In The Matter Of:

City of Doraville

State of Georgia

City Council Meeting

April 19, 2010

American Court Reporting Company, Inc.

52 Executive Park South

Suite 5201

Atlanta, Georgia 30329-2217

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

Original File 60467-1.TXT

Min-U-Script® with Word Index

This Page Intentionally Left Blank

Page 0

CITY COUNCIL MEETING

CITY OF DORAVILLE

STATE OF GEORGIA

* * *

Transcript of the meeting held in the City Council Room at Doraville City Hall, 3725 Park Avenue, Doraville, Georgia, Mayor Ray Jenkins presiding, before Theresa Bretch, Certified Court Reporter, commencing at 6:30 p.m., April 19, 2010.

* * *

Page 2

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

Page 3

P R O C E E D I N G S

MAYOR JENKINS: Meeting come to order.
Call the roll, please
CLERK BLACKMON: Councilmember Alexander?
COUNCILMEMBER ALEXANDER: Here.
CLERK BLACKMON: Councilmember Bates is not present.
Councilmember Fleming?
COUNCILMEMBER FLEMING: Here.
CLERK BLACKMON: Councilmember Pachuta?
COUNCILMEMBER PACHUTA: Here.
CLERK BLACKMON: Councilmember Pittman?
COUNCILMEMBER PITTMAN: Here.
CLERK BLACKMON: Councilmember Roche?
COUNCILMEMBER ROCHE: Here.
MAYOR JENKINS: All right. Approve the minutes for January the 26th, 2010, with the summary of motion correction, and everybody should have that correction.
Do I have a motion?
COUNCILMEMBER ALEXANDER: So moved.
MAYOR JENKINS: Second?
COUNCILMEMBER PITTMAN: Second.
COUNCILMEMBER ROCHE: Could we talk about what that correction is?

Page 4

COUNCILMEMBER ALEXANDER: It was adding your name to a motion that was made.
COUNCILMEMBER ROCHE: About denying the conditional use request for Bao Hong Shi for a comedy club with alcohol sales.
COUNCILMEMBER ALEXANDER: Correct; item number 4.
COUNCILMEMBER ROCHE: Thank you. I just wanted to make sure.
MAYOR JENKINS: Thank you.
Call the roll.
CLERK BLACKMON: Councilmember Alexander?
COUNCILMEMBER ALEXANDER: Yes.
CLERK BLACKMON: Councilmember Fleming?
COUNCILMEMBER FLEMING: Yes.
CLERK BLACKMON: Councilmember Pachuta?
COUNCILMEMBER PACHUTA: Yes.
CLERK BLACKMON: Councilmember Pittman?
COUNCILMEMBER PITTMAN: Yes.
CLERK BLACKMON: Councilmember Roche?
COUNCILMEMBER ROCHE: Yes.
MAYOR JENKINS: And the minutes for the 3/22/2010 6:30 meeting. We had two meetings that day. Motion?
COUNCILMEMBER ALEXANDER: So moved.

Page 5

MAYOR JENKINS: Second?
COUNCILMEMBER PACHUTA: Second.
MAYOR JENKINS: Call the roll, please.
CLERK BLACKMON: Councilmember Alexander?
COUNCILMEMBER ALEXANDER: Yes.
CLERK BLACKMON: Councilmember Fleming?
COUNCILMEMBER FLEMING: Yes.
CLERK BLACKMON: Councilmember Pachuta?
COUNCILMEMBER PACHUTA: Yes.
CLERK BLACKMON: Councilmember Pittman?
COUNCILMEMBER PITTMAN: Yes.
CLERK BLACKMON: Councilmember Roche?
COUNCILMEMBER ROCHE: Yes.
MAYOR JENKINS: And the 3/22/2010 7:30 meeting.
COUNCILMEMBER PITTMAN: So moved.
MAYOR JENKINS: Second?
COUNCILMEMBER PACHUTA: Second.
MAYOR JENKINS: Call the roll.
CLERK BLACKMON: Councilmember Alexander?
COUNCILMEMBER ALEXANDER: Yes.
CLERK BLACKMON: Councilmember Fleming?
COUNCILMEMBER FLEMING: Yes.
CLERK BLACKMON: Councilmember Pachuta?
COUNCILMEMBER PACHUTA: Yes.

Page 6

CLERK BLACKMON: Councilmember Pittman?
COUNCILMEMBER PITTMAN: Yes.
CLERK BLACKMON: Councilmember Roche?
COUNCILMEMBER ROCHE: Yes.
MAYOR JENKINS: Okay. And the April 5th, 2010 meeting. Do I have a motion?
COUNCILMEMBER ALEXANDER: So moved.
MAYOR JENKINS: Second?
COUNCILMEMBER PITTMAN: Second.
MAYOR JENKINS: Call the roll, please.
CLERK BLACKMON: Councilmember Alexander?
COUNCILMEMBER ALEXANDER: Yes.
CLERK BLACKMON: Councilmember Fleming?
COUNCILMEMBER FLEMING: Yes.
CLERK BLACKMON: Councilmember Pachuta?
COUNCILMEMBER PACHUTA: Yes.
CLERK BLACKMON: Councilmember Pittman?
COUNCILMEMBER PITTMAN: Yes.
CLERK BLACKMON: Councilmember Roche?
COUNCILMEMBER ROCHE: Yes.
MAYOR JENKINS: We've had something come up on insurance, and I would like for C.R. Jones to bring that up because he needs to leave.
Can you get that now, Mr. Jones?
MR. JONES: I don't have anything. At the

Page 7

last minute, Blue Cross was trying to get an 11 percent rate increase, and I've been fighting it. And we wasn't going to stand good for that, so I said we're not going to have it.
So anyway, what we did, we fenagled around and beat it, and we've come up with a final this afternoon at 4 o'clock, a 4 percent rate increase. Now, that is very, very good, but of course the final decision is going to be up to the Council members.
MAYOR JENKINS: Yes.
MR. JONES: Any questions?
COUNCILMEMBER ROCHE: Are there any changes in the like deductibles or anything like that --
MR. JONES: No.
COUNCILMEMBER ROCHE: -- coverage or anything like that?
MR. JONES: Huh-uh.
COUNCILMEMBER ROCHE: Thank you.
MR. JONES: Now, there could be. If y'all decide you want to change the deductible, we could do that, but right now --
COUNCILMEMBER ROCHE: I understand.
MR. JONES: -- it's just like it is. Everything's fine. I mean in my opinion. Thank you.
COUNCILMEMBER ALEXANDER: Mayor, if I could

Page 8

make a reply to that.
MAYOR JENKINS: Yes.
COUNCILMEMBER ALEXANDER: Can you meet with finance director Shanta Wilson and give us an analysis of the financial/budgetary impact that's going to have on the City?
MAYOR JENKINS: I have no problem with that. You mean do that before we get into a motion?
COUNCILMEMBER ALEXANDER: Yes, sir.
COUNCILMEMBER FLEMING: Mr. Jones, could you tell me when the proposal of increase is due or the contract is due, please.
Mr. Jones?
MAYOR JENKINS: It's due the first of May, isn't it, Mr. Jones?
MR. JONES: First of May at the latest, the very latest.
MAYOR JENKINS: First of May, we need to know.
MR. JONES: We'd like to have it quickly as possible, so if y'all decide to do that we're going to change it, we can do it.
MAYOR JENKINS: Okay. Do we need to make a motion or go ahead with Ms. Alexander's suggestion?
COUNCILMEMBER ROCHE: I thought that was a

Page 9

motion.
MAYOR JENKINS: Sir?
COUNCILMEMBER ROCHE: I thought --
MAYOR JENKINS: Was it a motion?
COUNCILMEMBER ALEXANDER: I can make it in the form of a motion.
COUNCILMEMBER ROCHE: I'll second it.
MAYOR JENKINS: Okay. Any more discussion?
- - -
(No response)
- - -
MAYOR JENKINS: Call the roll, please.
CLERK BLACKMON: Councilmember Alexander?
COUNCILMEMBER ALEXANDER: Yes.
CLERK BLACKMON: Councilmember Fleming?
COUNCILMEMBER FLEMING: Yes.
CLERK BLACKMON: Councilmember Pachuta?
COUNCILMEMBER PACHUTA: Yes.
CLERK BLACKMON: Councilmember Pittman?
COUNCILMEMBER PITTMAN: Yes.
CLERK BLACKMON: Councilmember Roche?
COUNCILMEMBER ROCHE: Yes.
MAYOR JENKINS: Thank you.
Steven?
MR. STRICKLAND: Sir?

Page 10

MAYOR JENKINS: Come on up. You got the U&CF grant?
MR. STRICKLAND: Just to make y'all aware, a the beginning of May, we can apply for a U&CF grant. It's Urban and Community Forestry. This is money from the Federal Forest Service that comes down to the State Forestry Commission, and we can apply for this. But I wanted to bring it up to y'all because it is a 50/50 matching grant in that whatever the amount is that we apply for, we have to match half of that.
What they want the communities to do is to study their urban forest. This would be land that we own. So what I'd like to do is apply for studying two of our parks that have a lot of trees in them.
What they would do is they would do a survey. That would include evaluating the health of the existing trees and then coming up with an actual management plan. Management plan would be to remove unhealthy trees, tell us which ones need to be pruned, and even something like if we had a lot of pine trees, we might phase those pine trees out and start planting hardwoods to kind of prepare for the future. It may be like a five-, ten-, fifteen-year management plan.
The estimate that I got for those two parks is $10,000, so we would have to match $5,000 of that.

Page 11

And I see no reason why that wouldn't come out of the tree bank. It's pretty much what that money is earmarked for. And I think it would be kind of a good use for it -- it's what the Forestry Commission, you know, wants us to do -- and to come up with plans to study our parks and trees that we're responsible for.
So just before I, you know, applied for that grant, I wanted to bring it up and make y'all aware that it would be a 50/50 matching grant so we'd have to put -- you know, we'd have to put up half of it. It's not a hundred percent grant from -- you know, from the Forest Service.
COUNCILMEMBER FLEMING: Could you tell me which two parks you're referring to?
MR. STRICKLAND: We would do Autumn and Brook, mainly because Honeysuckle is, you know, almost all ball fields. There's small areas of trees that I think we can do on our own. Halpern is being looked at being completely redone, and then Chicopee is a pretty small park, and as you know, is mainly open. So you know, Brook and Autumn have approximately 300 existing trees in them, and that's a good number to, you know, actually do a survey and management plan on as opposed to some of the other parks.
COUNCILMEMBER FLEMING: All right. Thank

Page 12

you.
MR. STRICKLAND: Do y'all have any questions?
COUNCILMEMBER ALEXANDER: I had a question. I don't know how you can answer it.
Would they be looking at the appropriateness of the tree, where it's located? because one of the complaints that Ms. Stephens has is, for some reason we have sweetgum trees over the playground equipment --
MR. STRICKLAND: Yes. I --
COUNCILMEMBER ALEXANDER: -- and the children are constantly stepping on the gumballs.
MR. STRICKLAND: Yeah. I'd guarantee you that would be something to look at: you know, what those -- that particular tree dropping that kind of becomes a nuisance. And you know, once we -- if we get this grant, we can -- once we meet with the contractor that's going to do it, we can kind of ask for what-ever, you know. And it's just going to be recommendations. It's not -- it's nothing that we couldn't make our own decisions on. We would just have like a professional evaluation of, you know, all of the -- all of trees, basically, you know, the size and species and general health.

Page 13

COUNCILMEMBER ROCHE: But sweetgum trees are in Autumn -- I'm sorry -- English Oak, and we're not talking about English Oak here, are we?
COUNCILMEMBER ALEXANDER: No. I believe there's some in Brook also.
COUNCILMEMBER ROCHE: Okay.
MAYOR JENKINS: Oh, yeah.
MR. STRICKLAND: Yeah, there is.
MAYOR JENKINS: There is.
COUNCILMEMBER ALEXANDER: Yeah, there is.
COUNCILMEMBER ROCHE: Okay.
MAYOR JENKINS: Could you add all the parks to that --
MR. STRICKLAND: Well, like I said --
MAYOR JENKINS: -- rather than just --
MR. STRICKLAND: -- I don't --
MAYOR JENKINS: -- the two?
MR. STRICKLAND: I see no reason why, you know, we couldn't handle Honeysuckle just because it's -- there's not that many trees in it. It's mostly ball fields. Halpern is going to be redone, and they'll look at the trees when they do that. And then, you know, Chicopee's just so small, I think it's something we could handle.
Since we have to match this, I don't -- I'd

Page 14

like to do, you know, these two. They do it every year, so --
MAYOR JENKINS: Oh, okay.
MR. STRICKLAND: -- but just try not to, you know, ask for too much at one time. They kind of just want to spread this out throughout the state, you know. But at least half of it would be grant money.
MAYOR JENKINS: Okay. Do I have a motion to that effect?
COUNCILMEMBER FLEMING: Motion to move forward with the U&CF grant.
COUNCILMEMBER PITTMAN: Second.
COUNCILMEMBER ROCHE: I'd like to make a friendly amendment to make sure that our part of that doesn't exceed $5,000.
MR. STRICKLAND: Okay.
COUNCILMEMBER FLEMING: Accepted.
MAYOR JENKINS: More discussion?
- - -
(No response)
- - -
MAYOR JENKINS: Call the roll.
CLERK BLACKMON: Councilmember Alexander?
COUNCILMEMBER ALEXANDER: Yes.
CLERK BLACKMON: Councilmember Fleming?

Page 15

COUNCILMEMBER FLEMING: Yes.
CLERK BLACKMON: Councilmember Pachuta?
COUNCILMEMBER PACHUTA: Yes.
CLERK BLACKMON: Councilmember Pittman?
COUNCILMEMBER PITTMAN: Yes.
CLERK BLACKMON: Councilmember Roche?
COUNCILMEMBER ROCHE: Yes.
MAYOR JENKINS: Rhonda, do you have the bids for storm water?
CLERK BLACKMON: They're on the table.
MR. STRICKLAND: How do you want to distribute those?
CLERK BLACKMON: Just they'll pass them down and start with Ms. Alexander.
MR. STRICKLAND: This will basically be a base bid and then what's called the allowance of unforeseen existing conditions and a total base bid.
MAYOR JENKINS: Thank you, Steve.
Anybody got a bid ready?
COUNCILMEMBER ROCHE: I guess so.
COUNCILMEMBER ALEXANDER: Yeah. That's what I'm -- I don't know if I do or not.
It's Stevenson & Palmer Engineering out of Smyrna. And I have general project work option one of a total of $48,000 [sic] --

Page 16

MR. STRICKLAND: Okay.
COUNCILMEMBER ALEXANDER: -- and an option two of fifty-six five.
MR. STRICKLAND: That's the total?
COUNCILMEMBER ALEXANDER: Uh-huh.
MR. STRICKLAND: Hang on. What was number one again?
COUNCILMEMBER ALEXANDER: $49,000.
MR. STRICKLAND: Forty-nine even?
MAYOR JENKINS: Option two was what?
COUNCILMEMBER ALEXANDER: Fifty-six five.
COUNCILMEMBER ROCHE: Okay. I've got Corporate Environmental Risk Management from Atlanta, Georgia. It's got option one is total proposed cost $37,300. Option one, item one, structure inspections, $33,800. Item two is additional services for an allowance of $3,500. Total proposed cost for option one is $37,300.
Option two includes elevations. Item one is $58,500. Option two is the allowance of $4.500. Total proposed cost for option two is $63,000.
COUNCILMEMBER PACHUTA: I have two. I have Keck & Wood out of Duluth. Option one is $34,700. Option two is $48,700.
And then the second one -- I'm not sure I'm

Page 17

1 going to pronounce it right -- Moreland Altobelli
2 Associates out of Norcross. Option one, $23,325.
3 Option two, $28,550.
4 COUNCILMEMBER PITTMAN: I have Prime
5 Engineering out of Atlanta. Option one is $49,000.
6 Option two, which includes elevations, $69,500.
7 COUNCILMEMBER FLEMING: I have KCI
8 Technologies, Incorporated. It was mailed from
9 Sparks, Maryland. They're indicating that they are
10 organized and existing as a corporation in the state
11 of Delaware.
12 Their option number one for structure
13 inspection and additional services is $75,778. And
14 option two, which includes elevations, is a total,
15 with the structure and the additional services, of
16 $90,950.
17 COUNCILMEMBER ALEXANDER: I have one. It
18 says LeCraw Engineering but it's submitted by Camp &
19 Associates in LaGrange.
20 And make a note I got a check for seventeen
21 thirty-five.
22 And option one is $34,700 and option two is
23 $83,800.
24 COUNCILMEMBER ROCHE: I've got Terramark,
25 (spelling) T-e-r-r-a-m-a-r-k, from Bells Ferry Road,

Page 18

1 Marietta, Georgia.
2 There's a check for $1,722.50
3 Option one is $34,450 with an allowance of
4 $3,500, brings the total proposed cost for option one
5 to $37,950. Option two includes elevations, $71,500
6 with an allowance for et cetera for $4,500, which
7 brings the total proposed cost to $76,000 even.
8 COUNCILMEMBER ALEXANDER: Nova Engineering &
9 Environmental out of Kennesaw.
10 Option number one, $125,422.50. Option two,
11 $237,352.50.
12 Is that all your nine?
13 MR. STRICKLAND: Yes.
14 MAYOR JENKINS: Okay. How are we going to
15 do this? Are we going to have Steve look at them and
16 come back to us or how are we going to do this?
17 COUNCILMEMBER FLEMING: Yes.
18 COUNCILMEMBER ALEXANDER: Yes, sir.
19 COUNCILMEMBER PACHUTA: Yes.
20 MR. STRICKLAND: Okay. We'll come back with
21 a recommendation.
22 MAYOR JENKINS: Okay.
23 COUNCILMEMBER ROCHE: I'd like to make a
24 motion that we refer these to the storm water guy and
25 have him make a recommendation and we'll choose it at

Page 19

1 a later meeting.
2 COUNCILMEMBER PITTMAN: Second.
3 MAYOR JENKINS: Second?
4 COUNCILMEMBER PITTMAN: Second.
5 MAYOR JENKINS: Any more discussion?
6 - - -
7 (No response)
8 - - -
9 MAYOR JENKINS: Call the roll, please.
10 CLERK BLACKMON: Councilmember Alexander?
11 COUNCILMEMBER ALEXANDER: Yes.
12 CLERK BLACKMON: Councilmember Fleming?
13 COUNCILMEMBER FLEMING: Yes.
14 CLERK BLACKMON: Councilmember Pachuta?
15 COUNCILMEMBER PACHUTA: Yes.
16 CLERK BLACKMON: Councilmember Pittman?
17 COUNCILMEMBER PITTMAN: Yes.
18 CLERK BLACKMON: Councilmember Roche?
19 COUNCILMEMBER ROCHE: Yes.
20 MAYOR JENKINS: Okay. No department head
21 reports, so we'll have public comments on agenda
22 items. We'll have that from the audience as we speak.
23 Yes, ma'am.
24 MS. CALVERT: Ginny Calvert.
25 With the LCI proposal of the hundred

Page 20

1 thousand dollars which the Council passed, that Luke
2 presented to us at one meeting, do we not get an
3 economic development director free for a year with
4 this deal? I think we do, don't we? I'm pretty sure
5 we do.
6 MAYOR JENKINS: Murray, can you answer that
7 one?
8 ATTORNEY WEED: Well, I would answer it it
9 all depends upon how you define the term. Some of the
10 services that an economic development director might
11 provide would, I think, be fairly considered as part
12 of that; however, a number of services that an eco-
13 nomic development director would provide might not be.
14 So it really depends upon how much service
15 you want and whether you want someone solely dedicated
16 to that purpose or not. That would be my opinion.
17 MAYOR JENKINS: Any more comments on that?
18 COUNCILMEMBER FLEMING: Other than
19 Ms. Calvert, since I don't have the LCI -- I mean the
20 bid here or the grant here, it's hard for me to, you
21 know, actually answer your question because I don't
22 recall.
23 MS. CALVERT: I thought we got one.
24 COUNCILMEMBER ROCHE: Well, from the
25 standpoint of a development director as an employee of

Page 21

1 the City, I don't think that -- that's certainly not
2 included, so --
3 MS. CALVERT: For a hundred thousand
4 dollars, I would think it would include it.
5 ATTORNEY WEED: If this is helpful, I mean,
6 the primary purpose of that particular grant is to, I
7 think in fairness, study what they call intermodal --
8 multimodal transportation and interconnectivity
9 between the proposed redevelopment site and the rest
10 of the city. Those are the two --
11 COUNCILMEMBER ROCHE: Right.
12 ATTORNEY WEED: -- main objects of that
13 grant based upon my recollection.
14 MAYOR JENKINS: Thank you, Ginny.
15 Yes, ma'am.
16 MS. FRAYSSE: I want to follow up to Ginny's
17 comment a little bit.
18 It seems to me that -- well, I've been told
19 that the money's on hold and that that's the reason we
20 can't, because of our relationship with Dekalb and
21 between the cities and the County over recovering
22 funds, from previous vote; is that correct?
23 If we are not going to have the LCI, then I
24 understand we ought to go ahead and move ahead and
25 have the economic director. But if we have the LCI, I

Page 22

1 think -- my understanding from the first one is that
2 it generates a lot of data that would be very useful
3 to anyone doing plans and it generates a lot of public
4 input and a lot of activity around the concept of what
5 we want to do about the GM plant.
6 My concern is if we split our focus and we
7 have an economic development director in-house working
8 one set of objectives and then the money comes through
9 and we have the LCI, then we have another company
10 hired to do some of the same things, some things that
11 probably should be done before plans are made.
12 So can you confirm for me that we will not
13 get the LCI money because of the problem with the
14 County?
15 ATTORNEY WEED: Since I can hear the
16 crickets in the background and everyone's staring at
17 me, the answer that I will give to the best of my
18 knowledge is that there is an issue between the Dekalb
19 County municipalities and Dekalb County with regard to
20 our Service Delivery Strategy.
21 That's being resolved, we hope, as we speak.
22 The mayors met, they made a proposal with regard to
23 the Service Delivery Strategy enabling legislation to
24 the County. After our many months of negotiation, a
25 bill has been dropped in both the Senate and the

Page 23

1 House. It made it to the House today. And we have
2 every reason to believe that that compromise bill will
3 be passed.
4 When that bill passes, then we will be able
5 to hopefully -- and it's on the agenda tonight. I'm
6 going to advise the Council to adopt the Service
7 Delivery Strategy Resolution. If the bill passes and
8 our resolution passes, then we'll be back on the list
9 of people who can receive grants.
10 So as of right now, we are off the list of
11 people who can receive grants, as is every other muni-
12 cipality in Dekalb County, but hopefully we're going
13 to resolve this thing very quickly, you know, maybe
14 within two weeks, if that answers your question.
15 MS. FRAYSSE: That's very, very helpful.
16 In my view, the worst case scenario would be we have a
17 hundred thousand dollars going toward the LCI which
18 gets short shrift because we're also focused on hiring
19 an employee and having that person do plans for
20 economic development, and then all the money -- you
21 know, the LCI money is used up with the split, and
22 maybe contradictory people would be saying, "Which is
23 the real effort here?"
24 I wonder if it wouldn't be helpful to do the
25 LCI, get that original data, do the planning study,

Page 24

1 get the documentation, and then a year from now hire
2 an economic development director to use all that data
3 rather than setting up possible conflicts in the
4 planning.
5 MAYOR JENKINS: Thank you. That is my
6 feeling on that, but anyway --
7 Who's next?
8 MR. HART: You know, it's sort of like
9 waiting on Godot. We'll do the study next year and
10 the next year, and after that, we'll do another.
11 What the city attorney brought up was it's a
12 transportation study, being the LCI. It's the State
13 of Georgia. With the State of Georgia -- they call it
14 the state capitol -- they call it the carrot and the
15 sledgehammer. They're going to give you the seed
16 money, the $100,000 to study what the State of Georgia
17 what ARC wants to see as far as transportation in the
18 city of Doraville. It's not necessarily what the
19 citizens want to see and it's not necessarily what the
20 businesses want to see. It's what MARTA wants to see,
21 it's what the transportation system wants to see, and
22 it usually comes out to a whole lot of apartments.
23 And you spend $100,000 with this planning
24 company that is not the same as an economic developer.
25 An economic developer is going to work with the City

Page 25

of Doraville, the businesses here and the citizens here to get what they want to see for the future for their city.

It's two completely different things, okay? Now, you can go ahead and do the study and wait another year. And what it is, it's a bunch of bureaucratic nonsense. You might as well just tell them to come in here.

Their job is to sell you apartment buildings and how many you want and where you want to put them, and we're going to give you a couple of streetscapes for putting up with us for six months. That's what it is.

And we can waste another year in this city doing absolutely nothing and then wait another two to three years and get our sidewalk with some potted plants or we can get somebody to move this city forward. Thank you.

MAYOR JENKINS: Next?

MR. CUSHMAN: Thank you. Jimmy Cushman.

First of all, I want to thank you-all very much, everybody involved in looking at the dumpster ordinance again, and I just have two small requests.

If you look at the handout there -- and I'll give you a copy as well -- on page 4 and on page 7,

Page 26

particularly on page 4 it's talking about demolition. I wonder if we could just add some verbiage that says unless there's more than 50 percent of the development being demolished.

A good example actually for both of the changes I'm asking for is Dollar Tree. Dollar Tree, we did an extensive demolition for it, and we hoped that that wouldn't trigger the dumpster ordinance for the site.

And then on page number 7, as we discussed, I wonder if we could strike that one sentence that's Section 15-90, and it talks about placing new dumpsters on the property. We change out dumpsters fairly often either because they get rusted out and we have to put in a new dumpster or we have a tenant that leaves, we pull the dumpster out, and then a new tenant would come in -- or in Dollar Tree's case, they asked for, you know, a dumpster exclusively for themselves. We get a new dumpster, and quite honestly, there is not room to put a dumpster enclosure for their location, so we're prohibited from having that, from getting that tenant in there.

The other aspect of it is, you know, recycling. Sometimes we'll have a tenant that uses a lot of cardboard. We'll have a recycling dumpster in

Page 27

there. And then that tenant moves out, another tenant moves in; we'll pull it out or maybe move that dumpster to another location. And particularly with recycling, we move those dumpsters around more than any other dumpster, depending on particularly seasonal, where it goes. We've got some of our tenants who obviously have a lot of business in November and December, and so we'll put an additional dumpster out there for them and recycling and others.

So if you could consider those, I'd really appreciate it.

And then moving on to the economic development officer, we really appreciate it, from all businesses. And we've talked a lot. We're very excited about you-all or at least the possibility of you-all moving forward with an economic development officer. I think that would be very good.

You know, as I was talking with several Council people over the weekend, it's somebody that, you know, wakes up every morning, "Why is Doraville good?" "How can I get good press for the city?" "How can I put a good face on the city?" And there's a lot of great things about Doraville that are out there, that are getting suppressed for whatever reason. They're not out there.

Page 28

And we've obviously got, you know, I think the finest police force around. It's not that well known throughout. You know, I know that both as somebody who spends a lot of time in Doraville, off hours as well, but also, you know, I've got a lot of shopping centers, and I'm in five different municipalities. And I know that if I call the local police department, you know, I'll get two officers responding inside of a minute or two, and any of the other municipalities I'm in, it's a process that I've got to go through.

And some of the things that an economic development officer could -- you know, how do you put the best face on Doraville? Thank you for your time.

