112:1;115:14;
119:4
resident (3)
89:16,16;145:20
residential (3)
26:23;86:18;97:16
residents (9)
14:22;28:20;32:8;
37:6,12,14,20;114:7;
134:2
Resolution (16)
9:23;11:9,15;51:14,
16,17,25;129:12;131:6,
25;133:16;135:21;
137:5,9;138:11,18
resolutions (3)
130:11;135:4;138:13
resolve (1)
105:20
resources (7)
10:8,22;24:11;26:3;
28:5;103:23;104:3
respect (1)
128:12
respond (1)
123:22
responded (1)
55:6
respondent (2)
120:9;124:9
response (16)
8:12;9:6;11:19;38:18;
54:23;58:24;69:11;
71:13;81:2;83:5;86:15;
112:24;128:24;130:16;
146:24;147:6
responses (2)
53:9;121:3
responsibility (3)
63:1;66:11;111:5
responsible (1)
111:3
responsive (1)
94:6
rest (2)
49:13;53:8
restrictions (1)
107:16
result (1)
29:21
resumes (1)
58:10
retain (1)
50:4
retirement (1)
68:2
retiring (1)
140:21
return (2)
79:22,23
revenue (4)
49:20;100:7;132:10,
12
revenues (2)
39:24;119:22
reverse (2)
30:8;31:9
review (17)
34:11;46:18;47:9;
48:4;55:23;56:9;59:25;
62:17;63:16;78:15;
86:18;114:10,18,25;
124:22;138:22;141:19
reviews (3)
46:14;55:17;60:4
RFP (27)
27:8;32:19;35:12,13,
16;46:15;72:8,9;73:7;
114:15;115:7,25;119:11,
13,18;120:1,20,21;
121:25;123:1;127:9,10;
128:5,19;140:4;141:20;
145:25
RFPs (2)
121:9;128:1
RFQ (1)
123:13
Richard (1)
145:22
rid (1)
77:19
Right (48)
5:22;6:7,11;13:24;
17:21,24;26:20;29:22;
30:14;32:12;38:4;44:16;
49:14;62:18;63:17;
64:20;66:3,12;69:1;
82:21;84:1,15;87:20;
96:10;105:8;106:24;
108:20;110:12;111:4;
113:19;115:20;118:15;
119:6,9;121:17,18;
122:9,21;123:10;126:5;
127:16;128:7;139:21;
140:13;141:16,18;
142:13;143:24
rights (5)
84:25;90:19;102:24;
106:24;110:13
righty (1)
139:17
rip (1)
108:20
road (5)
22:8;92:12;104:10;
107:7;145:23
roads (2)
22:12,25

roadways (2)
23:5,19
Robert's (1)
118:22
robocall (1)
31:8
robocalls (2)
29:3,10
ROCHE (138)
3:9,19,20;4:14,20;5:6,10,16,22,25;6:7,11;7:19,22;8:22,23;9:16,17;12:4,5;18:16;19:3,10;21:6,13;33:22;36:18;39:3,4;44:12;46:25;50:19;52:13,16;54:15;55:16,24;56:4;57:17;59:9,10,12,16;61:12;62:1,7,13,16,18,25;63:11,17;64:13;65:9,13,24;66:16,23;67:4;68:21;69:1,21,22;70:6,16,20;71:5;72:1,3,4;75:25;76:1;77:2;78:20;79:4;80:8,19,24;81:10,11;83:15;86:17,19,20,23;88:23;93:13,18,20;94:3,11,22,24;95:3;105:23;107:13,23;109:1;110:14,17,19,24;112:3,11,16;113:9,10,12,20;118:7,14,21;120:24;121:7,17;122:1,4,12,18,21,23;123:12;124:1,12;128:11;129:9,10,18,24;131:1,2,22;134:24;137:22;138:5;139:6;147:16,17
roll (15)
3:12;8:14;9:8;11:21;38:20;59:1;69:13;71:15;75:17;83:7;113:1;129:1,25;130:18;147:8
rolls (1)
141:24
Roman (1)
41:2
room (5)
90:18,22;91:2;98:3,13
rooming (1)
87:5
rooms (2)
92:6;100:22
Rosemary (1)
111:11
Roswell (1)
140:19
rotated (1)
25:4
rough (1)
23:11
route (1)
37:15
routes (1)
23:3
rubber (1)
24:5
Rules (2)
118:22;146:13
run (1)
146:20
runner-up (1)
27:15
running (2)
3:5;45:23
runs (1)
104:8
rushes (1)
23:9

