

1 CITY OF COLLEGE PARK
2 MAYOR AND CITY COUNCIL
3 WORKSHOP SESSION
4 MARCH 20, 2023

5
6 MINUTES

7
8 Present: Mayor Bianca Motley Broom; Councilmen Ambrose Clay, Joe Carn, Ken Allen
9 and Roderick Gay; Interim City Manager Jackson Myers; City Attorney Winston
10 Denmark; Deputy City Clerk Queenie Brown

11 Absent: City Clerk Shavala Ames

12 Mayor Motley Broom called the workshop session to order at 5:02 p.m.

13 **ACTION:** Councilman Clay moved to take up executive session to discuss personnel,
14 litigation and real estate at 5:02 p.m., seconded by Councilman Carn and motion
15 carried.

16
17 The workshop session reconvened at 6:09 p.m.

18 **1. Presentation on AACID's Transit and Infrastructure Vision Update from Mr.**
19 **Gerald McDowell, Executive Director of the Airport South Community**
20 **Improvement District.**

21
22 MAYOR MOTLEY BROOM: We got a quorum. Welcome back. It is 6:08 p.m. We're ready to
23 begin our workshop session. The first item is the presentation on the AACID Transit and
24 Infrastructure Vision Update from Mr. Gerald McDowell, Executive Director of the Airport
25 South Community Improvement District.

26
27 MR. MCDOWELL: Good evening, Mayor and Council. How you all doing this evening?

28
29 MAYOR MOTLEY BROOM: Doing well.

30
31 MR. MCDOWELL: We were trying to get the Power Point emailed, so you guys can have that
32 before you. I believe the documents were provided to you before this evening; is that right?

33
34 COUNCILMAN CLAY: Yes.

35
36 MR. MCDOWELL: Fantastic. I'll start with just giving you a brief, very brief, overview of the
37 work that we've been doing now for the past five years. Back in 2018, we commissioned a
38 transit feasibility study. We hired an engineering firm that started that study. It was a yearlong
39 study that started in February of 2018 and it concluded in January of 2018. And at the conclusion
40 of that study, there were several recommendations. One recommendation was to create a
41 mobility district, which was somewhat -- what we're now referring to as the airport area. But it
42 included municipalities of Forest Park, Hapeville, College Park, East Point, South Fulton, parts

43 of Atlanta and, of course, the airport as part of that mobility district.

44

45 And then other recommendations was to further investigate three emerging mobility solutions.
46 And those solutions were micro transit, autonomous shuttles, and personal rapid transit.

47 Fast forward to about six months ago, six to nine months ago, and the work we had been doing
48 during that time, we have now labeled all of that work, all those emergent technologies and
49 mobility solutions as an automatic transit network.

50

51 And we're looking to launch a pilot to demonstrate each one of those solutions. We have pending
52 funding for a micro transit pilot. We are still seeking funding for an autonomous shuttle pilot.
53 And we are now working with MARTA to release an RFP for a PRT pilot. And with those three
54 pilots, we would have demonstration of all three mobility solutions as part of our automatic
55 transit network. This evening, I'm coming before you, as part of the RFP for the PRT pilot.
56 There are multiple sites working with our consultant. We have identified, within that mobility
57 district, we have identified several locations for our vendors to submit us proposals for building a
58 PRT pilot.

59

60 One of those locations is your GICC and Arena campus, where we would like to have the
61 vendors submit us proposals for how they could construct a PRT pilot on that site. And tonight, I
62 am seeking for your approval and your authorization to include that location as one of the
63 locations for the PRT pilot. I'll pause there and see if there are any immediate questions you
64 would like me to answer before I conclude with my overview?

65

66 MAYOR MOTLEY BROOM: Councilman Clay?

67

68 COUNCILMAN CLAY: No. I assume we're going to talk a little bit about the RFP going
69 forward, so I had some questions that I think you have answers to and will ask those questions
70 later; right?

71

72 MR. MCDOWELL: Yes, sir.

73

74 COUNCILMAN CLAY: Right now, I don't have any questions.

75

76 MAYOR MOTLEY BROOM: Councilman Carn?

77

78 COUNCILMAN CARN: I have a few questions as you're going into presentation and your
79 conclusion. We're glad to have you all coming on board with us and partnering with us, so I'm
80 very excited.

81

82 MAYOR MOTLEY BROOM: Councilman Allen?

83

84 COUNCILMAN ALLEN: I'm concerned a little bit about parking for the GICC; if that's going to
85 take away parking and what's going to happen, you know, in that area, but we can get to that a
86 little bit later on. I'm good right now.

87

88 MAYOR MOTLEY BROOM: Councilman Gay?

89

90 COUNCILMAN GAY: I'm good as well. I have a question; I don't know if it's for now or later,
91 maybe I'm out of order. But why did you choose the GICC as compared to other locations in the

92 city?

93

94 MR. MCDOWELL: There were several reasons. We were looking -- so the mobility district,
95 the PRT proposal for circulator would encircle the airport. So starting with the international
96 terminal and the domestic terminals, the circulator would come out of the international terminal,
97 make a connection over to the Mountain View area in Clayton County, come through Hapeville,
98 and along Porsche Avenue there, and up Virginia Avenue, coming by Delta Air Lines
99 headquarters. And then coming into the College Park park area and potentially making a
100 connection at your College Park MARTA Station before continuing on to the GICC site, where it
101 could potentially go through Six West and connect to the GICC campus and to the sky train
102 station that's at the GICC campus. And then go from there back to the domestic terminal. And
103 then from the domestic terminal, loop around the south cargo area to connect back to the
104 international terminal.

105 In the documents that we provided, we show you a map of what they would look like. I don't
106 know if we were able to bring up those documents, the Power Points?

107

108 MS. BROWN: I didn't.

109

110 MR. MCDOWELL: But so we were looking at that circulator and say, okay, now, along this
111 route, where are the locations where you can get the visibility so the general public would not
112 only be able to see the technology, but actually have access to the technology so that they could
113 ride the technology. But then we also were looking for locations where there is movement, either
114 daily or weekly on some frequency so that people could utilize the system during the pilot.

115

116 So the pilot would be not only a demonstration for the general public to just come to the site and
117 be able to ride in the pod cars, but it will also be able to operate in a practical way, so that if you
118 have, for example, someone attending your convention center, or attending the Arena, there
119 would be a way for them to come in to the sky train, get on this pod car and circulate around
120 your campus. And so your site gives us -- checks several boxes, you know. You have a lot of
121 events, and so, there could be a practical use for the PRT pilot. But it also has a lot of visibility
122 so that the general public would be able to see this operation.

123

124 And then finally, one of the things we are planning to do during the operation of the pilot is we're
125 going to invite different groups to come and ride on the system. And so, for example, K through
126 12 students, we would invite them to come; different organizations, we would invite them to
127 come and bring their members to come and ride. And that campus area gives you a lot of space
128 to accommodate bus loads or van loads of people. So that's why your site there is so attractive.

129

130 COUNCILMAN GAY: I wanted to tell you that when you were talking, a gentleman came to
131 Atlanta at Woolworth and told us about rapid transit, just like you're talking tonight. And it
132 happened. It came into fruition, just like you've talking now.

133

134 MAYOR MOTLEY BROOM: So how many parking spaces would you anticipate the GICC
135 losing?

136

137 MR. MCDOWELL: So one consideration -- if you go back to the locations, there were two
138 possible configurations. Coming out of the sky train station, it would come along the top end of
139 your campus, where it would parallel to Camp Creek Parkway. So we'll be on the back end of
140 that parking lot. So it could potentially impact that back row of parking lot as it circles from the

141 sky train station all around to your Arena.

142

143 MAYOR MOTLEY BROOM: So how many spaces is that?

144

145 MR. MCDOWELL: I'd have to figure that out and determine what that count would be. There
146 is a possibility, depending on the vendor that the transit line could be elevated. And if it's
147 elevated, it wouldn't impact any of the parking spaces.

148

149 MAYOR MOTLEY BROOM: During the construction of an elevated system, would that impact
150 parking spaces?

151

152 MR. MCDOWELL: There will probably be a period of time where there would probably be
153 some impact; yes.

154

155 MAYOR MOTLEY BROOM: How long would that period be?

156

157 MR. MCDOWELL: That's to be determined. What would happen is, once we select a vendor, if
158 your site is selected, then we would sit down with that vendor and develop a project timeline so
159 you would have that guidance.

160

161 COUNCILMAN CLAY: However, if it's elevated, Gerald, then it could be over the retention
162 pond. It could be on -- the pilot over the retention pond so it wouldn't have to take any parking
163 there.

164

165 MAYOR MOTLEY BROOM: But during the construction of it, parking spaces would be
166 impacted.

167

168 COUNCILMAN CLAY: Well, yeah. Any construction anywhere, well, unless you create an
169 area off of Camp Creek like they're doing now for the bridge. There's construction going on with
170 the bridge, the pedestrian bridge that isn't taking up parking, as far as I know at this point, of any
171 significance in the lot; is it?

172

173 MR. MYERS: No.

174

175 COUNCILMAN CLAY: It's all being done right off the edge of Camp Creek. So, presumably,
176 you could do your staging along that area.

177

178 MAYOR MOTLEY BROOM: Mr. McDowell, if this project is open to school children and field
179 trips, how would that impact the GICC and their ability to do business?

180

181 MR. MCDOWELL: It would be coordinated. So it would not be a random action, or activity.
182 Any of those things would be scheduled based on your event schedule.

183

184 MAYOR MOTLEY BROOM: And, lastly, what does the airport say about this?

185

186 MR. MCDOWELL: The airport is one of the entities that is looking for a location for a possible
187 pilot.

188

189 MAYOR MOTLEY BROOM: So the airport is a partner and they're enthusiastic about this

190 project; is that what you're saying?