COUNCILMEMBER FLEMING: Thank you.

MAYOR JENKINS: Thank you.

MR. ANDERSON: Stuart Anderson.

Karen, several years ago, I was pushing pretty hard for an economic development director, and I still think, as Mr. Cushman indicates, that it would be an appropriate thing.

The question I asked a meeting or two ago was I guess about the LCI person and perhaps the Council would study what it is that that LCI grant would give us as far as informational input. And the

Page 29

1 thing that I brought up before also was if we do have
2 a GM development consultant, what information that
3 person would give us as input so that we would have
4 more information for an economic development director.
5 I'm definitely for an economic development
6 director but I also feel that we have the possibility
7 of some useful information coming in on grants or on
8 our own, I guess, from a GM consultant if we do that,
9 and that would give the economic development director
10 direction and basic information. Thank you.
11 MAYOR JENKINS: Thank you.
12 Next?
13 - - -
14 (No response)
15 - - -
16 MAYOR JENKINS: Item number 7 --
17 CLERK BLACKMON: Mayor, before we get into
18 the rest of the agenda, I need to ask Council a
19 question so that I can post a meeting for tomorrow on
20 the CT district. I need to get a confirmed idea if
21 you-all would like to do this, because if I'm going to
22 post it, I've got to go post it right now for
23 tomorrow.
24 Mr. Bates said he could only do tomorrow,
25 and Ms. Pachuta can do tomorrow but at 7:00. So are

Page 30

1 we going to move forward with the meeting or do we not
2 need it?
3 MAYOR JENKINS: Well, we're not sure about
4 Brian, are we, for tomorrow?
5 CLERK BLACKMON: He just said it was the
6 only night he could do it.
7 COUNCILMEMBER PITTMAN: Yeah.
8 MAYOR JENKINS: Yeah, but that was before
9 this.
10 CLERK BLACKMON: Oh, was that before?
11 COUNCILMEMBER PITTMAN: That was before.
12 CLERK BLACKMON: Oh. And I haven't heard
13 from him since that e-mail. I just need to know so
14 I'm not against compliance with posting or if we just
15 need to not do it.
16 COUNCILMEMBER ROCHE: Well, it's scheduled
17 for a public hearing, right?
18 CLERK BLACKMON: It will be brought up at
19 the PC meeting on Thursday. So if we need to do
20 additional discussion, it has to be tomorrow or
21 Wednesday.
22 COUNCILMEMBER PITTMAN: There's going to be
23 a public hearing after Thursday; right?
24 I'm fine with waiting and doing the public
25 hearing, personally.

Page 31

1 MAYOR JENKINS: Is that on Thursday?
2 COUNCILMEMBER PITTMAN: No.
3 MAYOR JENKINS: It's already scheduled for
4 Thursday?
5 COUNCILMEMBER PITTMAN: No. We're not going
6 to --
7 COUNCILMEMBER ALEXANDER: No. We're not
8 going to meet again with the PC.
9 MAYOR JENKINS: Do what?
10 COUNCILMEMBER ALEXANDER: We're not going to
11 be at that PC meeting.
12 CLERK BLACKMON: Right.
13 COUNCILMEMBER ROCHE: I'm fine with letting
14 the Planning Commission deal with it Thursday and then
15 we can just take it up at our next public hearing and
16 then either pass it or don't pass it or fix it and
17 pass it or whatever we need to do; move forward on it.
18 COUNCILMEMBER PITTMAN: Yeah.
19 MAYOR JENKINS: All right.
20 COUNCILMEMBER ALEXANDER: That's my
21 preference.
22 COUNCILMEMBER PITTMAN: That's my preference
23 too.
24 MAYOR JENKINS: Put it in the form of a
25 motion or --

Page 32

1 CLERK BLACKMON: I just needed to know
2 whether to post it.
3 COUNCILMEMBER ROCHE: Make a motion to do
4 nothing?
5 CLERK BLACKMON: Just before we went any
6 further, because I needed to post it now if we were
7 going to move forward. Thank you.
8 MAYOR JENKINS: Okay.
9 COUNCILMEMBER FLEMING: I need to ask a
10 question. Mayor, I need to ask a question.
11 Did we change the lights?
12 COUNCILMEMBER PITTMAN: A while back.
13 COUNCILMEMBER FLEMING: Here?
14 MAYOR JENKINS: Yes, ma'am.
15 COUNCILMEMBER FLEMING: Just --
16 CLERK BLACKMON: Last year.
17 COUNCILMEMBER FLEMING: I mean within the
18 last week or something.
19 CLERK BLACKMON: No, no.
20 MAYOR JENKINS: No, ma'am.
21 COUNCILMEMBER FLEMING: Okay. I'm just
22 having difficulty tonight reading my papers, and I was
23 just curious as to whether we had changed the lights
24 in the last week.
25 MAYOR JENKINS: No. We got the new lights

Page 33

in here, but that's been done --
COUNCILMEMBER PITTMAN: A long time ago.
MAYOR JENKINS: -- a year ago.
COUNCILMEMBER ROCHE: But the new lights are really warm.
COUNCILMEMBER FLEMING: Yes.
COUNCILMEMBER ROCHE: Okay, Mayor.
COUNCILMEMBER FLEMING: Thank you.
MAYOR JENKINS: Karen?
COUNCILMEMBER PACHUTA: Okay. It was discussed at the Strategic Planning Session hiring an economic development director, and I put it on the last agenda with some samples from surrounding communities and job descriptions for their economic development directors.
Since that time, about a week and a half ago, Mr. Weed forwarded everyone a job description that's a little bit of pieces from all the other surrounding communities because not everything fit with Doraville.
I didn't receive any feedback on that. I don't know if anyone had sent feedback to Mr. Weed.
In addition to that, Ms. Wilson looked at comparable cities and also the City of Norcross, which was the closest population as ours, and Norcross' base

Page 34

salary for their economic development director is $48,718, and she also calculated out the additional cost of health insurance, workers' comp, life insurance and other benefits, for a total budget impact of $70,599.
If we do go ahead and move forward with this tonight, I don't think very little of that will hit this budget year. I think by the time we advertise the position, get in applicants, interview them, do the background check, at the earliest, it would be probably mid-June before someone would start, so it would have very little impact on this year's budget.
So I would appreciate any feedback on the job description, if there are any.
COUNCILMEMBER ALEXANDER: I've read the job description and I was fine with it.
Mr. Weed, does this fall under the Personnel Manual, that we need to make a motion to create and budget for the position before posting an ad for the employment?
ATTORNEY WEED: Yes. It would be 3.1.2 out of the Personnel Manual. It would be a new position, so that's correct.
COUNCILMEMBER ALEXANDER: 3.12?
ATTORNEY WEED: 3.1.2, yes.

Page 35

COUNCILMEMBER PACHUTA: 3.1.2.
ATTORNEY WEED: That is correct.
COUNCILMEMBER FLEMING: On the desirable skills and qualifications, we did not feel that -- or I feel that the person needs to have at least three years progressive experience in a management position with a municipal, county governmental or substantially similar agency "in the field of economic development." I wanted to put that prepositional phrase in there.
COUNCILMEMBER ROCHE: Yeah, I agree with that. I mean they could have three years management experience as who knows.
COUNCILMEMBER FLEMING: Or a substantially similar agency.
COUNCILMEMBER PACHUTA: Well, we could change the third bullet point: "minimum of six years experience in economic development," and then add "with at least three of those years for a municipal, county governmental or substantially similar agency."
COUNCILMEMBER ROCHE: Well, I think the management experience is the part, you know, that I would like to see in here. I mean I guess that would work. But I would like to see management experience in economic development or development.
COUNCILMEMBER ALEXANDER: Mr. Weed, can you

Page 36

make that change?
ATTORNEY WEED: I will. I'll collapse the six years and the three years into one item and make it, you know, six years experience in economic development, et cetera, and then three years of that being at a management level.
COUNCILMEMBER FLEMING: Thank you.
MAYOR JENKINS: All right.
COUNCILMEMBER ROCHE: Having said that, I have to say I'm in the middle on this one because on the one hand I can see where we need to market the city -- and yes, there are some things about the city, like people mentioned the police department, and I think that, you know, our rec. department does a good job, and we have a pretty decent library -- but there's other concerns that we need to get maybe resolved too.
Sometimes I've seen situations where we have problems and we seem to handle them like public relations problems instead of fixing the problem. You know, I was thinking about these cones out here. We got a hole in the road, right? Well, instead of fixing the hole in the road, we got cones out there, you know. I don't know when we're going to fix the hole in the road, but -- you know, and --

Page 37

MAYOR JENKINS: Bob, we've done --
COUNCILMEMBER ROCHE: -- it's been there --
MAYOR JENKINS: -- everything we can --
COUNCILMEMBER ROCHE: -- for a while.
MAYOR JENKINS: -- to get the holes fixed. We've fixed them on sev- -- They'll fix them, and they're supposed to fix them again. That's the best we can do.
COUNCILMEMBER PITTMAN: And the County was contacted today. They came out and patched it. They were supposed to come back. They said they would come back and fix it, and today they said they would be back out to fix it as soon as they could get to it.
COUNCILMEMBER ROCHE: You know, that's one example, but there's other examples of where we've had issues, and like I said, they've seemed to be treated like public relations problems instead of either policy problems or procedure problems or whatever.
And I guess I'm concerned that someone may come in and say let's market Doraville and then people come to Doraville and discover things like -- you know, and then they start reading the ordinances, for instance, you know, or they start finding this or that, or they see it takes 30 days to get something done instead of five days to get something done like

Page 38

most places.
So I guess on the one hand I like the idea that someone needs to be marketing the city, but I think that we also need to focus on straightening out the problems that we have in the city now.
COUNCILMEMBER PACHUTA: Well, I'd welcome you putting those items on the agenda so we can work on them.
COUNCILMEMBER ROCHE: Well, I've had it on the agenda. I put it on the agenda to hire a development director that would be basically, specifically tasked with building a development department that would resolve some of these issues, and of course it went nowhere.
COUNCILMEMBER PACHUTA: We just put out an RFP for a development director for the GM plant.
COUNCILMEMBER ROCHE: For the GM plant. And that's a consultant. That's not a City employee.
COUNCILMEMBER PACHUTA: You know, I've had a lot of conversations with businesses in Doraville, and I think this is one of the things that they have really asked me about is help in marketing Doraville and getting new businesses into Doraville. And we really haven't had anyone working on that 100 percent and working with the business community.

Page 39

And also when I was going around campaigning, hearing from residents, you know, people don't know where Doraville is. Businesses don't know Doraville.
We really need to have someone working on that. And I think it's a minimal cost for what we will get back, and I think it's something we need to go ahead and move forward and start the process of looking for somebody.
COUNCILMEMBER FLEMING: The budget impact amount that you have on here is with all taxes and insurance and everything?
COUNCILMEMBER PACHUTA: Yes.
COUNCILMEMBER FLEMING: So the expected rate of pay is going to be?
COUNCILMEMBER PACHUTA: The $48,718 is Norcross' rate of pay, and I think we can -- we could probably be comparable. It is comparable populations.
COUNCILMEMBER FLEMING: Thank you.
COUNCILMEMBER ROCHE: So they actually have an employee working at Norcross at $48,000 or that's their base?
COUNCILMEMBER PACHUTA: That is their base as reported to the Department of Community Affairs.
COUNCILMEMBER ROCHE: But we don't know what

Page 40

they're actually making.
I mean it just seems awful low to me. I mean if we want to hire somebody, if we're going to hire somebody, we shouldn't mess around and get somebody -- you know, the cheapest thing.
COUNCILMEMBER PACHUTA: The Department of Community -- At the last agenda, I passed out the salary survey from the Department of Community Affairs.
COUNCILMEMBER ROCHE: Right.
COUNCILMEMBER PACHUTA: The median entry-level wage is $56,824. That includes such as Marietta, Savannah, Alpharetta, which are much larger than ours.
And for our population group, it's a little bit higher. These populations are closer to 15,000 and 16,000. The average was $57,703.
COUNCILMEMBER ROCHE: And that's for entry level?
COUNCILMEMBER PACHUTA: That's the minimum entry level.
The median was fifty-eight. The maximum was $86,000, but, again, I think that's someone with quite a bit of experience. And some of these cities -- like College Park is included in that and has almost

Page 41

20,000.
COUNCILMEMBER ROCHE: Yeah, because I mean clearly we're not looking for someone entry level.
COUNCILMEMBER PACHUTA: Well --
COUNCILMEMBER ROCHE: I'm just concerned that if we go out for $50,000, that we're just not going to attract quality.
COUNCILMEMBER PACHUTA: And if we don't find qualified candidates, then that will be something that we will need to either discuss, at this time, we can't afford a more qualified candidate.
I think we need to at least put the advertisement out there and see what kind of candidates that would get. We may get, you know, very qualified candidates, but we won't know until we send something out and see what kind of resumes we get in.
COUNCILMEMBER FLEMING: You wouldn't be --
COUNCILMEMBER PACHUTA: If we don't -- if we find that we don't find qualified candidates applying, then we don't have to hire from that pool of candidates. We can reevaluate our position at that time.
COUNCILMEMBER ALEXANDER: Mr. Weed, do you recall how we worded our other jobs? Did we say, "Base salary begins at" or "commiserate with experience" or --

Page 42

ATTORNEY WEED: No. I mean the position descriptions don't include any language currently with regard to minimal entry pay, medians or maximum pay per category. Currently, the City of Doraville to my knowledge doesn't have a pay scale chart. The only thing similar is the police department operates on something that they use internally. City-wide, we don't have such a vehicle.
COUNCILMEMBER PACHUTA: And -- I'm sorry.
ATTORNEY WEED: And then the only other thing I'm going to add is, so in the -- and job announcements, they vary. On occasion when we have some base rate of pay, I have seen them done where we include it, but oftentimes that's not included.
COUNCILMEMBER PACHUTA: My preference is to put the job position out and ask candidates when they submit their resume and qualifications that they put down their expected salary range.
COUNCILMEMBER ROCHE: Sounds fine.
COUNCILMEMBER ALEXANDER: I guess not just looking at it from a business point of view, what I would like to see is our community itself marketed.
We had a very successful book sale over the weekend. There are events going on at the Civic Center that I as a councilperson and Councilmember

Page 43

Bates were not aware of and we only found out because he picked up a flyer at the library.
So there's a lack of communication internally on the great events that are happening in the city, and I think that's something else that I see the marketing of the city is important -- improvement on the newsletter and improvement of other things. Let's sell the community also and generate more residents coming in. Somebody may be looking for a home, and if they do a search and then they see our newsletter on the Web site and see all the great events that are happening, I think that's conducive, you know, to have them start looking at our neighborhoods and hopefully purchase a home.
So I see it two-fold; not just the business, which is an extremely important aspect of it, but I also see it hopefully bringing in additional residents also.
So do we need to make a motion to --
ATTORNEY WEED: If you want to approve it, you'd make a motion --
COUNCILMEMBER ALEXANDER: To create the job.
ATTORNEY WEED: -- to create and budget the position of economic development director --
COUNCILMEMBER ROCHE: One quick thing.

Page 44

Sorry. I didn't mean to interrupt. But one of the skill sets that --
I mean you bring up a very good point, and I think that one of the skill sets that needs to be here, then, is ability for Web maintenance. They don't have to be a technical person necessarily but at least have some experience with maintaining Web sites, newsletters, that sort of thing.
It's kind of mentioned here, but I don't think it specifically mentioned Web sites, like data sheets and brochures. I would probably include, you know, Web sites, newsletters on maybe the fourth bullet point of the first page.
COUNCILMEMBER ALEXANDER: But I would expect them to be content, not necessarily the technical, the physical posting of it.
COUNCILMEMBER ROCHE: That's exactly what I said, yeah.
COUNCILMEMBER ALEXANDER: Okay.
ATTORNEY WEED: I can make that adjustment.
COUNCILMEMBER PACHUTA: I make a motion that we under 3.1.2 create the position of economic development director and budget for that position in the amount of $70,599 and go ahead and put out the job description.

Page 45

1 COUNCILMEMBER ALEXANDER: I second.
2 MAYOR JENKINS: Does this have to be a full-
3 time position?
4 COUNCILMEMBER PACHUTA: I think so.
5 MAYOR JENKINS: I hope the Council realizes
6 -- Our budget's coming up. I hope the Council
7 realizes that we are in fairly good financial shape,
8 and I would like to see us stay that way.
9 I'm saying this personally should be delayed
10 until we find out a little bit more about the LCI, who
11 we're going to get and whatever.
12 I'm not against a person, no. But as I've
13 said before, and it's probably the wrong word to say,
14 but this is premature.
15 And like I say, we're in decent financial
16 shape. We're holding our own. Many cities are not
17 that way, many counties, or the Federal's not that
18 way. But I'm saying we're in good shape.
19 But if we keep on hiring, we don't even have
20 a place to put them. We need to go up with this
21 building. I got space up here that I'm going to have
22 to put them in, especially if you hire this person.
23 So that's all I got to say.
24 We got a motion and a second.
25 Any more discussion?

Page 46

1 COUNCILMEMBER FLEMING: Yes, sir. I
2 personally wasn't -- we're getting ready to budget for
3 another person, like you said, Mayor. And though we
4 may need an AP/AR clerk, the budgets that I have seen
5 have never included -- that I was aware of, included
6 that as a budgetary item so that the AR/AP clerk --
7 MAYOR JENKINS: You mean to have contact?
8 COUNCILMEMBER FLEMING: Yes.
9 MAYOR JENKINS: That was budgeted, but we
10 moved her up to the library. Still budgeted.
11 COUNCILMEMBER FLEMING: And it's been
12 carried in our general budget for City Hall.
13 MAYOR JENKINS: Uh-huh.
14 COUNCILMEMBER FLEMING: I wasn't aware that
15 that was the case.
16 MAYOR JENKINS: Didn't we research that,
17 Murray?
18 ATTORNEY WEED: Yes, sir.
19 COUNCILMEMBER FLEMING: We may have had a
20 job title. Okay.
21 MAYOR JENKINS: We need lower-level people
22 like that. We actually need one in the planning
23 department as well as Shanta's office, but if we can
24 get one in Shanta's office and maybe cross-train until
25 we can get another person.

Page 47

1 But I just want to warn the Council on the
2 finances of the City of Doraville. Let's keep it
3 above ground. Let's don't get under and have to go
4 borrow money.
5 COUNCILMEMBER FLEMING: And the other
6 comment that I wanted to make too is though I do not
7 believe that it's premature, because I do believe that
8 the city of Doraville does need to be marketed, we are
9 a great place to live, and that includes work and play
10 and we do need to be proactive both for the residents
11 as well as the businesses and the city itself.
12 But I stand again on until we get into the
13 mid-year budget review and hear from our department
14 meetings, amendments to their existing budgets, I'm
15 not comfortable at this time for voting on this
16 tonight.
17 Those are my comments.
18 MAYOR JENKINS: Any more discussion?
19 COUNCILMEMBER ROCHE: Again I'm kind of both
20 ways on this. I understand both sides as far as the
21 budget issues, and I'm very concerned, because our
22 current budget, if we hit our numbers, it's a deficit
23 budget of 1.6 million dollars just for this year, and
24 it's probably going to be just as bad next year. And
25 that's assuming we collect all the revenues we're

Page 48

1 hoping we're going to collect.
2 On the other hand, though, no business, no
3 operation can work without some kind of marketing, you
4 know, without something selling it. And if that's the
5 case -- it's kind of like a heart surgeon. I don't
6 want the cheapest heart surgeon, you know, that's
7 available.
8 So I guess for the moment I'll go ahead and
9 support this, but it's not a hundred percent one way
10 or the other. I like the concept but I just have
11 misgivings about other issues, so --
12 MAYOR JENKINS: Anybody else?
13 - - -
14 (No response)
15 - - -
16 MAYOR JENKINS: Call the roll.
17 CLERK BLACKMON: Councilmember Alexander?
18 COUNCILMEMBER ALEXANDER: Yes.
19 CLERK BLACKMON: Councilmember Fleming?
20 COUNCILMEMBER FLEMING: No.
21 CLERK BLACKMON: Councilmember Pachuta?
22 COUNCILMEMBER PACHUTA: Yes.
23 CLERK BLACKMON: Councilmember Pittman?
24 COUNCILMEMBER PITTMAN: Yes.
25 CLERK BLACKMON: Councilmember Roche?

Page 49

COUNCILMEMBER ROCHE: Yes.
MAYOR JENKINS: Murray?
ATTORNEY WEED: Mr. Mayor and members of Council, the next item is a relatively simple one -- and I've already explained essentially in answer to Ms. Fraysse's questions; I'm not going to belabor the point -- we have every indication that the Service Delivery Strategy bill that was agreed upon by the mayors, council and Dekalb County will be passed.
In order to get us back on the list of cities that can receive grants, my advice to the Council is to adopt the resolution that I've presented to you dated April the 13th. If you have any questions with regard to the language, I'm happy to explain it; however, it's basically in the same form that all these resolutions have been in in the past.
I did include contingency, which is of course paragraph two, that if the bill did not pass, then this resolution would have no effect.
MAYOR JENKINS: If the bill doesn't pass, how would that affect us if it doesn't pass?
ATTORNEY WEED: Well, if the bill doesn't pass and we and all the other Dekalb County cities and Dekalb County remain on the no-grant list, I would say we'll all go back to the drawing board and next year

Page 50

something will pass, because I don't think we're going to go another year without different communities beginning to suffer from a lack of ability to accept grants.
MAYOR JENKINS: When is the extension? Till the end of this month?
ATTORNEY WEED: The extension is till February the 28th of 2011.
COUNCILMEMBER ALEXANDER: And is that the mayors are --
ATTORNEY WEED: Correct.
COUNCILMEMBER ALEXANDER: -- going to get together again before that date?
ATTORNEY WEED: Yes.
MAYOR JENKINS: Will this be passed before the 31st? If it don't, would that extension be extended?
ATTORNEY WEED: Meaning will the enabling legislation be passed before the 31st?
MAYOR JENKINS: Yes.
ATTORNEY WEED: All indications now are that it will. But that will not -- that will not affect this resolution. This resolution isn't based upon a certain date for that legislation to pass; however, if the legislation doesn't pass, this resolution will not

Page 51

be effective.
MAYOR JENKINS: Oh, okay. We want to do the resolution; correct?
COUNCILMEMBER ALEXANDER: So that I thought -- it was also my understanding if we were not in compliance with DCA, we will lose our issuing authority. Is that not a true statement?
ATTORNEY WEED: I think it's a legitimate concern.
COUNCILMEMBER ROCHE: I would like to make a motion that we pass Resolution 20-10 dash whatever it's going to be.
COUNCILMEMBER PITTMAN: Second.
MAYOR JENKINS: We got a motion --
CLERK BLACKMON: Yes, sir, and a second.
MAYOR JENKINS: -- and a second.
CLERK BLACKMON: Yes, sir.
MAYOR JENKINS: Any more discussion?
- - -
(No response)
- - -
MAYOR JENKINS: Call the roll, please.
CLERK BLACKMON: Councilmember Alexander?
COUNCILMEMBER ALEXANDER: Yes.
CLERK BLACKMON: Councilmember Fleming?

Page 52

COUNCILMEMBER FLEMING: Yes.
CLERK BLACKMON: Councilmember Pachuta?
COUNCILMEMBER PACHUTA: Yes.
CLERK BLACKMON: Councilmember Pittman?
COUNCILMEMBER PITTMAN: Yes.
CLERK BLACKMON: Councilmember Roche?
COUNCILMEMBER ROCHE: Yes.
Ten minute break, Mayor?
MAYOR JENKINS: Yes. Let's take a break.
- - -
(Brief recess)
- - -
ATTORNEY WEED: To repeat, I'm one of the authors of this piece of legislation along with the city planner.
This legislation has appeared before the Council in a different format previously. I received some feedback from the Council that they were interested in pursuing the Dumpster Ordinance in a different form.
The main change that was issued to you earlier, a few weeks ago, really dealt with limiting the impact of it to after its effective date, meaning that if you had -- if you are a business owner or other person who had a dumpster currently, that you

Page 53

1 would not be required to build an enclosure for it and
2 the terms of this ordinance would not apply to any-
3 thing that is already in existence as of the effective
4 date. That's the primary difference between this
5 draft of the legislation and prior drafts.
6 I would like to point out that beginning on
7 page 6, the sections marked 15-87 through the end are
8 virtually unchanged from the ordinance that's
9 currently in your book. There are very few -- you
10 know, minor language issues in the changing but
11 nothing of any real substance.
12 So with that, I will answer any questions.
13 Mr. Haeberlin is here also as well as the building
14 inspector, Mr. Calcaterra, and between the three of
15 us, hopefully we'll be able to answer most of the
16 questions that you might have with regard to this
17 legislation.
18 MAYOR JENKINS: No questions?
19 COUNCILMEMBER ROCHE: We're getting there.
20 I'll start. Section 15-82, Dumpster Sites,
21 paragraph (a), I mean we have a specific plan,
22 apparently.
23 ATTORNEY WEED: That is correct.
24 COUNCILMEMBER ROCHE: And it goes into a
25 great deal of detail, even down to the -- apparently

Page 54

1 the color of the paint on the interior must be gray,
2 and I'm just -- I don't know. I was looking at some
3 ordinances that were sent to me from other places, and
4 I don't see anything anywhere near this detail.
5 And Mr. Calcaterra is here, and I wanted to
6 ask him if it's okay, wouldn't building codes -- do
7 they address any of this to make sure that, you know,
8 if you build a brick wall, it's not going to fall down
9 and that sort of thing?
10 MR. CALCATERRA: Well, they don't address
11 dumpster enclosures specifically, but any construction
12 of course has to meet certain standards.
13 COUNCILMEMBER ROCHE: Right.
14 MR. CALCATERRA: You know, it's like any-
15 thing you build. When you see these big canopies over
16 these service stations and a hurricane hits town, they
17 usually blow down the road somewhere. The same thing
18 can happen to a dumpster enclosure.
19 The thing about a dumpster enclosure is that
20 because you're trying to hide an eyesore, you don't
21 want to create an eyesore to hide an eyesore. That's
22 the main thing. You don't want to create an enclosure
23 that's going to warp and twist and bend and fall apart
24 within a year or something like that. So that's a
25 problem. Of course the other problem is when you

Page 55

1 build a nice enclosure, it costs more money and you
2 have to consider that kind of thing also.
3 But no. Usually it's architectural
4 standards or something in a zoning ordinance that will
5 address the need for dumpster enclosures to protect
6 the integrity of the community.
7 COUNCILMEMBER ROCHE: Well, when we get into
8 things like the paint color of the interior of the
9 dumpster enclosure, that it's got to be cinder blocks
10 -- And like I said, as I was reading through here, I
11 just kept thinking that it just seemed a lot more like
12 a building inspector thing than a zoning thing, I
13 guess.
14 MR. CALCATERRA: It's not. It's specific to
15 zoning. Workmanship, paint colors, all that stuff is
16 nowhere in any building code in the United States.
17 COUNCILMEMBER ROCHE: Does any other city's
18 ordinance in Georgia or anywhere in the area have this
19 level of detail as far as -- And it's not for you.
20 It's just a question for anybody.
21 ATTORNEY WEED: I know that the City of
22 Hapeville does. With regard to other cities, I'm not
23 aware.
24 COUNCILMEMBER ROCHE: And who wrote that?
25 ATTORNEY WEED: I did.