S

sake (1)
134:21
salaries (10)
55:1;135:12,14;136:6,12;137:7,8,10,13;138:2
salary (16)
60:20;63:3,5;67:5,11,12,22;68:10;69:25;70:8,18;137:19,25,25;145:13,14
sale (1)
80:3
Salvation (1)
10:14
same (22)
15:16;19:1,1;26:10;52:15;53:22;58:19;63:14;67:20,21;68:3,3;86:10;94:16;96:12;108:22;138:21;139:3;143:16;144:18;146:4,6
sample (6)
33:3;35:13;56:13;62:14;100:10;120:15
sand (4)
28:5,6;45:4,5
sanitation (2)
32:6;91:12
Savannah (4)
99:10;100:9;114:24;115:22
Savannah's (1)
114:17
save (1)
48:13
savvier (1)
89:22
saw (4)
17:9;18:25;84:10;117:11
saying (9)
67:6;108:18;111:4;122:12;123:13;137:13;138:23;144:17;145:4
schedule (5)
18:14;85:23;95:9;96:25;135:19
school (1)
142:5
schools (1)
15:14
scope (1)
116:10
Scotia (1)
45:1
Scott (1)
141:4
scratch (2)
18:8;89:5
screaming (1)
74:18
se (1)
64:11
Second (43)
4:11,12;7:7;9:2,3;11:16;38:14,15;51:21;58:21;61:20;69:6,7,8;70:2;71:9,10;72:19,20;73:22;74:12;80:23,24;81:23;82:4;83:1,2;87:14;94:17;105:25;112:20,21;118:6;124:2,6,11,12;126:13;128:22;129:23,24;147:2,3
secondary (2)
73:19;108:10
Section (3)
8:4;76:9;111:13
sections (3)
81:19;82:2,24
seeing (1)
92:12
seek (1)
128:8
seem (2)
21:7;46:1
seemed (1)
42:7
seems (3)
59:14;79:12;145:9
seizure (2)
106:21;107:4
selected (4)
27:10;72:12,13;124:20
selecting (1)
58:7
selection (5)
70:1;72:11;124:3,3,7
self-evident (1)
141:22
self-governing (1)
57:12
self-managing (1)
57:13
sell (2)
76:11;80:12
selling (1)
79:17
send (17)
25:24;31:23;34:23;45:25;46:1,3;55:15;60:4;82:10;92:7;94:20;114:14;120:1,20;121:19;122:17;123:1
sending (1)
46:17
senior (2)
10:18;29:9
seniors (2)
24:20,22
sense (2)
21:2;68:16
sensitivity (1)
53:15
sent (16)
15:12;34:2,4,8;35:23;45:22;56:3,21,21;82:10,16;105:15;120:2;121:3;130:12;135:21
sentence (3)
85:5,6,19
separate (2)
64:25;134:25
serious (3)
110:20,25,25
seriously (1)
77:25
serve (3)
14:25;76:11;104:3
served (1)
127:4
service (10)
26:1;32:20;33:11,16;46:12;72:8;90:1;113:24;119:12;146:6
Services (24)
10:16;12:20;72:16,18;114:2,4,5,12,15,18,21;115:1,7,23;116:8,16;117:10;118:4;119:11;120:1;128:1,8,18;132:21
session (18)
4:17,19,23,24;5:5,20;6:20;76:23,25;78:10,16,18;80:18;103:3;111:20;112:9,12,18
session/ (1)
127:22
set (5)
5:19;44:12;60:12;64:21;137:11
settled (1)
53:17
seven (4)
4:6,8;7:9,13
seven-eleven (1)
79:18
seventy-two (1)
48:2
several (10)
13:12;14:13,22;25:13;33:15;60:14;81:18;89:9;105:14;126:17
shall (3)
76:11;84:22;137:10
shape (2)
22:9;23:11
share (5)
78:21;105:1,12;132:23;133:2
shared (1)
16:19
sharpen (1)
111:18
sheet (1)
56:20
shift (1)
77:12
shifts (2)
77:12;108:24
Shinn (2)
79:10,10
Shinn's (1)
77:10
shock (1)
101:20
short (1)
7:25
short- (1)
45:21
shortly (1)
140:22
shortness (1)
4:23
short-sighted (1)
45:10
shot (1)
104:19
shovels (1)
44:19
show (4)
80:2;93:25;94:6;110:7
showed (1)
102:6
shut (4)
22:11;23:21;106:2;109:23
sick (1)
3:23
side (5)
37:1;45:8,9;99:2,2
sidewalk (3)
11:2;60:25;140:16
sidewalks (2)
10:18;59:22
sighted (1)
45:22
signage (1)
14:6
signed (1)
45:13
significant (3)
126:18;127:6,17

