

CHAMBLEE

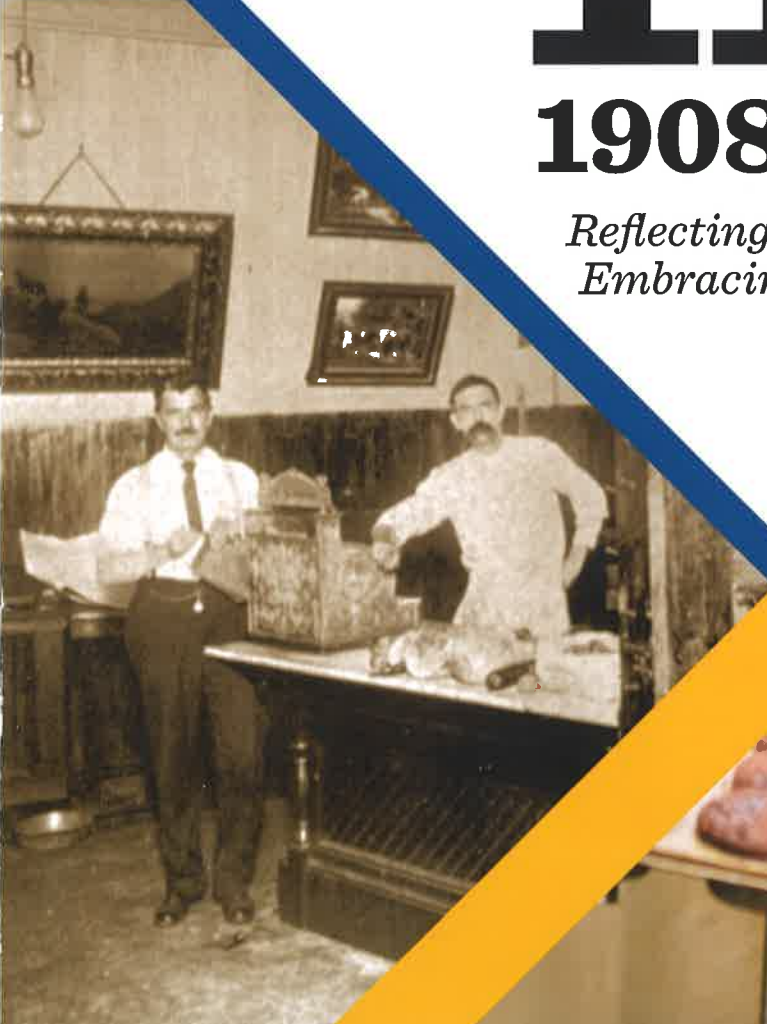
WELCOME TO
CHAMBLEE
SPEED LIMIT
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M. P. H.