Page 56

1 COUNCILMEMBER ROCHE: Yeah, okay. Just
2 making that clear.
3 COUNCILMEMBER PACHUTA: There are -- I
4 looked at several cities, and I know Suwanee's was
5 probably one of the more stricter ones that I looked
6 at, where it has to be brick or stone. Or I think
7 some of them could be cinder block but it had to be
8 covered in stucco, I believe, in a color similar to
9 the building color or kind of look similar to the
10 building design.
11 I think, you know, we're talking about
12 moving towards having architectural standards in the
13 city. And you know, we have a study coming up with
14 ARC and with the LCI on the GM property and possibly
15 bringing in some consultants to talk about different
16 architectural designs, you know, and probably we'll be
17 discussing those in detail in the next few months.
18 And I think this is an important first step,
19 you know, a small thing. And I looked back at the
20 minutes from August. This was before I was on City
21 Council. But I looked back at those minutes, and a
22 lot of the discussion at that time was not wanting to
23 put this expense of building a new enclosure on
24 existing business owners.
25 And I think this is a good first step as far

Page 57

as new construction. We have several places in the city where new construction is getting ready to begin, more permits to tear down existing structures have been issued, so I think this is something good to have in place or it's getting us started in that direction.

COUNCILMEMBER ROCHE: Well, wouldn't it be better to agree on our architectural standards and the look and feel and all that before we pass an ordinance that we may -- You know, what happens if the architectural standards are in conflict with the ordinance? Then we've got to come back and change the ordinance and make it not in conflict with it any more.

I just think that -- I'm just concerned that, you know, I'm looking at, you know, pages and pages of ordinance and then I compare it to other places, and with a couple of exceptions, you know, they're fairly straightforward. And these are places I've been to, and they're not -- I mean I don't see ugly dumpsters everywhere, you know, I mean.

COUNCILMEMBER PACHUTA: Because they're hidden.

COUNCILMEMBER ROCHE: I'm sorry?

COUNCILMEMBER PACHUTA: They're hidden behind enclosures in other cities, I mean.

COUNCILMEMBER ROCHE: Exactly. And they do

Page 58

that without doing six or seven or eight pages of ordinance. That's my point.

It just seems like we're really -- we're going to be like the most regulated place in the world here soon with all this stuff.

COUNCILMEMBER PACHUTA: So are there sections of the ordinance you want to cut out?

COUNCILMEMBER ROCHE: Yes, definitely.

COUNCILMEMBER PACHUTA: Such as?

COUNCILMEMBER ROCHE: I think that, for instance the container enclosure plan which goes on for a page and a half, I guess, you know, basically it says you have to have a specific plan specification, which again is very detailed.

When I look at other ordinances, they talk about, well, they just say it has to be screened. It has to be screened with maybe evergreens or -- look at the examples here.

MAYOR JENKINS: That's the way the old ordinance states; is that not correct?

COUNCILMEMBER ALEXANDER: You are correct.

ATTORNEY WEED: That is essentially correct, yes, sir.

COUNCILMEMBER ROCHE: Again, I just don't see -- you know, it just seems like an awful lot of

Page 59

regulation that we're adding here, and I don't know what problem we're trying to solve. Right now, I don't know. I don't drive through town and say, "Boy, my impression of Doraville is that there's horrible dumpsters everywhere."

You know, if I'm going to build a building, you know, that I want people to come and rent or if I want to build a restaurant or whatever, I'm going to probably do a real good job of making sure that things like dumpsters and unsightly stuff are going to be out of sight and I'm going to make sure that my enclosure looks something like the building or that it's somewhat pleasant or whatever.

COUNCILMEMBER PACHUTA: Well, not everyone is that considerate, and I think a lot -- if you do drive around Doraville, you'd see dumpsters everywhere in all kinds of conditions, and it's unsightly.

And again, we're all moving towards architectural standards for new construction and building, and this -- I mean it's a small portion of that, and I think --

You know, this came up in August, and most of the resistance was the fact that we did not want existing business owners to have to retrofit their enclosures necessarily to this extent, and I think

Page 60

this is just something that we can go ahead and put forward for new construction that's getting started in the city.

COUNCILMEMBER ALEXANDER: I had some questions perhaps Mr. Calcaterra can answer for me.

MR. CALCATERRA: Yes, ma'am.

COUNCILMEMBER ALEXANDER: Under the container enclosure plan, at my company, our dumpster is actually against our dock door. The fire marshal did caution us about that but he didn't tell us it was exactly illegal.

So if you have a business that has their dumpster placed at their dock, in theory, one of the walls screening it would be the dock board or the truck dock of that building, and then I assume you would construct two walls and then the gate. Would that be against fire code?

MR. CALCATERRA: No, it wouldn't have anything to do with fire code unless it were blocking an entrance to the warehouse or something like that where you would use a propane-fueled forklift or something like that or maybe you would park vehicles that burn gasoline in a warehouse situation like that.

There is a complexity with this law, and I think that Murray has addressed it, in that sometimes

Page 61

you don't have a setback -- you can't meet the setback requirements, so you can actually make the dumpster enclosure part of the structure by attaching it and thereby you eliminate the setback requirements. And hopefully you'd have a portion of your building that's hidden from site or would work, you have enough room that a garbage truck can pull up and unload the dumpster and get in and out and make the turnaround and all that kind of thing. Those trucks have huge radiuses but they need a lot of turning space, about 88 feet, things like that.

There are no real requirements unless you as legislators making requirements. And you have to have certain requirements, and I think they've all been addressed in this thing. There are some architectural standards in here, which is something I think that the City of Doraville has been leaning toward for the last couple of years.

Like I say, if you've driven around Doraville, and the people who live here, you're not going to see this because you drive every day but the people who are coming here are going to see. So it's going to jump out at them. A lot of the dumpster enclosures that were basically wooden fences are falling down. The first thing that happens is the

Page 62

gates are very heavy, they get out of plumb and they won't open and close. Now the people -- if it's an apartment complex, they can't open and close the gate doors, so they throw the bag of trash over the fence and maybe it hits the dumpster, maybe it doesn't, or they leave it outside of the dumpster.

So we've got -- you know, these are very simple buildings. We have to make them work for everybody. A lot of times children take the trash to the dumpster, and in businesses, usually there are adults to take the trash to the dumpster. But still, again, you've got to make it work so that they can -- the gates aren't always stuck and they can open them.

So you have to have some kind of plans and some kind of specifications so that you build a quality product. If you don't, you've just created another eyesore. And I think that's what they're trying to accomplish here. You know, there's going to always be -- when you have change, there's always going to be resistance to change, but you -- as leaders, you have to make the right decision.

COUNCILMEMBER FLEMING: Well, in regard to Ms. Alexander's example, this particular ordinance is addressing -- it's addressing all new construction regardless of what zone it's in. And I have an issue

Page 63

with that because I also am in an office/warehouse location and primarily a warehousing/distribution center where you have four to ten doors and so forth and so on.

None of our -- and this is a fairly -- it's about a 10-year-old project in Tucker/Stone Mountain area, upscale. There's nothing shoddy about it at all. And none of our dumpsters -- they're all backed up to the last bay door, basically, and some of them have a recycling bin in one of the doors and a regular trash door -- a trash dumpster in another door.

So because we are not addressing specifics here but we're addressing all of Doraville for new construction, I do have an issue with that and I think we need to come off of the warehouse, whatever zone, O-I/O-W, M-1/M-2. So if we are addressing new construction and we are gearing up for the GM project, that also needs to be addressed, because if there's going to be O-I/O-W over there, I can see them using their dock door, one of the dock doors for that purpose.

MR. CALCATERRA: Well, are we talking about Royal Atlanta Park is where your office is?

COUNCILMEMBER FLEMING: South Royal --

MR. CALCATERRA: South Park?

Page 64

COUNCILMEMBER FLEMING: Yes. Of course that was built in the 70s. They didn't plan for dumpsters. And I think that's what we're trying to do here. I think they're trying to plan, have planned development to have enclosures that you won't even notice and that will work and function for doing what they need to do, because everyone produces trash, and it's something that they can incorporate in their master plan.

It's hard to retrofit. What we need to do is we need to ask Murray.

Are we talking about new construction as defined by the building code or are we talking about new construction as defined by the zoning ordinance? What does "new construction" mean? Does that mean that everyone as of the date that this enacted -- are they all grandfathered in or --

ATTORNEY WEED: Yes.

MR. CALCATERRA: So you don't have to worry about that.

Now, every new construction -- and I hear this in the court all the time, and they're interpreting it wrong. "New construction" means adding to the footprint. It doesn't just mean new construction. So if you add to the footprint of a building, that's new construction. If you build a new

Page 65

1 building from the ground up, that's new construction.
2 And when you do that, you usually have the room to
3 plan ahead and to make these things work.
4 But if you -- but if you have a lot of
5 office/warehouse that's existing, this doesn't -- this
6 would be ex post facto if you tried to enforce it.
7 COUNCILMEMBER FLEMING: Thank you.
8 MR. CALCATERRA: You're welcome.
9 COUNCILMEMBER ROCHE: I'm sorry if I'm
10 wrong. Do you do also inspections over in Chamblee?
11 MR. CALCATERRA: No.
12 Any other questions on dumpsters? Very
13 important stuff.
14 COUNCILMEMBER FLEMING: Mr. Weed, on page 3,
15 item (a), 15-82(a), you have listed here in this
16 ordinance "triplex and larger units shall be deemed
17 multi-family," and it's going to require a dumpster
18 with an enclosure.
19 The Chestnut -- is that correct? -- the
20 Chestnut condominiums are single-family but attached
21 dwellings. Would you consider that triplex or
22 greater?
23 ATTORNEY WEED: They exist now; correct?
24 COUNCILMEMBER FLEMING: Uh-huh.
25 ATTORNEY WEED: They're exempt.

Page 66

1 COUNCILMEMBER FLEMING: But sir, if we're
2 looking to the future for the GM property, I can see
3 where we would have condominiums possibly over there.
4 ATTORNEY WEED: In the future, they would
5 not be exempt, a new condominium, but the ones that
6 exist now would be exempt.
7 COUNCILMEMBER FLEMING: Okay. But what --
8 ATTORNEY WEED: It would have to be --
9 COUNCILMEMBER FLEMING: -- I'm getting at --
10 ATTORNEY WEED: -- something that currently
11 doesn't exist now anywhere in the city of Doraville.
12 COUNCILMEMBER FLEMING: But what I'm getting
13 at if you'll bear with me is that each individual
14 homeowner has sanitation pickup at that location.
15 It's not a dumpster-affiliated type pickup.
16 So I think we need to readdress that or
17 address that on possible multi-family in the GM -- in
18 the new construction. Let's call it new construction
19 because it may be on Buford Highway for all we know.
20 New construction --
21 ATTORNEY WEED: Well, if can --
22 COUNCILMEMBER FLEMING: -- condominiums, for
23 instance.
24 ATTORNEY WEED: Okay.
25 COUNCILMEMBER FLEMING: If they're going to

Page 67

1 be individual sanitation billing, then one would not
2 have a dumpster at that location with a dumpster
3 enclosure, because they have individual sanitation
4 pickup. Okay?
5 Now, maybe we'll have a separate set of
6 rules for over here, but what we presently have is
7 that they all have individual sanitation.
8 COUNCILMEMBER PITTMAN: I mean that wouldn't
9 even apply, would it?
10 COUNCILMEMBER PACHUTA: But we're not
11 requiring people to put in dumpsters. Just if you are
12 going to have a dumpster and put a dumpster in.
13 COUNCILMEMBER FLEMING: No, no. He's got in
14 here on page 3 that triplex or above has got to have a
15 dumpster.
16 ATTORNEY WEED: If it's a triplex and larger
17 unit --
18 COUNCILMEMBER PACHUTA: And you're asking
19 about townhomes.
20 COUNCILMEMBER FLEMING: Okay. Let's just --
21 Multi-tenant in the new GM property, okay? Are we
22 going to have individual dumpster -- individual
23 garbage/trash receptacles for them like we have in our
24 locations or are we only going to say, "Okay. You
25 only have to use this dumpster that we're requiring

Page 68

1 for the complex?"
2 COUNCILMEMBER PACHUTA: I would think most
3 multi-family does not have individual pickup. I mean
4 we couldn't --
5 Am I wrong in that?
6 ATTORNEY WEED: Well, what it provides
7 currently is that single-family detached and two-
8 family duplex attached cannot have a dumpster, but
9 other than that, they'd be required to have a
10 dumpster.
11 So the answer to the Councilman's question
12 is, currently, in my opinion, yes, that type of unit
13 will require dumpsters and the dumpsters would require
14 enclosures.
15 COUNCILMEMBER ROCHE: So the townhomes are
16 supposed to legally have dumpsters?
17 ATTORNEY WEED: That is correct in my
18 opinion.
19 COUNCILMEMBER ROCHE: Do you guys have
20 dumpsters?
21 COUNCILMEMBER FLEMING: No, no, no.
22 COUNCILMEMBER ALEXANDER: No. Future.
23 COUNCILMEMBER FLEMING: In the future, they
24 will be.
25 COUNCILMEMBER ROCHE: No, but I thought you

Page 69

1 were talking about the current ordinance.
2 COUNCILMEMBER FLEMING: No, no. I'm using
3 that as an example, that they do not, that the City is
4 providing individual --
5 COUNCILMEMBER ROCHE: No. I understand.
6 COUNCILMEMBER FLEMING: -- tenant waste
7 sanitation.
8 So what are we going to do for over here --
9 COUNCILMEMBER ROCHE: You mean for the
10 townhomes.
11 COUNCILMEMBER FLEMING: -- for townhomes or
12 whatever might possibly go there?
13 ATTORNEY WEED: If this language is adopted,
14 they would be required to have dumpsters and the
15 dumpsters would be required to be in enclosures.
16 That's what would be required.
17 COUNCILMEMBER ALEXANDER: I almost feel like
18 that -- if you have single-family townhomes attached,
19 what is appropriate for that location may not be
20 appropriate for Chestnut townhomes. For example, they
21 may have their own covenants or whatever that there's
22 a central trash depository.
23 I don't think that we necessarily need to
24 make it mandatory that they operate it that way. I
25 think it should be left up to them. I mean I didn't

Page 70

1 see dumpsters when we were at Suwanee. I saw
2 dumpsters in the commercial area but not in the
3 residential portion of it.
4 ATTORNEY WEED: Councilman, I don't get a
5 vote. I'll make it --
6 COUNCILMEMBER ALEXANDER: No, no. I'm --
7 ATTORNEY WEED: -- whatever you want.
8 COUNCILMEMBER ALEXANDER: -- asking. I'm
9 just trying to figure out why that particular language
10 was included in there, what the thought process was to
11 include that language in there.
12 ATTORNEY WEED: Well, I would also turn to
13 Mr. Haeberlin who's the originator of the language.
14 My opinion is is the language is perfectly
15 legal. Now, with regard to that as to the origin, my
16 understanding of the origin, which Mr. Haeberlin can
17 enhance, I think the basic idea is that for larger
18 dwelling units that are multi-family, it is
19 appropriate to have dumpsters, and if there are
20 dumpster it is appropriate to have them in enclosures.
21 And he can speak for himself beyond that. And if
22 Council doesn't agree, you don't have to adopt it.
23 COUNCILMEMBER ROCHE: It seems like this
24 would be a question for architectural standards when
25 we get there.

Page 71

1 COUNCILMEMBER PITTMAN: Mr. Calcaterra, did
2 you have something? You were trying to --
3 MR. CALCATERRA: Council, if I can share
4 some information with you.
5 COUNCILMEMBER PITTMAN: Please.
6 MR. CALCATERRA: There is a difference here,
7 and it's a legal -- it's a legal deal for state --
8 state attorneys who practice real estate law. When
9 you have a single-family attached or detached or a
10 one- and two-family dwelling owned fee simple, then no
11 one can tell you what to do.
12 When you have a townhome that is not fee
13 simple but is condominium ownership, then you have
14 third party or other encumbrances; for example,
15 sanitation, where you use dumpsters.
16 If you have a single-family attached
17 townhome, then individual trash pickup because it's
18 paid through your county taxes; whereas, condominium
19 track pickup sometimes is and sometimes isn't. But
20 they usually have it picked up in dumpsters, some-
21 times large dumpsters, sometimes small dumpsters.
22 But the difference is in Dekalb County if
23 you own property fee simple, then you have individual
24 pickup. If it's not owned fee simple, like in an
25 office condominium, residential condominium, office

Page 72

1 warehouse, then it's picked up by contract.
2 Does that make any sense?
3 COUNCILMEMBER PITTMAN: Uh-huh.
4 COUNCILMEMBER ROCHE: Well, I know there are
5 variations. I mean it was condos, and the County
6 picked up my trash even though I was in condos, and I
7 just threw my little bag out there.
8 MR. CALCATERRA: Right. What has happened,
9 builders and developers have perverted the law to get
10 away from not having to sprinkler condos by calling
11 them townhouses, because they're townhouse-style
12 architecture but they're still condominium ownership.
13 They are sprinklered but they don't have fire
14 separation walls. That's the difference between a
15 true townhouse and a condominium townhouse. It's very
16 common.
17 COUNCILMEMBER ROCHE: I'm just saying that's
18 what -- that's what it was where I was at. I was on
19 the second floor of a condo. We did have fire walls,
20 for that matter, but --
21 COUNCILMEMBER PACHUTA: Do we want to change
22 it that it's not required but if a multi-family
23 building is going to include a dumpster, then they
24 would have to comply? Or if they add a dumpster. I
25 mean new construction doesn't have a dumpster at the

Page 73

1 time of this ordinance but then they later add a
2 dumpster, they would need to comply.
3 COUNCILMEMBER PITTMAN: I'd like to see --
4 That's a good idea, but what was the purpose,
5 Mr. Haeberlin? What reason did you have that in there
6 and what would be the repercussions of not having it
7 in there?
8 MR. HAEBERLIN: Well, I wrote that your
9 multi-family is three or more attached dwelling units.
10 The Chestnut Place townhomes is a condominium regime.
11 Nobody owns any land under their unit, so it's an
12 association, the same as Avery Park.
13 City of Doraville, to the best of my know-
14 ledge -- and there might be one that qualifies --
15 there is no true single-family attached fee simple in
16 the city of Doraville. It's all condominium based.
17 So it was written as though it was for condominiums
18 and also too for multi-story apartment buildings, so
19 it was written generally to address the types of
20 multi-family the city either will be getting or has,
21 essentially.
22 So like I said, you know, we don't really
23 have any single-family attached fee simple, you know,
24 on the lot, so I addressed it in terms of multi-
25 family. In my perspective, since it was new

Page 74

1 development, most of our new development would be
2 multi-story condominiums or apartments, at least from
3 what has been shared with me. So I did not foresee
4 that we would have any additional single-family
5 detached fee simple develop-ment in the city based on
6 what I've seen on the development.
7 But you know, like in most jurisdictions
8 I've worked, it is very typical for the -- I hate to
9 use the word "townhome" -- townhome developments to
10 have a centralized dumpster because you have -- when
11 you have these properties, you have constant move-in
12 and move-out, so you have disposal needs for large
13 items. And typically with these associations, the
14 theme is they have a central kiosk for mail. You go
15 and get mail at one location. You usually have a
16 general location where you can also dump your trash.
17 There is some economies of scale having
18 large dumpster because then you can fill the dumpster
19 completely up, and every week, they empty it.
20 So you know, that's some of the process.
21 Neither right nor wrong. I just want to make sure
22 that we don't have multi-story apartments with no
23 facilities for disposal of trash.
24 COUNCILMEMBER ROCHE: But if we pass this,
25 then they're basically forced to do dumpsters and

Page 75

1 they're forced to design their whatever it is they're
2 going to do around dumpsters.
3 MR. HAEBERLIN: Well, it's my expectation
4 when you have a 500 -- Let's say we build a 500-unit
5 apartment complex.
6 COUNCILMEMBER ROCHE: Okay. The answer's
7 yes. I just --
8 MR. HAEBERLIN: Yes.
9 COUNCILMEMBER ROCHE: -- wanted to make sure
10 I understood that.
11 MR. HAEBERLIN: Yes.
12 COUNCILMEMBER ROCHE: That's what --
13 MR. HAEBERLIN: I mean --
14 COUNCILMEMBER ROCHE: -- we're doing.
15 MR. HAEBERLIN: -- you expect --
16 COUNCILMEMBER ROCHE: We're forcing them to
17 -- you know, we're saying, "No, you cannot have
18 individual sanitation if you build townhouses," and we
19 could not build another like on Chestnut townhouses,
20 it would have to have a dumpster --
21 MR. HAEBERLIN: Uh-huh.
22 COUNCILMEMBER ROCHE: -- that would be
23 dictated by City of Doraville --
24 MR. HAEBERLIN: That is correct.
25 COUNCILMEMBER ROCHE: -- if we pass this in

Page 76

1 this form.
2 MR. HAEBERLIN: That was what --
3 COUNCILMEMBER FLEMING: Couldn't we --
4 MR. HAEBERLIN: -- I foresaw.
5 COUNCILMEMBER FLEMING: Couldn't we put
6 triplex and larger units above two stories shall be
7 deemed multi-family for purposes of this article and a
8 dumpster enclosure shall be required?
9 MR. HAEBERLIN: Well, you know, Chestnut
10 Place is three stories, so --
11 COUNCILMEMBER FLEMING: It is?
12 MR. HAEBERLIN: I mean I don't know if you
13 want to include that or not. It has habitable living
14 space on the first story behind the garage, basically.
15 Kind of a bonus area.
16 COUNCILMEMBER PITTMAN: Is there something
17 we could add in the event we do have something similar
18 to Chestnut that would allow them to --
19 COUNCILMEMBER FLEMING: Rhonda, is Avery
20 individual pickup?
21 CLERK BLACKMON: Yes, ma'am.
22 MR. HAEBERLIN: Well, remember, that would
23 probably occur by conditional zoning. We do not have
24 zoning on the ground for these type developments.
25 They're all built out. So you guys will still have

Page 77

the opportunity at the time of conditional zoning to either add to this, this base ordinance, or modify it.

You may have some project come before you and you think that the dumpster enclosures should be, I don't know, a hundred percent brick rather than brick and stone, and you may say that in the zoning conditions.

But you don't really have zoning on the ground that is going to allow these type of aberrations. You're going to have to address it in the future when you actually get an application.

So in this instance, this is just a city-wide attempt to bring some conformity. The pictures I supplied you guys is kind of a pictorial analysis of the city. There's only one dumpster enclosure in all these pictures that was actually required by the City of Doraville by zoning, and that's the very first one, which is the old Circle K Credit Union. The rest of them have either been done voluntarily or there's some aberration on the existing dumpster enclosure.

And you can see from the pictures, the wood enclosures just are not holding up. They're falling apart. And that's why I wanted to make sure that you had a good pictorial analysis of what you might see throughout the city if you drove about.

Page 78

Just an attempt at some standardization and neither good nor bad. It's just a community choice to make a decision on how you want things to look.

COUNCILMEMBER FLEMING: So we've got a dumpster enclosure with the dumpster outside?

MR. HAEBERLIN: Yeah. That's an example of a problem. I think particularly when they're not well designed, you find that people have their dumpsters outside of them.

COUNCILMEMBER ROCHE: Well, there may be an additional dumpster in --

UNIDENTIFIED SPEAKER: Inside the enclosure.

COUNCILMEMBER ROCHE: And it may be blocked from view too.

MR. HAEBERLIN: Well, that's true.

And a lot of times if the gates are not properly working, they have hard times getting them in and out. As you see on some of the pictures, gates have collapsed or are hanging sideways. The wood enclosures are just not -- they're not meeting the test of time.

The very first picture is an example of a dumpster enclosure that I think will stand the test of time in a 25- to 30-year range even though I think it needs a concrete approach to it rather than the

Page 79

asphalt. But however, its general construction, its appearance, I think, is something that will last for a long time.

COUNCILMEMBER ROCHE: I mean on this one, other than the height, I mean, this would meet our current ordinance, I mean the one that we're talking about here, because it's brick and it's painted. It's red.

MR. HAEBERLIN: Well, that's actually block.

COUNCILMEMBER ROCHE: Well, I know that.

But I mean would that ordinance as it's designed say that it can't be block?

MR. HAEBERLIN: Well, we had discussed that. In the draft that was sent out, there was a paragraph that I think probably should be struck. It's subparagraph (b). After Mr. Weed sent out the draft, the sponsor, who is Karen Pachuta, and I looked over and we e-mailed kind of back and forth on the item.

And on page 4, I noted at the bottom that I think we should allow -- the second sentence from the end -- brick and/or stacked stone, and a good example of that is Intown Plaza. They did brick and stacked stone. It's a very attractive dumpster, so I think we should allow that option.

And on page 5 under (b), I think that that

Page 80

whole paragraph actually is unnecessary and it could be struck and the numbering renumbered to effect the same outcome. And that is if you're wanting brick and/or stacked stone, (b) on page 5 could be struck because that allows painted block.

COUNCILMEMBER FLEMING: I don't have a problem with painted block.

COUNCILMEMBER ROCHE: Well, this -- I don't like the --

COUNCILMEMBER FLEMING: That is matching the the color of the principal structure.

MR. HAEBERLIN: Well, I did provide you a picture of that. I wanted to let you see that what's happening with our block is it effervesces. And the one that Councilman Roche was talking about earlier that he thought maybe was brick, what's happening is there is moisture leeching into the block and it's actually running down the side and the paint is actually coming off of it.

COUNCILMEMBER ROCHE: I knew it's not brick. I know that it's cinder block, and that's what I was saying: that from what I could read here, that this would basically be allowed except for the type of paint.

And when I compare this to what Chamblee

Page 81

1 says, they just say "Will be enclosed on three sides
2 by a decorative wall of similar material as that of
3 the principal building," and then the height has to be
4 high enough.
5 And so to me, if I wanted a -- I would hope
6 that this would be brick instead of cinder block, or
7 at least on the outside, brick. And I don't see that
8 in this ordinance.
9 COUNCILMEMBER FLEMING: Well, you know --
10 COUNCILMEMBER ROCHE: And in Chamblee, it
11 seems to work for Chamblee, and their whole ordinance
12 is three lines long, you know, so --
13 And the other -- I guess the other thing is
14 that this is, you know, this appears to be behind a
15 building, so it's probably not -- you can't see it
16 from anywhere else.
17 MR. HAEBERLIN: Actually, that is visible
18 from Stewart Road. That's a multi- -- it's a multi-
19 frontage site, and that's one of the things I wanted
20 and I discussed in my e-mail with Councilmember
21 Pachuta is that all of our properties are very unique
22 because you can see our properties from many different
23 angles because they're through lots or we build in
24 front of shopping centers.
25 So kind of what we consider the back of a

Page 82

1 property in Doraville is really unique, and it's just
2 because of our geography. So a lot of times, you will
3 see stuff from the back.
4 COUNCILMEMBER ROCHE: So this one wouldn't
5 work because the inside is red, it's not gray.
6 MR. HAEBERLIN: Well, that one actually
7 doesn't even have screening doors, and I've provided
8 you as an example to that.
9 COUNCILMEMBER ROCHE: But the interior part
10 -- I understand about the screening door. The
11 interior part is not gray, so therefore, this would
12 not work; right?
13 I mean it looks fine to me. I mean it's red
14 but it's not gray.
15 MR. HAEBERLIN: Yeah.
16 COUNCILMEMBER ROCHE: I'm just saying, you
17 know are we going to say a specific shade of gray?
18 I mean are we going to --
19 ATTORNEY WEED: Let's clarify. Legally, you
20 can. Whether you do or not is entirely up to the
21 Council.
22 COUNCILMEMBER ROCHE: That's my whole point
23 is --
24 ATTORNEY WEED: I'm -- I'm just --
25 COUNCILMEMBER ROCHE: -- I don't know that

Page 83

1 we need --
2 ATTORNEY WEED: My job is --
3 COUNCILMEMBER ROCHE: -- to be doing all
4 this.
5 ATTORNEY WEED: -- to simply tell you what
6 is legal.
7 COUNCILMEMBER ROCHE: I got that.
8 ATTORNEY WEED: If Council chooses not to do
9 it, Council chooses not to do it.
10 But please bear in mind you do have an
11 existing ordinance on your books, and if you elect not
12 to amend that ordinance and you're going to go back to
13 the ordinance that's on your books, sooner or later
14 you'll need to decide what you want to do with that
15 ordinance.
16 This is the staff's best attempt to provide
17 you a good, aesthetically pleasing dumpster ordinance
18 that'll effectuate for new construction in the future
19 and that'll provide you something that will look like
20 the first page.
21 MAYOR JENKINS: That's right.
22 ATTORNEY WEED: And if that's not what you
23 want, we don't want anything that you don't want. If
24 the answer is no, we'll accept that. That's fine with
25 us.