191

192 MR. MCDOWELL: No. I said we met with general manager Balram Bheodari and Frank
193 Rucker, and one of the locations, if you look at that list of locations, it was for their south cargo
194 area. What they said to us, is they would go and analyze locating the pilot there. And they
195 would let us know if they would agree to include that site, or they would submit to us a new
196 location for a possible pilot. So they are evaluating, including a site for their property.

197

198 MAYOR MOTLEY BROOM: Councilman Carn?

199

200 COUNCILMAN CARN: Gerald, a couple of things. Well, first, we're not going to be able to
201 see the Power Point presentation at all?

202

203 MR. MCDOWELL: I don't think she said she could --

204

205 COUNCILMAN CLAY: We've got the relevant slides in our packet.

206

207 COUNCILMAN CARN: I was just saying for the public's sake. But if we can't do it -- well, if
208 we can't -- I wanted the public to see what we're looking at here.

209

210 COUNCILMAN CLAY: I didn't realize we were getting into questions in detail on the other
211 presentation. I have other comments and questions I'd like to make.

212

213 MAYOR MOTLEY BROOM: I'll come back to you.

214

215 COUNCILMAN CARN: No, no. You go ahead and we'll work our way down.

216

217 MAYOR MOTLEY BROOM: Councilman Clay?

218

219 COUNCILMAN CLAY: Okay. One of the advantages that I see to the site at the GICC, I prefer
220 the one -- there were three paths I think that were shown there. There was one that came down
221 the back of the GICC, came down the avenue, if you will, the divided avenue. In fact, let me
222 bring it up on mine and that would be -- yeah, it's on packet page 14. So there's one packet, one
223 page, one path, on packet page 14, and it goes around the back. The detriment I saw to that was,
224 you got a lot of trees. You've got other things back there. And it's hidden from view. The
225 beauty of putting it -- if you go to packet page -- the next packet page 15, if you go to that, and
226 that we can put up on the screen, because the packet should be available for showing on the
227 screen; right?

228

229 MS. BROWN: Yes.

230

231 COUNCILMAN CLAY: So put up packet page 14 and 15 right on the screen. So that if you
232 look at packet page 15, then you'll see it going from the sky train. I've walked that path, and
233 what I like about that is that you can run it along -- I'm sorry -- packet page 15, I would not
234 recommend, because that blocks the view of the convention center itself.

235

236 And I think that detracts from the appearance of the convention center. The third one is on
237 packet page 16, that brings the path from the sky train station around the front of the parking lot.
238 And, yes, Mayor that is a concern that you might lose parking places there if you don't elevate it.

239 But if you elevate it and, if necessary, even have it overhanging the retention pond there, I
240 wouldn't think you'd lose any parking places, or a minimum, maybe when you're turning back in.
241
242 Now, when you notice on packet page 16, if you notice it coming back to the convention center,
243 actually, coming back to the arena, it is right at the entrance to the arena. It's coming in between
244 the two parking lots, and I would expect it would be elevated and then dropped down to perhaps
245 the ground after it jumped across the road in front of the arena. What I like about that last path is
246 twofold, one, it doesn't block the view of the convention center and the arena. It's not right in
247 front of the arena. The second thing is it's close to Camp Creek. And what I like about that is, if
248 we are trying to look futuristic and give some advertising to this form of transportation for
249 MARTA and everyone else, it's right visible from Camp Creek Parkway.
250
251 Oh, and there's a third thing I like about it. Gerald has mentioned the fact that you're going to
252 have this circulator eventually that would go to Six West. Well, if you follow the green path
253 from the sky train station toward the top of the page curving around the right of the parking lot,
254 right where you have Camp Creek Parkway and the intersection with the main entrance to the
255 convention center, you jump Camp Creek with a spur off of that. That spur then goes north and
256 can follow around and come up John Calvin by the Corner Grille, and could conceivably jump
257 Main Street and land on the MARTA side of the tracks, and allow you to connect directly with
258 the MARTA station by just walking across the street. Now, that wouldn't be in the first phase.
259 That's not part of the pilot, as I see it. It's just what's showing here with the green line.
260
261 But it is a good second stage and that would tie in to the concept that Gerald is talking about,
262 about the circulator that goes to Six West. Because, at that point, you can split off and go Six
263 West. You can go to the MARTA station. You go can bring people in to the convention center
264 and arena without them having to go to the airport. They can get off at the College Park station,
265 have lunch at a restaurant in College Park, and then -- downtown College Park, and then get on
266 the PRT and go over either to the convention center, or go over to the arena.
267
268 So of those three paths, if College Park were chosen, I would pick the one that is on packet page
269 16, the last one we looked at. The others, I think, one has a disadvantage of not giving that much
270 visibility to the sky train, to the PRT, to other people to sell it. And also, takes out a lot of trees
271 along the avenue and what have you. Whereas, the second one on packet page 15, blocks the
272 view to the convention center. And I know Mercedes -- I don't know if Mercedes is in the
273 audience or not -- yes, she is. I know that she and I are on the same page on that. We do not
274 want to block the view, right, Mercedes? Is that a yes, we don't want to --
275
276 MS. MILLER: No, we do not want to block.
277
278 COUNCILMAN CLAY: We do not want to block the view. And the concern that both
279 Mercedes and I had was that once this pilot is built, it will be a great attraction, bring a lot of
280 people to College Park, and bring a lot of publicity for MARTA. But when it's done, we don't
281 want a defunct piece of track or elevated, or whatever it is, in front of our convention center.
282 And so, that's why one of the comments I gave to Gerald was, that we put into the RFP the
283 requirement that if it is abandoned for any reason and PRT goes on to be developed, or whatever,
284 regardless of what happens, if it is no longer functional, then there would be a bond in there, or
285 some kind of financial retention, to tear it down and put things back to where they were.
286
287 MR. MCDOWELL: May I respond to his comment?

288

289 MAYOR MOTLEY BROOM: Yes, sir.

290

291 MR. MCDOWELL: I want to make sure I'm clear about what my ask is tonight. What you have
292 before you in the packet information that we sent you, that's our PRT consultant who gave us
293 some concepts of what it could look like. What we're going to put in the RFP, everyone who
294 agrees for their site to be a potential location is just going to be a dot to say, this is one location.
295 This is location two. This is location three. It's going to be up to the RFP vendor to submit to us
296 their proposal of what they would build. Once we get those proposals, you, College Park,
297 MARTA, Hartsfield Jackson, others, will be part of the evaluation team. When we select one of
298 those proposals, then the next step is going to be to sit down with the appropriate folks.

299

300 So let's say, for example, we choose the proposal that is your site. Then we would sit down with
301 the appropriate folks from your staff at College Park and come up with a route that works for
302 your property. This is not going to be the route, necessarily. That would be developed. What
303 we're going to look for in the RFP, we're going to look for a firm that has financial stability, has
304 a technology that we believe is working, and that can be demonstrated. Then we will select that
305 vendor, and then we would have a team of folks who will work with that vendor to develop the
306 pilot route on the site that is selected.

307

308 All I'm asking tonight is that we can include your GICC Arena site as one potential location for
309 the pilot. Not where it's going to be located, not what the route is going to look like. These are
310 just some concepts of what it could potentially look like. It may look like this, it may not.

311 We may sit down with a vendor, sit down with your team, and come up with another route that
312 makes better sense and accomplishes what the pilot -- what we're trying to accomplish with the
313 pilot, and it does not disrupt your convention activity or your site. And, absolutely, part of the
314 RFP, there will be a clause in it to where the vendor that is selected is going to be responsible if
315 the pilot is terminated and it's not determined feasible, they will be responsible for restoring the
316 site and making the site whole.

317

318 MAYOR MOTLEY BROOM: Understood. Any follow up, Councilman Clay?

319

320 COUNCILMAN CLAY: I'm finished.

321

322 MAYOR MOTLEY BROOM: Councilman Carn?

323

324 COUNCILMAN CARN: Thank you, Gerald. Again, exciting stuff here. Obviously, I think that
325 route on page 16 is the better route. But, again, like you said, it's going to be a matter of them
326 selecting. I guess, you're submitting our site as a proposal site?

327

328 MR. MCDOWELL: I'm asking for your permission to include your site.

329

330 COUNCILMAN CARN: Well, obviously, it goes without saying, we want to be included. But
331 in terms of making sure that you sell us, I think the synergies of the regional visitors that we have
332 along this corridor, in particular, the parking. You know, you got 56 acres at the Delta parking.
333 You've got thousands of spaces between Park 'N Ticket, PreFlight, and Park'N Fly. So it gives
334 you regional visibility from folks that are, you know, not in the Metro Atlanta area necessarily
335 for travelers that are flying in and out.

336

337 This is a part of our mix of our 40,000 vehicles a day going up and down Camp Creek Parkway.
338 So I don't think there's any other place that can showcase this better than College Park.
339 Obviously, this is showcase technology. So I get the deal, and I think we're the place for it. So
340 we want you to sell it, and I guess, promote the local. And with all due respect to the airport,
341 their route doesn't get quite the eyeballs that ours would get; I don't think. I'm on board.

342
343 MR. MCDOWELL: Madam Mayor, to your question, so we've already had the meeting with
344 Hartsfield Jackson, and we're just waiting to hear back from Hartsfield Jackson if they're going
345 to have a location to include. We have a scheduled meeting with Delta. We have a scheduled
346 meeting with Fulton County. So we have -- there are three or four different sites that we have
347 identified that we think would be good sites to include. But for each site, we have to get
348 permission. And so, we're going to be meeting with each one of those to make sure we have the
349 permission. We've already met with MARTA legal, and that's what they're waiting for us, to get
350 permission on each one of these sites that we are recommending.

351
352 MAYOR MOTLEY BROOM: Councilman Allen?

353
354 COUNCILMAN ALLEN: Just a couple things. So if we say okay, and you submit our name as
355 possible site and they come up with a plan, and here's what we want to do. And we look at that
356 plan and say, gosh, that really doesn't work for us. Then we're not committing to anything?

357
358 MR. MCDOWELL: That's absolutely correct.

359
360 COUNCILMAN ALLEN: Are you going to be asking for any money from us to help do this, or
361 how's that?