significantly (2)
74:17;126:20
similar (3)
84:25;85:16;106:1
simply (6)
34:9;62:2;74:2;
103:12;131:5;137:12
single (2)
68:6;106:16
siren (1)
43:13
sit (2)
88:19;93:3
site (2)
14:5;141:7
sitting (3)
82:7;143:3;145:17
situation (10)
28:16,21;29:11;39:18;
44:23;80:12;102:3,11;
119:19;144:13
situations (2)
79:14;85:25
six (18)
4:3,5,7;7:8,13;8:6,8;
54:2,6;57:25;58:1,19;
59:14;106:11;117:1;
120:5,7;124:3
six-lane (1)
17:18
six-month (3)
53:23;57:8,18
sixty (2)
60:20;67:8
sixty-eight (1)
46:6
sixty-eight/three (1)
68:19
sixty-four (1)
68:25
Sixty-seven (1)
55:22
size (1)
68:24
skill (1)
68:13
sky (1)
25:22
slabs (1)
42:7
slowly (1)
46:2
small (1)
13:8
smart (1)
120:14
Smyrna (1)
42:25
snow (3)
22:3,23;23:10
society (1)
10:20
software (7)
79:1,6,11,19,23;80:2,9
sold (1)
42:24
solicitor (4)
93:1,3;101:9;112:9
solution (1)
88:13
somebody (9)
50:13;61:5;90:17;
96:15,17;98:3;100:3;
106:15;143:17
someone (12)
31:15;55:13;57:14;
58:7;59:20;60:18;62:11;
65:17;98:2;101:13;
145:10;146:3
someone's (1)
95:4
someplace (1)
117:11
sometimes (2)
39:25;59:15
somewhat (1)
63:5
Somewhere (2)
68:23;143:16
soon (5)
32:5;100:2;120:22;
122:22;123:16
sooner (1)
117:4
sorry (14)
44:8;55:22,22;65:25;
67:25;68:16;71:24;85:2;
99:8;117:7,10;122:25;
129:14;131:4
sort (8)
41:13;42:11,15;58:8;
107:24;110:6;123:11;
125:1
sounding (1)
14:25
South (1)
45:1
space (1)
88:25
speak (8)
12:25;17:9;48:6;
50:24;54:16;79:9,9;
103:10
speakers (2)
43:23;44:13
speaking (5)
13:17;22:22;84:4,13;
102:1
special (1)
10:1
specific (1)
100:19
specifically (1)
24:7
speed (1)
17:22
spend (3)
60:22;140:24;144:1
spider (1)
108:19
spirit (1)
73:15
spoke (2)
5:2;99:20
spoken (1)
41:19
sponsor (2)
131:23;132:3
sponsored (1)
10:14
spot (1)
79:2
spray (1)
23:18
spring (3)
13:22;120:3;127:11
square (3)
40:10;88:24,25
squares (1)
40:13
staff (9)
5:21;10:22,23;32:25;
36:25;46:17;53:16;
60:24;72:11
stakeholder (7)
14:9,12,17,24;15:17;
16:24;19:23
stakeholders (4)
14:22;20:20,23;21:4
stamp (1)
121:15
stand (2)
41:11,12
standalone (1)
65:10
standard (1)
26:15
standards (1)
26:13
standing (2)
19:8;36:19
standpoint (1)
44:22
stands (1)
65:10
start (12)
14:10;18:7;48:14;
62:6;66:6,25;68:17;
78:8;88:14;95:3;110:1;
118:8
started (7)
15:11;28:22;34:22;
92:2;102:9;109:13;
113:18
starting (11)
18:8;21:15;45:12;
63:3,5;68:18;69:24;
70:8,17;89:5;139:9
starts (1)
74:24
State (9)
17:22;41:8,9;58:5;
102:24;106:23;111:14;
126:19;135:24
stated (1)
18:24
statement (1)
77:7
states (1)
132:8
statistics (1)
41:12
status (2)
95:7;113:15
stay (7)
22:6;24:17;44:23;
67:21;68:3,3;98:15
stayed (2)
22:4;25:3
stenciling (1)
40:7
step (2)
20:25;50:25
Stephen (2)
12:19;13:2
stick (2)
27:17;97:3
still (9)
74:9;76:20;85:21;
87:20,21;88:10;103:20;
110:7;120:13
stock (2)
6:9;76:17
stockers (1)
77:5
stop (1)
88:11
stop-gap (1)
73:10
stopped (2)
31:3;96:3
stopping (1)
19:5
stops (1)
62:23
store (1)
79:18
storm (6)
22:23;23:10;32:15,18;
42:2;44:22
stormwater (2)
116:6;141:4
strategy (1)
31:6
stream (1)
132:12
street (7)
42:5;45:6;107:19;
108:13,15;140:17;
146:18
streets (1)
24:4
stretching (1)
106:5
Strickland (3)
115:18;116:7;118:3
strike (1)
38:13
Striking (2)
38:8;124:2
strongly (1)
93:5
struggling (1)
77:18
Stuart (1)
144:6
stuck (1)
22:20
student (1)
90:21
students (1)
91:4
Studies (1)
132:6
study (5)
13:13,14,25;142:1;
143:17
studying (1)
39:12
stuff (6)
40:24;44:24;45:15;
59:22;110:10;134:22
subject (3)
26:18;27:3;35:14
Submission (1)
121:6
submit (1)
73:6
submittal (3)
120:21;122:13;124:4
submitted (5)
13:20;14:1;15:2,5;
18:10
subparagraph (1)
84:21
successes (1)
41:12
successfully (3)
15:1;120:8;124:8
suddenly (1)
93:24
suggested (3)
18:4;30:21;139:22
suggesting (2)
99:4;101:8
suggestion (4)
5:9;102:16;116:12;
120:21
suit (1)
123:6
summarizing (1)
113:13
Sunday (1)
32:18
super (2)