Page 84

1 COUNCILMEMBER ALEXANDER: I didn't -- I
2 didn't go back and review the minutes from our
3 discussion last year on this, but I do recall some of
4 my concerns were we are proposing -- and I believe
5 this was explained to me this was a suggestion, not a
6 requirement on the Exhibit A, because they're smaller
7 size dumpsters. And I just felt like -- I think I
8 supplied staff with the different sizes of dumpsters,
9 and we're going to build one giant enclosure that's
10 supposed to take care of them.
11 Further, I believe specifically Ms. Fleming
12 and I had concerns with the disallowing of painting.
13 Unfortunately right now, we're exhibiting -- we are
14 experiencing a huge amount of graffiti. And not all
15 graffiti can be successfully pressure washed off a
16 concrete brick whatever, and our business owners are
17 having to paint over it to get rid of it, and I feel
18 like that they're not going to be allowed to do so in
19 this ordinance, and I have concerns regarding that.
20 MR. HAEBERLIN: And my concern is that
21 there's actually a -- there's a product that we put in
22 English Oak Park on the pavilion. It's a tagging
23 product. Actually it's a substance that is applied to
24 the structure and it makes it easier to remove
25 graffiti. So we did that at the new wooden pavilion

Page 85

1 over there.
2 Similarly, this type of product is used on
3 masonry structures. For example, when I worked in
4 McDonough, the new J.C. Penney and the Kohl's, the
5 first 15 or 20 feet of the building has this product
6 applied all around it, on all four elevations, and it
7 prevents the tagging material from sticking to the
8 brick, allows it to be removed easier. So there are
9 some products out there on the market that are really
10 designed for that.
11 COUNCILMEMBER ALEXANDER: And we'd like our
12 business owners to have the ability to paint over it
13 instead of having additional -- That would have to be
14 a requirement. If we're not going to allow them to
15 paint over it, we'd have to put a requirement in here
16 that they have to use a specified chemical sealant to
17 apply to their things to prevent graffiti from
18 sticking to it.
19 COUNCILMEMBER FLEMING: Well, and we're
20 requiring the paint color as well, and I just -- I'm
21 really not comfortable with being so -- you know, it
22 can only be a black fence or --
23 I think we should just say, "Okay. It's a
24 dark opaque color," personally.
25 I have many examples here of other dumpster

Page 86

1 enclosure ordinances or dumpsters, I guess, because
2 many cities do not have actual enclosure guidelines.
3 I also had one of our business owners here
4 in the city give me a CD -- if anyone wants, I'll be
5 glad to share it with them -- of various buildings in
6 and around Doraville, Perimeter Mall, that some of the
7 new establishments over in that area, with 121
8 pictures of dumpsters, different kinds of dumpsters
9 and different kinds of screening. So I'm just -- I'm
10 not comfortable with what we presently are proposing.
11 The other issue that we have is multi
12 tenants in a shopping center. That's hard to address
13 when you might have one company that's taking up the
14 majority of the square footage of the shopping center;
15 and then when it's time to be leased again, they'll
16 have to sub -- not sublease but reconfigure that
17 particular area, and then you'd have to have three
18 more dumpster enclosures. So I'm not real comfortable
19 with that either.
20 COUNCILMEMBER ALEXANDER: May I ask a legal
21 question? Perhaps Major Atkinson can answer or Chief
22 King.
23 On page 7, item number (b), "It shall be
24 unlawful for any person to scavenge or remove solid
25 waste from dumpsters. Trash in these dumpsters is the

Page 87

1 property of the company providing the service."
2 CHIEF KING: (Inaudible)
3 COUNCILMEMBER ALEXANDER: I believe, though,
4 that in a case of a criminal investigation, once the
5 refuse is deposited, it's free game for the police
6 department to search if they so need to. Is that --
7 ATTORNEY WEED: That is correct.
8 COUNCILMEMBER ALEXANDER: -- not correct?
9 ATTORNEY WEED: You have no constitutional
10 right to your garbage once you put it out to the curb.
11 CHIEF KING: It's been abandoned.
12 COUNCILMEMBER ALEXANDER: So does that
13 wording need to be changed to comply with the law?
14 ATTORNEY WEED: No, ma'am.
15 COUNCILMEMBER ALEXANDER: Because?
16 ATTORNEY WEED: Because between the time
17 that the person -- the entity that picks it up and the
18 person who's thrown it away retrieves it, I don't
19 believe that there's any case out there that deals
20 with the issue that the trash hauler wanted to
21 exercise their constitutional rights to the trash in
22 the back of the truck with regard to preventing a
23 police agency or law enforcement agency from searching
24 the same.
25 COUNCILMEMBER ROCHE: Well, when I saw that,

Page 88

1 if I can throw this in, if you see someone doing
2 dumpster diving, absent this ordinance, isn't there
3 something else you could arrest them for?
4 I mean I guess my question -- So it's
5 perfectly legal to go dumpster diving, then.
6 CHIEF KING: Yes.
7 UNIDENTIFIED SPEAKER: Yeah.
8 UNIDENTIFIED SPEAKER: Recycling.
9 ATTORNEY WEED: Unless you make it illegal.
10 CHIEF KING: People recycle. And usually
11 when we -- you know, we ask them "What are you doing?"
12 It's usually late at night, and they're in the
13 business community, and we ask them "What are you
14 doing?" "Well, I'm picking up recyclables so I can
15 take them to a recycling center and cash in."
16 COUNCILMEMBER ROCHE: Okay.
17 CHIEF KING: As long as they don't make it
18 -- as long as they don't throw the trash outside the
19 dumpster and, you know, they identify themselves,
20 there's not much we can do beyond that.
21 COUNCILMEMBER ROCHE: Wouldn't that be
22 trespassing?
23 CHIEF KING: No. Usually they're in the
24 public access of the business.
25 COUNCILMEMBER ROCHE: Just curious.

Page 89

1 CHIEF KING: That's how Eric Rudolph got
2 caught: dumpster diving.
3 ATTORNEY WEED: That section is in your
4 current code too, Mr. Roche.
5 COUNCILMEMBER ROCHE: Well, I know that.
6 That's why I was asking about it.
7 MAYOR JENKINS: More comments?
8 COUNCILMEMBER ROCHE: I just think that we
9 should wait until we get into the architectural stan-
10 dards. I mean there are just too many questions here.
11 This ordinance does not do a single thing to
12 improve the appearance of any dumpster that is
13 currently in Doraville, and it does force anything
14 coming along new that would -- you know, we're
15 basically forcing people: "Well, we don't care if you
16 want, you know, townhomes with everyone's individual
17 trash in the back." You're forced to have a dumpster,
18 and you know, that's the way this is written. And
19 that could go for, you know, office condominiums, it
20 could go for other things too.
21 COUNCILMEMBER PITTMAN: But didn't you say,
22 Mr. Haeberlin, that we have an opportunity, we could
23 allow something different if that was the case?
24 MR. HAEBERLIN: Well, yeah. I mean you
25 don't -- you don't have any zoned sites that are

Page 90

1 undeveloped that meet those criteria.
2 I mean you'll always -- Council always has
3 an opportunity when they zone something to impose
4 reasonable conditions of zoning, so I mean you guys
5 will have the opportunity in the future if that
6 presents itself.
7 COUNCILMEMBER ROCHE: My last comment was
8 that it's at least six pages long. You know, it just
9 seems a lot more regulation, and I just can't -- well,
10 six pages plus the diagram and everything else. I
11 just can't support it at this point, so --
12 I got the idea. I understand the idea. I'm
13 fine with the idea. I just don't -- I just don't
14 think we're going about it the right way.
15 COUNCILMEMBER PITTMAN: I think currently
16 it doesn't apply for current dumpsters we have, but I
17 think in the future, at some point we need to start
18 setting some standards, and I really like it.
19 I make a motion that we pass it.
20 MAYOR JENKINS: We what?
21 COUNCILMEMBER PITTMAN: That we pass this
22 ordinance.
23 COUNCILMEMBER ALEXANDER: I'm not satisfied
24 with them not being allowed to paint but us specifying
25 the paint color on the inside of it.

Page 91

1 And some of the examples we were given, I
2 believe one of the examples, a wooden gate is
3 utilized, but because it's properly constructed, it
4 seems to be holding up pretty well, but that's no
5 longer going to be allowed in the new ordinance. And
6 I don't know if the way this one is particularly
7 constructed would be allowed in the new ordinance
8 either, and I believe this is Chick Fil-A.
9 MAYOR JENKINS: Do I get a second?
10 COUNCILMEMBER PITTMAN: No. There seems to
11 be the consensus of most of the Council they want to
12 table it and go back to the drawing board, and I'm
13 fine with that if I can withdraw my motion.
14 MAYOR JENKINS: You withdraw your motion.
15 COUNCILMEMBER PITTMAN: Yes, sir.
16 MAYOR JENKINS: Okay.
17 COUNCILMEMBER PITTMAN: It's not going to
18 pass anyway.
19 MAYOR JENKINS: Do I have another motion?
20 COUNCILMEMBER ALEXANDER: Do we want to
21 place this on the next agenda?
22 COUNCILMEMBER PACHUTA: I would like to
23 place it on the next agenda and have everyone give
24 their feedback before then, like some of the sugges-
25 tions you brought up, at least a week before the

Page 92

1 meeting.
2 ATTORNEY WEED: If I might make a sugges-
3 tion, Councilman Roche has repeatedly mentioned other
4 communities' ordinances. If there is another
5 ordinance you like better, please share it with us.
6 Save us the time, effort, energy.
7 MAYOR JENKINS: Bob --
8 ATTORNEY WEED: You know, obviously we can't
9 go on.
10 COUNCILMEMBER ROCHE: I can show you one
11 right --
12 ATTORNEY WEED: We're happy to -- we're
13 happy to do whatever you like. If you have an alter-
14 native, please let us know and we'll pursue it.
15 COUNCILMEMBER FLEMING: Well, today I
16 e-mailed, though you were not copied -- and I'll be
17 glad to copy that verbiage to both you and
18 Mr. Haeberlin tomorrow -- the e-mail I sent to all
19 Council members regarding Dekalb County, Norcross,
20 Chamblee -- what was it? -- Chamblee, Dekalb County
21 and Norcross's.
22 COUNCILMEMBER ROCHE: Yeah. I'm looking at
23 Chamblee's code. This is their whole code as far as I
24 know for dumpsters. "Site obscuring container
25 enclosures. Trash and recycling dumpsters must be

Page 93

1 enclosed on three sides by a decorative wall of
2 similar material as that of the principal building.
3 The height shall be equal to or higher than the trash
4 or recycling dumpster. Temporary construction, trash
5 and recycling dumpsters which are not enclosed shall
6 be permitted up until such time as a certificate of
7 occupancy is drafted," and then it says, "See Section
8 908." And that's the end of it; that's the whole
9 thing. That's the beginning, the middle and the end
10 of their entire dumpster.
11 MAYOR JENKINS: Okay.
12 COUNCILMEMBER PACHUTA: I would like -- I'm
13 sorry.
14 COUNCILMEMBER ROCHE: And Chamblee's not --
15 MAYOR JENKINS: Did you make a motion to
16 table it?
17 COUNCILMEMBER PACHUTA: I would like to make
18 a motion that we put it on the May 3rd agenda and that
19 by April 27th, if Council has any suggestions for
20 changes or other ordinances where they would prefer
21 that language, that we have that to all the Council
22 members, Mr. Weed, Mr. Haeberlin and Mr. Calcaterra by
23 April 27th, which is the Tuesday before that meeting.
24 MAYOR JENKINS: Second?
25 COUNCILMEMBER PITTMAN: Second.

Page 94

1 MAYOR JENKINS: Any more discussion?
2 - - -
3 (No response)
4 - - -
5 MAYOR JENKINS: Call the roll.
6 CLERK BLACKMON: Councilmember Alexander?
7 COUNCILMEMBER ALEXANDER: Yes.
8 CLERK BLACKMON: Councilmember Fleming?
9 COUNCILMEMBER FLEMING: Yes.
10 CLERK BLACKMON: Councilmember Pachuta?
11 COUNCILMEMBER PACHUTA: Yes.
12 CLERK BLACKMON: Councilmember Pittman?
13 COUNCILMEMBER PITTMAN: Yes.
14 CLERK BLACKMON: Councilmember Roche?
15 COUNCILMEMBER ROCHE: Yes.
16 MAYOR JENKINS: All right. Public comments.
17 MS. McCRANE: Eleanor McCrane.
18 A call to prayer for our nation, prayer for
19 such a time as this, and National Day of Prayer is
20 Thursday, May 6th. Thank you.
21 MAYOR JENKINS: What is the date?
22 COUNCILMEMBER PITTMAN: May 6.
23 MS. McCRANE: It's Thursday, May 6th.
24 COUNCILMEMBER PITTMAN: Where?
25 MS. McCRANE: Well, you can just pray where

Page 95

1 you want to or you can go to Beaver Ruin Road Baptist
2 Church at 1200 Beaver Ruin Road.
3 MAYOR JENKINS: Thank you.
4 COUNCILMEMBER PITTMAN: Thank yo.
5 MS. McCRANE: Thank you.
6 MAYOR JENKINS: Yes, sir. Come on up.
7 MR. FIEDLER: Raymond Fiedler, Oakcliff
8 Estates.
9 I like to be positive so I'm going to try to
10 be as positive as possible.
11 Mr. Roche, I positively like the Chamblee
12 ordinance on dumpsters Okay? If we could just keep
13 it simple like that instead of wasting this man's time
14 and these mens' time and all this Council members'
15 time, keep it simple, positively.
16 Another thing I'd like to say, don't worry
17 about what color the paint is. Just specify a paint
18 that can be chemically removed if it's painted with
19 graffiti like you have down in the park. Would be
20 positive about that. Doesn't a lot of money, and
21 you're not putting restrictions on people.
22 As far as construction is concerned,
23 concrete blocks are usually faced with brick. I don't
24 know. I've been out of the construction business for
25 a long time, but that's the way I used to see it done.

Page 96

1 Gates and fences and things like that, they
2 rust, they decay; they fall apart. I've got a few
3 fences in my yard falling apart. I wish they were
4 concrete, but I haven't got a permit to do that.
5 Please keep it positive, and ladies and
6 gentlemen of this Council, try to minimize it. Try to
7 make as few restrictions on the citizens as possible.
8 We complain about the city streets being in
9 bad shape, the infrastructure being in bad shape.
10 There's nothing the City of Doraville can do about
11 that. We've got to go, unfortunately, to Dekalb
12 County. I've had a problem with the street by my
13 house for the last year and a half. It hasn't been
14 fixed yet. So maybe the City can get a little more
15 attention than I can, positively. Okay.
16 And one other thing I had, at one time, I
17 had spoke to someone here about a particular residence
18 on my street that was bringing construction garbage
19 and stuff like that and laying it on the curb, having
20 the City remove it. Fortunately, that has stopped,
21 but there's still a trailer full of construction
22 refuge at 3273 Shady Oak Drive that's been there for
23 three weeks. I'd like to see it removed. If you can
24 get somebody out there to ticket them people, get them
25 to remove that stuff because it's beginning to stink,

Page 97

drawing rats and things like that.
Positively, thank you ladies and gentlemen.
COUNCILMEMBER ROCHE: Thank you.
COUNCILMEMBER PITTMAN: Thank you.
MS. GILMAN: Carol Gilman, Chestnut Place.
I applaud your efforts to improve appearances and work toward formal architectural standards and address this dumpster issue.
Having said that, particularly for Chestnut Place, town-style homes that look like -- that are condominiums, we don't have any limited common area or common area available for a dumpster. We addressed that situation with dumpsters versus individual trash buggies early on. The builder did that, and we certainly support that and we maintain that.
We have attractive garbage buggies that the individual home owners haul out to the street every Thursday, and we're grateful for that service. We pay for it through our individual monthly fees. For us, for our own development, our little enclave, we prefer the individual trash buggies. We have no room for a dumpster. Even if everybody all of a sudden had some kind of transformation overnight and said, you know, "I think we ought to have a dumpster," we have no room for it.

Page 98

As a matter of fact, we have 35 units and parking spaces for only 24 or 25 cars. That's visitor parking. And we certainly would not want to fall into unintended consequences with verbiage that suggested or could be interpreted that our little enclave across from the great big old white church would fall under a new ordinance.
And I would underscore I am so grateful for all the work that's being done to move forward with architectural standards. The only point I would make, and I do so respectfully, that you would want to look at certain verbiage if it appeared to go down that road that my home and the rest of Chestnut Place would be required to have a dumpster. And I would say again, and finally, because we don't want a dumpster. Thank you.
COUNCILMEMBER FLEMING: Before you run away --
MAYOR JENKINS: Thank you.
COUNCILMEMBER FLEMING: -- there are two lots that have not been built; is that correct?
MS. GILMAN: They have yet to be developed; that's correct.
COUNCILMEMBER FLEMING: Okay. And each of those were what, six?

Page 99

MS. GILMAN: That's correct.
COUNCILMEMBER FLEMING: Proposed six.
MS. GILMAN: Well, a total of 12, yes.
COUNCILMEMBER FLEMING: Okay. So proposed six on each one.
MS. GILMAN: That's correct.
COUNCILMEMBER FLEMING: So based on the present ordinance if we don't change the verbiage in it, then because those would be deemed new construction, would require a dumpster each; is that correct?
MS. GILMAN: Well, actually it would be a continuation of construction. It's yet to be developed. It's in process. We just don't have a buyer or a builder for that land. So it really is in process.
And even if the issue of if it fell into that category of new construction, which I hope it doesn't -- I don't think it falls into that definition -- Ms. Fleming, I think that we'd have to take a hard look at it because the land doesn't exist. There's barely enough land for the actual units, the actual 12 units.
COUNCILMEMBER FLEMING: I just wanted to point that out, that there were --
COUNCILMEMBER ROCHE: Right.

Page 100

COUNCILMEMBER FLEMING: -- two existing lots over there that are potentially six each.
MS. GILMAN: That's correct.
COUNCILMEMBER FLEMING: Okay. All right. Thank you very much.
MAYOR JENKINS: Thank you.
ATTORNEY WEED: And I'd like to remind everybody that whether you pass the new ordinance or not, the existing ordinance would apply to those, that new construction now. So whatever you do, you need to go back and revisit the ordinance you've had on your books since 2005 that actually applied to everybody come April 1st of 2006.
One of the reasons why Mr. Haeberlin got into this exercise to begin with wasn't because he hates dumpsters or wanted to be a mean planner. It was because he felt that the terms of the already-existing ordinance that was on the books since 2005 and applicable to everyone right now, as of April the 1st of 2006, that those might be too draconian and harsh and hard to enforce.
So my advice to you is whatever you do, you might need to go back and revisit and possibly delete the existing ordinance.
COUNCILMEMBER FLEMING: Okay. Good. Thank

Page 101

you.
MAYOR JENKINS: Next?
MS. FRAYSSE: Pardon my voice. I am allergic to pollen and I talked a whole lot on Saturday to hundreds of people who came to -- the book sale that we had at Friends of the Doraville Library is I think our fifth one and we've tried to incorporate the improvements at every time that we've ever done it.
So I have pictures I can share with those of you that weren't able to come, and I know some of you had conflicts and couldn't come. I want to thank the Council. Everybody who could, did come and enjoyed the day.
And I want to especially thank the business community, the Doraville Business Association, and by name, that includes Jimmy Cushman, who brought his wife and his son and lots of support; Harold Shinn, who donated the food from the Buford Highway Farmers Market, and that was hot dogs and chips and Cokes; and also David Shanahan, who somehow hijacked another city's vendor tent -- or snow cones. So he's done that in the past for other people, and he was able to talk them out of that equipment. So the kids really enjoyed it.

Page 102

The food that they sold, they made a profit of $209 that they're going to donate entirely to the Friends of the Library, and that doesn't include lots of hot dogs and chips and drinks that were given away and snow cones that were given to kids free.
So this I hope will establish a precedence that we can repeat every April at the end of National Library Week and have a cooperative, collaborative event that could -- maybe we even need a bouncy toy or something. That's always very big at Doraville Days.
So we would have an anchor event in the fall to kind of spur economic development. A lot of communities had events this week, and we were in that group. And we made a good showing. We got good press from Luke Howe. He got us in the AJC and everything. We feel like it was a very successful event.
The event itself raised $680, which is the second-highest amount we've ever raised. And we got everything cleared out of the library by 3 o'clock today. We're collaborating with the Dunwoody Friends of the Library. So there are lots of ways in which this was a real good time, I think, for everybody involved.
I need to get the name of the vendor that cooked the hot dogs because I want to write a thank-

Page 103

you letter to the gentleman and his son who were cooking the hot dogs.
MR. CUSHMAN: Oh, yeah. Caledonian, yeah. Rick Robinson.
MS. FRAYSSE: Okay. And I want to also invite everyone to the Oakcliff Neighbors meeting this Wednesday at 7:00. We're going to have this illustrious expert, our building official, answer questions about that bundle of homeowners' rights, and people are very interested. And if you have questions, let us know in advance and we'll be sure to give him time to mull them over.
Thanks.
MAYOR JENKINS: Thank you.
COUNCILMEMBER FLEMING: Thank you very much.
MR. SHANAHAN: I wanted to say the snow cone machine was courtesy of St. Pius High School. They let us borrow it for the day.
MS. FRAYSSE: I didn't know if you'd get in trouble for that.
MR. SHANAHAN: Oh, no, no. It doesn't have anything to do with that. They all know it was for the City.
COUNCILMEMBER PITTMAN: And it was. It was really nice. It was a nice event, and the food was

Page 104

just an asset.
MAYOR JENKINS: Thank everybody.
- - -
(Applause)
- - -
MAYOR JENKINS: Next?
MR. ANDERSON: Though this isn't as good as the last one, I congratulate Friends of the Library.
This is down, I guess, the lines of Mr. Fiedler's restrictions on citizens.
On Saturday, April 17th, I received a response to the renewal of my occupational tax permit application. That response was denial on the grounds of the partial use of my accessory structure as a home occupation.
The first governing authority to grant me a home occupation business permit was Dekalb County in 1985 as an internal combustion engine consultant. The business permits issued from Doraville since 1986 list business services as necessary and more recently as research and development engineering consultant.
My business card states appointment only, and there is far less traffic generated by cycle racing than a family of two with jobs.
The City of Doraville issued building permit

Page 105

1526 on December 7th, 1983, and Dekalb County issued building permit 836583 for my accessory structure on December 22nd, 1983.

The architecture of the structure is designed to fit the architectural theme of the sub-division, and it does that, appearing to be a small, one-car garage at the bottom of my driveway.

My business model as practiced and the partial involvement of my accessory building have had no adverse impact on our community in the past 25 years, and I feel denial of my ability to continue consulting and creating within that accessory structure as well as I have for these many years is at least an extreme hardship imposed upon me as a resident and as a business owner.

I'm requesting of the Mayor and Council the reversal of the decision of my zoning appropriateness application this evening. If necessary, I will move forward with the appeal and request relief from -- and I request relief from Code Enforcement citations during that period.

However, I await your decision and questions this evening as to denial of this business that's been there 25 years and has had no impact whatsoever or negative impact.

Page 106

COUNCILMEMBER FLEMING: Ms. Blackmon, do you have any idea how many home occupations we have?

CLERK BLACKMON: I do not.

COUNCILMEMBER FLEMING: Mr. Haeberlin, do you?

MR. HAEBERLIN: No, ma'am.

COUNCILMEMBER FLEMING: Do either of you have any idea how many of those home occupations that you're not aware of -- I mean not not aware -- I mean of the home occupations having accessory structures?

MR. HAEBERLIN: To my knowledge -- and I reviewed the renewals -- this was the only person that answered affirmatively on the use of the accessory structure.

MR. ANDERSON: You know, I wasn't going to lie on the thing. I have been there 25 years. I'm not making any secret of things. I get my business license and pay my taxes and stuff so there was no point in lying on the application.

I use a portion of that building in research and development, creating prototypes for patents and things that people bring me to ask questions about and make some decisions about, and that's what I do is consult on these things, and sometimes I have to make something and see if it works as proof of concept for

Page 107

a patent or to answer a question.

COUNCILMEMBER FLEMING: Mr. Weed, is there a way to move forward on this reversal this evening?

ATTORNEY WEED: No, ma'am.

COUNCILMEMBER FLEMING: Okay. Would you like to explain the reason why?

ATTORNEY WEED: It would be an ultra vires act. It would be an illegal act of the Council to move forward on this item this evening.

The applicant would have an opportunity potentially to follow the code, and he does have an opportunity to file an appeal, and that appeal will come to the Mayor and Council, and that would be the appropriate course of action.

If you take action tonight, I would advise you not to do that, and I believe you would be breaking your law.

COUNCILMEMBER FLEMING: Okay.

MAYOR JENKINS: You understand, Mr. Stewart?

MR. ANDERSON: Yes.

In the appeals process, do we have to advertise the meeting or anything? I mean why is tonight illegal and hearing it later --

I'm more than willing to go through the appeals process but just kind of questions. What's

Page 108

the difference between tonight and another date?

COUNCILMEMBER FLEMING: Mr. Weed, would you please answer the applicant's question.

ATTORNEY WEED: The law does not provide for the Council to instantaneously respond to a formal appeal action at tonight's meeting.

COUNCILMEMBER FLEMING: Thank you.

ATTORNEY WEED: It's not contemplated in the codes. You haven't given yourselves that power.

COUNCILMEMBER FLEMING: Thank you.

MAYOR JENKINS: This was kind of odd to bring it up in citizens' comments, you might say, because of the time limitation.

MR. ANDERSON: Thank you.

MAYOR JENKINS: You need to go through what you need to.

Next?

MS. SEARING: Jean Searing.

I'd like to say that I agree with Carol Gilman's comments in regards to the dumpsters or possible dumpsters that we would have to have in Chestnut Place. I think it would cheapen our community, and I think that Chestnut Place has done a lot to make the community look much nicer, and I think it would just make it look cheaper.