362
363 MR. MCDOWELL: No, sir.

364
365 COUNCILMAN ALLEN: And the other thing I worry about is, my parents used to live in
366 Dallas, and I used to go back and forth to DFW, all the time. And when they built DFW airport,
367 they had these trams that went around from concourse to concourse to concourse. And they had
368 about six buildings. They were on the ground, on tires, and they went in separate lanes. They
369 were so slow, and they didn't have very many that people wouldn't take them because they
370 couldn't get from Delta to American in time. So how many pods, do you have any idea, what
371 they would be talking about? I mean, if you have ten pods on that system around College Park,
372 would that be enough, or how many -- those are some of the questions.

373
374 MR. MCDOWELL: And that would be part of the proposals. So, for example, what you have
375 before you here, if that was the route of the location, we know from this concept that -- it was
376 either 10 or 12 or 12 or 14 pods would be necessary to handle the traffic that would be
377 anticipated for this particular route. And that's part of the process. Once you determine the route
378 and what you're projecting the ridership would be, based on the frequency of that ridership, that
379 determines how many pod cars that would need to be operational; yes.

380
381 COUNCILMAN ALLEN: Okay. The only other thing -- it doesn't concern College Park -- but
382 knowing where south cargo, you'll be cutting through the airport property and I'm sure they'll
383 have special security to go into that area, unless you're going around the outside.

384
385 MR. MCDOWELL: It's around the outside. It's part of Loop Road is the route we were looking

386 at over there. And so, that particular route would service the cargo area to get employees in and
387 out. But it also would allow the general public that's using MARTA in that area to also use the
388 pod cars.

389
390 COUNCILMAN ALLEN: I just don't want us to get into a situation like DFW where they had
391 those separate lanes and all of a sudden nobody used it. And they decided to go up. And they
392 went from top of the buildings and it had a lot of faster, kind of like a rapid transit, and people
393 did use those. And then they had the space down below just kind of blocking views and getting
394 in the way and everything else, but they still got there. I just don't want to see that happen.

395
396 MR. MCDOWELL: And what you're describing is the difference between autonomous shuttles
397 and PRT. Autonomous shuttles would run in traffic, would interact with traffic. PRT has its
398 own guideway. And so, it does not interact with traffic. And so, therefore, you get the efficiency
399 of operation because of that guideway.

400
401 MAYOR MOTLEY BROOM: Councilman Gay?

402 COUNCILMAN GAY: I don't have any questions, but I do have a comment to make. You
403 know, since you've come down here, I've often wondered when we're going to put emphasis on
404 Roosevelt. And that's been eight years I've been asking. These are more and more projects, but I
405 think that's a project that we need your Aerotropolis support on, widening, street gates. We're
406 the only city that got two lanes, and East Point. Everybody else got multiple lanes; Union City,
407 Fairburn.

408
409 MR. MCDOWELL: I can appreciate your comments, and we would happen to agree with you,
410 that there is more attention that's needed for Roosevelt Highway. We have had some discussions
411 with GDOT, as a matter of fact, for a potential project. So that is part of our freight -- we did a
412 freight cluster study, and there were several projects identified for Highway 29. We're just now
413 going through the process of getting them, potentially, funded and programmed. But I would
414 agree with you a hundred percent that it does need more attention.

415
416 MAYOR MOTLEY BROOM: Thank you very much, Mr. McDowell. I believe there is
417 consensus that we want to be included; is that correct, gentlemen?

418
419 RESPONSE: Yes; absolutely.

420
421 MAYOR MOTLEY BROOM: All right. Thank you.

422
423 MR. MCDOWELL: Thank you for your time.

424
425 **2. Presentation from Mr. Ronick Joseph, Clayton County Schools, Chief of**
426 **Construction / E-SPLOST. Mr. Joseph will present on behalf of Dr. Anthony Smith,**
427 **Interim Superintendent of Clayton County Schools. Mr. Joseph will briefly update**
428 **Mayor and Council about the E-SPLOST vote on March 31st.**

429
430 MAYOR MOTLEY BROOM: Our next item is a presentation from Mr. Joseph for the Clayton
431 County School, Chief of Construction in regard to the E-SPLOST that is going to be presented to
432 the voters on March 31st.

433
434 MR. JOSEPH: Good evening Mayor and Council. Superintendent Dr. Smith and Board of

435 Education sends their greetings. And I'd like to thank you for the opportunity to provide the
436 community a quick update on the upcoming SPLOST vote that will take place tomorrow. For
437 this time around, we are asking for a total SPLOST collection of 350 million dollars, that is for a
438 five year period. Again, this is not an increase in the sales tax. This is a continuation of the
439 exiting rate.

440
441 We want to highlight some of the success stories of the ongoing SPLOST. Two years ago, we
442 opened up the Michelle Obama on the south end, the Michelle Obama Stem Elementary School
443 on the south end of the county. Last year, we opened up the new Morrow High School off of
444 Panhandler Road and Steele Road. It was a total cost of 85 million dollars. We have broken
445 ground on the new Morrow Middle School. We are projecting 18 months for construction
446 completion. I want to give a quick update on the partnership that we're doing with Clayton
447 County government. We are going to construct the Clayton County Convocation Center at the
448 site of the former Sears Building at Southlake Mall.

449
450 The program will include the College and Career Academy, a portion for the Junior
451 Achievement, Boys & Girls Club, as well as Tesla charging stations. Again, we're partnering
452 with the county for this endeavor. I have a quick video showing this project. So this is the
453 location of the existing Southlake Mall, the Sears building. This is a rendering of how the facility
454 will look at project completion. This is an 8,000 seat facility that will house future graduations,
455 gaming events, concerts, et cetera. We'll have nine suites. On the existing portion of the Sears
456 that will remain, there will be conference suites, a rooftop terrace, as well as we'll house the
457 College and Career Academy, and Boys & Girls Club, and Junior Achievement. Here's your
458 rendering of the conference space discussed.

459
460 MAYOR MOTLEY BROOM: Was that a bar?

461
462 MR. JOSEPH: So we are partnering with the Clayton County government; yes, ma'am.

463
464 MAYOR MOTLEY BROOM: Okay.

465
466 MR. JOSEPH: Rooftop terrace, as well as an event lawn for small concerts and small events.
467 We will receive the bids next month, would break ground May of 2023, and we expect two
468 months to construct, to open summer of 2025. In terms of projects in the future SPLOST
469 initiative, one of the initiatives is creating early learning opportunities throughout the district. So
470 we're looking to convert Lee Street, Lake City, Edmonds, Hendricks Drive, Kemp, primary and
471 former Riverdale Elementary into Early Learning Centers. Here's a rendering of how this would
472 look like for the new facility at Riverdale Early Learning Center, as well as a modernization of
473 the existing facilities.

474
475 The next initiative is to construct Stem Elementary Schools. So we would demolish the
476 structures on these sites and construct new facilities at Huie Elementary, Fountain Elementary,
477 Morrow Elementary, Suder Elementary. We'll also modernize existing facilities at these
478 elementary schools.

479
480 At the middle school level, we will modernize these facilities at Babb, Pointe South, Adamson,
481 Riverdale, and North Clayton Middle. And we'll construct a new Mundy's Mill Middle.

482
483 Now, at the high school level, we will construct a new North Clayton High School. Here's your

484 rendering of how it would look like. To address the growth from the south end of the county,
485 we'll modernize Lovejoy High School with a 9th grade academy for addition. Here's your
486 rendering. Lastly, we would modernize Mt. Zion High School, and here's a rendering of it. The
487 last initiative is addressing the athletic fields that are existing at high schools. We will perform
488 improvements at the dugouts, the baseball fields, softball fields, provide irrigation, put artificial
489 turf on our practice football field, construct concessions and restroom, replace scoreboards,
490 replace fencing, and improvements at the tennis courts. This is a summary of what's to take place
491 once the community says yes tomorrow. Are there any questions?

492

493 MAYOR MOTLEY BROOM: Councilman Clay?

494

495 COUNCILMAN CLAY: Yes. We didn't get a copy of your presentation in our packet, so I
496 haven't really had a chance to do a lot of analysis looking at it. But the amount of money -- this
497 is 10 years; right?

498

499 MR. JOSEPH: Correct.

500

501 COUNCILMAN CLAY: Have you done -- have you totaled -- those are all wonderful things,
502 and I totally think it's a great idea. So you've added them all up --

503

504 MR. JOSEPH: Yes.

505

506 COUNCILMAN CLAY: Is going to be my question.

507

508 MR. JOSEPH: Yes, sir.

509

510 COUNCILMAN CLAY: How much of what you showed can you actually do with what you
511 anticipate collecting through the E-SPLOST?

512

513 MR. JOSEPH: So on the screen now shows you money in versus money out. So it's
514 approximately 900 million dollars in a span of three SPLOST periods. So we'll have about to
515 have about 120 remaining on the current SPLOST, 350 for the next five years and 350 million
516 for the last five years. There's some state money. There's some contributions with the county.
517 But on the screen, you see each one of 36 major initiatives with the anticipated cost.

518

519 COUNCILMAN CLAY: So just to be very simple-minded about it, what you showed in pictures,
520 you believe can be done for the dollar value showing on these slides, and you believe you can get
521 that over a 10 year period, plus one more year out of E-SPLOST?

522

523 MR. JOSEPH: Yes. There's a lot of variables in construction. As you know construction --

524

525 COUNCILMAN CLAY: Yeah, I know construction going to go up.

526

527 MR. JOSEPH: I'm pretty confident. We started the presentation with what we've done. You
528 saw all the Morrow High School, 85 million dollars. You saw the Michelle Obama at 40 million
529 dollars. The improvements for Jonesboro High School for 40 million dollars. We feel pretty
530 comfortable with our projections. Again, it's a lot of unknowns in the economy, so there are
531 contingencies in place for those unknowns.