36:2;37:20
supervision (1)
102:6
supplier (1)
73:19
support (2)
19:17;133:8
supporting (1)
128:20
supportive (5)
19:24;20:6,7,9,11
supposed (3)
49:20;109:15;135:24
Supreme (1)
102:24
sure (31)
3:22;14:25;19:10;
26:13;30:2;31:4;37:8;
41:23;56:3,12;62:8;
65:17;71:4;73:15;74:20;
77:14;78:4;79:8;87:23;
88:1;97:4;104:9;107:19;
109:6,6;114:19,22;
116:23;125:2;138:24;
140:4
Surely (1)
43:1
surface (1)
108:5
surprised (2)
46:25;131:23
surreptitiously (1)
92:4
survey (1)
68:10
Susan (4)
39:12;41:23;43:21;
145:2
suspended (1)
73:9
Suwanee (1)
127:24
sweepers (1)
45:7
sworn (3)
59:19;62:21;84:13
sync (1)
16:15
system (10)
24:6;30:22;31:10;
42:17,18,24;47:1;79:11;
117:18,22

T

tackle (1)
10:19
talk (6)
14:12;19:6;20:24;
21:24;52:15;93:3
talked (6)
15:7;30:18;51:16;
107:14;141:13,16
talking (11)
26:16;51:1;60:1;
70:24;79:11;98:7;
104:13;105:13;106:20;
116:14;132:1
talks (1)
33:5
tank (1)
42:11
tape (1)
106:4
target (1)
90:5
tax (8)
36:21;47:1,6;93:16;
100:4;142:2,21;143:14
taxes (6)
119:24;132:15,18;
142:16,22,23
tear (1)
98:16
technical (2)
14:2;31:13
technically (2)
99:23;116:23
techniques (1)
92:1
technologies (2)
30:21;31:6
technology (1)
30:11
teeth (1)
105:22
TEM (127)
3:2,11,21;4:7,11,13;
5:8,15;6:1,3;7:8,12;8:6,
8,14,24;9:2,4,8,18;
11:12,17,21;12:14,23;
21:17,20;27:22;28:12;
30:17;33:19,23,24;
36:15;38:10,14,16,20;
39:5,7;40:25;41:1;
42:20;43:20;44:17;
47:14,17;48:5;50:6,20;
51:5,10,12;52:8,11,18,
21;54:17;58:22;59:1,11;
61:9;66:21;69:6,9,13;
70:2;71:9,11,15,25;72:5,
7,19,21;73:22;74:14;
75:14,17;76:2,5;80:23,
25;81:12;83:1,3,7,16,17;
86:7,12,22;88:21,22;
112:20,22;113:1,11,19,
22;118:11,18;119:2;
122:25;124:10,13;
128:21;129:1,11,23,25;
130:9,13,18;131:3;
133:13;135:2;139:14,
17;140:9;143:1;144:25;
146:21;147:2,4,8,18
ten (2)
19:20;109:5
tenants (1)
99:20
tend (1)
92:13
term (3)
63:25;64:1;144:9
terminate (1)
53:1
terminated (1)
103:3
terms (5)
16:17;21:1;63:3;
74:23;142:16
testament (1)
10:23
testifies (1)
85:19
testimony (1)
84:22
Thanks (2)
43:19;89:18
that'll (1)
137:6
thinking (6)
28:22;40:6;41:4;
70:21;78:22;79:7
third (4)
87:14;94:17;101:14;