Page 109

COUNCILMEMBER FLEMING: Thank you.
MAYOR JENKINS: Thank you.
MR. HART: I have to agree with Ray Jenkins tonight. I can't help myself. See?
When he mentioned the budget and they keep on adding things to the budget and there has been no -- These items they keep on putting in the budget were never voted on the budget a year ago. I mean it's fifty thousand here and fifty thousand there, and they're not line items in the budget, you didn't vote to put them in there and you wonder why at the end of the year you lost money.
And so in these econom- -- in Dekalb County, for example, their development department, they're getting rid of it now and it'll be replaced by C2MHill because they're not doing any development right now so they don't need a development department.
And so, you know, what I said earlier to support a development person, the attitude of a development person is a challenge for each one of the Council members as well as the Mayor to bring development to the city, to bring people in here and businesses in here and to provide the zoning structure that makes it conducive to have businesses here.
I hate to bring up the coffee shop or the

Page 110

old hot dog stand. The first thing a development director says, you're going to need some anchor stores to put in your downtown, and that is one of the key anchor stores you can put in a downtown.
So in order to hire somebody that's going to be a development director here, the first thing the Council and the Mayor have to understand is what are you trying to do? I mean, you know, do you have an objective to run everybody out of town or is your objective to bring a positive image for the city and to bring people into the town? So before you hire somebody to be a development director, each one of the Councilmembers has to be a development director.
On a smaller note, the back door of my house to the basement fell off the hinges because it rusted off, and I said, "Well, I'll just --" You know, I can't leave things alone, so I have to make it -- since it's a single door, I'll make it a double door. Okay? And so I said, "I've got some materials laying around here. I think I can cut out a hole there and put a basement door in. I'll just get a permit from the City."
Well, the cost of materials was about 50 or 60 bucks. You know, the permits used to be like $50 if you go do it yourself. Well, after paying $250 in

Page 111

cash today to do a job that takes $50.00 worth of materials, I can understand why people don't want to build anything in the city of Doraville.
I mean it's -- you know, is there some rule that the cost of the permit is five times the cost of construction?
So tonight when the Mayor says we have to be careful with their money, the homeowner is trying to be careful with their money too.
So anyway, my three minutes are up. Thanks.
MAYOR JENKINS: Thank you, Tom.
MS. CRAWFORD: Susan Crawford, Oakcliff. I'll just pick up where he left off.
I think that there's a point here. If we want to improve -- if we want to improve the tax base, which in the long run would be beneficial and lucrative for the city, we want people to make improvements to their homes. People, speaking for myself, cannot afford big fees to ask if it's okay to put more money into our homes.
Just for the record, in San Francisco such a request is $50.00.
MAYOR JENKINS: Next?
- - -
(No response)

Page 112

- - -
MAYOR JENKINS: Motion we adjourn?
COUNCILMEMBER PACHUTA: So moved.
MAYOR JENKINS: Second?
COUNCILMEMBER PITTMAN: Second.
MAYOR JENKINS: Call the roll.
CLERK BLACKMON: Councilmember Alexander?
COUNCILMEMBER ALEXANDER: Yes.
CLERK BLACKMON: Councilmember Fleming?
COUNCILMEMBER FLEMING: Yes.
CLERK BLACKMON: Councilmember Pachuta?
COUNCILMEMBER PACHUTA: Yes.
CLERK BLACKMON: Councilmember Pittman?
COUNCILMEMBER PITTMAN: Yes.
CLERK BLACKMON: Councilmember Roche?
COUNCILMEMBER ROCHE: Yes.
- - -
(Meeting adjourned at 8:45 p.m.)
-o0o-

C E R T I F I C A T E

STATE OF GEORGIA]
COUNTY OF DEKALB]

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

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

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

This the 27th day of April, 2010.

_____

Theresa Bretch, CCR
Permit No. B-755

[SEAL]

This Page Intentionally Left Blank

$

$1,722.50 (1)
18:2
$10,000 (1)
10:25
$100,000 (2)
24:16,23
$125,422.50 (1)
18:10
$209 (1)
102:2
$23,325 (1)
17:2
$237,352.50 (1)
18:11
$250 (1)
110:25
$28,550 (1)
17:3
$3,500 (2)
16:17;18:4
$33,800 (1)
16:16
$34,450 (1)
18:3
$34,700 (2)
16:23;17:22
$37,300 (2)
16:15,18
$37,950 (1)
18:5
$4,500 (1)
18:6
$4.500 (1)
16:20
$48,000 (2)
15:25;39:21
$48,700 (1)
16:24
$48,718 (2)
34:2;39:16
$49,000 (2)
16:8;17:5
$5,000 (2)
10:25;14:15
$50 (1)
110:24
$50,000 (1)
41:6
$50.00 (2)
111:1,22
$56,824 (1)
40:12
$57,703 (1)
40:17
$58,500 (1)
16:20
$63,000 (1)
16:21
$680 (1)
102:17
$69,500 (1)
17:6
$70,599 (2)
34:5;44:24
$71,500 (1)
18:5
$75,778 (1)
17:13
$76,000 (1)
18:7
$83,800 (1)
17:23
$86,000 (1)
40:23
$90,950 (1)
17:16

[

[sic] (1)
15:25

1

1.6 (1)
47:23
100 (1)
38:24
10-year-old (1)
63:6
11 (1)
7:1
12 (2)
99:3,21
1200 (1)
95:2
121 (1)
86:7
13th (1)
49:13
15 (1)
85:5
15,000 (1)
40:16
1526 (1)
105:1
15-82 (1)
53:20
15-82a (1)
65:15
15-87 (1)
53:7
15-90 (1)
26:12
16,000 (1)
40:17
17th (1)
104:11
1983 (2)
105:1,3
1985 (1)
104:18
1986 (1)
104:19
1st (2)
100:13,20

2

20 (1)
85:5
20,000 (1)
41:1
2005 (2)
100:12,18
2006 (2)
100:13,20
2010 (2)
3:17;6:6
20-10 (1)
51:11
2011 (1)
50:8
22nd (1)
105:3
24 (1)
98:2
25 (4)
98:2;105:10,24;
106:16
25- (1)
78:24
26th (1)
3:17
27th (2)
93:19,23
28th (1)
50:8

3

3 (3)
65:14;67:14;102:19
3.1.2 (4)
34:21,25;35:1;44:22
3.12 (1)
34:24
3/22/2010 (2)
4:23;5:14
30 (1)
37:24
300 (1)
11:21
30-year (1)
78:24
31st (2)
50:16,19
3273 (1)
96:22
35 (1)
98:1
3rd (1)
93:18

4

4 (6)
4:7;7:7,7;25:25;26:1;
79:19

5

5 (2)
79:25;80:4
50 (2)
26:3;110:23
50/50 (2)
10:9;11:9
500 (1)
75:4
500-unit (1)
75:4
5th (1)
6:5

6

6 (2)
53:7;94:22
6:30 (1)
4:23
60 (1)
110:24
6th (2)
94:20,23

7

7 (4)
25:25;26:10;29:16;
86:23
7:00 (2)
29:25;103:7
7:30 (1)
5:14
70s (1)
64:2
7th (1)
105:1

8

8:45 (1)
112:18
836583 (1)
105:2
88 (1)
61:11

9

908 (1)
93:8

A

abandoned (1)
87:11
aber- (1)
77:9
aberration (1)
77:20
ability (4)
44:5;50:3;85:12;
105:11
able (4)
23:4;53:15;101:11,23
above (3)
47:3;67:14;76:6
absent (1)
88:2
absolutely (1)
25:15
accept (2)
50:3;83:24
Accepted (1)
14:17
access (1)
88:24
accessory (6)
104:14;105:2,9,12;
106:10,13
accomplish (1)
62:18
across (1)
98:5
act (2)
107:8,8
action (3)
107:14,15;108:6
activity (1)
22:4
actual (4)
10:17;86:2;99:21,21
actually (20)
11:23;20:21;26:5;
39:20;40:1;46:22;60:9;
61:2;77:11,16;79:9;
80:1,18,19;81:17;82:6;
84:21,23;99:11;100:12
ad (1)
34:19
add (9)
13:12;26:2;35:17;
42:11;64:24;72:24;73:1;
76:17;77:2
adding (4)
4:1;59:1;64:23;109:6
addition (1)
33:23
additional (10)
16:16;17:13,15;27:8;
30:20;34:2;43:17;74:4;
78:11;85:13
address (8)
54:7,10;55:5;66:17;
73:19;77:10;86:12;97:8
addressed (5)
60:25;61:15;63:18;
73:24;97:12
addressing (5)
62:24,24;63:12,13,16

adjourn (1)
112:2
adjourned (1)
112:18
adjustment (1)
44:20
adopt (3)
23:6;49:12;70:22
adopted (1)
69:13
adults (1)
62:11
advance (1)
103:11
adver- (1)
41:12
adverse (1)
105:10
advertise (2)
34:8;107:22
advice (2)
49:11;100:22
advise (2)
23:6;107:15
aesthetically (1)
83:17
Affairs (2)
39:24;40:9
affect (2)
49:21;50:22
affirmatively (1)
106:13
afford (2)
41:11;111:19
afternoon (1)
7:7
again (14)
16:7;25:23;31:8;37:7;
40:23;47:12,19;50:13;
58:14,24;59:18;62:12;
86:15;98:15
against (4)
30:14;45:12;60:9,17
agency (5)
35:8,14,19;87:23,23
agenda (11)
19:21;23:5;29:18;
33:13;38:7,10,10;40:7;
91:21,23;93:18
ago (7)
28:18,22;33:2,3,17;
52:22;109:8
agree (5)
35:10;57:7;70:22;
108:19;109:3
agreed (1)
49:8
ahead (10)
8:24;21:24,24;25:5;
34:6;39:8;44:24;48:8;
60:1;65:3
AJC (1)
102:15
alcohol (1)
4:5
Alexander (77)
3:4,5,21;4:1,6,12,13,
25;5:4,5,20,21;6:7,11,
12;7:25;8:3,9;9:5,13,14;
12:4,12;13:4,10;14:23,
24;15:14,21;16:2,5,8,11;
17:17;18:8,18;19:10,11;
31:7,10,20;34:15,24;
35:25;41:22;42:20;
43:22;44:14,19;45:1;
48:17,18;50:9,12;51:4,
23,24;58:21;60:4,7;
68:22;69:17;70:6,8;
84:1;85:11;86:20;87:3,
8,12,15;90:23;91:20;
94:6,7;112:7,8
Alexander's (2)
8:24;62:23
allergic (1)
101:4
allow (6)
76:18;77:9;79:20,24;
85:14;89:23
allowance (5)
15:16;16:17,20;18:3,6
allowed (5)
80:23;84:18;90:24;
91:5,7
allows (2)
80:5;85:8
almost (3)
11:16;40:25;69:17
alone (1)
110:17
along (2)
52:14;89:14
Alpharetta (1)
40:13
already- (1)
100:17
alter- (1)
92:13
Altobelli (1)
17:1
always (6)
62:13,19,19;90:2,2;
102:10
amend (1)
83:12
amendment (1)
14:14
amendments (1)
47:14
amount (5)
10:9;39:11;44:24;
84:14;102:18
analysis (3)
8:4;77:14,24
anchor (3)
102:11;110:2,4
and/or (2)
79:21;80:4
ANDERSON (6)
28:17,17;104:7;
106:15;107:20;108:14
angles (1)
81:23
announcements (1)
42:12
answered (1)
106:13
answer's (1)
75:6
any- (3)
53:2;54:14;60:18
AP/AR (1)
46:4
apart (4)
54:23;77:23;96:2,3
apartment (4)
25:9;62:3;73:18;75:5
apartments (3)
24:22;74:2,22
apparently (2)
53:22,25
appeal (4)
105:19;107:12,12;
108:6
appeals (2)
107:21,25
appearance (2)
79:2;89:12
appearances (1)
97:7
appeared (2)
52:16;98:12
appearing (1)
105:6
appears (1)
81:14
applaud (1)
97:6
Applause (1)
104:4
applicable (1)
100:19
applicant (1)
107:10
applicants (1)
34:9
applicant's (1)
108:3
application (4)
77:11;104:13;105:18;
106:19
applied (4)
11:7;84:23;85:6;
100:12
apply (9)
10:4,7,10,13;53:2;
67:9;85:17;90:16;100:9
applying (1)
41:19
appointment (1)
104:22
appreciate (3)
27:11,13;34:13
approach (1)
78:25
appropriate (6)
28:21;69:19,20;70:19,
20;107:14
appropriateness (2)
12:6;105:17
Approve (2)
3:16;43:20
approximately (1)
11:21
April (8)
6:5;49:13;93:19,23;
100:13,19;102:7;104:11
AR/AP (1)
46:6
ARC (2)
24:17;56:14
archi- (2)
57:9;59:18
architectural (10)
55:3;56:12,16;57:7;
61:15;70:24;89:9;97:7;
98:10;105:5
architecture (2)
72:12;105:4
area (8)
55:18;63:7;70:2;
76:15;86:7,17;97:11,12
areas (1)
11:17
around (12)
7:5;22:4;27:4;28:2;
39:1;40:4;59:16;61:19;
75:2;85:6;86:6;110:20
arrest (1)
88:3
article (1)
76:7
aspect (2)
26:23;43:16
asphalt (1)
79:1
asset (1)
104:1
Associates (2)
17:2,19
association (2)
73:12;101:16
associations (1)
74:13
assume (1)
60:15
assuming (1)
47:25
Atkinson (1)
86:21
Atlanta (3)
16:13;17:5;63:23
attached (8)
65:20;68:8;69:18;
71:9,16;73:9,15,23
attaching (1)
61:3
attempt (3)
77:13;78:1;83:16
attention (1)
96:15
attitude (1)
109:19
ATTORNEY (63)
20:8;21:5,12;22:15;
24:11;34:21,25;35:2;
36:2;42:1,10;43:20,23;
44:20;46:18;49:3,22;
50:7,11,14,18,21;51:8;
52:13;53:23;55:21,25;
58:22;64:17;65:23,25;
66:4,8,10,21,24;67:16;
68:6,17;69:13;70:4,7,12;
82:19,24;83:2,5,8,22;
87:7,9,14,16;88:9;89:3;
92:2,8,12;100:7;107:4,7;
108:4,8
attorneys (1)
71:8
attract (1)
41:7
attractive (2)
79:23;97:16
audience (1)
19:22
August (2)
56:20;59:22
authority (2)
51:7;104:16
authors (1)
52:14
Autumn (3)
11:15,21;13:2
available (2)
48:7;97:12
average (1)
40:17
Avery (2)
73:12;76:19
await (1)
105:22
aware (8)
10:3;11:8;43:1;46:5,
14;55:23;106:9,9
away (4)
72:10;87:18;98:18;
102:4
awful (2)
40:2;58:25

B

back (24)
18:16,20;23:8;32:12;
37:11,12,13;39:7;49:10,
25;56:19,21;57:11;

79:18;81:25;82:3;83:12;84:2;87:22;89:17;91:12;100:11,23;110:14
backed (1) 63:8
background (2) 22:16;34:10
bad (4) 47:24;78:2;96:9,9
bag (2) 62:4;72:7
ball (2) 11:17;13:21
bank (1) 11:2
Bao (1) 4:4
Baptist (1) 95:1
barely (1) 99:21
base (9) 15:16,17;33:25;39:22,23;41:24;42:13;77:2;111:15
based (5) 21:13;50:23;73:16;74:5;99:7
basement (2) 110:15,21
basic (2) 29:10;70:17
basically (11) 12:24;15:15;38:11;49:15;58:12;61:24;63:9;74:25;76:14;80:23;89:15
Bates (3) 3:6;29:24;43:1
bay (1) 63:9
bear (2) 66:13;83:10
beat (1) 7:6
Beaver (2) 95:1,2
becomes (1) 12:17
begin (2) 57:2;100:15
beginning (5) 10:4;50:3;53:6;93:9;96:25
begins (1) 41:24
behind (3) 57:24;76:14;81:14
belabor (1) 49:6
Bells (1) 17:25
bend (1) 54:23
beneficial (1) 111:16
benefits (1) 34:4
best (5) 22:17;28:14;37:7;73:13;83:16
better (2) 57:7;92:5
beyond (2) 70:21;88:20
bid (4) 15:16,17,19;20:20
bids (1) 15:8
big (4) 54:15;98:6;102:10;111:19
bill (8) 22:25;23:2,4,7;49:8,18,20,22
billing (1) 67:1
bin (1) 63:10
bit (5) 21:17;33:18;40:16,24;45:10
black (1) 85:22
BLACKMON (77) 3:4,6,10,12,14;4:12,14,16,18,20;5:4,6,8,10,12,20,22,24;6:1,3,11,13,15,17,19;9:13,15,17,19,21;14:23,25;15:2,4,6,10,13;19:10,12,14,16,18;29:17;30:5,10,12,18;31:12;32:1,5,16,19;48:17,19,21,23,25;51:15,17,23,25;52:2,4,6;76:21;94:6,8,10,12,14;106:1,3;112:7,9,11,13,15
block (9) 56:7;79:9,12;80:5,7,14,17,21;81:6
blocked (1) 78:13
blocking (1) 60:19
blocks (2) 55:9;95:23
blow (1) 54:17
Blue (1) 7:1
board (3) 49:25;60:14;91:12
Bob (2) 37:1;92:7
bonus (1) 76:15
book (3) 42:23;53:9;101:5
books (4) 83:11,13;100:12,18
borrow (2) 47:4;103:18
both (7) 22:25;26:5;28:3;47:10,19,20;92:17
bottom (2) 79:19;105:7
bouncy (1) 102:9
Boy (1) 59:3
break (2) 52:8,9
breaking (1) 107:17
Brian (1) 30:4
brick (15) 54:8;56:6;77:5,6;79:7,21,22;80:3,16,20;81:6,7;84:16;85:8;95:23
Brief (1) 52:11
bring (12) 6:22;10:8;11:8;44:3;77:13;106:22;108:12;109:21,22,25;110:10,11
bringing (3) 43:17;56:15;96:18
brings (2) 18:4,7
brochures (1) 44:11
Brook (3) 11:16,21;13:5
brought (5) 24:11;29:1;30:18;91:25;101:17
bucks (1) 110:24
budget (18) 34:4,8,12,19;39:10;43:23;44:23;46:2,12;47:13,21,22,23;109:5,6,7,8,10
budgetary (1) 46:6
budgeted (2) 46:9,10
budgets (2) 46:4;47:14
budget's (1) 45:6
Buford (2) 66:19;101:19
buggies (3) 97:14,16,21
build (14) 53:1;54:8,15;55:1;59:6,8;62:15;64:25;75:4,18,19;81:23;84:9;111:3
builder (2) 97:14;99:14
builders (1) 72:9
building (27) 38:12;45:21;53:13;54:6;55:12,16;56:9,10,23;59:6,12,19;60:15;61:5;64:12,25;65:1;72:23;81:3,15;85:5;93:2;103:8;104:25;105:2,9;106:20
buildings (4) 25:9;62:8;73:18;86:5
built (3) 64:2;76:25;98:21
bullet (2) 35:16;44:13
bunch (1) 25:6
bundle (1) 103:9
bureau- (1) 25:6
burn (1) 60:22
business (25) 27:7;38:25;42:21;43:15;48:2;52:24;56:24;59:24;60:12;84:16;85:12;86:3;88:13,24;95:24;101:15,16;104:17,19,20,22;105:8,15,23;106:17
businesses (10) 24:20;25:1;27:14;38:20,23;39:3;47:11;62:10;109:23,24
buyer (1) 99:14

C

C2MHill (1) 109:15
Calcaterra (18) 53:14;54:5,10,14;55:14;60:5,6,18;63:22,25;64:18;65:8,11;71:1,3,6;72:8;93:22
calculated (1) 34:2
Caledonian (1) 103:3
Call (18) 3:3;4:11;5:3,19;6:10;9:12;14:22;19:9;21:7;24:13,14;28:7;48:16;51:22;66:18;94:5,18;112:6
called (1) 15:16
calling (1) 72:10
Calvert (5) 19:24,24;20:19,23;21:3
came (3) 37:10;59:22;101:5
Camp (1) 17:18
campaigning (1) 39:2
Can (75) 6:24;8:3,22;9:5;10:4,7;11:18;12:5,18,19;20:6;22:12,15;23:9,11;25:5,14,17;27:21,22;29:19,25;31:15;35:25;36:11;37:3,8;38:7;39:17;41:21;44:20;46:23,25;48:3;49:11;54:18;60:1,5;61:2,7;62:12,13;63:19;64:8;66:2,21;70:16,21;71:3,11;74:16,18;77:21;81:22;82:20;84:15;85:22;86:21;88:1,14,20;91:13;92:10;94:25;95:1,18;96:10,14,15,23;101:10;102:7;110:4,20;111:2
candi- (1) 41:20
candidate (1) 41:11
candidates (5) 41:9,13,15,19;42:16
canopies (1) 54:15
capitol (1) 24:14
card (1) 104:22
cardboard (1) 26:25
care (2) 84:10;89:15
careful (2) 111:8,9
Carol (2) 97:5;108:19
carried (1) 46:12
carrot (1) 24:14
cars (1) 98:2
case (7) 23:16;26:17;46:15;48:5;87:4,19;89:23
cash (2)

88:15;111:1
category (2)
42:4;99:17
caught (1)
89:2
caution (1)
60:10
CD (1)
86:4
Center (5)
42:25;63:3;86:12,14;
88:15
centers (2)
28:6;81:24
central (2)
69:22;74:14
centralized (1)
74:10
certain (4)
50:24;54:12;61:14;
98:12
certainly (3)
21:1;97:15;98:3
certificate (1)
93:6
cetera (2)
18:6;36:5
challenge (1)
109:20
Chamblee (7)
65:10;80:25;81:10,11;
92:20,20;95:11
Chamblee's (2)
92:23;93:14
change (12)
7:20;8:22;26:13;
32:11;35:16;36:1;52:21;
57:11;62:19,20;72:21;
99:8
changed (2)
32:23;87:13
changes (3)
7:12;26:6;93:20
changing (1)
53:10
chart (1)
42:5
cheapen (1)
108:22
cheaper (1)
108:25
cheapest (2)
40:5;48:6
check (3)
17:20;18:2;34:10
chemical (1)
85:16
chemically (1)
95:18
Chestnut (12)
65:19,20;69:20;73:10;
75:19;76:9,18;97:5,9;
98:13;108:22,23
Chick (1)
91:8
Chicopee (1)
11:19
Chicopee's (1)
13:23
Chief (8)
86:21;87:2,11;88:6,
10,17,23;89:1
children (2)
12:13;62:9
chips (2)
101:20;102:4
choice (1)
78:2
choose (1)
18:25
chooses (2)
83:8,9
Church (2)
95:2;98:6
cinder (4)
55:9;56:7;80:21;81:6
cipality (1)
23:12
Circle (1)
77:18
citations (1)
105:20
cities (10)
21:21;33:24;40:24;
45:16;49:11,23;55:22;
56:4;57:24;86:2
citizens (4)
24:19;25:1;96:7;
104:10
citizens' (1)
108:12
City (53)
8:6;21:1,10;24:11,18,
25;25:3,14,17;27:21,22;
33:24;36:12,12;38:3,5,
18;42:4;43:5,6;46:12;
47:2,8,11;52:15;55:21;
56:13,20;57:2;60:3;
61:17;66:11;69:3;73:13,
16,20;74:5;75:23;77:15,
16,25;86:4;96:8,10,14,
20;103:23;104:25;
109:22;110:10,22;111:3,
17
city- (1)
77:12
city's (2)
55:17;101:22
City-wide (1)
42:7
Civic (1)
42:24
clarify (1)
82:19
clear (1)
56:2
cleared (1)
102:19
clearly (1)
41:3
CLERK (78)
3:4,6,10,12,14;4:12,
14,16,18,20;5:4,6,8,10,
12,20,22,24;6:1,3,11,13,
15,17,19;9:13,15,17,19,
21;14:23,25;15:2,4,6,10,
13;19:10,12,14,16,18;
29:17;30:5,10,12,18;
31:12;32:1,5,16,19;46:4,
6;48:17,19,21,23,25;
51:15,17,23,25;52:2,4,6;
76:21;94:6,8,10,12,14;
106:3;112:7,9,11,13,15
close (2)
62:2,3
closer (1)
40:16
closest (1)
33:25
club (1)
4:5
code (9)
55:16;60:17,19;64:12;
89:4;92:23,23;105:20;
107:11
codes (2)
54:6;108:9
coffee (1)
109:25
Cokes (1)
101:20
collaborating (1)
102:20
collaborative (1)
102:8
collapse (1)
36:2
collapsed (1)
78:19
collect (2)
47:25;48:1
College (1)
40:25
color (9)
54:1;55:8;56:8,9;
80:11;85:20,24;90:25;
95:17
colors (1)
55:15
combustion (1)
104:18
comedy (1)
4:4
comfortable (4)
47:15;85:21;86:10,18
coming (8)
10:17;29:7;43:9;45:6;
56:13;61:22;80:19;
89:14
comment (3)
21:17;47:6;90:7
comments (7)
19:21;20:17;47:17;
89:7;94:16;108:12,20
commercial (1)
70:2
commiserate (1)
41:24
Commission (3)
10:7;11:4;31:14
common (3)
72:16;97:11,12
communication (1)
43:3
communities (5)
10:11;33:14,19;50:2;
102:13
communities' (1)
92:4
Community (14)
10:5;38:25;39:24;
40:7,8;42:22;43:8;55:6;
78:2;88:13;101:16;
105:10;108:23,24
comp (1)
34:3
company (5)
22:9;24:24;60:8;
86:13;87:1
comparable (3)
33:24;39:18,18
compare (2)
57:15;80:25
complain (1)
96:8
complaints (1)
12:8
completely (3)
11:19;25:4;74:19
complex (3)
62:3;68:1;75:5
complexity (1)
60:24
compliance (2)
30:14;51:6
comply (3)
72:24;73:2;87:13
compromise (1)
23:2
concept (3)
22:4;48:10;106:25
concern (3)
22:6;51:9;84:20
concerned (5)
37:19;41:5;47:21;
57:13;95:22
concerns (4)
36:16;84:4,12,19
concrete (4)
78:25;84:16;95:23;
96:4
conditional (3)
4:4;76:23;77:1
conditions (4)
15:17;59:17;77:7;90:4
condo (1)
72:19
condominium (9)
66:5;71:13,18,25,25;
72:12,15;73:10,16
condominiums (7)
65:20;66:3,22;73:17;
74:2;89:19;97:11
condos (3)
72:5,6,10
conducive (2)
43:12;109:24
cone (1)
103:16
cones (4)
36:21,23;101:22;
102:5
confirm (1)
22:12
confirmed (1)
29:20
conflict (2)
57:10,12
conflicts (2)
24:3;101:12
conformity (1)
77:13
congratulate (1)
104:8
consensus (1)
91:11
consequences (1)
98:4
consider (4)
27:10;55:2;65:21;
81:25
considerate (1)
59:15
considered (1)
20:11
constant (1)
74:11
constantly (1)
12:13
constitutional (2)
87:9,21
construc- (1)
99:9
construct (1)
60:16
constructed (2)
91:3,7
construction (31)
54:11;57:1,2;59:19;
60:2;62:24;63:14,17;
64:11,13,14,20,22,24,25;
65:1;66:18,18,20;72:25;
79:1;83:18;93:4;95:22,
24;96:18,21;99:12,17;
100:10;111:6