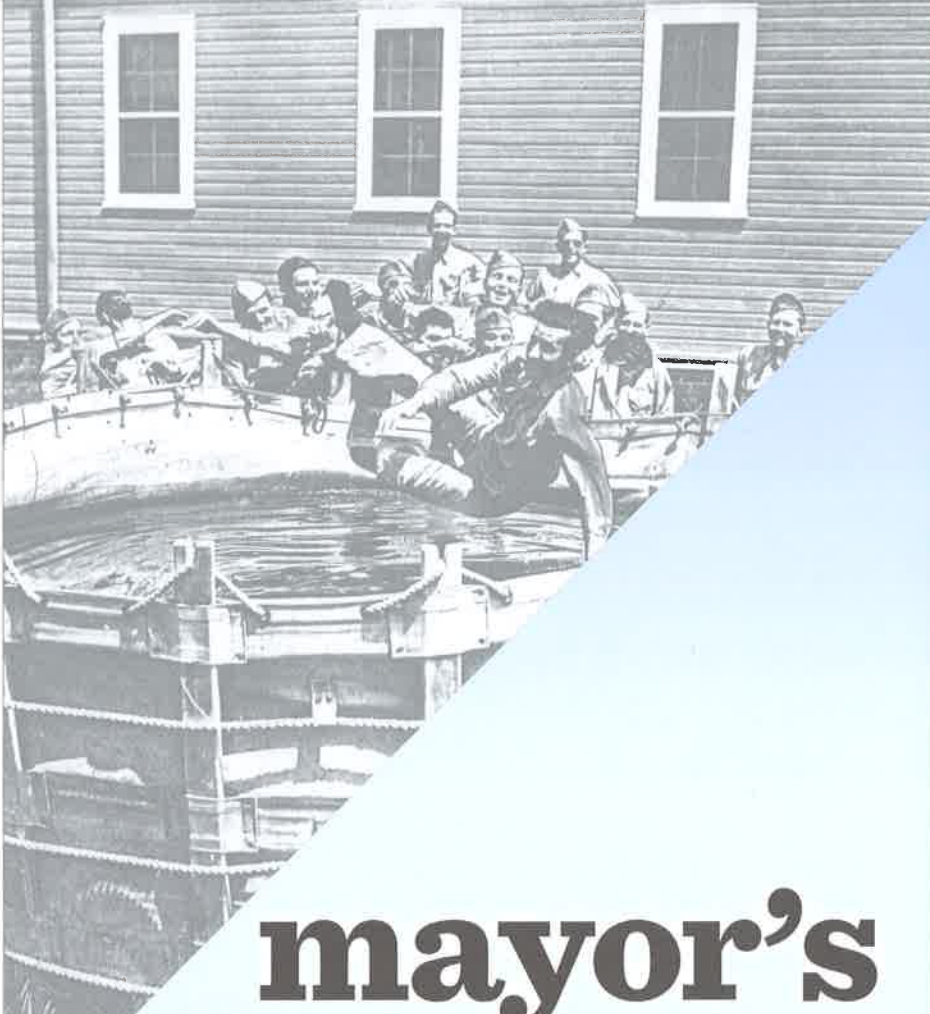


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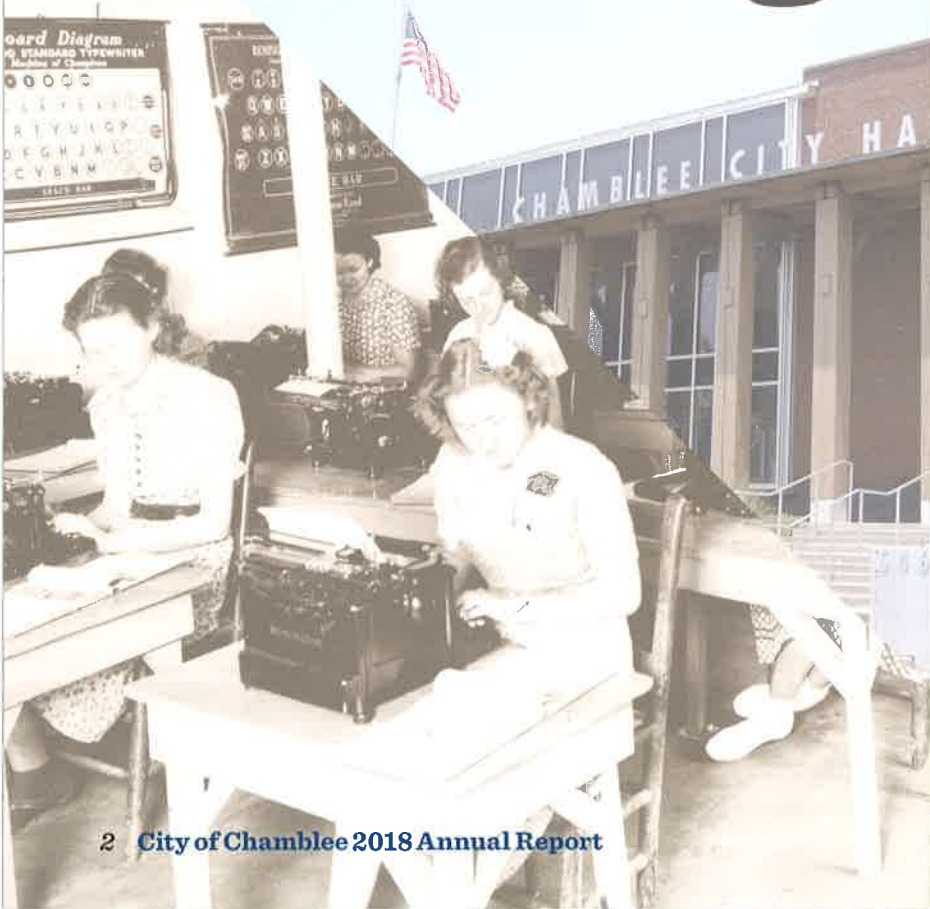
1908-2018

*Reflecting on our past...
Embracing our future*





mayor's message



Greetings!