105:25
thirty (1)
133:5
thoroughfares (1)
22:9
thoroughly (2)
96:20,23
Though (7)
17:20,22;29:7;43:22;
86:3;114:23;119:17
thought (17)
11:8;15:14;20:16;
43:19;61:25;62:1;64:13;
71:6;78:24;84:7;85:11,
17;88:9;115:3,6;117:11;
119:2
thousand (7)
95:18,19;100:10,16;
106:13;126:1;143:21
three (18)
7:10;8:7;22:19;23:10,
23;25:3;28:5,7;32:20;
39:9;46:19;74:18;84:15;
100:20;114:14;122:2,4;
143:14
three-bedroom (2)
90:20;91:3
throughout (3)
13:8;34:20;53:8
thrown (2)
146:1,8
Thursday (1)
58:14
ticket (2)
110:6;144:14
tied (1)
16:13
tightening (1)
26:25
times (8)
13:9;33:5;58:8;77:12;
89:19;96:13;101:19;
119:16
tips (2)
89:19;90:13
tired (2)
90:10;143:2
title (5)
64:10;107:8;136:18,
20;141:17
to- (1)
19:14
today (4)
29:3;60:22;82:7;
127:15
to-do (1)
19:19
together (5)
14:13,16;15:11;31:5;
90:24
told (4)
61:24;74:22;110:23;
116:25
Tom (2)
44:18;140:11
tonight (14)
3:23;11:9;47:5;54:8;
58:16;60:16;88:13;
109:3;125:15;131:24;
139:20;142:1;144:9,12
took (4)
15:9,10;19:19;87:17
tool (6)
100:2,11,18,25;105:3,
20
tools (2)
111:18,19
Top (1)
72:17
topic (2)
4:18;111:20
tornado (1)
43:12
tornado-y (1)
42:11
total (2)
117:7;142:5
totally (1)
116:12
Tower (2)
146:14,19
town (8)
13:16;16:11,21;39:19;
87:23;93:8;141:5;
146:20
track (2)
24:5;141:18
tracks (1)
31:3
traffic (1)
62:23
train (1)
78:1
training (2)
79:13,23
transcript (1)
5:14
transition (1)
127:7
transparency (1)
73:15
trash (4)
45:12,17,19;141:22
traveling (1)
30:3
tree (1)
24:20
tremendously (1)
28:1
trouble (2)
73:17;145:9
troublesome (2)
141:3,23
truck (1)
45:20
trucks (2)
28:6;45:7
true (1)
107:7
truly (1)
103:24
try (13)
21:4;26:4;48:13;
90:25;91:17;93:4;96:24,
25;103:9;104:4;111:16,
20;144:6
trying (18)
18:2;19:3;30:10;32:1;
50:3;98:19,22;99:6;
115:14;117:1,7,18;
135:18;140:17;142:15;
145:15;146:2,19
tune (1)
25:16
turn (4)
3:22;23:22;61:7;93:8
turnaround (1)
18:11
turned (3)
54:24;93:24;143:11
turns (1)
61:4
twice (3)
46:11;85:14;138:20
two (33)
7:3;8:7;12:14;15:14;
16:5;23:23;25:24;26:1;
33:25;39:20;40:12;64:5;
66:19;67:1,3;72:13;
81:19;84:18;86:4;91:3;
107:4;116:13,14,15;
117:8,23;119:17;123:4;