consult (1)
106:24
consultant (5)
29:2,8;38:18;104:18,21
consultants (1)
56:15
consulting (1)
105:12
contact (1)
46:7
contacted (1)
37:10
container (3)
58:11;60:8;92:24
contemplated (1)
108:8
content (1)
44:15
contingency (1)
49:17
continuation (1)
99:12
continue (1)
105:11
contract (2)
8:12;72:1
contractor (1)
12:19
contradictory (1)
23:22
conversations (1)
38:20
cooked (1)
102:25
cooking (1)
103:2
cooperative (1)
102:8
copied (1)
92:16
copy (2)
25:25;92:17
Corporate (1)
16:13
corporation (1)
17:10
correction (3)
3:18,19,25
cost (10)
16:14,17,21;18:4,7;34:3;39:6;110:23;111:5,5
costs (1)
55:1
Council (34)
7:9;20:1;23:6;27:19;28:24;29:18;45:5,6;47:1;49:4,9,12;52:17,18;56:21;70:22;71:3;82:21;83:8,9;90:2;91:11;92:19;93:19,21;95:14;96:6;101:13;105:16;107:8,13;108:5;109:21;110:7
Councilman (3)
70:4;80:15;92:3
Councilman's (1)
68:11
Councilmember (428)
3:4,5,6,8,9,10,11,12,13,14,15,21,23,24;4:1,3,6,8,12,13,14,15,16,17,18,19,20,21,25;5:2,4,5,6,7,8,9,10,11,12,13,16,18,20,21,22,23,24,25;6:1,2,3,4,7,9,11,12,13,14,15,16,17,18,19,20;7:12,15,18,22,25;8:3,9,10,25;9:3,5,7,13,14,15,16,17,18,19,20,21,22;11:13,25;12:4,12;13:1,4,6,10,11;14:10,12,13,17,23,24,25;15:1,2,3,4,5,6,7,20,21;16:2,5,8,11,12,22;17:4,7,17,24;18:8,17,18,19,23;19:2,4,10,11,12,13,14,15,16,17,18,19;20:18,24;21:11;28:15;30:7,11,16,22;31:2,5,7,10,13,18,20,22;32:3,9,12,13,15,17,21;33:2,4,6,7,8,10;34:15,24;35:1,3,10,13,15,20,25;36:7,9;37:2,4,9,14;38:6,9,15,17,19;39:10,13,14,16,19,20,23,25;40:6,10,11,18,20;41:2,4,5,8,17,18,22;42:9,15,19,20,25;43:22,25;44:14,17,19,21;45:1,4;46:1,8,11,14,19;47:5,19;48:17,18,19,20,21,22,23,24,25;49:1;50:9,12;51:4,10,13,23,24,25;52:1,2,3,4,5,6,7;53:19,24;54:13;55:7,17,24;56:1,3;57:6,20,22,23,25;58:6,8,9,10,21,24;59:14;60:4,7;62:22;63:24;64:1;65:7,9,14,24;66:1,7,9,12,22,25;67:8,10,13,18,20;68:2,15,19,21,22,23,25;69:2,5,6,9,11,17;70:6,8,23;71:1,5;72:3,4,17,21;73:3;74:24;75:6,9,12,14,16,22,25;76:3,5,11,16,19;78:4,10,13;79:4,10;80:6,8,10,20;81:9,10,20;82:4,9,16,22,25;83:3,7;84:1;85:11,19;86:20;87:3,8,12,15,25;88:16,21,25;89:5,8,21;90:7,15,21,23;91:10,15,17,20,22;92:10,15,22;93:12,14,17,25;94:6,7,8,9,10,11,12,13,14,15,22,24;95:4;97:3,4;98:17,20,24;99:2,4,7,23,25;100:1,4,25;103:15,24;106:1,4,7;107:2,5,18;108:2,7,10;109:1;112:3,5,7,8,9,10,11,12,13,14,15,16
Councilmembers (1)
110:13
councilperson (1)
42:25
counties (1)
45:17
County (21)
21:21;22:14,19,19,24;23:12;35:7,19;37:9;49:9,23,24;71:18,22;72:5;92:19,20;96:12;104:17;105:1;109:13
couple (3)
25:11;57:16;61:18
course (7)
7:8;38:13;49:18;54:12,25;64:1;107:14
court (1)
64:21
courtesy (1)
103:17
covenants (1)
69:21
coverage (1)
7:15
covered (1)
56:8
CR (1)
6:22
cratic (1)
25:7
Crawford (2)
111:12,12
create (6)
34:18;43:22,23;44:22;54:21,22
created (1)
62:16
creating (2)
105:12;106:21
Credit (1)
77:18
crickets (1)
22:16
criminal (1)
87:4
criteria (1)
90:1
Cross (1)
7:1
cross-train (1)
46:24
CT (1)
29:20
curb (2)
87:10;96:19
curious (2)
32:23;88:25
current (5)
47:22;69:1;79:6;89:4;90:16
currently (9)
42:2,4;52:25;53:9;66:10;68:7,12;89:13;90:15
CUSHMAN (5)
25:20,20;28:20;101:17;103:3
cut (2)
58:7;110:20
cycle (1)
104:23

D

dards (1)
89:10
dark (1)
85:24
dash (1)
51:11
data (4)
22:2;23:25;24:2;44:10
date (7)
50:13,24;52:23;53:4;64:15;94:21;108:1
dated (1)
49:13
dates (1)
41:21
David (1)
101:21
day (5)
4:23;61:21;94:19;101:14;103:18
days (3)
37:24,25;102:10
DCA (1)
51:6
deal (4)
20:4;31:14;53:25;71:7
deals (1)
87:19
dealt (1)
52:22
decay (1)
96:2
December (3)
27:8;105:1,3
decent (2)
36:15;45:15
decide (3)
7:20;8:21;83:14
decision (5)
7:9;62:21;78:3;105:17,22
decisions (2)
12:22;106:23
decorative (2)
81:2;93:1
dedicated (1)
20:15
deductible (1)
7:20
deductibles (1)
7:13
deemed (3)
65:16;76:7;99:9
deficit (1)
47:22
define (1)
20:9
defined (2)
64:12,13
definitely (2)
29:5;58:8
definition (1)
99:18
Dekalb (14)
21:20;22:18,19;23:12;49:9,23,24;71:22;92:19,20;96:11;104:17;105:1;109:13
Delaware (1)
17:11
delayed (1)
45:9
delete (1)
100:23
Delivery (4)
22:20,23;23:7;49:8
demolished (1)
26:4
demolition (2)
26:1,7
denial (3)
104:13;105:11,23
denying (1)
4:3
department (14)
19:20;28:8;36:13,14;38:12;39:24;40:6,8;42:6;46:23;47:13;87:6;109:14,17
depending (1)
27:5
depends (2)
20:9,14
deposited (1)
87:5
depository (1)
69:22
description (4)
33:17;34:14,16;44:25
descriptions (2)
33:14;42:2
design (2)
56:10;75:1
designed (4)
78:8;79:12;85:10;105:5
designs (1)
56:16

desirable (1)
35:3
detached (3)
68:7;71:9;74:5
detail (4)
53:25;54:4;55:19;
56:17
detailed (1)
58:14
develop- (1)
38:10
developed (2)
98:22;99:13
developer (2)
24:24,25
developers (1)
72:9
development (46)
20:3,10,13,25;22:7;
23:20;24:2;26:3;27:13,
16;28:13,19;29:2,4,5,9;
33:12,15;34:1;35:8,17,
24,24;36:5;38:12,16;
43:24;44:23;64:4;74:1,
1,6;97:20;102:12;
104:21;106:21;109:14,
16,17,19,20,22;110:1,6,
12,13
develop-ment (1)
74:5
developments (2)
74:9;76:24
diagram (1)
90:10
dictated (1)
75:23
difference (5)
53:4;71:6,22;72:14;
108:1
different (11)
25:4;28:6;50:2;52:17,
20;56:15;81:22;84:8;
86:8,9;89:23
difficulty (1)
32:22
direction (2)
29:10;57:5
director (22)
8:4;20:3,10,13,25;
21:25;22:7;24:2;28:19;
29:4,6,9;33:12;34:1;
38:11,16;43:24;44:23;
110:2,6,12,13
directors (1)
33:15
disallowing (1)
84:12
discover (1)
37:21
discuss (1)
41:10
discussed (4)
26:10;33:11;79:13;
81:20
discussing (1)
56:17
discussion (10)
9:8;14:18;19:5;30:20;
45:25;47:18;51:18;
56:22;84:3;94:1
disposal (2)
74:12,23
distribute (1)
15:12
district (1)
29:20
diving (3)
88:2,5;89:2
division (1)
105:6
dock (6)
60:9,13,14,15;63:20,
20
documentation (1)
24:1
dog (1)
110:1
dogs (4)
101:20;102:4,25;
103:2
Dollar (3)
26:6,6,17
dollars (4)
20:1;21:4;23:17;47:23
donate (1)
102:2
donated (1)
101:19
done (12)
22:11;33:1;37:1,25,
25;42:13;77:19;95:25;
98:9;101:9,22;108:23
door (10)
60:9;63:9,11,11,20;
82:10;110:14,18,18,21
doors (5)
62:4;63:3,10,20;82:7
Doraville (37)
24:18;25:1;27:20,23;
28:4,14;33:20;37:20,21;
38:20,22,23;39:3,4;42:4;
47:2,8;59:4,16;61:17,20;
63:13;66:11;73:13,16;
75:23;77:17;82:1;86:6;
89:13;96:10;101:6,16;
102:10;104:19,25;111:3
double (1)
110:18
down (12)
10:6;15:13;42:18;
53:25;54:8,17;57:3;
61:25;80:18;95:19;
98:12;104:9
downtown (2)
110:3,4
draconian (1)
100:20
draft (3)
53:5;79:14,16
drafted (1)
93:7
drafts (1)
53:5
drawing (3)
49:25;91:12;97:1
drinks (1)
102:4
drive (4)
59:3,16;61:21;96:22
driven (1)
61:19
driveway (1)
105:7
dropped (1)
22:25
dropping (1)
12:16
drove (1)
77:25
due (3)
8:11,12,14
Duluth (1)
16:23
dump (1)
74:16
dumpster (75)
25:22;26:8,15,16,18,
19,20,25;27:3,5,9;52:19,
25;53:20;54:11,18,19;
55:5,9;60:8,13;61:2,8,
23;62:5,6,10,11;63:11;
65:17;67:2,2,12,12,15,
22,25;68:8,10;70:20;
72:23,24,25;73:2;74:10,
18,18;75:20;76:8;77:4,
15,20;78:5,5,11,23;
79:23;83:17;85:25;
86:18;88:2,5,19;89:2,12,
17;93:4,10;97:8,12,22,
24;98:14,15;99:10
dumpster-affiliated (1)
66:15
dumpsters (43)
26:13,13;27:4;57:19;
59:5,10,16;63:8;64:2;
65:12;67:11;68:13,13,
16,20;69:14,15;70:1,2,
19;71:15,20,21,21;
74:25;75:2;78:8;84:7,8;
86:1,8,8,25,25;90:16;
92:24,25;93:5;95:12;
97:13;100:16;108:20,21
Dunwoody (1)
102:20
duplex (1)
68:8
during (1)
105:21
dwelling (3)
70:18;71:10;73:9
dwellings (1)
65:21

E

ear- (1)
11:2
earlier (3)
52:22;80:15;109:18
earliest (1)
34:10
early (1)
97:14
easier (2)
84:24;85:8
eco- (1)
20:12
econom- (1)
109:13
economic (25)
20:3,10;21:25;22:7;
23:20;24:2,24,25;27:12,
16;28:12,19;29:4,5,9;
33:12,14;34:1;35:8,17,
24;36:4;43:24;44:22;
102:12
economies (1)
74:17
effect (3)
14:9;49:19;80:2
effective (3)
51:1;52:23;53:3
effectuate (1)
83:18
effervesces (1)
80:14
effort (2)
23:23;92:6
efforts (1)
97:6
eight (1)
58:1
either (10)
26:14;31:16;37:17;
41:10;73:20;77:2,19;
86:19;91:8;106:7
Eleanor (1)
94:17
elect (1)
83:11
elevations (5)
16:19;17:6,14;18:5;
85:6
eliminate (1)
61:4
else (5)
43:5;48:12;81:16;
88:3;90:10
e-mail (3)
30:13;81:20;92:18
e-mailed (2)
79:18;92:16
employee (4)
20:25;23:19;38:18;
39:21
employment (1)
34:20
empty (1)
74:19
enabling (2)
22:23;50:18
enacted (1)
64:15
enclave (2)
97:20;98:5
enclosed (3)
81:1;93:1,5
enclosure (23)
26:21;53:1;54:18,19,
22;55:1,9;56:23;58:11;
59:11;60:8;61:3;65:18;
67:3;76:8;77:15,20;
78:5,12,23;84:9;86:1,2
enclosures (14)
54:11;55:5;57:24;
59:25;61:24;64:5;68:14;
69:15;70:20;77:4,22;
78:20;86:18;92:25
encumbrances (1)
71:14
end (7)
50:6;53:7;79:21;93:8,
9;102:7;109:11
energy (1)
92:6
enforce (2)
65:6;100:21
enforcement (2)
87:23;105:20
engine (1)
104:18
Engineering (5)
15:23;17:5,18;18:8;
104:21
English (3)
13:2,3;84:22
enhance (1)
70:17
enjoyed (2)
101:13,25
enough (3)
61:6;81:4;99:21
entire (1)
93:10
entirely (2)
82:20;102:2
entity (1)
87:17
entrance (1)
60:20
entry (4)
40:18,21;41:3;42:3
entry- (1)
40:11
Environmental (2)

16:13;18:9
equal (1)
93:3
equip- (1)
12:9
equipment (1)
101:24
Eric (1)
89:1
especially (2)
45:22;101:15
essentially (3)
49:5;58:22;73:21
establish (1)
102:6
establishments (1)
86:7
estate (1)
71:8
Estates (1)
95:8
estimate (1)
10:24
et (2)
18:6;36:5
evaluating (1)
10:16
evaluation (1)
12:23
even (13)
10:20;16:9;18:7;
45:19;53:25;64:5;67:9;
72:6;78:24;82:7;97:22;
99:16;102:9
evening (4)
105:18,23;107:3,9
event (6)
76:17;102:9,11,16,17;
103:25
events (4)
42:24;43:4,12;102:13
evergreens (1)
58:17
everybody (10)
3:18;25:22;62:9;
97:22;100:8,12;101:13;
102:22;104:2;110:9
everyone (7)
33:17;59:14;64:7,15;
91:23;100:19;103:6
everyone's (2)
22:16;89:16
Everything's (1)
7:24
everywhere (3)
57:19;59:5,16
ex (1)
65:6
exactly (3)
44:17;57:25;60:11
example (12)
26:5;37:15;62:23;
69:3,20;71:14;78:6,22;
79:21;82:8;85:3;109:14
examples (5)
37:15;58:18;85:25;
91:1,2
exceed (1)
14:15
except (1)
80:23
exceptions (1)
57:16
excited (1)
27:15
exclusively (1)
26:18
exempt (3)
65:25;66:5,6
exercise (2)
87:21;100:15
Exhibit (1)
84:6
exhibiting (1)
84:13
exist (4)
65:23;66:6,11;99:20
existence (1)
53:3
existing (15)
10:17;11:22;15:17;
17:10;47:14;56:24;57:3;
59:24;65:5;77:20;83:11;
100:1,9,18,24
expect (2)
44:14;75:15
expectation (1)
75:3
expected (2)
39:14;42:18
expense (1)
56:23
experience (9)
35:6,12,17,21,23;36:4;
40:24;41:25;44:7
experiencing (1)
84:14
expert (1)
103:8
explain (2)
49:15;107:6
explained (2)
49:5;84:5
extended (1)
50:17
extension (3)
50:5,7,16
extensive (1)
26:7
extent (1)
59:25
extreme (1)
105:14
extremely (1)
43:16
eyesore (4)
54:20,21,21;62:17

F

face (2)
27:22;28:14
faced (1)
95:23
facilities (1)
74:23
fact (2)
59:23;98:1
facto (1)
65:6
fairly (5)
20:11;26:14;45:7;
57:17;63:5
fairness (1)
21:7
fall (7)
34:17;54:8,23;96:2;
98:3,6;102:11
falling (3)
61:25;77:22;96:3
falls (1)
99:18
family (3)
68:8;73:25;104:24
far (8)
24:17;28:25;47:20;
55:19;56:25;92:23;
95:22;104:23
Farmers (1)
101:19
February (1)
50:8
Federal (1)
10:6
Federal's (1)
45:17
fee (7)
71:10,12,23,24;73:15,
23;74:5
feedback (5)
33:21,22;34:13;52:18;
91:24
feel (8)
29:6;35:4,5;57:8;
69:17;84:17;102:16;
105:11
feeling (1)
24:6
fees (2)
97:19;111:19
feet (2)
61:11;85:5
fell (2)
99:16;110:15
felt (2)
84:7;100:17
fenagled (1)
7:5
fence (2)
62:4;85:22
fences (3)
61:24;96:1,3
Ferry (1)
17:25
few (5)
52:22;53:9;56:17;
96:2,7
Fiedler (2)
95:7,7
Fiedler's (1)
104:10
field (1)
35:8
fields (2)
11:17;13:21
fifteen-year (1)
10:23
fifth (1)
101:7
fifty (2)
109:9,9
fifty-eight (1)
40:22
fifty-six (2)
16:3,11
fighting (1)
7:2
figure (1)
70:9
Fil-A (1)
91:8
file (1)
107:12
fill (1)
74:18
final (2)
7:6,8
finally (1)
98:15
finance (1)
8:4
finances (1)
47:2
financial (2)
45:7,15
financial/budgetary (1)
8:5
find (5)
41:8,19,19;45:10;78:8
finding (1)
37:23
fine (9)
7:24;30:24;31:13;
34:16;42:19;82:13;
83:24;90:13;91:13
finest (1)
28:2
fire (5)
60:9,17,19;72:13,19
first (17)
8:14,16,18;22:1;
25:21;44:13;56:18,25;
61:25;76:14;77:17;
78:22;83:20;85:5;
104:16;110:1,6
fit (2)
33:19;105:5
five (5)
16:3,11;28:6;37:25;
111:5
five- (1)
10:23
fix (6)
31:16;36:24;37:6,7,
12,13
fixed (3)
37:5,6;96:14
fixing (2)
36:20,23
Fleming (105)
3:8,9;4:14,15;5:6,7,22,
23;6:13,14;8:10;9:15,
16;11:13,25;14:10,17,
25;15:1;17:7;18:17;
19:12,13;20:18;28:15;
32:9,13,15,17,21;33:6,8;
35:3,13;36:7;39:10,14,
19;41:17;46:1,8,11,14,
19;47:5;48:19,20;51:25;
52:1;62:22;63:24;64:1;
65:7,14,24;66:1,7,9,12,
22,25;67:13,20;68:21,
23;69:2,6,11;76:3,5,11,
19;78:4;80:6,10;81:9;
84:11;85:19;92:15;94:8,
9;98:17,20,24;99:2,4,7,
19,23;100:1,4,25;
103:15;106:1,4,7;107:2,
5,18;108:2,7,10;109:1;
112:9,10
floor (1)
72:19
flyer (1)
43:2
focus (2)
22:6;38:4
focused (1)
23:18
follow (2)
21:16;107:11
food (3)
101:19;102:1;103:25
footage (1)
86:14
footprint (2)
64:23,24
force (2)
28:2;89:13
forced (3)
74:25;75:1;89:17
forcing (2)
75:16;89:15
foresaw (1)
76:4
foresee (1)

74:3
Forest (3)
10:6,12;11:12
Forestry (3)
10:5,7;11:4
forklift (1)
60:21
form (5)
9:6;31:24;49:15;
52:20;76:1
formal (2)
97:7;108:5
format (1)
52:17
forth (2)
63:3;79:18
Fortunately (1)
96:20
Forty-nine (1)
16:9
forward (13)
14:11;25:18;27:16;
30:1;31:17;32:7;34:6;
39:8;60:2;98:9;105:19;
107:3,9
forwarded (1)
33:17
found (1)
43:1
four (2)
63:3;85:6
fourth (1)
44:12
Francisco (1)
111:21
FRAYSSE (5)
21:16;23:15;101:3;
103:5,19
Fraysse's (1)
49:6
free (3)
20:3;87:5;102:5
friendly (1)
14:14
Friends (4)
101:6;102:3,20;104:8
front (1)
81:24
frontage (1)
81:19
full (1)
96:21
full- (1)
45:2
function (1)
64:6
funds (1)
21:22
further (2)
32:6;84:11
future (10)
10:22;25:2;66:2,4;
68:22,23;77:11;83:18;
90:5,17

G

game (1)
87:5
garage (2)
76:14;105:7
garbage (4)
61:7;87:10;96:18;
97:16
garbage/trash (1)
67:23
gasoline (1)
60:23
gate (3)
60:16;62:3;91:2
gates (5)
62:1,13;78:16,18;96:1
gearing (1)
63:17
general (5)
12:25;15:24;46:12;
74:16;79:1
generally (1)
73:19
generate (1)
43:8
generated (1)
104:23
generates (2)
22:2,3
gentleman (1)
103:1
gentlemen (2)
96:6;97:2
geography (1)
82:2
Georgia (6)
16:14;18:1;24:13,13,
16;55:18
gets (1)
23:18
giant (1)
84:9
GILMAN (8)
97:5,5;98:22;99:1,3,6,
11;100:3
Gilman's (1)
108:20
Ginny (2)
19:24;21:14
Ginny's (1)
21:16
given (4)
91:1;102:4,5;108:9
glad (2)
86:5;92:17
GM (10)
22:5;29:2,8;38:16,17;
56:14;63:17;66:2,17;
67:21
Godot (1)
24:9
goes (3)
27:6;53:24;58:11
good (26)
7:3,8;11:3,22;26:5;
27:17,21,21,22;36:14;
44:3;45:7,18;56:25;
57:4;59:9;73:4;77:24;
78:2;79:21;83:17;
100:25;102:14,14,22;
104:7
governing (1)
104:16
governmental (2)
35:7,19
graffiti (5)
84:14,15,25;85:17;
95:19
grandfathered (1)
64:16
grant (14)
10:2,4,9;11:8,9,11;
12:18;14:7,11;20:20;
21:6,13;28:24;104:16
grants (5)
23:9,11;29:7;49:11;
50:4
grateful (2)
97:18;98:8
gray (5)
54:1;82:5,11,14,17
great (6)
27:23;43:4,11;47:9;
53:25;98:6
greater (1)
65:22
ground (4)
47:3;65:1;76:24;77:9
grounds (1)
104:13
group (2)
40:15;102:14
guarantee (1)
12:14
guess (14)
15:20;28:23;29:8;
35:22;37:19;38:2;42:20;
48:8;55:13;58:12;81:13;
86:1;88:4;104:9
guidelines (1)
86:2
gumballs (1)
12:13
guy (1)
18:24
guys (4)
68:19;76:25;77:14;
90:4

H

habitable (1)
76:13
Haeberlin (34)
53:13;70:13,16;73:5,
8;75:3,8,11,13,15,21,24;
76:2,4,9,12,22;78:6,15;
79:9,13;80:12;81:17;
82:6,15;84:20;89:22,24;
92:18;93:22;100:14;
106:4,6,11
half (6)
10:10;11:10;14:7;
33:16;58:12;96:13
Hall (1)
46:12
Halpern (2)
11:18;13:21
hand (3)
36:11;38:2;48:2
handle (3)
13:19,24;36:19
handout (1)
25:24
Hang (1)
16:6
hanging (1)
78:19
Hapeville (1)
55:22
happen (1)
54:18
happened (1)
72:8
happening (4)
43:4,12;80:14,16
happens (2)
57:9;61:25
happy (3)
49:14;92:12,13
hard (7)
20:20;28:19;64:9;
78:17;86:12;99:19;
100:21
hardship (1)
105:14
hardwoods (1)
10:22
Harold (1)
101:18
harsh (1)
100:21
HART (2)
24:8;109:3
hate (2)
74:8;109:25
hates (1)
100:16
haul (1)
97:17
hauler (1)
87:20
head (1)
19:20
health (3)
10:16;12:25;34:3
hear (3)
22:15;47:13;64:20
heard (1)
30:12
hearing (6)
30:17,23,25;31:15;
39:2;107:23
heart (2)
48:5,6
heavy (1)
62:1
height (3)
79:5;81:3;93:3
help (2)
38:22;109:4
helpful (3)
21:5;23:15,24
hidden (3)
57:21,23;61:6
hide (2)
54:20,21
high (2)
81:4;103:17
higher (2)
40:16;93:3
Highway (2)
66:19;101:19
hijacked (1)
101:21
himself (1)
70:21
hinges (1)
110:15
hire (8)
24:1;38:10;40:3,4;
41:20;45:22;110:5,11
hired (1)
22:10
hiring (3)
23:18;33:11;45:19
hit (2)
34:7;47:22
hits (2)
54:16;62:5
hold (1)
21:19
holding (3)
45:16;77:22;91:4
hole (4)
36:22,23,25;110:20
holes (1)
37:5
home (9)
43:10,14;97:17;98:13;
104:14,17;106:2,8,10
homeowner (2)
66:14;111:8
homeowners' (1)
103:9
homes (3)
97:10;111:18,20
honestly (1)
26:20

Honeysuckle (2)
11:16;13:19
Hong (1)
4:4
hoods (1)
43:14
hope (6)
22:21;45:5,6;81:5;
99:17;102:6
hoped (1)
26:7
hopefully (6)
23:5,12;43:14,17;
53:15;61:5
hoping (1)
48:1
horrible (1)
59:4
hot (5)
101:20;102:4,25;
103:2;110:1
hours (1)
28:5
House (4)
23:1,1;96:13;110:14
Howe (1)
102:15
huge (2)
61:9;84:14
Huh-uh (1)
7:17
hundred (6)
11:11;19:25;21:3;
23:17;48:9;77:5
hundreds (1)
101:5
hurricane (1)
54:16