532

533 COUNCILMAN CLAY: That's the gist of what I wanted to -- as best as you can estimate right
534 now, it will probably accommodate it, and that's all I want to know. Thank you.
535
536 MAYOR MOTLEY BROOM: Councilman Carn?
537
538 COUNCILMAN CARN: All right. This looks great. You guys must be doing pretty well.
539 Most of these E-SPLOST pass pretty easily, usually. I'd like to get a copy of this presentation,
540 that's the first thing. Do we have a copy that we can receive?
541
542 MS. BROWN: I'll have to sentt out.
543
544 COUNCILMAN CARN: I saw the 85 million dollar bill for Morrow High School. Did I see
545 North Clayton, that was at 70 million thereabout?
546
547 MR. JOSEPH: It was.
548
549 COUNCILMAN CARN: What's the estimated cost of your event center?
550
551 MR. JOSEPH: It's hovering around 90 million. Again, there's cost, inflation, so we'll see what
552 the actual number is when we bid it next month. The reason why you see a smaller number for
553 North Clayton High School as opposed to Morrow High School, it's just a smaller building.
554 Morrow High School was designed for over 2,000 students. The current number for North
555 Clayton High School is 1,200. So we're only looking to build a facility to house about 1,700.
556
557 COUNCILMAN CARN: So you're expecting some school zones to increase in population, some
558 to decrease?
559
560 MR. JOSEPH: Correct.
561
562 COUNCILMAN CARN: And did you redraw your lines this time around with Fulton County
563 when they redrew theirs?
564
565 MR. JOSEPH: No, sir.
566
567 COUNCILMAN CARN: They just reconfigured. And we've had some major shifts over here
568 because of reconfiguration of the school zones. Like, I'll give you an example, one of our feeder
569 schools, Woodland Middle School, which houses half College Park kids and half East Point kids,
570 they're at somewhere around 750 kids now. But as of next August, they're going to be at over a
571 thousand. So they're increasing by a little over a third. And they don't know what they're going
572 to do or how they're going to handle it, because they're at capacity now, you know. At minimum
573 22 kids upwards of 30 kids in a classroom, so it's lot of changes go on when this stuff happens.
574 But it looks like you guys are going to be in pretty good shape.
575
576 MAYOR MOTLEY BROOM: Councilman Allen?
577
578 COUNCILMAN ALLEN: Thank you very much for coming. I love to see progress like this,
579 very ambitious. And I hope you get it all accomplished, especially those in College Park area,
580 North Clayton.
581

582 MR. JOSEPH: Thank you, sir.

583

584 MAYOR MOTLEY BROOM: Councilman Gay?

585

586 COUNCILMAN GAY: I just want to publicly thank Chairman Turner and interim
587 Superintendent Dr. Smith and Dr. Sampson and Board Member Christmas. I think you guys are
588 doing an amazing job. I mean, words can't express. I've just been talking about y'all's progress.
589 And I think the citizens of Clayton County should be excited about your leadership and your
590 vision. I'm just really blown away at you men's vision. So congratulations.

591

592 MR. JOSEPH: Thank you. I'll communicate that to commission.

593

594 MAYOR MOTLEY BROOM: Can you backtrack one slide. That is the slide. In regard to -- I
595 see there's phase 1 and phase 2. Are the number of projects in order of priority within those
596 phases?

597

598 MR. JOSEPH: Not necessarily. So that will be conversation that we will have with our Board.
599 So phase 1 and phase 2, you see the years, top right, so for example, items 1 through 14,
600 realistically, will happen all simultaneously, so not necessarily 1, 2, 3, 4.

601

602 MAYOR MOTLEY BROOM: You're going to be building four new construction projects and
603 modernizing eight more at the same time?

604

605 MR. JOSEPH: Yes, ma'am. It's a very aggressive plan, a very aggressive vision.

606

607 MAYOR MOTLEY BROOM: That is very aggressive.

608

609 MR. JOSEPH: One thing I neglected to say, this time around with a SPLOST vote, we're asking
610 for bonds that will provide us an opportunity to accelerate delivery. In years past, we did the
611 build as you go model, in terms of, we would only get about 4 million dollars a month, which
612 would sort of tie our hands in terms of how aggressive we could be. Historically, we would only
613 build two to three projects at a time. But once the community says yes tomorrow, we will pursue
614 bonds to be more aggressive with delivery.

615

616 MAYOR MOTLEY BROOM: All right. Appreciate your time. Thank you so much.

617

618 MR. JOSEPH: Thank you all.

619

620 **3. Economic Development Staff to provide Community Development and Code**
621 **Compliance update to Mayor and Council regarding activity of department since**
622 **previous presentation on June 6, 2022.**

623

624 MAYOR MOTLEY BROOM: The next item up for discussion is the Economic Development
625 staff providing a community development and code compliance update.

626

627 MS. HALL-GARRISON: Hello, good evening. I would like my team to come up, please.
628 Thank you. So tonight we are presenting for community development and code compliance
629 under the guidance of the Department of Economic Development. We wanted to have a theme of
630 this evening, as I tend to do, so it's starting out with who we are. And I would like to begin with

631 our director Ms. Michelle Alexander.

632

633 MS. ALEXANDER: Good evening. It's been a little while since Tasha and I have talked about
634 coming before you to give another briefing. She shared with me, when I first started in August,
635 the briefings she prepared with you in June. And since then, it's been such a pleasure to work
636 with her and her team to help strengthen our institutional capacity, bringing over code
637 enforcement under the rubric of Community Development.

638

639 We have several assignments under the Community Development rubric, and code enforcement
640 is just one side of it. The big piece about the code enforcement and how it's so necessary and
641 mission critical for the quality and well-being of homeowners', property owners, what it tells the
642 market about who we are and what our homes looks like here in the region. And on top of that,
643 it's complemented with a series of other program that Community Development oversees,
644 including several million dollars over time related to the Brownsfield grants. There's a whole
645 series of programs related to housing that the Community Development administrator has looked
646 to, to take leadership on, on a lot of our housing issues. And we don't have, like many small
647 communities, we don't have a dedicated person addressing housing. The whole gamut of
648 affordability, of tenant's rights, things that we don't have control over, or the laws that governs
649 what happens for our tenants.

650

651 And, yet, the rubric of having a person as an advocate and resource for the community on the
652 housing is a role that Tasha has taken on. And so, some of these other special program areas
653 includes, as well, vacant property, series of technical assistance in other areas that Tasha has
654 pursued to bring under the Community Development rubric.

655

656 But the main duties, you know, with leadership over code enforcement, in terms of monitoring,
657 tracking, training, allowing this great team to pull together to get the training needed. You know,
658 it's a tough one. It takes a really special person to be a code enforcement officer.

659 And I've had the privilege -- I managed teams, been the director in several other cities, and
660 helping build up instructional programs. They're asked so much. You are never -- you get it
661 from both sides. Property owners -- the neighbors are mad because it can't happen fast enough,
662 but we have due process. And I know we're frustrated with that, but there is a requirement of due
663 process, allowing the process to work. So even though we're there promptly and we're speaking
664 with our community and the folks are not in compliance, it has to go through courts. And we
665 have to get evidence. And I know it's frustrating.

666

667 So, on the one hand, it's never fast enough. And then you get on the other the side', the property
668 owners who are not complying and you're in their face all the time. So these people are really
669 special people, because they're just balancing going through just doing my job, just trying to
670 make it look good. So I applaud that special approach and that they're the face -- sometimes
671 they're the only face of the city, so they hear a lot of things about a community on a day-to-day
672 basis. So I'm not going to walk through all of the duties that you see up on the list. I just wanted
673 to applaud how special it is, and the efforts that we're doing working through to improve our
674 institutional capacity. And also applaud to our colleagues, so on a daily basis, daily basis, it's
675 Public Works, it's Business License, it's Building Official, and Permitting, Police, on a daily
676 basis relying on each other, and it's a really special team you have. So I'm going to let Tasha talk
677 more about the specific programs.

678

679 MS. HALL-GARRISON: Thank you. So I will skip over, as far as the code enforcement

680 officer's responsibility as Michelle has briefly touched on that. What do we do? So I wanted to
681 provide you, just some examples of where we oversee, as well as to give you an example of the
682 day and the life of a code enforcement officer. So what we do is we assist in acquiring the
683 maintenance for property and premise to retain their values. We help to enforce, to establish that
684 the properties within our city are safe and sanitary and kept in that condition, and to overall,
685 protect the health of the public and concerns regarding their safety.

686
687 We do this citywide. So everywhere, as far as for city of College Park, except for specific
688 airport property, officers -- you will see Officer Ellis, Officer Austin, Officer Carter, and also
689 Officer Hightower, who, unfortunately, was not able to join us this evening, but this is our code
690 enforcement team. For a city of 11.2 square miles, we have four code enforcement officers who
691 are actively patrolling the city every day and myself supervising.

692
693 Next, this is an example, as the day in the life of a code enforcement officer, and I want you to
694 focus on the green lines. What this is to provide you is, when we go to a property where are we
695 looking? As a code enforcement officer, we're focusing on the property itself. We have a great
696 College Park Public Works Department. We have Streets and Water who do a great job in
697 containing, or maintaining, those. As well as College Park Power as it relates to the power lines.
698 So we allow, and rely on them, to do their job. Our focus is the property itself. So in between
699 that lines, you'll notice the sign. You'll notice the grass. You'll also notice the condition of the
700 building. The next is an example on, if we were driving down the street, which a lot of job is
701 driving day to day on our active patrols. If you focus on the green line themselves, you'll notice
702 that as we're driving, we're not looking at the street. Now, if we see an issue, we are going to
703 notify that department, because we want to provide the best customer service to our internal and
704 external customers. But as we're driving on our patrol, we are focusing on that adjacent property
705 as well as being safe.

706
707 Now, what we don't do. While we do focus on the safety and the health of our residents, we do
708 not interfere with existing procedures, nor existing departments. So if it is something that is
709 outside of my parameters, I am certain to speak with the department that oversees that.