126:1;131:10;136:15;
137:4;143:13
two-page (1)
143:10
type (9)
20:18;29:1;41:15;
54:23,23;79:16,18,19;
115:23
types (1)
81:20
typical (1)
25:24
typographical (1)
34:7

U

ugh (1)
119:24
ultimately (2)
106:20;111:3
unanimous (1)
131:14
under (18)
7:1,9,10,13;11:6;
81:13,14;82:2;83:18,19;
85:8;87:17;102:17;
107:8;113:23;115:19;
119:10;124:3
under- (2)
19:7;36:18
underbid (1)
74:17
understood (1)
65:20
undesirable (3)
77:19,24;78:3
unfamiliar (1)
115:24
unfinished (2)
4:1,15
unfold (1)
15:21
unfolds (1)
17:14
unfortunately (3)
23:19;54:22;132:11
union (1)
41:8
unless (2)
36:23;76:14
unlivable (1)
107:9
unreasonable (1)
91:9
unsurmountable (1)
91:24
up (55)
4:16,22;5:19;7:9;
16:15;25:24;26:5,25;
27:1;29:7;31:13;39:11;
42:7,22;44:12;45:19;
47:7,8;52:14;57:15;
64:21;75:8;76:7,23;
77:16;78:3,8,23;86:25;
88:12,14;93:25;94:6;
96:25;98:16;100:15;
102:6;106:11;109:24;
110:7,15;114:6;119:16;
126:16;127:13;128:2,4,
6;130:7;137:2;139:10;
140:1;143:7,9,15
upcoming (1)
34:12
update (5)
9:19;12:22;16:2;
31:23;116:17
updated (1)
4:10
updates (4)
29:11;30:24,25;34:21
up-front (1)
104:10
upon (7)
17:5;35:17;57:13;
68:13;84:16;102:15;
138:17
Urban (2)
10:5,6
use (13)
16:11;23:24;31:9;
39:13;55:16;92:1;97:7;
100:2,11;114:3;116:8;
118:4;136:20
used (11)
26:2;42:13;43:14;
45:18;63:25;64:1;89:3;
93:22;100:17;116:14,15
using (4)
26:10,14;31:12;40:15
usually (3)
14:25;45:18;136:16
utilizing (1)
45:20
utmost (1)
132:21

V

valuable (1)
61:4
value (4)
75:10;109:22,24;
133:18
value-added (1)
37:9
valued (1)
132:25
varied (1)
136:5
varies (1)
94:2
vary (1)
66:12
vehicle (4)
23:24;24:4,4;101:17
vehicles (4)
23:20;24:12,13;25:6
verbal (1)
131:20
verbatim (1)
3:8
verify (2)
80:11;91:21
version (3)
35:15;44:21;82:24
versus (2)
17:11;128:18
VI (3)
41:2;121:6;124:7
viable (1)
10:6
views (1)
88:20
vigor (1)
10:22
VII (1)
121:2
VII-1 (1)
51:13
violate (1)
84:24
violation (2)
90:24;106:16
violence (1)
10:21
virtue (1)
136:17
visible (1)
107:19
vision (15)
16:18,19;18:20,22;
19:17;20:3,4,5,9,11,13,
15,16,17,20
visit (1)
101:16
visited (1)