I

idea (9)
29:20;38:2;70:17;
73:4;90:12,12,13;106:2,
8
identify (1)
88:19
illegal (4)
60:11;88:9;107:8,23
illustrious (1)
103:8
image (1)
110:10
impact (8)
8:5;34:5,12;39:10;
52:23;105:10,24,25
important (4)
43:6,16;56:18;65:13
impose (1)
90:3
imposed (1)
105:14
impression (1)
59:4
improve (4)
89:12;97:6;111:15,15
improvement (2)
43:6,7
improvements (2)
101:8;111:18
Inaudible (1)
87:2
include (10)
10:16;21:4;42:2,14;
44:11;49:17;70:11;
72:23;76:13;102:3
included (6)
21:2;40:25;42:14;
46:5,5;70:10
includes (7)
16:19;17:6,14;18:5;
40:12;47:9;101:17
incor- (1)
101:7
incorporate (1)
64:8
Incorporated (1)
17:8
increase (3)
7:2,7;8:11
indicates (1)
28:20
indicating (1)
17:9
indication (1)
49:7
indications (1)
50:21
individual (17)
66:13;67:1,3,7,22,22;
68:3;69:4;71:17,23;
75:18;76:20;89:16;
97:13,17,19,21
information (5)
29:2,4,7,10;71:4
informational (1)
28:25
infrastructure (1)
96:9
in-house (1)
22:7
input (3)
22:4;28:25;29:3
inside (4)
28:9;78:12;82:5;90:25
inspection (1)
17:13
inspections (2)
16:15;65:10
inspector (2)
53:14;55:12
instance (4)
37:23;58:11;66:23;
77:12
instantaneously (1)
108:5
instead (7)
36:20,22;37:17,25;
81:6;85:13;95:13
insurance (4)
6:22;34:3,4;39:12
integrity (1)
55:6
interconnectivity (1)
21:8
interested (2)
52:19;103:10
interior (4)
54:1;55:8;82:9,11
intermodal (1)
21:7
internal (1)
104:18
internally (2)
42:7;43:4
interpreted (1)
98:5
interpreting (1)
64:22
interrupt (1)
44:1
interview (1)
34:9
into (15)
8:8;29:17;36:3;38:23;
47:12;53:24;55:7;80:17;
89:9;98:3;99:16,18;
100:15;110:11;111:20
Intown (1)
79:22
investigation (1)
87:4
invite (1)
103:6
involved (2)
25:22;102:23
involvement (1)
105:9
issue (7)
22:18;62:25;63:14;
86:11;87:20;97:8;99:16
issued (5)
52:21;57:4;104:19,25;
105:1
issues (5)
37:16;38:13;47:21;
48:11;53:10
issuing (1)
51:6
item (12)
4:6;16:15,16,19;
29:16;36:3;46:6;49:4;
65:15;79:18;86:23;
107:9
items (5)
19:22;38:7;74:13;
109:7,10

J

January (1)
3:17
JC (1)
85:4
Jean (1)
108:18
JENKINS (125)
3:2,16,22;4:10,22;5:1,
3,14,17,19;6:5,8,10,21;
7:10;8:2,7,14,18,23;9:2,
4,8,12,23;10:1;13:7,9,
12,15,17;14:3,8,18,22;
15:8,18;16:10;18:14,22;
19:3,5,9,20;20:6,17;
21:14;24:5;25:19;28:16;
29:11,16;30:3,8;31:1,3,
9,19,24;32:8,14,20,25;
33:3,9;36:8;37:1,3,5;
45:2,5;46:7,9,13,16,21;
47:18;48:12,16;49:2,20;
50:5,15,20;51:2,14,16,
18,22;52:9;53:18;58:19;
83:21;89:7;90:20;91:9,
14,16,19;92:7;93:11,15,
24;94:1,5,16,21;95:3,6;
98:19;100:6;101:2;
103:14;104:2,6;107:19;
108:11,15;109:2,3;
111:11,23;112:2,4,6
Jimmy (2)
25:20;101:17
job (14)
25:9;33:14,17;34:14,
15;36:15;42:11,16;
43:22;44:24;46:20;59:9;
83:2;111:1
jobs (2)
41:23;104:24
Jones (13)
6:22,24,25;7:11,14,17,
19,23;8:10,13,15,16,20
jump (1)
61:23
jurisdictions (1)
74:7

K

Karen (3)
28:18;33:9;79:17
KCI (1)
17:7
Keck (1)
16:23
keep (7)
45:19;47:2;95:12,15;
96:5;109:5,7
Kennesaw (1)
18:9
kept (1)
55:11
key (1)
110:3
kids (2)
101:24;102:5
kind (24)
10:22;11:3;12:16,19;
14:5;41:13,16;44:9;
47:19;48:3,5;55:2;56:9;
61:9;62:14,15;76:15;
77:14;79:18;81:25;
97:23;102:12;107:25;
108:11
kinds (3)
59:17;86:8,9
King (8)
86:22;87:2,11;88:6,
10,17,23;89:1
kiosk (1)
74:14
knew (1)
80:20
know- (1)
73:13
knowledge (3)
22:18;42:5;106:11
known (1)
28:3
knows (1)
35:12
Kohl's (1)
85:4

L

lack (2)
43:3;50:3
ladies (2)
96:5;97:2
LaGrange (1)
17:19
land (5)
10:12;73:11;99:14,20,
21
language (9)
42:2;49:14;53:10;
69:13;70:9,11,13,14;
93:21
large (3)
71:21;74:12,18
larger (5)
40:13;65:16;67:16;
70:17;76:6
last (13)
7:1;32:16,18,24;
33:13;40:7;61:17;63:9;
79:2;84:3;90:7;96:13;
104:8
late (1)
88:12
later (4)
19:1;73:1;83:13;
107:23

latest (2)
8:16,17
law (7)
60:24;71:8;72:9;
87:13,23;107:17;108:4
laying (2)
96:19;110:19
LCI (14)
19:25;20:19;21:23,25;
22:9,13;23:17,21,25;
24:12;28:23,24;45:10;
56:14
leaders (1)
62:21
leaning (1)
61:17
leased (1)
86:15
least (11)
14:7;27:15;35:5,18;
41:12;44:7;74:2;81:7;
90:8;91:25;105:14
leave (3)
6:23;62:6;110:17
leaves (1)
26:16
LeCraw (1)
17:18
ledge (1)
73:14
leeching (1)
80:17
left (2)
69:25;111:13
legal (6)
70:15;71:7,7;83:6;
86:20;88:5
legally (2)
68:16;82:19
legislation (8)
22:23;50:19,24,25;
52:14,16;53:5,17
legislators (1)
61:13
legitimate (1)
51:8
less (1)
104:23
letter (1)
103:1
letting (1)
31:13
level (6)
36:6;40:12,19,21;
41:3;55:19
library (9)
36:15;43:2;46:10;
101:6;102:3,8,19,21;
104:8
license (1)
106:18
lie (1)
106:16
life (1)
34:3
lights (4)
32:11,23,25;33:4
limitation (1)
108:13
limited (1)
97:11
limiting (1)
52:22
line (1)
109:10
lines (2)
81:12;104:9
list (5)
23:8,10;49:10,24;
104:19
listed (1)
65:15
little (10)
21:17;33:18;34:7,12;
40:15;45:10;72:7;96:14;
97:20;98:5
live (2)
47:9;61:20
living (1)
76:13
local (1)
28:7
located (1)
12:7
location (8)
26:21;27:3;63:2;
66:14;67:2;69:19;74:15,
16
locations (1)
67:24
long (8)
33:2;79:3;81:12;
88:17,18;90:8;95:25;
111:16
longer (1)
91:5
look (15)
12:15;13:22;18:15;
25:24;56:9;57:8;58:15,
17;78:3;83:19;97:10;
98:11;99:20;108:24,25
looked (7)
11:18;33:23;56:4,5,
19,21;79:17
looking (11)
12:6;25:22;39:9;41:3;
42:21;43:9,13;54:2;
57:14;66:2;92:22
looks (2)
59:12;82:13
lose (1)
51:6
lost (1)
109:12
lot (29)
10:14,20;22:2,3,4;
24:22;26:25;27:7,14,22;
28:4,5;38:20;55:11;
56:22;58:25;59:15;
61:10,23;62:9;65:4;
73:24;78:16;82:2;90:9;
95:20;101:4;102:12;
108:24
lots (6)
81:23;98:21;100:1;
101:18;102:3,21
low (1)
40:2
lower-level (1)
46:21
lucrative (1)
111:17
Luke (2)
20:1;102:15
lying (1)
106:19

M

M-1/M-2 (1)
63:16
ma'am (9)
19:23;21:15;32:14,20;
60:6;76:21;87:14;106:6;
107:4
machine (1)
103:17
mail (2)
74:14,15
mailed (1)
17:8
main (3)
21:12;52:21;54:22
mainly (2)
11:16,20
maintain (1)
97:15
maintaining (1)
44:7
maintenance (1)
44:5
Major (1)
86:21
majority (1)
86:14
makes (2)
84:24;109:24
making (5)
40:1;56:2;59:9;61:13;
106:17
Mall (1)
86:6
Management (10)
10:18,18,23;11:23;
16:13;35:6,11,21,23;
36:6
mandatory (1)
69:24
man's (1)
95:13
Manual (2)
34:18,22
many (12)
13:20;22:24;25:10;
45:16,17;81:22;85:25;
86:2;89:10;105:13;
106:2,8
Marietta (2)
18:1;40:13
marked (2)
11:3;53:7
market (4)
36:11;37:20;85:9;
101:20
marketed (2)
42:22;47:8
marketing (4)
38:3,22;43:6;48:3
marshal (1)
60:9
MARTA (1)
24:20
Maryland (1)
17:9
masonry (1)
85:3
master (1)
64:8
match (3)
10:10,25;13:25
matching (3)
10:9;11:9;80:10
material (3)
81:2;85:7;93:2
materials (3)
110:19,23;111:2
matter (2)
72:20;98:1
maximum (2)
40:22;42:3
May (23)
8:14,16,18;10:4,22;
37:19;41:14;43:9;46:4,
19;57:9;66:19;69:19,21;
77:3,6;78:10,13;86:20;
93:18;94:20,22,23
maybe (14)
23:13,22;27:2;36:16;
44:12;46:24;58:17;
60:22;62:5,5;67:5;
80:16;96:14;102:9
MAYOR (136)
3:2,16,22;4:10,22;5:1,
3,14,17,19;6:5,8,10,21;
7:10,25;8:2,7,14,18,23;
9:2,4,8,12,23;10:1;13:7,
9,12,15,17;14:3,8,18,22;
15:8,18;16:10;18:14,22;
19:3,5,9,20;20:6,17;
21:14;24:5;25:19;28:16;
29:11,16,17;30:3,8;31:1,
3,9,19,24;32:8,10,14,20,
25;33:3,7,9;36:8;37:1,3,
5;45:2,5;46:3,7,9,13,16,
21;47:18;48:12,16;49:2,
3,20;50:5,15,20;51:2,14,
16,18,22;52:8,9;53:18;
58:19;83:21;89:7;90:20;
91:9,14,16,19;92:7;
93:11,15,24;94:1,5,16,
21;95:3,6;98:19;100:6;
101:2;103:14;104:2,6;
105:16;107:13,19;
108:11,15;109:2,21;
110:7;111:7,11,23;
112:2,4,6
mayors (3)
22:22;49:9;50:10
McCrane (5)
94:17,17,23,25;95:5
McDonough (1)
85:4
mean (49)
7:24;8:8;20:19;21:5;
32:17;35:11,22;40:2,3;
41:2;42:1;44:1,3;46:7;
53:21;57:18,19,24;
59:20;64:14,14,23;67:8;
68:3;69:9,25;72:5,25;
75:13;76:12;79:4,5,6,11;
82:13,13,18;88:4;89:10,
24;90:2,4;100:16;106:9,
9;107:22;109:8;110:8;
111:4
Meaning (2)
50:18;52:23
means (1)
64:22
median (2)
40:11,22
medians (1)
42:3
meet (7)
8:3;12:18;31:8;54:12;
61:1;79:5;90:1
Meeting (18)
3:2;4:23;5:15;6:6;
19:1;20:2;28:22;29:19;
30:1,19;31:11;78:20;
92:1;93:23;103:6;
107:22;108:6;112:18
meetings (2)
4:23;47:14
members (5)
7:9;49:3;92:19;93:22;
109:21
members' (1)
95:14
mens' (1)
95:14
ment (2)
12:10;38:11
mentioned (5)
36:13;44:9,10;92:3;
109:5

mess (1)
40:4
met (1)
22:22
middle (2)
36:10;93:9
mid-June (1)
34:11
mid-year (1)
47:13
might (13)
10:21;20:10,13;25:7;53:16;69:12;73:14;77:24;86:13;92:2;100:20,23;108:12
million (1)
47:23
mind (1)
83:10
minimal (2)
39:6;42:3
minimize (1)
96:6
minimum (2)
35:16;40:20
minor (1)
53:10
minute (3)
7:1;28:9;52:8
minutes (6)
3:17;4:22;56:20,21;84:2;111:10
misgivings (1)
48:11
model (1)
105:8
modify (1)
77:2
moisture (1)
80:17
moment (1)
48:8
money (15)
10:5;11:2;14:7;22:8,13;23:20,21;24:16;47:4;55:1;95:20;109:12;111:8,9,20
money's (1)
21:19
month (1)
50:6
monthly (1)
97:19
months (3)
22:24;25:12;56:17
more (27)
9:8;14:18;19:5;20:17;26:3;27:4;29:4;41:11;43:8;45:10,25;47:18;51:18;55:1,11;56:5;57:3,12;73:9;86:18;89:7;90:9;94:1;96:14;104:20;107:24;111:20
Moreland (1)
17:1
morning (1)
27:20
most (8)
38:1;53:15;58:4;59:22;68:2;74:1,7;91:11
mostly (1)
13:20
motion (29)
3:18,20;4:2,24;6:6;8:8,24;9:1,4,6;14:8,10;18:24;31:25;32:3;34:18;43:19,21;44:21;45:24;51:11,14;90:19;91:13,14,19;93:15,18;112:2
Mountain (1)
63:6
move (14)
14:10;21:24;25:17;27:2,4;30:1;31:17;32:7;34:6;39:8;98:9;105:18;107:3,9
moved (6)
3:21;4:25;5:16;6:7;46:10;112:3
move-in (1)
74:11
move-out (1)
74:12
moves (2)
27:1,2
moving (4)
27:12,16;56:12;59:18
much (9)
11:2;14:5;20:14;25:22;40:13;88:20;100:5;103:15;108:24
mull (1)
103:12
multi (1)
86:11
multi- (3)
73:24;81:18,18
multi-family (8)
65:17;66:17;68:3;70:18;72:22;73:9,20;76:7
multimodal (1)
21:8
multi-story (3)
73:18;74:2,22
Multi-tenant (1)
67:21
muni- (1)
23:11
munici- (1)
28:6
municipal (2)
35:7,18
municipalities (2)
22:19;28:10
Murray (5)
20:6;46:17;49:2;60:25;64:10
must (2)
54:1;92:25
myself (2)
109:4;111:19

N

name (3)
4:2;101:17;102:24
nation (1)
94:18
National (2)
94:19;102:7
native (1)
92:14
near (1)
54:4
necessarily (6)
24:18,19;44:6,15;59:25;69:23
necessary (2)
104:20;105:18
need (49)
8:18,23;10:19;29:18,20;30:2,13,15,19;31:17;32:9,10;34:18;36:11,16;38:4;39:5,7;41:10,12;43:19;45:20;46:4,21,22;47:8,10;55:5;61:10;63:15;64:6,9,10;66:16;69:23;73:2;83:1,14;87:6,13;90:17;100:10,23;102:9,24;108:15,16;109:17;110:2
needed (2)
32:1,6
needs (7)
6:23;35:5;38:3;44:4;63:18;74:12;78:25
negative (1)
105:25
negotiation (1)
22:24
neighbor- (1)
43:13
Neighbors (1)
103:6
Neither (2)
74:21;78:2
new (45)
26:12,15,16,19;32:25;33:4;34:22;38:23;56:23;57:1,2;59:19;60:2;62:24;63:13,16;64:11,13,14,20,22,23,25,25;65:1;66:5,18,18,20;67:21;72:25;73:25;74:1;83:18;84:25;85:4;86:7;89:14;91:5,7;98:7;99:9,17;100:8,10
newsletter (2)
43:7,11
newsletters (2)
44:8,12
next (16)
24:7,9,10;25:19;29:12;31:15;47:24;49:4,25;56:17;91:21,23;101:2;104:6;108:17;111:23
nice (3)
55:1;103:25,25
nicer (1)
108:24
night (2)
30:6;88:12
nine (1)
18:12
Nobody (1)
73:11
no-grant (1)
49:24
nomic (1)
20:13
None (2)
63:5,8
nonsense (1)
25:7
nor (2)
74:21;78:2
Norcross (4)
17:2;33:24;39:21;92:19
Norcross' (2)
33:25;39:17
Norcross's (1)
92:21
note (2)
17:20;110:14
noted (1)
79:19
notice (1)
64:5
Nova (1)
18:8
November (1)
27:8
nowhere (2)
38:14;55:16
nuisance (1)
12:17
number (9)
4:7;11:22;16:6;17:12;18:10;20:12;26:10;29:16;86:23
numbering (1)
80:2
numbers (1)
47:22

O

o0o- (1)
112:19
Oak (4)
13:2,3;84:22;96:22
Oakcliff (3)
95:7;103:6;111:12
objective (2)
110:9,10
objectives (1)
22:8
objects (1)
21:12
obscuring (1)
92:24
obviously (3)
27:7;28:1;92:8
occasion (1)
42:12
occupancy (1)
93:7
occupation (2)
104:15,17
occupational (1)
104:12
occupations (3)
106:2,8,10
occur (1)
76:23
o'clock (2)
7:7;102:19
odd (1)
108:11
off (8)
23:10;28:4;63:15;80:19;84:15;110:15,16;111:13
office (6)
46:23,24;63:23;71:25,25;89:19
office/warehouse (2)
63:1;65:5
officer (3)
27:13,17;28:13
officers (1)
28:8
official (1)
103:8
often (1)
26:14
oftentimes (1)
42:14
O-I/O-W (2)
63:16,19
old (4)
58:19;77:18;98:6;110:1
once (4)
12:17,18;87:4,10
one (70)
12:7;14:5;15:24;16:7,14,15,15,18,19,23,25;17:2,5,12,17,22;18:3,4,10;20:2,7,23;22:1,8;26:11;36:3,10,11;37:14;38:2,21;43:25;44:1,4;

46:22,24;48:9;49:4;52:13;56:5;60:13;63:10,20;67:1;71:11;73:14;74:15;77:15,17;79:4,6;80:15;81:19;82:4,6;84:9;86:3,13;91:2,6;92:10;96:16,16;99:5;100:14;101:7;104:8;109:20;110:3,12
one- (1)
71:10
one-car (1)
105:7
ones (3)
10:19;56:5;66:5
only (13)
29:24;30:6;42:5,10;43:1;67:24,25;77:15;85:22;98:2,10;104:22;106:12
opaque (1)
85:24
open (4)
11:20;62:2,3,13
operate (1)
69:24
operates (1)
42:6
operation (1)
48:3
opinion (5)
7:24;20:16;68:12,18;70:14
opportunity (6)
77:1;89:22;90:3,5;107:10,12
opposed (1)
11:24
option (25)
15:24;16:2,10,14,15,17,19,20,21,23,24;17:2,3,5,6,12,14,22,22;18:3,4,5,10,10;79:24
order (3)
3:2;49:10;110:5
ordinance (44)
25:23;26:8;52:19;53:2,8;55:4,18;57:8,10,11,15;58:2,7,20;62:23;64:13;65:16;69:1;73:1;77:2;79:6,11;81:8,11;83:11,12,13,15,17;84:19;88:2;89:11;90:22;91:5,7;92:5;95:12;98:7;99:8;100:8,9,11,18,24
ordinances (6)
37:22;54:3;58:15;86:1;92:4;93:20
organized (1)
17:10
origin (2)
70:15,16
original (1)
23:25
originator (1)
70:13
others (1)
27:9
ought (2)
21:24;97:24
ours (2)
33:25;40:14
out (56)
10:21;11:1;14:6;15:23;16:23;17:2,5;18:9;24:22;26:13,14,16;27:1,2,9,23,25;34:2,21;36:21,23;37:10,13;38:4,15;40:7;41:6,13,16;42:16;43:1;44:24;45:10;53:6;58:7;59:10;61:8,23;62:1;70:9;72:7;76:25;78:18;79:14,16;85:9;87:10,19;95:24;96:24;97:17;99:24;101:24;102:19;110:9,20
outcome (1)
80:3
outside (5)
62:6;78:5,9;81:7;88:18
over (19)
12:9;21:21;27:19;42:23;54:15;62:4;63:19;65:10;66:3;67:6;69:8;79:17;84:17;85:1,12,15;86:7;100:2;103:12
overnight (1)
97:23
own (8)
10:13;11:18;12:22;29:8;45:16;69:21;71:23;97:20
owned (2)
71:10,24
owner (2)
52:24;105:15
owners (6)
56:24;59:24;84:16;85:12;86:3;97:17
ownership (2)
71:13;72:12
owns (1)
73:11

P

Pachuta (64)
3:10,11;4:16,17;5:2,8,9,18,24,25;6:15,16;9:17,18;15:2,3;16:22;18:19;19:14,15;29:25;33:10;35:1,15;38:6,15,19;39:13,16,23;40:6,11,20;41:4,8,18;42:9,15;44:21;45:4;48:21,22;52:2,3;56:3;57:20,23;58:6,9;59:14;67:10,18;68:2;72:21;79:17;81:21;91:22;93:12,17;94:10,11;112:3,11,12
page (14)
25:25,25;26:1,10;44:13;53:7;58:12;65:14;67:14;79:19,25;80:4;83:20;86:23
pages (5)
57:14,15;58:1;90:8,10
paid (1)
71:18
paint (13)
54:1;55:8,15;80:18,24;84:17;85:12,15,20;90:24,25;95:17,17
painted (4)
79:7;80:5,7;95:18
painting (1)
84:12
palities (1)
28:7
Palmer (1)
15:23
papers (1)
32:22
paragraph (4)
49:18;53:21;79:14;80:1
Pardon (1)
101:3
park (8)
11:20;40:25;60:22;63:23,25;73:12;84:22;95:19
parking (2)
98:2,3
parks (6)
10:14,24;11:6,14,24;13:12
part (6)
14:14;20:11;35:21;61:3;82:9,11
partial (2)
104:14;105:9
particular (6)
12:16;21:6;62:23;70:9;86:17;96:17
particularly (6)
26:1;27:3,5;78:7;91:6;97:9
party (1)
71:14
pass (19)
15:13;31:16,16,17;49:18,20,21,23;50:1,24,25;51:11;57:8;74:24;75:25;90:19,21;91:18;100:8
passed (6)
20:1;23:3;40:7;49:9;50:15,19
passes (3)
23:4,7,8
past (3)
49:16;101:23;105:10
patched (1)
37:10
patent (1)
107:1
patents (1)
106:21
pavilion (2)
84:22,25
pay (8)
39:15,17;42:3,3,5,13;97:18;106:18
paying (1)
110:25
PC (3)
30:19;31:8,11
Penney (1)
85:4
people (27)
23:9,11,22;27:19;36:13;37:20;39:2;46:21;59:7;61:20,22;62:2;67:11;78:8;88:10;89:15;95:21;96:24;101:5,23;103:10;106:22;109:22;110:11;111:2,17,18
per (1)
42:4
percent (7)
7:2,7;11:11;26:3;38:24;48:9;77:5
perfectly (2)
70:14;88:5
perhaps (3)
28:23;60:5;86:21
Perimeter (1)
86:6
period (1)
105:21
permit (7)
96:4;104:12,17,25;105:2;110:21;111:5
permits (3)
57:3;104:19;110:24
permitted (1)
93:6
person (16)
23:19;28:23;29:3;35:5;44:6;45:12,22;46:3,25;52:25;86:24;87:17,18;106:12;109:19,20
personally (4)
30:25;45:9;46:2;85:24
Personnel (2)
34:17,22
perspective (1)
73:25
perverted (1)
72:9
phase (1)
10:21
phrase (1)
35:9
physical (1)
44:16
pick (1)
111:13
picked (4)
43:2;71:20;72:1,6
picking (1)
88:14
picks (1)
87:17
pickup (8)
66:14,15;67:4;68:3;71:17,19,24;76:20
pictorial (2)
77:14,24
picture (2)
78:22;80:13
pictures (6)
77:13,16,21;78:18;86:8;101:10
piece (1)
52:14
pieces (1)
33:18
pine (2)
10:20,21
Pittman (61)
3:12,13,23;4:18,19;5:10,11,16;6:1,2,9,17,18;9:19,20;14:12;15:4,5;17:4;19:2,4,16,17;30:7,11,22;31:2,5,18,22;32:12;33:2;37:9;48:23,24;51:13;52:4,5;67:8;71:1,5;72:3;73:3;76:16;89:21;90:15,21;91:10,15,17;93:25;94:12,13,22,24;95:4;97:4;103:24;112:5,13,14
Pius (1)
103:17
place (13)
45:20;47:9;57:5;58:4;73:10;76:10;91:21,23;97:5,10;98:13;108:22,23
placed (1)
60:13
places (5)
38:1;54:3;57:1,16,17
placing (1)
26:12
plan (12)
10:18,18,23;11:23;53:21;58:11,13;60:8;64:2,4,8;65:3
planned (1)
64:4
planner (2)

52:15;100:16
planning (6)
23:25;24:4,23;31:14;
33:11;46:22
plans (5)
11:5;22:3,11;23:19;
62:14
plant (3)
22:5;38:16,17
planting (1)
10:21
plants (1)
25:17
play (1)
47:9
playground (1)
12:9
Plaza (1)
79:22
pleasant (1)
59:13
please (13)
3:3;5:3;6:10;8:12;
9:12;19:9;51:22;71:5;
83:10;92:5,14;96:5;
108:3
pleasing (1)
83:17
plumb (1)
62:1
plus (1)
90:10
pm (1)
112:18
point (14)
35:16;42:21;44:3,13;
49:7;53:6;58:2;82:22;
90:11,17;98:10;99:24;
106:19;111:14
police (6)
28:2,7;36:13;42:6;
87:5,23
policy (1)
37:18
pollen (1)
101:4
pool (1)
41:20
population (2)
33:25;40:15
populations (2)
39:18;40:16
porate (1)
101:8
portion (4)
59:20;61:5;70:3;
106:20
position (11)
34:9,19,22;35:6;
41:21;42:1,16;43:24;
44:22,23;45:3
positive (5)
95:9,10,20;96:5;
110:10
positively (4)
95:11,15;96:15;97:2
possibility (2)
27:15;29:6
possible (6)
8:21;24:3;66:17;
95:10;96:7;108:21
possibly (4)
56:14;66:3;69:12;
100:23
post (6)
29:19,22,22;32:2,6;
65:6
posting (3)
30:14;34:19;44:16
potentially (2)
100:2;107:11
potted (1)
25:16
power (1)
108:9
practice (1)
71:8
practiced (1)
105:8
pray (1)
94:25
prayer (3)
94:18,18,19
precedence (1)
102:6
prefer (2)
93:20;97:20
preference (3)
31:21,22;42:15
premature (2)
45:14;47:7
prepare (1)
10:22
prepositional (1)
35:9
present (2)
3:7;99:8
presented (2)
20:2;49:12
presently (2)
67:6;86:10
presents (1)
90:6
press (2)
27:21;102:14
pressure (1)
84:15
pretty (6)
11:2,20;20:4;28:19;
36:15;91:4
prevent (1)
85:17
preventing (1)
87:22
prevents (1)
85:7
previous (1)
21:22
previously (1)
52:17
primarily (1)
63:2
primary (2)
21:6;53:4
Prime (1)
17:4
principal (3)
80:11;81:3;93:2
prior (1)
53:5
proactive (1)
47:10
probably (12)
22:11;34:11;39:18;
44:11;45:13;47:24;56:5,
16;59:9;76:23;79:15;
81:15
problem (9)
8:7;22:13;36:20;
54:25,25;59:2;78:7;
80:7;96:12
problems (6)
36:19,20;37:17,18,18;
38:5
procedure (1)
37:18
process (8)
28:10;39:8;70:10;
74:20;99:13,15;107:21,
25
produces (1)
64:7
product (5)
62:16;84:21,23;85:2,5
products (1)
85:9
professional (1)
12:23
profit (1)
102:1
progressive (1)
35:6
prohibited (1)
26:21
project (4)
15:24;63:6,17;77:3
pronounce (1)
17:1
proof (1)
106:25
propane-fueled (1)
60:21
properly (2)
78:17;91:3
properties (3)
74:11;81:21,22
property (7)
26:13;56:14;66:2;
67:21;71:23;82:1;87:1
proposal (3)
8:11;19:25;22:22
proposed (8)
16:14,17,21;18:4,7;
21:9;99:2,4
proposing (2)
84:4;86:10
protect (1)
55:5
prototypes (1)
106:21
provide (7)
20:11,13;80:12;83:16,
19;108:4;109:23
provided (1)
82:7
provides (1)
68:6
providing (2)
69:4;87:1
pruned (1)
10:19
public (10)
19:21;22:3;30:17,23,
24;31:15;36:19;37:17;
88:24;94:16
pull (3)
26:16;27:2;61:7
purchase (1)
43:14
purpose (4)
20:16;21:6;63:21;73:4
purposes (1)
76:7
pursue (1)
92:14
pursuing (1)
52:19
pushing (1)
28:18
put (33)
11:10,10;25:10;26:15,
20;27:8,22;28:13;31:24;
33:12;35:9;38:10,15;
41:12;42:16,17;44:24;
45:20,22;56:23;60:1;
67:11,12;76:5;84:21;
85:15;87:10;93:18;
109:11;110:3,4,21;
111:20
putting (4)
25:12;38:7;95:21;
109:7