710 So, for example, if Officer Carter is on patrol and he sees that a dumpster has not been picked up
711 by Public Works, he's going to contact Public Works to first say, hey, is that driver out sick
712 today? Is that restaurant, or this business getting its adequate pickups? And if it's not, he's going
713 to proceed with his due diligence which would be a warning and/or citation. If it is a dangerous
714 dog, we're going to go and contact Mike Antol because he is our animal control officer. And
715 we're going to make sure that he is aware that there is a dog out on the property. We're also
716 going to speak with that property manager if we receive a complaint from one of their residents.
717 So one of the things that we're doing all day, every day, is communicating. Whether it is with
718 internal or external customers. And so, while we don't interfere with ongoing functions and
719 activities, we do have daily communications so that we can address complaints appropriately.

720
721 Lastly, with property maintenance, one of the concerns that we have with code compliance, is
722 that everyone is being treated fairly and that includes the city. So we want to make sure that if
723 the city is spending funds on private property, that we are able to recoup those funds by going
724 through the judicial process, as well as following the administrative process. And as we are
725 working through the changes in staff, and as we are going through and updating and ensuring
726 that we have a solid legal process, we're going to continue looking at how we are working, and
727 may not be working. Because our goal is to keep the city running smoothly.

728

729 Next, I also wanted to say where we are located. Previously, I was located in City Hall and,
730 although, I still receive any calls and complaints, if I am in the building here at City Hall, I will
731 meet with any resident, but myself and my team are now located at Tracey Wyatt Recreation
732 Center. So citizens may feel free, if you're in the area, if you want to come by, feel free to come
733 by and visit, but know that we are at Tracey Wyatt Recreation Center. That is where both of our
734 offices are housed.

735
736 Lastly, I wanted to ask Michelle, actually, to come back so that she can go over the
737 accomplishments that have been done under her leadership. So as far as to date, I want to talk
738 about the accomplishments, the things we have achieved, and the things we would like to
739 achieve coming up shortly. So, to date, we have now, last time I spoke with you in June, we were
740 down a vehicle. Now, we currently have four vehicles. So each of my officers are able to be on
741 the road at all times. Now, office work is just as important, so they do come in and make sure
742 their office work is maintained. But they are able to go out and respond promptly to any
743 complaint received and begin the investigation. I did put in parenthesis that one vehicle does
744 need maintenance, because we will be making that request during the budget season, but we
745 currently are mobile. We have held monthly docket review meetings with the City Solicitor and
746 that has proved very advantageous for both parties.

747
748 We've implemented technology into our daily work. Meaning, we're using OneDrive, we're
749 using Teams, we're using Excel. And as of recently, with the assistance of IT, we are now
750 implementing the training for SageGov. We also have implemented administrative processes in
751 regards to the multi-family ordinance. And this was done in connection with Inspections, Fire
752 Marshal, Business License, City Clerk, Public Works, and Legal Team. Everybody coming
753 together with the focus of the quality life for our residents, and ensuring that we have the correct
754 administrative process to follow it through. We wanted to streamline property maintenance
755 request, because once again, we want to make sure that the city's funds are being recouped for
756 monies that are spent on private property. We also have established, with the assistance of Ms.
757 Alexander, weekly and monthly reports that function to show our productivity, to have in detail
758 what is going on with each officer and citywide.

759
760 Currently, we have two active abatement cases, and have created apartment and occupational
761 standards and procedures, so that any current and new coming staff, know what the standard is
762 within code compliance. We also continue to perform our monthly apartment sweeps and
763 collaborated with multiple departments along with apartment sweeps. I also would like to add
764 acknowledgement for Fulton County Board of Health, Clayton County Board of Health, and
765 Department of Homeland Security, who has assisted in our apartment sweeps, through the
766 collaboration and leadership of the College Park Police Department. We have now prepared
767 content for our community education marketing. We also have information placed on the
768 website to inform landlords and tenants of their rights in the state of Georgia. And I also want to
769 congratulate and acknowledge Officer Ellis for her certification with the Georgia Association of
770 Code Enforcement.

771
772 It is a great benefit to the city when our staff continues their education. And I am very proud of
773 her for doing so. Our upcoming goal is that we are now working on the training for the
774 SageGov, which is the program which will allow code compliance to speak with the other
775 departments. Currently, if we need to check if there's a business license or a building permit, we
776 have to send an email. We have to come in person. We have to make a phone call. This
777 program will allow us to be as efficient as just picking up our cell phone to see what was

778 submitted into the portal.

779

780 We would also like to provide the neighborhood sweeps. As you see today, myself and Officer
781 Austin have on our orange shirts so neighbors will begin to see us in the community as it warms
782 up, just acknowledging and introducing ourselves, so that they can be familiar with their code
783 compliance officer. We will also be doing community education and outreach. We are, once
784 again, completing those flyers currently so that not only are we enforcing the policies, but we're
785 educating our residents on the policies that are being enforced.

786

787 We are ready to incorporate flexible shifts, which will have staggered off hours, as well as
788 weekend hours. We are awaiting the implementation of SageGov, because once again, when
789 we're out in the street on a Saturday, if the only means of verifying a business license is to call,
790 unfortunately, or fortunately, for Sabrina, she gets Saturday off, so she gets to enjoy her
791 weekend. We need to be able to know whether she's here or not; understanding. And then, lastly,
792 upcoming goals, just continuing to update our standards of procedures and the functions as
793 related to reporting SageGov. And then informing you all in the community of the results. And
794 then next, we have an example of our monthly report.

795

796 MS. ALEXANDER: I know I'm going to get scolded, because it's hard to read up on the screen;
797 it is difficult. So one of the first things we wanted to do was share with Council and with our
798 City Manager monthly the numbers of, you know, the types of warnings and citations.

799 We are working with the court system so that we can report the fines and to be able to have
800 documentation about actual citations, or results, at the courts. But for now, we're happy that
801 we're collecting the data that we have. Appreciate the team. I know I keep coming back and
802 saying, how to clarify and what to keep track of and our daily log, SageGov will help us with
803 that. And you'll get more regular and more robust reporting, but in the meantime, we're relying
804 on spreadsheets. So I appreciate all the effort to bring this to you. I just pointed out that we have
805 two other components in addition to just sort it by the numbers you have on there.

806 If there are things you want to see more regularly, the multi-family is a big, as you know, a big
807 piece of this. I just want to give an example. A monthly sweep might generate, one sweep, will
808 be hours of all the teams, right; building officials, fire marshal, police, and coordinating that --
809 public works. It might generate 74 citations.

810

811 So 74 citations, it's not one and done. It's a binder of documentation and all of the evidence.
812 And so, we don't have administrative support. You know, this is all pulling it together, and
813 you're building your case. And on top of that, it's ours. So one apartment sweep, on top of your
814 daily patrol and your daily list of the other 300 citations, or warnings, you see up there, is regular
815 routine staff coming back to that site throughout, until they go to the court. And often, they may
816 come into compliance by the time they get to court. Because staff is going back out there. Are
817 you doing it? Are you doing it? We're not one and done.

818

819 We don't just leave the ticket and go. We come back and check. Are you done? Are you done?
820 And when it's not, then it comes to court. But it's a lot of follow up just for one apartment sweep.
821 So the more -- just to bring it to your attention. And if there are things you want us to report on,
822 we got a request for some summaries, from one or two of you, on different occasions.

823 We put some of the summaries here, especially on special projects. If you want to see it
824 differently, I just want to point this out. The document is for communicating to you, so you're
825 aware, for the City Manager, and for us to keep track of our performance over time. Thanks.

826

827 MS. HALL-GARRISON: Thank you. Any questions?

828

829 MAYOR MOTLEY BROOM: Councilman Clay?

830

831 COUNCILMAN CLAY: Yes. Well, I gave you a heads up on this one, so how many of these
832 warnings and citations that you list on this particular page are due to apartments that have been
833 renovated recently on Godby Road in the last several years, for example?

834

835 MS. HALL-GARRISON: So I --

836

837 COUNCILMAN CLAY: We had one developer that went through and renovated several
838 apartments.

839

840 MS. HALL-GARRISON: I would like to give the specifics, but I have that in my phone. I need
841 to just grab my information.

842

843 MS. ALEXANDER: It was later in the day follow up in an email, so you get some of those
844 specifics in an email.

845

846 COUNCILMAN CLAY: Okay. And while you're looking that up, I know we have a much
847 smaller apartment community in Ward 1. So how many citations similar to what I asked for on
848 the south side, how does that compare with the number of citations that you've given in Ward 1,
849 even though we have a smaller number of apartment buildings, I'm curious?

850

851 MS. HALL-GARRISON: Sure. If it's okay, I'll answer your second question, which is how
852 many -- regarding Ward 1, and then I can go into detail, because it's comparative, if that's okay?
853 So for Ward 1, we looked at the properties that we are most familiar, meaning, we're receiving
854 either complaints, or having to go by and warn. In an eight month period, we looked at 12
855 properties, it was a total of 20 warnings given, with zero citations. All of those properties
856 brought the issues into compliance prior to, or within the warning period, or prior to a citation
857 having to be issued. Most of these warnings were about either trash, or it was property
858 maintenance, such as grass cuttings. We do have a couple of the properties where they had to be
859 reminded so, basically, once a month, it was as if the officer was giving them a reminder to cut
860 their grass. Fortunately, once they got that warning, they went ahead and cut the grass.