74:23
voice (1)
44:5
volunteer (1)
60:11
vote (5)
3:24;78:14;125:15;
133:20;138:2
voted (5)
4:21;6:20;47:9;140:4;
141:17
vouch (1)
44:2

W

Wait (1)
87:12
waiting (2)
17:13;53:8
waive (1)
51:21
walkable (3)
16:11,21;17:19
walked (1)
82:8
wants (3)
54:1;98:3;134:18
warn (2)
96:15,17
warned (1)
96:14
warning (4)
42:17,18;95:24;96:8
warnings (1)
96:3
waste (2)
26:3;47:8
watch (1)
144:1
way (41)
19:13;27:11;30:23;
32:25;33:15;36:9;40:15;
41:17;45:24;52:16;58:1;
64:22;74:2,4,10;79:5;
89:1,2,19;90:22;95:16;
96:8;104:4;106:1,4,18;
107:15;119:23;121:1;
123:23;126:20;127:2;
134:8;136:2,3;137:3,5,
14,15;138:1;145:20
ways (5)
14:13;15:7;31:21;
107:5;108:5
weather (4)
25:21;28:16;29:1,11
Web (1)
123:19
webs (1)
108:19
Weed (108)
25:15;33:23,24;36:14,
17,22;37:24;39:6;50:7;
51:12;52:4,10,21;56:21,
25;57:4,6;61:11,16,25;
63:23;65:12;66:1,22,24;
70:23;71:3;73:25;74:1,
5,9;76:9;81:24,25;82:9,
15,21;84:3,6,15;85:2,4,
10,14;89:8;93:17,19;
97:13,14,18,20;98:5,8,
24;100:12;101:2;
102:15,19;103:19;
104:14;105:22;106:7;
107:21,25;109:11;
110:21;111:4,9,25;
112:14;116:18,20,22;
117:4,15;119:15;125:7,
9,11,13,24;126:3,7,12;
128:3,4;129:13;131:4,5,
18,21;132:2;133:19;
134:5,9,14,18;135:6,7,9,
23;136:2,25;138:9,12,
16,24;139:2
Weed's (4)
63:20;145:12,25;
146:5
week (17)
35:21;36:14,14,16,17;
37:8;42:8;44:19;47:9;
60:24;93:4;102:6,8;
105:15;122:8,20;123:2
weekend (1)
57:21
weeks (2)
122:2,4
welcome (1)
15:25
weren't (2)
29:6;99:11
what's (9)
19:5,5;34:15;66:2;
78:7;88:5;107:1;122:1;
141:2
whenever (3)
108:17;134:18;136:12
whereas (1)
79:15
wherever (1)
104:2
whole (3)
25:14;56:1;142:6
who's (2)
36:3;143:25
wide (1)
95:17
wife (1)
87:15
willing (3)
58:6;79:13;104:10
WILSON (27)
47:15,18,23;48:1;
49:6,10,12,14,16,18;
54:14,17;55:6,20,25;
56:5,12,16;57:9;67:12,
16,18,21,24;68:1,10;
72:6
Winters (1)
48:8
wish (1)
102:20
wishes (1)
133:14
withdraw (5)
70:21;71:5;118:19;
133:22;134:11
withdrawal (1)
119:5
withdrew (1)
118:21
within (4)
13:4,18;42:8;104:22
without (3)
102:5;145:10;146:19
witnesses (4)
84:4,14,21;85:9
woman (1)
102:3