Q

qualifications (2)
35:4;42:17
qualified (4)
41:9,11,14,19
qualifies (1)
73:14
quality (2)
41:7;62:16
ques- (1)
12:2
quick (1)
43:25
quickly (2)
8:20;23:13
quite (2)
26:19;40:23

R

racing (1)
104:24
radiuses (1)
61:10
raised (2)
102:17,18
range (2)
42:18;78:24
rate (5)
7:2,7;39:14,17;42:13
rather (4)
13:15;24:3;77:5;78:25
rations (1)
77:10
rats (1)
97:1
Ray (1)
109:3
Raymond (1)
95:7
read (2)
34:15;80:22
readdress (1)
66:16
reading (3)
32:22;37:22;55:10
ready (3)
15:19;46:2;57:2
real (7)
23:23;53:11;59:9;
61:12;71:8;86:18;
102:22
realizes (2)
45:5,7
really (18)
20:14;27:10,13;33:5;
38:22,24;39:5;52:22;
58:3;73:22;77:8;82:1;
85:9,21;90:18;99:14;
101:24;103:25
reason (8)
11:1;12:8;13:18;
21:19;23:2;27:24;73:5;
107:6
reasonable (1)
90:4
reasons (1)
100:14
rec (1)
36:14
recall (3)

20:22;41:23;84:3
receive (4)
23:9,11;33:21;49:11
received (2)
52:17;104:11
recently (1)
104:20
receptacles (1)
67:23
recess (1)
52:11
recollection (1)
21:13
recommendation (2)
18:21,25
recommendations (1)
12:21
reconfigure (1)
86:16
record (1)
111:21
recovering (1)
21:21
recyclables (1)
88:14
recycle (1)
88:10
recycling (10)
26:24,25;27:4,9;
63:10;88:8,15;92:25;
93:4,5
red (3)
79:8;82:5,13
redevelopment (1)
21:9
redone (2)
11:19;13:21
reevaluate (1)
41:21
refer (1)
18:24
referring (1)
11:14
refuge (1)
96:22
refuse (1)
87:5
regard (9)
22:19,22;42:3;49:14;
53:16;55:22;62:22;
70:15;87:22
regarding (2)
84:19;92:19
regardless (1)
62:25
regards (1)
108:20
regime (1)
73:10
regular (1)
63:10
regulated (1)
58:4
regulation (2)
59:1;90:9
relations (2)
36:20;37:17
relationship (1)
21:20
relatively (1)
49:4
relief (2)
105:19,20
remain (1)
49:24
remember (1)
76:22
remind (1)
100:7
remove (5)
10:18;84:24;86:24;
96:20,25
removed (3)
85:8;95:18;96:23
renewal (1)
104:12
renewals (1)
106:12
rent (1)
59:7
renumbered (1)
80:2
repeat (2)
52:13;102:7
repeatedly (1)
92:3
repercussions (1)
73:6
replaced (1)
109:15
reply (1)
8:1
reported (1)
39:24
reports (1)
19:21
request (4)
4:4;105:19,20;111:22
requesting (1)
105:16
requests (1)
25:23
require (4)
65:17;68:13,13;99:10
required (9)
53:1;68:9;69:14,15,
16;72:22;76:8;77:16;
98:14
requirement (3)
84:6;85:14,15
requirements (5)
61:2,4,12,13,14
requiring (3)
67:11,25;85:20
research (3)
46:16;104:21;106:20
residence (1)
96:17
resident (1)
105:15
residential (2)
70:3;71:25
residents (4)
39:2;43:9,17;47:10
resistance (2)
59:23;62:20
Resolution (9)
23:7,8;49:12,19;
50:23,23,25;51:3,11
resolutions (1)
49:16
resolve (2)
23:13;38:13
resolved (2)
22:21;36:17
respectfully (1)
98:11
respond (1)
108:5
responding (1)
28:8
response (10)
9:10;14:20;19:7;
29:14;48:14;51:20;94:3;
104:12,13;111:25
responsible (1)
11:6
rest (4)
21:9;29:18;77:18;
98:13
restaurant (1)
59:8
restrictions (3)
95:21;96:7;104:10
resume (1)
42:17
resumes (1)
41:16
retrieves (1)
87:18
retrofit (2)
59:24;64:9
revenues (1)
47:25
reversal (2)
105:17;107:3
review (2)
47:13;84:2
reviewed (1)
106:12
revisit (2)
100:11,23
RFP (1)
38:16
Rhonda (2)
15:8;76:19
Rick (1)
103:4
rid (2)
84:17;109:15
right (30)
3:16;7:21;11:25;17:1;
21:11;23:10;29:22;
30:17,23;31:12,19;36:8,
22;40:10;54:13;59:2;
62:21;72:8;74:21;82:12;
83:21;84:13;87:10;
90:14;92:11;94:16;
99:25;100:4,19;109:16
rights (2)
87:21;103:9
Risk (1)
16:13
Road (9)
17:25;36:22,23,25;
54:17;81:18;95:1,2;
98:13
Robinson (1)
103:4
Roche (128)
3:14,15,24;4:3,8,20,
21;5:12,13;6:3,4,19,20;
7:12,15,18,22;8:25;9:3,
7,21,22;13:1,6,11;14:13;
15:6,7,20;16:12;17:24;
18:23;19:18,19;20:24;
21:11;30:16;31:13;32:3;
33:4,7;35:10,20;36:9;
37:2,4,14;38:9,17;39:20,
25;40:10,18;41:2,5;
42:19;43:25;44:17;
47:19;48:25;49:1;51:10;
52:6,7;53:19,24;54:13;
55:7,17,24;56:1;57:6,22,
25;58:8,10,24;65:9;
68:15,19,25;69:5,9;
70:23;72:4,17;74:24;
75:6,9,12,14,16,22,25;
78:10,13;79:4,10;80:8,
15,20;81:10;82:4,9,16,
22,25;83:3,7;87:25;
88:16,21,25;89:4,5,8;
90:7;92:3,10,22;93:14;
94:14,15;95:11;97:3;
99:25;112:15,16
roll (12)
3:3;4:11;5:3,19;6:10;
9:12;14:22;19:9;48:16;
51:22;94:5;112:6
room (5)
26:20;61:6;65:2;
97:21,24
Royal (2)
63:23,24
Rudolph (1)
89:1
Ruin (2)
95:1,2
rule (1)
111:4
rules (1)
67:6
run (3)
98:17;110:9;111:16
running (1)
80:18
rust (1)
96:2
rusted (2)
26:14;110:15

S

salary (4)
34:1;40:8;41:24;42:18
sale (2)
42:23;101:6
sales (1)
4:5
same (7)
22:10;24:24;49:15;
54:17;73:12;80:3;87:24
samples (1)
33:13
San (1)
111:21
sanitation (7)
66:14;67:1,3,7;69:7;
71:15;75:18
satisfied (1)
90:23
Saturday (2)
101:5;104:11
Savannah (1)
40:13
Save (1)
92:6
saw (2)
70:1;87:25
saying (7)
23:22;45:9,18;72:17;
75:17;80:22;82:16
scale (2)
42:5;74:17
scavenge (1)
86:24
scenario (1)
23:16
scheduled (2)
30:16;31:3
School (1)
103:17
screened (2)
58:16,17
screening (4)
60:14;82:7,10;86:9
sealant (1)
85:16
search (2)
43:10;87:6
searching (1)
87:23
Searing (2)
108:18,18
seasonal (1)

27:6
Second (26)
3:22,23;5:1,2,17,18;
6:8,9;9:7;14:12;16:25;
19:2,3,4;45:1,24;51:13,
15,16;72:19;79:20;91:9;
93:24,25;112:4,5
second-highest (1)
102:18
secret (1)
106:17
Section (4)
26:12;53:20;89:3;93:7
sections (2)
53:7;58:7
seed (1)
24:15
seem (1)
36:19
seemed (2)
37:16;55:11
seems (9)
21:18;40:2;58:3,25;
70:23;81:11;90:9;91:4,
10
sell (2)
25:9;43:8
selling (1)
48:4
Senate (1)
22:25
send (1)
41:15
sense (1)
72:2
sent (5)
33:22;54:3;79:14,16;
92:18
sentence (2)
26:11;79:20
separate (1)
67:5
separation (1)
72:14
Service (10)
10:6;11:12;20:14;
22:20,23;23:6;49:7;
54:16;87:1;97:18
services (6)
16:16;17:13,15;20:10,
12;104:20
Session (1)
33:11
set (2)
22:8;67:5
setback (3)
61:1,1,4
sets (2)
44:2,4
setting (2)
24:3;90:18
sev- (1)
37:6
seven (1)
58:1
seventeen (1)
17:20
several (4)
27:18;28:18;56:4;57:1
shade (1)
82:17
Shady (1)
96:22
shall (6)
65:16;76:6,8;86:23;
93:3,5
Shanahan (3)
101:21;103:16,21
Shanta (1)
8:4
Shanta's (2)
46:23,24
shape (5)
45:7,16,18;96:9,9
share (4)
71:3;86:5;92:5;101:10
shared (1)
74:3
sheets (1)
44:11
Shi (1)
4:4
Shinn (1)
101:18
shoddy (1)
63:7
shop (1)
109:25
shopping (4)
28:6;81:24;86:12,14
short (1)
23:18
show (1)
92:10
showing (1)
102:14
shrift (1)
23:18
side (1)
80:18
sides (3)
47:20;81:1;93:1
sidewalk (1)
25:16
sideways (1)
78:19
sight (1)
59:11
similar (9)
35:8,14,19;42:6;56:8,
9;76:17;81:2;93:2
Similarly (1)
85:2
simple (11)
49:4;62:8;71:10,13,
23,24;73:15,23;74:5;
95:13,15
simply (1)
83:5
single (2)
89:11;110:18
single-family (8)
65:20;68:7;69:18;
71:9,16;73:15,23;74:4
site (6)
21:9;26:9;43:11;61:6;
81:19;92:24
sites (5)
44:7,10,12;53:20;
89:25
situation (2)
60:23;97:13
situations (1)
36:18
six (11)
25:12;35:16;36:3,4;
58:1;90:8,10;98:25;
99:2,5;100:2
size (2)
12:24;84:7
sizes (1)
84:8
skill (2)
44:2,4
skills (1)
35:4
sledgehammer (1)
24:15
small (8)
11:17,20;13:23;25:23;
56:19;59:20;71:21;
105:6
smaller (2)
84:6;110:14
Smyrna (1)
15:24
snow (3)
101:22;102:5;103:16
sold (1)
102:1
solely (1)
20:15
solid (1)
86:24
solve (1)
59:2
some- (1)
71:20
somebody (11)
25:17;27:19;28:4;
39:9;40:3,4,5;43:9;
96:24;110:5,12
somehow (1)
101:21
someone (9)
20:15;34:11;37:19;
38:3;39:5;40:23;41:3;
88:1;96:17
Sometimes (7)
26:24;36:18;60:25;
71:19,19,21;106:24
somewhat (1)
59:13
somewhere (1)
54:17
son (2)
101:18;103:1
soon (2)
37:13;58:5
sooner (1)
83:13
sorry (6)
13:2;42:9;44:1;57:22;
65:9;93:13
sort (3)
24:8;44:8;54:9
Sounds (1)
42:19
South (2)
63:24,25
space (3)
45:21;61:10;76:14
spaces (1)
98:2
Sparks (1)
17:9
speak (3)
19:22;22:21;70:21
SPEAKER (3)
78:12;88:7,8
speaking (1)
111:18
species (1)
12:25
specific (4)
53:21;55:14;58:13;
82:17
specifically (4)
38:11;44:10;54:11;
84:11
specification (1)
58:13
specifications (1)
62:15
specifics (1)
63:12
specified (1)
85:16
specify (1)
95:17
specifying (1)
90:24
spelling (1)
17:25
spend (1)
24:23
spends (1)
28:4
split (2)
22:6;23:21
spoke (1)
96:17
sponsor (1)
79:17
spread (1)
14:6
sprinkler (1)
72:10
sprinklered (1)
72:13
spur (1)
102:12
square (1)
86:14
St (1)
103:17
stacked (3)
79:21,22;80:4
staff (1)
84:8
staff's (1)
83:16
stan- (1)
89:9
stand (4)
7:3;47:12;78:23;110:1
standardization (1)
78:1
standards (11)
54:12;55:4;56:12;
57:7,10;59:19;61:16;
70:24;90:18;97:8;98:10
standpoint (1)
20:25
staring (1)
22:16
start (9)
10:21;15:14;34:11;
37:22,23;39:8;43:13;
53:20;90:17
started (2)
57:5;60:2
State (9)
10:7;14:6;17:10;
24:12,13,14,16;71:7,8
statement (1)
51:7
States (3)
55:16;58:20;104:22
stations (1)
54:16
stay (1)
45:8
step (2)
56:18,25
Stephens (1)
12:8
stepping (1)
12:13
Steve (2)
15:18;18:15
Steven (1)
9:24
Stevenson (1)
15:23

Stewart (2)
81:18;107:19
sticking (2)
85:7,18
still (6)
28:20;46:10;62:11;
72:12;76:25;96:21
stink (1)
96:25
stone (5)
56:6;77:6;79:21,23;
80:4
stopped (1)
96:20
stores (2)
110:2,4
stories (2)
76:6,10
storm (2)
15:9;18:24
story (1)
76:14
straightening (1)
38:4
straightforward (1)
57:17
Strategic (1)
33:11
Strategy (4)
22:20,23;23:7;49:8
street (3)
96:12,18;97:17
streets (1)
96:8
streetscapes (1)
25:11
STRICKLAND (20)
9:25;10:3;11:15;12:2,
11,14;13:8,14,16,18;
14:4,16;15:11,15;16:1,4,
6,9;18:13,20
stricter (1)
56:5
strike (1)
26:11
struck (3)
79:15;80:2,4
structure (12)
16:15;17:12,15;61:3;
80:11;84:24;104:14;
105:2,4,13;106:14;
109:23
structures (3)
57:3;85:3;106:10
Stuart (1)
28:17
stucco (1)
56:8
stuck (1)
62:13
study (10)
10:12;11:6;21:7;
23:25;24:9,12,16;25:5;
28:24;56:13
studying (1)
10:13
stuff (8)
55:15;58:5;59:10;
65:13;82:3;96:19,25;
106:18
sub (1)
86:16
sub- (1)
105:5
sublease (1)
86:16
submit (1)
42:17
submitted (1)
17:18
subparagraph (1)
79:16
substance (2)
53:11;84:23
substantially (3)
35:7,13,19
successful (2)
42:23;102:16
successfully (1)
84:15
sudden (1)
97:22
suffer (1)
50:3
sugges- (2)
91:24;92:2
suggested (1)
98:4
suggestion (2)
8:24;84:5
suggestions (1)
93:19
summary (1)
3:17
supplied (2)
77:14;84:8
support (5)
48:9;90:11;97:15;
101:18;109:19
supposed (4)
37:7,11;68:16;84:10
suppressed (1)
27:24
sure (12)
4:9;14:14;16:25;20:4;
30:3;54:7;59:9,11;
74:21;75:9;77:23;
103:11
surgeon (2)
48:5,6
surrounding (2)
33:13,19
survey (3)
10:16;11:23;40:8
Susan (1)
111:12
Suwanee (1)
70:1
Suwanee's (1)
56:4
sweetgum (2)
12:9;13:1
system (1)
24:21

T

table (3)
15:10;91:12;93:16
tagging (2)
84:22;85:7
talk (4)
3:24;56:15;58:15;
101:24
talked (2)
27:14;101:4
talking (10)
13:3;26:1;27:18;
56:11;63:22;64:11,12;
69:1;79:6;80:15
talks (1)
26:12
tasked (1)
38:12
tax (2)
104:12;111:15
taxes (3)
39:11;71:18;106:18
tear (1)
57:3
technical (2)
44:6,15
Technologies (1)
17:8
tectural (2)
57:10;59:19
Temporary (1)
93:4
Ten (2)
52:8;63:3
ten- (1)
10:23
tenant (7)
26:15,17,22,24;27:1,1;
69:6
tenants (2)
27:7;86:12
tent (1)
101:22
term (1)
20:9
terms (3)
53:2;73:24;100:17
Terramark (1)
17:24
T-e-r-r-a-m-a-r-k (1)
17:25
test (2)
78:21,23
thank- (1)
102:25
Thanks (2)
103:13;111:10
that'll (2)
83:18,19
theme (2)
74:14;105:5
theory (1)
60:13
thereby (1)
61:4
therefore (1)
82:11
thinking (2)
36:21;55:11
third (2)
35:16;71:14
thirty-five (1)
17:21
though (9)
46:3;47:6;48:2;72:6;
73:17;78:24;87:3;92:16;
104:7
thought (7)
8:25;9:3;20:23;51:4;
68:25;70:10;80:16
thousand (5)
20:1;21:3;23:17;
109:9,9
three (15)
25:16;35:5,11,18;
36:3,5;53:14;73:9;
76:10;81:1,12;86:17;
93:1;96:23;111:10
threw (1)
72:7
throughout (3)
14:6;28:3;77:25
throw (3)
62:4;88:1,18
thrown (1)
87:18
Thursday (8)
30:19,23;31:1,4,14;
94:20,23;97:18
ticket (1)
96:24
Till (2)
50:5,7
times (6)
62:9;71:21;78:16,17;
82:2;111:5
tion (2)
92:3;99:10
tions (2)
12:3;91:25
tisement (1)
41:13
title (1)
46:20
today (6)
23:1;37:10,12;92:15;
102:20;111:1
together (1)
50:13
told (1)
21:18
Tom (1)
111:11
tomorrow (7)
29:19,23,24,25;30:4,
20;92:18
tonight (9)
23:5;32:22;34:7;
47:16;107:15,23;108:1;
109:4;111:7
tonight's (1)
108:6
total (11)
15:17,25;16:4,14,17,
21;17:14;18:4,7;34:4;
99:3
toward (3)
23:17;61:17;97:7
towards (2)
56:12;59:18
town (4)
54:16;59:3;110:9,11
townhome (4)
71:12,17;74:9,9
townhomes (8)
67:19;68:15;69:10,11,
18,20;73:10;89:16
townhouse (2)
72:15,15
townhouses (3)
72:11;75:18,19
townhouse-style (1)
72:11
town-style (1)
97:10
toy (1)
102:9
track (1)
71:19
traffic (1)
104:23
trailer (1)
96:21
transformation (1)
97:23
transportation (4)
21:8;24:12,17,21
trash (21)
62:4,9,11;63:11,11;
64:7;69:22;71:17;72:6;
74:16,23;86:25;87:20,
21;88:18;89:17;92:25;
93:3,4;97:13,21
treated (1)
37:16
tree (5)
11:2;12:7,16;26:6,6
trees (13)
10:14,17,19,20,21;

11:6,17,22;12:9,24;13:1,20,22
Tree's (1) 26:17
trespassing (1) 88:22
tried (2) 65:6;101:7
trigger (1) 26:8
triplex (5) 65:16,21;67:14,16;76:6
trouble (1) 103:20
truck (3) 60:15;61:7;87:22
trucks (1) 61:9
true (4) 51:7;72:15;73:15;78:15
try (4) 14:4;95:9;96:6,6
trying (10) 7:1;54:20;59:2;62:18;64:3,4;70:9;71:2;110:8;111:8
Tucker/Stone (1) 63:6
Tuesday (1) 93:23
turn (1) 70:12
turnaround (1) 61:8
turning (1) 61:10
twist (1) 54:23
two (34) 4:23;10:13,24;11:14;13:17;14:1;16:3,10,16,19,20,21,22,24;17:3,6,14,22;18:5,10;21:10;23:14;25:4,15,23;28:8,9,22;49:18;60:16;76:6;98:20;100:1;104:24
two- (1) 68:7
two-family (1) 71:10
two-fold (1) 43:15
type (6) 66:15;68:12;76:24;77:9;80:23;85:2
types (1) 73:19
typical (1) 74:8
typically (1) 74:13

U

U&CF (3) 10:2,4;14:11
ugly (1) 57:19
ultra (1) 107:7
unchanged (1) 53:8
under (7) 34:17;44:22;47:3;60:7;73:11;79:25;98:6
underscore (1) 98:8
understood (1) 75:10
undeveloped (1) 90:1
unforeseen (1) 15:17
Unfortunately (2) 84:13;96:11
unhealthy (1) 10:19
UNIDENTIFIED (3) 78:12;88:7,8
unintended (1) 98:4
Union (1) 77:18
unique (2) 81:21;82:1
unit (3) 67:17;68:12;73:11
United (1) 55:16
units (7) 65:16;70:18;73:9;76:6;98:1;99:21,22
unlawful (1) 86:24
unless (4) 26:3;60:19;61:12;88:9
unload (1) 61:7
unnecessary (1) 80:1
unsightly (2) 59:10,17
up (49) 6:21,23;7:6,9;10:1,8,17;11:5,8,10;21:16;23:21;24:3,11;25:12;27:20;29:1;30:18;31:15;43:2;44:3;45:6,20,21;46:10;56:13;59:22;61:7;63:9,17;65:1;69:25;71:20;72:1,6;74:19;77:22;82:20;86:13;87:17;88:14;91:4,25;93:6;95:6;108:12;109:25;111:10,13
upon (6) 20:9,14;21:13;49:8;50:23;105:14
upscale (1) 63:7
Urban (2) 10:5,12
use (12) 4:4;11:4;24:2;42:7;60:21;67:25;71:15;74:9;85:16;104:14;106:13,20
used (4) 23:21;85:2;95:25;110:24
useful (2) 22:2;29:7
uses (1) 26:24
using (2) 63:19;69:2
usually (11) 24:22;54:17;55:3;62:10;65:2;71:20;74:15;88:10,12,23;95:23
utilized (1) 91:3

V

variations (1) 72:5
various (1) 86:5
vary (1) 42:12
vehicle (1) 42:8
vehicles (1) 60:22
vendor (2) 101:22;102:24
verbiage (5) 26:2;92:17;98:4,12;99:8
versus (1) 97:13
view (3) 23:16;42:21;78:14
vires (1) 107:7
virtually (1) 53:8
visible (1) 81:17
visitor (1) 98:2
voice (1) 101:3
voluntarily (1) 77:19
vote (3) 21:22;70:5;109:10
voted (1) 109:8
voting (1) 47:15

W

wage (1) 40:12
wait (3) 25:5,15;89:9
waiting (2) 24:9;30:24
wakes (1) 27:20
wall (3) 54:8;81:2;93:1
walls (4) 60:14,16;72:14,19
wants (5) 11:5;24:17,20,21;86:4
warehouse (4) 60:20,23;63:15;72:1
warehousing/distribution (1) 63:2
warm (1) 33:5
warn (1) 47:1
warp (1) 54:23
washed (1) 84:15
waste (3) 25:14;69:6;86:25
wasting (1) 95:13
water (2) 15:9;18:24
way (11) 45:8,17,18;48:9;58:19;69:24;89:18;90:14;91:6;95:25;107:3
ways (2) 47:20;102:21
Web (5) 43:11;44:5,7,10,12
Wednesday (2) 30:21;103:7
WEED (72) 20:8;21:5,12;22:15;33:17,22;34:17,21,25;35:2,25;36:2;41:22;42:1,10;43:20,23;44:20;46:18;49:3,22;50:7,11,14,18,21;51:8;52:13;53:23;55:21,25;58:22;64:17;65:14,23,25;66:4,8,10,21,24;67:16;68:6,17;69:13;70:4,7,12;79:16;82:19,24;83:2,5,8,22;87:7,9,14,16;88:9;89:3;92:2,8,12;93:22;100:7;107:2,4,7;108:2,4,8
week (7) 32:18,24;33:16;74:19;91:25;102:8,13
weekend (2) 27:19;42:24
weeks (3) 23:14;52:22;96:23
welcome (2) 38:6;65:8
weren't (1) 101:11
what-ever (1) 12:20
what's (4) 15:16;80:13,16;107:25
whatsoever (1) 105:24
whereas (1) 71:18
white (1) 98:6
whole (7) 24:22;80:1;81:11;82:22;92:23;93:8;101:4
Who's (3) 24:7;70:13;87:18
wide (1) 77:13
wife (1) 101:18
willing (1) 107:24
Wilson (2) 8:4;33:23
wish (1) 96:3
withdraw (2) 91:13,14
within (4) 23:14;32:17;54:24;105:12
without (4) 48:3,4;50:2;58:1
wonder (4) 23:24;26:2,11;109:11
Wood (3) 16:23;77:21;78:19
wooden (3) 61:24;84:25;91:2
word (2) 45:13;74:9
worded (1) 41:23
wording (1) 87:13
work (16) 15:24;24:25;35:23;38:7;47:9;48:3;61:6;62:8,12;64:6;65:3;81:11;82:5,12;97:7;98:9

worked (2)
74:8;85:3
workers' (1)
34:3
working (6)
22:7;38:24,25;39:5,
21;78:17
Workmanship (1)
55:15
works (1)
106:25
world (1)
58:4
worry (2)
64:18;95:16
worst (1)
23:16
worth (1)
111:1
write (1)
102:25
written (3)
73:17,19;89:18
wrong (5)
45:13;64:22;65:10;
68:5;74:21
wrote (2)
55:24;73:8

Y

y'all (6)
7:19;8:21;10:3,8;11:8;
12:2
yard (1)
96:3
year (19)
14:2;20:3;24:1,9,10;
25:6,14;32:16;33:3;
34:8;47:23,24;49:25;
50:2;54:24;84:3;96:13;
109:8,12
years (15)
25:16;28:18;35:6,11,
16,18;36:3,3,4,5;61:18;
105:11,13,24;106:16
year's (1)
34:12
yo (1)
95:4
you-all (4)
25:21;27:15,16;29:21

Z

zone (3)
62:25;63:15;90:3
zoned (1)
89:25
zoning (13)
55:4,12,15;64:13;
76:23,24;77:1,6,8,17;
90:4;105:17;109:23