861

862 COUNCILMAN CLAY: So you ended up giving warnings, but not citations is what you're
863 saying?

864

865 MS. HALL-GARRISON: Yes, sir, they met compliance.

866

867 COUNCILMAN CLAY: So no citations at all in Ward 1?

868

869 MS. HALL-GARRISON: No citations at all in Ward 1; no, sir.

870

871 COUNCILMAN CLAY: How about the first question I asked?

872

873 MS. HALL-GARRISON: Sure. For the first question, I still looked at the same time period
874 which was August 22 until today, specifically, regarding the apartment complex. They received
875 25 warnings, as far as in 2022, they received this month a stop work order because they were

876 basically caught doing roofing without a permit.
877
878 They also received a cease and desist due to having an Airbnb on the property. And then I
879 wanted to include the findings from court today, because they did go to court, due to a July 7th
880 apartment sweep. During that sweep, they received 77 citations. 41 --
881
882 COUNCILMAN CLAY: How many?
883
884 MS. HALL-GARRISON: 77.
885
886 COUNCILMAN CLAY: 77?
887
888 MS. HALL-GARRISON: Yes, sir.
889
890 COUNCILMAN CLAY: For one apartment building?
891
892 MS. HALL-GARRISON: For one apartment complex.
893
894 COUNCILMAN CLAY: That's been renovated recently?
895
896 MS. HALL-GARRISON: Correct.
897
898 COUNCILMAN CARN: Which one is this, Ambrose, you're talking about?
899
900 COUNCILMAN CLAY: I haven't mentioned names. I've been deliberately not trying to
901 mention names.
902
903 COUNCILMAN CARN: All right.
904
905 MS. HALL-GARRISON: Yes, sir. They did receive 77 citations. Of those, once again, this
906 occurred back in July 7th of 2022. They did bring 41 -- sorry, they brought 41 of the citations to
907 compliance. We do a re-inspection after the apartment sweep. So back on February 20th, the day
908 of court, we re-inspected the property, and found that they had 36 outstanding citations, or
909 standing violations from the apartment sweep. As of court today, they pleaded guilty to 35 of
910 those and were fined.
911
912 COUNCILMAN CLAY: One of the things I was particularly interested on the south side,
913 although, it's not my Ward, was that we had some significant renovation that went on with
914 several apartment buildings down there, and I had seen some of it, went down and looked at
915 some of it, and I was impressed, you know. I thought this is really great. And I was curious as to
916 how much of a quality job was being done, and how much management follow up would be done
917 to keep the quality there. And that's why I asked the question. And what I'm hearing is that, at
918 least -- we've had a lot of citations there.
919
920 MS. HALL-GARRISON: Yes, sir.
921
922 COUNCILMAN CLAY: So now the question is, in your opinion, do you think it was due to the
923 fact that the renovations were not done adequately or quality wise, or do you think it's a
924 continued management of the issue?

925
926 MS. HALL-GARRISON: I think it's both, honestly. I can say for this specific property, it's
927 recently changed owners, which has been the case for a lot of these properties. Once we go and
928 we're bringing them to court and we're showing the city is serious about compliance, they then
929 sell it to the someone else and then we have to begin that issue over. Luckily, with this specific
930 situation, because it has been the same staff, we were able to keep those citations onto the
931 individual, although, it changed ownership.

932
933 As far as the property itself in the construction -- and I would say not just this property, but
934 citywide -- if you're buying an aged property, which the majority of these properties were built,
935 in my assumption, the late 70s and 80s, if you're painting the walls, if you're redoing the stucco,
936 if you're redoing the cabinets, but you're not renewing the sewage line, you're not renewing the
937 electrical, or you are intentionally circumventing our processes and our permitting. We have had
938 cases where we have, in our assistance with College Park power, have caught contractors out
939 stealing electricity for themselves, because they didn't want to wait to get a meter. So we have
940 this type of work going on. So, yes, it looks really nice, but it's not really changing the true
941 system of the homes.

942
943 COUNCILMAN CLAY: Tasha, what would you suggest -- where do we need to change -- you
944 guys are changing the follow-up now and you're working with the management, which is great --
945 love to see that going on -- but how do we change the building permitting, the inspections, the
946 things that we need to do to make sure we're not putting lipstick on a pig? Pardon my language.
947 Or do you have recommendations?

948
949 MS. HALL-GARRISON: I do. Our first support having a chief building official. I think having
950 that consistency of someone who is knowledgeable, being able to go and state that these
951 properties are up to code. I think supporting us collaborating as you all have with the Task
952 Force, and us allowing it to work together administratively.
953 The issue is some of the ordinances do need to be updated. But as far as when you look at the
954 ordinances we have, we have a toolbox full of tools. We just administratively need to be able to
955 use those tools.

956
957 COUNCILMAN CLAY: Okay. Well, hopefully, you'll give us some suggestions, or give City
958 Manager some suggestions, as to what we need to do, what staff resources, or technical
959 resources, or what have you. Because we've gotta get this cleaned up. No question about it.
960 That's all I have.

961
962 MAYOR MOTLEY BROOM: Councilman Carn?

963
964 COUNCILMAN CARN: First of all, I want to thank y'all. All of you have a difficult job. And I
965 guess it's hard working out here in the field if you don't have the tools. And when I say the tools,
966 the teeth and the ordinances, so on and so forth, whatever it is you need. This, obviously, is a
967 huge disconnect somewhere in the pipeline, in terms of our quality. And I see your goals and
968 everything you want to do; safe, sanitary conditions and buildings and structures.

969
970 There's a disconnect, obviously, and it's not on you all at all. You all doing the work, but at the
971 end of the day, if we're not giving you the tools you need to do the work with, somebody needs
972 to let us know about that. And we want to give you everything, and I repeat, everything that you
973 need to do this job the right way and raise the standards, in particular, in the multi-family

974 apartment communities. So I have quite a few questions here. Let's see, we'll start here on this
975 packet, page 43. Okay. Grant making. Outside of Brownfield grants, currently, what grants do
976 you have in the process from this year?

977
978 MS. HALL-GARRISON: So for this year, I'm still actively working the Brownfield Grant. As
979 far as the citywide grant for the clean-up, as well as for the multi-purpose grant that is for
980 Finding the Flint, as well as for the Main and Mercer project, which has received Brownfield
981 funding. So I'm doing three separate grants under the Brownfield. I also am still working
982 through receiving funding, or writing grants, and assisting in grant efforts for Finding the Flint,
983 it's the Headwaters Nature Preserve project. I recently met with a private property -- I'm sorry --
984 a private business, who I'll be coming before you all, because they would like to donate funds
985 towards the development of a walking trail for Godby Road. And I also assisted in the tree
986 donation through Trees Atlanta that occurred on Godby Road, as well as Philips Park. So those
987 are just some of the grants that I actively work.

988
989 COUNCILMAN CARN: That sounds good. You mentioned a clean-up grant?

990
991 MS. HALL-GARRISON: Yes, sir.

992
993 COUNCILMAN CARN: How's that one coming?

994
995 MS. HALL-GARRISON: Great. It's all going well.

996
997 COUNCILMAN CARN: What is it? Where is it going to be at? What is it involved --

998
999 MS. HALL-GARRISON: It's citywide. So this is for environmental clean-up; it's a phase.

1000
1001 COUNCILMAN CARN: Is this the Brownfield?

1002
1003 MS. HALL-GARRISON: This is; yes, sir.

1004
1005 COUNCILMAN CARN: Oh, okay.

1006
1007 MS. HALL-GARRISON: It's three portions of a Brownfield grant.

1008
1009 COUNCILMAN CARN: In terms of citations and, I guess, this is for code enforcement
1010 themselves, so I guess, on an average day, how many citations would you say that you write
1011 throughout the city? And do you follow those citations into court yourselves? So what's an
1012 average number in a day, would you say, on average that you're writing? I'd like to hear from
1013 code enforcement.

1014
1015 MS. HALL-GARRISON: On average, if you look for the month of February, we had a hundred
1016 warnings that were issued. So points of contact, points of contact can be, I'm on an active patrol.
1017 I see that there is trash on a property, I go can ahead and take a picture, send a warning, notify --
1018 it can be that I received an email from the receptionist and I'm now calling -- so if we look at the
1019 warnings, on average, in the month of February, we gave a hundred warnings. We had 19
1020 citations, so that would be 19 percent of warnings turn into citations.

1021
1022 COUNCILMAN CARN: Okay. And that quite wasn't my question. On an individual basis, per

1023 code enforcement officer, on an average day, what is the number of citations look like for an
1024 individual code enforcement officer?
1025
1026 MS. HALL-GARRISON: That would vary, because we don't ever have an average day. I don't
1027 ever have an average day. I would say that 19 divided by 4 would give you may be like -- I'm
1028 not a mathematician -- but 4.2 or something. So maybe between 4.2.
1029
1030 COUNCILMAN CARN: About four a day?
1031
1032 MS. HALL-GARRISON: I can give you specifics if you like.
1033
1034 COUNCILMAN CARN: You're writing citations out there with them; right?
1035
1036 MS. HALL-GARRISON: Yes. I write citations. I'm sworn in as well.
1037
1038 COUNCILMAN CARN: What's your average day then?
1039
1040 MS. HALL-GARRISON: Mine would be zero, because I reach compliance without citations.
1041
1042 COUNCILMAN CARN: So you're not writing any citations?
1043
1044 MS. HALL-GARRISON: I haven't had to; no, sir. As far as warnings, I can say on an average
1045 week, I may issue two to three warnings.
1046
1047 COUNCILMAN CARN: Is that about the same for everybody else? It depends on the day?
1048 Okay. When you follow the citations into court, I guess, I'd like to see something along the lines
1049 of what you were going to. I'd like to see what your conversion rate is, in terms of warnings that
1050 turn into citations, what's the conversion in court? I see it looks low to me. And, I guess, the
1051 question I got is, you know, is there a disconnect, I guess, between what you all are doing out
1052 here and is that converting -- I guess, is there a disconnect with our courts as it pertains to what it
1053 is you're trying to accomplish out here?
1054
1055 MS. ALEXANDER: I think the disconnect might be a misunderstanding of the goal. The goal is
1056 compliance. So a warning that doesn't make it to a citation means they're in compliance. So that
1057 is the disconnect. We're going from warnings -- they will get a citation if they're not in
1058 compliance. So that's -- if that's not our goal, if we don't want compliance, then we need to hear
1059 we should do things differently. But our goal is to get compliance faster than we can go to court.
1060 Does that make sense?
1061
1062 COUNCILMAN CARN: Absolutely. And I think, obviously, we want compliance. But, in
1063 addition to that, I think our goal needs to be enforcement, as well. Because if you're getting
1064 compliance and everything is fine, you know -- a lot of our apartment residents, in particular,
1065 would probably ask the question, what is the standard for code compliance? Because if you're
1066 getting compliance, and they look around day in and day out, and things are absolutely
1067 unacceptable, then the standard of compliance may not be the standard that we need.
1068
1069 I think we need a little more enforcement with this. You know there's carrot and there's stick.
1070 And the reason why I say this is because over the last 20 years, compliance hasn't been cutting it.
1071 So, maybe we need to add a little more enforcement in the mix in order to raise the bar. So,

1072 again, your conversion rate, in terms of if there's a disconnect with courts -- and this is something
1073 we've been talking about. We had a meeting today that went pretty well. You also said that you
1074 do not have enough administrative support. I think that's a problem.