won (1)
27:9
wonder (1)
98:21
wondering (4)
29:10;41:7;54:19;
117:12
Wood (10)
46:18;55:16;114:3,12,
19,21;116:9,15;117:9;
118:5
wooooo (1)
43:12
word (5)
24:16;30:5;77:24;
123:7;143:14
wording (3)
6:17;35:19;70:5
words (1)
66:16
work (37)
4:16,19,23,24;5:4,20,
21;6:20;10:13;13:3;
14:9,14,16,19;39:24;
40:2;64:4,19,20;76:23,
25;78:10,16,18;80:18;
87:19;89:15,19;95:1;
106:12;109:18;111:20;
112:9,12,18;127:22;
145:16
worked (6)
10:25;18:19;23:1,1,
13;25:2
working (8)
13:11;21:19;25:15;
31:2;82:5;143:25;144:8,
10
workmen's (1)
68:2
works (6)
10:4;19:13;128:15;
140:6,21,21
world (2)
106:23;117:13
worry (2)
93:10;137:23
worse (1)
88:16
worst (2)
50:1;106:22
worth (1)
145:15
write (7)
26:12;27:12;74:7;
79:8,24;97:16;115:24
writing (2)
13:23;93:15
written (1)
4:22
wrong (5)
18:17;87:24;125:6;
141:17,17
Wu (2)
11:10;12:10

Y

y'all (7)
48:11,13;50:3;76:3;
140:12;141:13;143:14
year (29)
18:13,13;25:20;39:20;
46:6,8;47:22,23,25;48:1;
53:1,22;54:11;56:1,2,17;
114:10;116:17,19;
117:14;125:23;127:16,
18,22;132:18;142:23;
143:8,9;145:18
year-and-a-half (1)
143:23
years (18)
10:11;13:12;25:13;
63:24;104:1,9;107:7;
110:6,8;114:14;116:14,
14,15;117:8,16,23;
119:17;144:11
yellow (1)
106:4
you-all (11)
12:22;25:9;26:18;
27:3,7,11;73:16;90:10;
92:20;96:15;140:17
you-all's (1)
140:23

Z

zero (1)
132:14
zone (3)
97:25;98:1;116:24
zoning (12)
39:19;63:25;64:6;
65:2;81:21;82:2;86:2;
97:21;98:25;116:21;
134:22,25