This year, the City of Chamblee celebrates 110 years as a city.



I think it's a great place to take pause and look back, while so much of our time is spent careening forward. Chamblee's history is intertwined with two world wars, astounding growth and then an industrial downturn, cultural integration and shifting attitudes toward the metro area as a regional hub of economic success and vitality. Chamblee has weathered all of that—and done it extremely well! Most importantly, at this point, we can decide what we want Chamblee to be as we position the city to take important steps in its future throughout the next 110 years.

As we celebrate our 110th anniversary, I think it's fitting that we look at what has been accomplished: We thank our police officers for not only reducing crime in our city but also making sure underserved children have a Christmas holiday; we give a hand to the parks folks who pick up trash on Saturdays so our kids can play ball on a clean field; and we salute our sanitation workers who pick up trash in snow and ice. Most notably, we continue to focus our efforts on you, our customers, and hope that we have made your quality of life better in Chamblee, as that is always our goal. It is with great pleasure that we look back upon another great year.

We have much to be proud and we thank you for your input, your dedication and your attention to making Chamblee great. This look back is remarkable. We have certainly come a long way, but the best is yet to come!

Mayor Eric Clarkson
City of Chamblee



contents

- 2** Mayor's Message
- 4** City Manager's Message
- 4** City Council
- 5** Historical Moments
- 6** Planning and Development
- 8** Community and Economic Development
- 10** Parks and Recreation
- 12** Police
- 14** Public Works
- 16** Financials
- 18** City Map
- 19** Notable Headlines

chamblee
110
1908-2018

city manager's message



Dear Residents of Chamblee,

Sometimes it feels like we live in a disposable age. After all, we do not expect our phones to last more than a few years. My grandmother's Hoover vacuum lasted 15 years. In my early 20s, I thought it would be a good idea to buy a new vacuum with more settings other than on and off. I have regretted that choice each of the six times I bought a new vacuum during the last 15 years, each with fancier attachments.

It is important to build something that can

last - to play the long game. We must build on the past, celebrate the accomplishments of today and plan for the future.

Chamblee celebrates its 110th year in 2018. It is a remarkable feat of endurance – one that has been accomplished by being flexible. The previous 110 years has seen tremendous growth and change in our community. Chamblee has been a center of agriculture, a railroad stop, home to a military base, an industrial center and a transportation node. In short, Chamblee has excelled at re-inventing itself to take advantage of the economic and social trends of its times. Therefore, it is fitting that in our 110th year we are in the middle of several projects that seek to move us into a new age for the city. The Town Center project will bring a mix of uses and a lot of energy to the historic downtown and mid-city areas. The city purchased the former Jim Hearn Golf Center on Buford Highway to be a central piece and catalyst for redevelopment that focuses on sports and recreation. And the city is actively developing plans for the 10 acres purchased along Nancy Creek near Savoy Drive to be a trailhead and node for a bicycle and pedestrian path system that will wind not only through our city, but also through our neighboring cities as well.

Chamblee is thriving. A history of great leadership and community support has brought assets such as the MARTA rail station, PDK airport and the Dresden Park/future Hearn amenities to the city, which we can leverage for the future. Chamblee will continue to play the long game and endure for many more years as a city on the right track.

Sincerely,

Jon Walker, City Manager
City of Chamblee



John Mesa
District One



Leslie C. Robson
District Two



Thomas S. Hogan, II
District Three



Brian Mock
At Large Seat



Darron Kusman
Mayor Pro Tem,
At Large Seat

city
council

historical moments



In 1905, the first school in Chamblee was built. It sat on a piece of land that is now occupied by the Interactive College of Technology at 5295 New Peachtree Road. Prior to that time, residents sent their children by train to Roswell to be educated.