1075
1076 I guess my first question is, did you put the request for additional administrative support in your
1077 budget request, and was it taken out or not? Because everyone comes up already to finance for
1078 that; right. What was the outcome? Did you ask for the additional people? Did you ask for the
1079 additional administrative support? And was it codified into your budget line? Is it going to be in
1080 front of us, or was it taken out?

1081
1082 MS. HALL-GARRISON: So, yes, we did request two positions within our budget. It is placed
1083 in for your consideration. Once again, that would go through finance, as how it's presented, but
1084 it was discussed during our budget process.

1085
1086 COUNCILMAN CARN: That's good to hear. Was there anything that you asked for that was
1087 not given to you, or taken out of your budget?

1088
1089 MS. HALL-GARRISON: I think that Althea, being that she's the director of finance and handles
1090 everyone's budget, would be the best to answer questions as to how they relate into what's being
1091 presented. I can say there's nothing I can say that I needed that was taken out, but I feel that
1092 that's an Althea question.

1093
1094 COUNCILMAN CARN: Who put in the request that went to finance? Was it you or Michelle?

1095
1096 MS. HALL-GARRISON: We did together.

1097
1098 COUNCILMAN CARN: Was anything that you asked for turned down?

1099
1100 MS. HALL-GARRISON: As far as -- no. Were some amounts brought to balance the budget, I
1101 would say but no, there was nothing that was an automatic no.

1102
1103 COUNCILMAN CARN: For example, and you know, the budget is a public document. I'm just
1104 curious.

1105
1106 MS. HALL-GARRISON: I prefer that Althea come answer budget related questions as I'm
1107 Community Development.

1108
1109 COUNCILMAN CARN: Well, I'd like to know if there's anything that you need and, you know,
1110 I understand Althea's function. I want to make sure that the asks, you know -- and if they are
1111 turned down, it's probably a good reason for them. While at the same time, compliance is great,
1112 but if it does nothing to change the standards whatsoever, it does us no good.

1113 Which if I go out tomorrow and look around, it probably has not done as the same as when I
1114 looked around today. So --

1115
1116 MS. HALL-GARRISON: I'm asking for a car. I'm asking for \$22,000 to replace vehicle 872.
1117 So that is something that is going to go before you all for consideration that you can look
1118 forward to.

1119
1120 COUNCILMAN CARN: All right. Sounds good. The monthly apartment sweeps. When was

1121 the last apartment sweep and is that this report, the late month? Is that the last apartment sweep?
1122 MS. HALL-GARRISON: No, sir. As far as an apartment sweep occurs every third Friday. As
1123 far as -- it was raining last week so we did reschedule it to tomorrow, so our apartment sweep
1124 will occur tomorrow.
1125
1126 COUNCILMAN CARN: Okay. I want to talk offline. I want to know where you're going to be
1127 going on tomorrow.
1128
1129 MS. HALL-GARRISON: Yes, sir.
1130
1131 COUNCILMAN CARN: This is the coordination with the fire department, the whole nine?
1132
1133 MS. HALL-GARRISON: This is the coordination that is going to go through our department.
1134 Now, if it escalates, then yes, we will include the other departments. But this is just a base
1135 findings.
1136
1137 COUNCILMAN CARN: So this is not the sweep that you mentioned with the multiple
1138 departments?
1139
1140 MS. HALL-GARRISON: With the multiple departments, we definitely include them when it is
1141 an escalated issue. So with this property, apartment sweeps are done at random. So we will
1142 include, as far as to invite the Fire Marshal as well as Inspections. Once again, this one
1143 specifically was rescheduled due to weather and we cannot state that those departments would be
1144 available, so we are going to go write our citations, if we find that there is something that needs
1145 to be inspected by another department, we are going to contact them. Typically, what has
1146 happened in the past is they will send a representative out there to meet us at that point, or we
1147 would provide photographic evidence for them to be able to view.
1148
1149 COUNCILMAN CARN: Okay. And you're going out tomorrow?
1150
1151 MS. HALL-GARRISON: Yes, sir.
1152
1153 COUNCILMAN CARN: I would like to know what time and where.
1154
1155 MS. HALL-GARRISON: I'll inform the City Manager for you.
1156
1157 COUNCILMAN CARN: If I have some time, I may come out there, I want to just see what --
1158 I've never seen a sweep, so I'd like to see it tomorrow. You mentioned that you held monthly
1159 docket review meetings with the solicitor.
1160
1161 MS. HALL-GARRISON: Yes, sir.
1162
1163 COUNCILMAN CARN: And, again, I ask about if there's any disconnect at all with the courts,
1164 if there is -- that you all are all on the same page in terms of what it is we're trying to do here.
1165 What specifically does a docket review meeting look like? What is that process?
1166
1167 MS. HALL-GARRISON: I'm glad you asked.
1168
1169 COUNCILMAN CARN: Is that in alignment with what you're out here trying to do? Is that

1170 transferring and converting in court to get the effect of what we want? I understand the goal is
1171 compliance. But, again, compliance out here in our neighborhoods, it's not -- evidently, it may
1172 be another component that you need to add to it, because if compliance has been going great, you
1173 don't have to write zero citations, then why are our apartment complexes looking like the Third
1174 World? So, obviously, there's a disconnect here. And I'm trying to figure out what, specifically,
1175 is the disconnect. I don't think it's you all.

1176
1177 And I want to know exactly what it is. The reason why I want to know is because we're coming
1178 to budget and I'm making my business to want to know and that's part of my job up here as
1179 councilman. So I want someone to explain to me where is the disconnect, because obviously
1180 there is a disconnect. And, again, I don't think it's you all. I want to know what the difference is.
1181 So explain to me this docket review, and does that go and translate and convert to, you know,
1182 results?

1183
1184 MS. HALL-GARRISON: Sure. So a docket review is when myself and the team meet with
1185 Solicitor Cornwell. We go over what has been set for the court's docket for the upcoming court
1186 date. So currently new cases are held on every second Monday. Trials are every second -- I'm
1187 sorry -- third Monday. So if it's a new situation, or any situation, we receive the docket prior to.
1188 The officer would go and go over to see which of their citations are on the docket. From there,
1189 they're going to go to the property. They're going to verify -- has this deficiency been remedied
1190 prior to the meeting.

1191
1192 If the deficiency has been remedied, we make a notation to say that this has been remedied.
1193 They made X. Let's say that the next day they wrote a citation, the next day it was done. They
1194 may even say, hey, it could be dismissed. That may be something they state to the solicitor. It's
1195 her determination on what she wants to do with it. But we meet with her to say, we went out,
1196 wrote a citation. We followed up prior to court to see, hey, you got a citation for cutting your
1197 grass. Did you cut your grass before you go to court? Because if you cut your grass, great, that's
1198 all we wanted to begin with. If you didn't cut your grass, then we're going to go to docket review
1199 and we're going to say, Solicitor Cornwell, I went out to Mayor Broom's property and she did not
1200 cut her grass. And I went out there on February 1st. I went back on February 13th, and I even
1201 went back on February 20th, right before I came to court, and guess what, it still wasn't cut.
1202 And we're going to provide that information as well as that photographic evidence to the
1203 solicitor. So that not only can she take my word for it, but she can trust her eyes.

1204
1205 COUNCILMAN CARN: Okay. I follow you. Now, in terms of compliance and the docket
1206 review. Let's say you have a circumstance in an apartment. You cite someone for overflow in
1207 the six yarder, and you write them a citation for it; right. Now, docket review comes up, you're
1208 coming up to the court date, you go back and recheck to see if they've complied; right?

1209
1210 MS. HALL-GARRISON: Yes, sir. We document --

1211
1212 COUNCILMAN CARN: Let's say if you have compliance and that particular six yarder is not
1213 overflowing, but the same day, the one next to it, or one building over is overflowing, so does
1214 that register as compliance, or do you have to start all over again?

1215 I guess, my point is this, if there was so much compliance going on, how is it constantly
1216 happening again and again and again? Does it mean compliance with the docket review means
1217 that six yarder that wasn't full at that particular time, but the one next to it that is overflowing,
1218 does that count as -- you're following what I'm saying?

1219
1220 MS. HALL-GARRISON: I am. I actually have a specific property that's in your Ward. I just
1221 want to give you some dates to give you a great example. To answer your first question, the first
1222 question you asked was, let's say I go to a property and dumpster A is overflowing. I give them
1223 a warning to say, 24 hours to say, hey, you got to pick that trash up. I come by the next day and
1224 dumpster A is picked up, it's clean. But guess what, dumpster B is overflowing. I would have to
1225 do a separate warning for that. Because this is a judicial process. I have to be able to show the
1226 Court that this dumpster that I wrote a citation for looks the exact same way. And I have to be
1227 able to go to court and say it under oath. So now I want to give you an exact example.