In February 1941, the first plane took off from a dirt runway of what would later become the DeKalb-Peachtree Airport or what is fondly called PDK. Bought after the US Army decommissioned Camp Gordon, a real estate developer purchased the 300-acre site and later leased the property to the county after the attack on Pearl Harbor.

Until the 1950s, the dairy industry played a large role in Chamblee's history. The last dairy, P.E. Perce's, closed sometime after 1955.



In 1987, the MARTA rail line opened in Chamblee. At the time, it took two years and cost \$23 million to extend the line 2.8 miles from Brookhaven and build the 34,200 square-foot station.



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110

1908-2018

planning & development

The Department of Development is primarily responsible for current and long-range planning, rezonings, variances, zoning map amendments, development permits and creating, amending and ensuring compliance with the Unified Development Ordinance and the Comprehensive Plan.

The department walks a fine line between being a catalyst for change and maintaining rules and regulations, while always enhancing quality of life in Chamblee.

In 2017, the department was responsible for **3,725** plan reviews, **5,270** inspections and issued **1,614** permits. The total valuation of these projects is estimated at more than **\$200** million.

This year's notable accomplishments include:

- The city was awarded the Green Communities Certification from the Atlanta Regional Commission, which is a recognition of leadership in sustainability. Certification takes into account measures from the city government's own practices, as well as those of the community as a whole.
- Conceptual park designs for Keswick, Village, Canfield and Dresden Parks were developed, as well as successfully pursuing and closing on two park expansion projects (Savoy Drive floodplain and the former Jim Hearn Golf Center).
- The City of Chamblee made significant progress on the development of its downtown, including the release of a Town Center Request For Qualifications and the selection of a final developer, the purchasing of additional downtown property by the Downtown Development Authority, (DDA), the closing of a bond deal for new Transit Oriented Development (Trackside), the completion of a new mural on Peachtree Road and the update of the city's Alcohol Ordinance to allow for more flexibility and pedestrian-friendly restaurant design.
- During the course of the year, the Development Department led a comprehensive update to the Unified Development Ordinance (UDO). The updated UDO will be more user-friendly and will more effectively implement the city's goals found in the Comprehensive Plan and other planning documents.

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110

1908-2018



- The city was awarded Transportation Improvement Program (TIP) funding that will be used for the creation of a Comprehensive Transportation Plan that defines and prioritizes projects to maximize infrastructure investments throughout the next 10-20 years.
- The City of Chamblee completed a concept plan for Peachtree Road's streetscape and the extension of the Rail Trail, which are key components of the city's vision of a transit-oriented, walkable downtown. City residents and stakeholders were involved in the planning process through events such as the Mid-City Stroll.
- In cooperation with the City of Doraville, the Buford Highway Masterplan was completed under the Atlanta Regional Commission's Livable Centers Initiative program. This plan helps guide the Buford Highway corridor toward the goals of increasing transportation alternatives, improving accessibility, expanding mixed land uses and supporting development.
- The Development Department implemented significant improvements to the city's permitting process, including the implementation of online permit submittals, reviews, payments and inspection requests. A new interactive online zoning map also was launched. This new paperless process is more user-friendly and will lead to long-term improvements in records management.



community & economic development

In 2017, **280** new business opened that added more than **600** new jobs in the City of Chamblee. It was a busy year for the city and for the department. While the physical landscape of the city continues to change, the department works hard to bring thoughtful growth to the city. Chamblee's transformation took many shapes this year:

Peachtree Boulevard saw the completion of several visible redevelopment projects, The Olmsted and Parkview on Peachtree mixed-use developments and the long-anticipated Whole Foods Market at Peachtree Station. More quality development also began construction, including Trackside, the MARTA-adjacent Class A office building, that will become the headquarters of Patillo Industrial Real Estate.

Other notable achievements for the year include:

Chamblee Town Center

The city and the Downtown Development Authority (DDA) finalized a partnership with Seven Oaks Company, a private real estate development firm, to redevelop the historic downtown core. The city and the DDA finished a public Request For Qualifications and interview process in 2017 to select the best partner to create a unique development that respects Chamblee's history and brings more investment, public amenities and needed infrastructure to the oldest part of the city. This public-private partnership will culminate in a new city center with improved municipal office space, public gathering and green space and parking solutions and office, retail and residential development.