1228
1229 So January 20th, we did an apartment sweep on one of your properties in your Ward. We wrote
1230 about 46 citations to that property owner. They were scheduled for court last week, February
1231 13th. So February 13th, that morning, I went along with Officer Carter, we went back to that
1232 property. We walked it in the cold. It was cold. But what we did see that in that timeframe, she
1233 had brought all of her citations to compliance. So when we went to court at 2 o'clock that
1234 afternoon, I said, Solicitor Cornwell, all of the citations -- and I have them listed out by
1235 deficiency and by building -- I was able to say that she brought everything in compliance.
1236 So if you look at it, you would see that, okay, she received 46 citations. But once she got to
1237 court, she fixed everything. And once it's fixed, it's like Michelle says, we want compliance. I'm
1238 not going to fee you to death for you to go cut your grass. But I can friendly you to death. I can
1239 do that with you being a part of this College Park team.

1240
1241 COUNCILMAN CARN: I get it. But I think the disconnect is still, okay, you came that day.
1242 They fixed all 40 issues, right. But the problem is, four days later, the same set of issues comes
1243 right back. So I guess a question is, you're spinning on a hamster wheel here. Is there
1244 something, administratively, that we need to do in terms of making sure this doesn't happen
1245 persistently over and over again? So if all you're doing is issuing warnings, they fix the
1246 warnings, there's never any --

1247
1248 MS. HALL-GARRISON: So --

1249
1250 COUNCILMAN CARN: Let me finish. They fix the 47 right before the court date. Three or
1251 four days later, the trash is back in the same area once again. And they'll fix it again. No court,
1252 no fines, and next week, it's back out again. So my point is, in terms of effectiveness, in terms
1253 of -- you know, compliance is great. But if compliance is a turn style operation, and you never
1254 get fined for anything, and you can clean it up right before court, you check and everything is
1255 great.

1256
1257 But our multi-family apartments are in shambles, based on the system that we're using. So,
1258 obviously, there is a serious, serious flaw in our system. The reason I know this is because in the
1259 other cities that I handled in Fulton County. These kind of issues are cleared up. And they're
1260 cleared up more on a permanent basis, as opposed to we're clear it up until next week, and maybe
1261 they won't see it again. And the same overflow, the same issues; the same noncompliance.
1262 So, I guess, it's something for a later discussion, but my point is, I think the system that we're
1263 using right now, obviously, is just running around the mulberry bush. It doesn't do and resolve
1264 any of the issues because the very next week, the trash issues, the noncompliance issues, the
1265 unacceptable conditions are still there. So, I guess, if compliance did it, I think we need to look at
1266 some new components of what we're looking at doing here.

1267

1268 MS. ALEXANDER: Absolutely. Working with the judge and solicitor about -- what I hear you
1269 saying is deterrence, fine, proceed with fines so we have some deterrence.
1270
1271 COUNCILMAN CARN: And code enforcement as opposed to code compliance.
1272
1273 MAYOR MOTLEY BROOM: Can you let her finish?
1274
1275 MS. ALEXANDER: So, anyway, that's something to talk with the judge and solicitor about
1276 measuring impact.
1277
1278 MS. HALL-GARRISON: What you're asking -- this is what we do on a day-to-day. When there
1279 is a larger issue as to what you're stating with a majority of these properties, that's when it
1280 becomes a nuisance level problem. And that's when I'm able to call upon the legal team to be
1281 able to get assistance. So, no, they're not always -- now, is this a hamster wheel of judicial
1282 process? Yes, it is, but that is the process for code enforcement and code compliance. It doesn't
1283 have to be. And there are some tools that we can use through nuisance abatement and legal court
1284 system to facilitate.
1285
1286 COUNCILMAN CARN: Well, our nuisance abatement, we don't -- that's pretty much useless
1287 for us. So until we re-overhaul this stuff, I think you all are doing a great job out here. But,
1288 again, there's no teeth to anything you're doing. And there are practically no fines to it based on
1289 your chart, in terms of what you're doing. If there aren't fines, repercussions, and penalties, no
1290 one is going to clear up anything. And the next week, the trash is going to be back. The
1291 violations are going to back as they are every week. So we got to come up with a new system
1292 here. I think you all are doing a great job, again. But spinning in a hamster wheel, again, if we
1293 don't give you the tools that you need to enforce this to put a stop to this stuff, then we're going
1294 to be wasting a lot of time and money and doing the same things over and over again.
1295
1296 So let's look at this thing from a whole 'nother systematic point of view. Obviously, this system
1297 is not working. I don't want to see you guys just spinning your tires for naught. We got a lot to
1298 work on here. But I appreciate the job you all are doing. I think it's on us administratively to
1299 make the changes we need to make. And we do need to make some changes, obviously.
1300 Because you guys are doing what you're supposed to be doing, but if there's only compliance, it's
1301 ignored. Because the next week, the compliance doesn't matter, because you're out of
1302 compliance the very next week.
1303
1304 MAYOR MOTLEY BROOM: Councilman Allen?
1305
1306 COUNCILMAN ALLEN: Okay. First of all, thank you very much for what you all do every
1307 single day. I think a lot of time is spent doing administrative work and I appreciate it very, very
1308 much. And we'll work to get you some help and doing administrative work and so forth. I
1309 appreciate the grant that you're getting for the Tracey Wyatt Center, the walking trail. Because
1310 that gives the parents a chance to get out and walk the trail while their kids are there playing.
1311 They can sit down and read a book and relax. But there's no place out on Godby Road to have a
1312 walking trail.
1313
1314 I think it's the first one that we're having out there. So thank you for your efforts and getting
1315 that. The team that Michelle and everybody is working together, we can answer a lot of these
1316 questions and get your questions answered for you. So we can set some goals and see where

1317 we're going. So thank you for all your team. You've all been very responsive and appreciate
1318 what you do every day. It's a hard job, especially all the administrative stuff y'all have to do. So,
1319 again, thank you very much for what you do every day.

1320
1321 MAYOR MOTLEY BROOM: Councilman Gay?
1322

1323 COUNCILMAN GAY: I'm just going to talk briefly on your upcoming goals. So, in Ward 4, 25
1324 streets that we don't see on your goals that I would like to add to the record and we can maybe
1325 talk on this more, maybe schedule a meeting. We have vacant lots that are not maintained. And
1326 my understanding is that process that we used to follow -- I'm not sure if we still following that
1327 process and what that looks like -- is that we have a mowing contractor that will cut them. And
1328 the city will send a certified letter to the owner of record. And we'll put a mechanics or some
1329 type of lien on the property. But what it does is keeps the residents from seeing, you know, tall
1330 grass on abandoned lots.

1331
1332 And if we can't enforce those lots, I don't think it's fair to enforce homeowners grass. The second
1333 thing is Rogers Automotive. I understand that legal is also working on that, but that has
1334 continued to be an ongoing -- I've seen your code enforcement officers over at the parking lot.
1335 I don't know. I see y'all over there talking or whatever, but the point is, I would like to see the
1336 enforcement. And I speak for the citizens of Ward 4. The next thing for upcoming goals is
1337 communication. I've never seen this report. I don't get this report. I don't know if Mayor and
1338 Council gets this report, but this is the first I've seen it.

1339
1340 So if that's a report that we should have been getting, it'll save me a lot of time from calling you
1341 guys every day, day after day after day. The other thing I recommend should be on your
1342 upcoming goal is understanding other department goals. What I don't see a lot of is you all
1343 reaching out to other departments. For example, there may be litter on one corner and no
1344 department will pick it up. In fact, and I'm not to be condescending because I agree, it's a hard
1345 job. But the point is, I saw code enforcement truck parked next to litter on a private lot. But the
1346 litter is still there tonight. So that's a disconnect. When I worked at the airport, thousands of
1347 workers are trained to say that if you see one bag on the tarmac, one bag, any employee for any
1348 airline will pick that bag up. Because there is one goal and that is the customer. But here, we
1349 don't have that connectivity.

1350
1351 MAYOR MOTLEY BROOM: Councilman Gay, I apologize, can you get a little bit closer to the
1352 mic? Thank you.

1353
1354 COUNCILMAN GAY: We don't have that connectivity and that's something that maybe our
1355 new City Manager could work towards. The other is in Ward 4, and I don't know if I speak for
1356 other Wards, is we're not clear on enforcement of boarder houses versus rooming houses versus
1357 Airbnb. We're just not clear. In fact, we think there should be a person who does nothing but
1358 enforce these rental properties. Because we're just not clear. I mean, one house is allowed. The
1359 other house on the internet. We don't get it. Litter, litter, litter, litter, litter, litter, litter, litter. I
1360 mean, streets in Ward 4, that's Herschel Road, there's Janice Drive. There are certain streets that
1361 we have hot spots. And I have to call every Friday to Public Works, every Friday, to ask them to
1362 come pick up the litter.

1363
1364 I don't know if it's being reported here. I don't know. I send an email to the City Manager. I
1365 send an email to Michelle Alexander. I copy Tia. I copy Corey. No one responds back. No one

1366 says 'got it.' No one says 'received.' They don't do a thumbs up. They just do nothing. So we
1367 don't know if you even have it. That, as an elected official, a part-time elected official, should
1368 not have to ask eight people. That's not fair to an elected official. So those are just our
1369 outstanding concerns. I do want to add this one real quick. We can talk about it later, but we
1370 also need to get a clear understanding how we're going to enforce our apartment communities.
1371 Our apartment managers are complaining that we're not clear on how they are enforced. And
1372 we've talked about this when code enforcement was under police. The city attorney has had
1373 meeting and we still don't have clarity on that process. So, City Manager, I think we should have
1374 a workshop to just continue this conversation -- 7:47 -- to just kind of get some more clarity in
1375 interest of time.

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1377 MAYOR MOTLEY BROOM: What apartment complex pled guilty today?

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1379 MS. HALL-GARRISON: That was Cranbrook, 2200 Godby Road.

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1381 MAYOR MOTLEY BROOM: Thank you very much. Appreciate your time. We'll take a
1382 five-minute break and we'll get started with the regular session.

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1384 **CITY OF COLLEGE PARK**

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1390 **Bianca Motley Broom, Mayor**

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1392 **ATTEST:**

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1397 **Shavala Ames, City Clerk**

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