New Green Space

In 2017, Chamblee greatly increased the amount of green space in the community. The city acquired a 10-acre tract along Nancy Creek between North Peachtree Road and North Shallowford Road. This property will serve as passive green space, an opportunity for trail connectivity and to support quality redevelopment along Savoy Drive. Additionally, the city acquired the 16-acre former Jim Hearn Golf Center on Buford Highway. The property's proximity to Dresden Park and the North Fork Peachtree Creek make it an ideal spot for new soccer fields and other recreation opportunities that will spur additional private sector redevelopment in this part of Buford Highway.

In Our Community

 The city's Social Media has grown exponentially in 2017. With more than **400** posts this year, our followers were engaged and grew by **57** percent. We garnered more than **80** posts, each with a reach of more than **1,000**, with **23** having a reach of **2,000** or more (seven reaching **4,000+** and one reaching **5,000**). Reach is the number of people who have our posts in their feeds.

 The city's Twitter followers also grew by **41** percent. There were **520** posts this year and an average of **18,650** tweet impressions per month.

Community Outreach:

The city started Instagram on Sept. 11th and by Dec. 31st had **318** followers.

The city produced its first Annual Report. It mailed to **7,500** addresses and was distributed to **1,000** secondary markets. The Annual Report was produced to highlight the departments' accomplishments and impact for 2016, thank staff, volunteers and supporters, to share the financials in an easy to understand way and to inspire residents to get more involved in 2017.

The *Signal*, the city's magazine, was redesigned to give the publication a fresh look. Content was updated to give it more of a "lifestyle" magazine feel.

With **45%** of Chamblee's population Hispanic, the city felt it was important to translate the entire issue of the *Signal* instead of just one page of content. So in July 2017, the department redesigned the *Signal* in Spanish.

To incorporate better content strategy and improve customer retention, the Chamblee Website was redesigned.

The city issued **32** Press Releases with a **96%** pick-up rate (a pick-up rate is when media outlets run a release). The city's 2017 newsworthy events resulted in:

- **32** AJC stories (in print and online)
- **13** mentions in GMA's News Line
- **3,597** news stories
- **4,862** social mentions
- A monthly reach of **1.481M**
- **31%** Positive Sentiment, **57%** Neutral Sentiment, **12%** Negative Sentiment; Sentiment is the analysis of how an article is perceived by the public.

The city produced **10** videos in less than three months that were distributed to all social channels. There were record-breaking Facebook views, shares and engagements for these posts.



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110
1908-2018



SOLIS



parks & recreation



Studies have shown that those who take part in even moderate daily physical activity can live longer, healthier lives. Even a simple stroll amongst the trees can have benefits. But if you're into more strenuous exercise, there are options too. This year's increase in park land will enable the Chamblee Parks and Recreation Department to implement park improvements and deliver exciting program offerings.





This year's notable accomplishments include:

- The city added 26 acres of park land with the purchases of land along Savoy Drive and the former Jim Hearn Golf Range property. This brings the total of park land to more than 100 acres for the city.
- While the Canfield property was acquired in 2016, the house was demolished and land graded in 2017. This adds one acre to the existing park space and will make for a nice neighborhood park in the city.
- A citizen survey for Dresden Park was completed in July with more than 350 responses received and survey results were posted online. Trails, dog parks and field space were the overwhelming choices, along with restroom and concession facilities.
- The city collaborated with Trees Atlanta to host a planting, where 45 trees were planted in Dresden Park.
- Play Me Again Pianos installed the city's first piano, "Irving," on the Rail Trail under Clairmont Bridge. This was the first piano that was painted by the public and the second in a city park in metro Atlanta.
- Ground breaking and ribbon cutting ceremonies were held at Dresden Park for the DeKalb County Fallen Officers Monument.
- Chamblee's Parks and Recreation Department and Keep Chamblee Beautiful completed 10 park clean-ups: six clean-ups in Keswick Park, one at Huntley Hills Park, one at Clairmont Park, one at Canfield Park and one at the Rail Trail.
- New parks and recreation registration software, "MyRec," was purchased and participants begin using the new system on March 1st. The new system is cloud based, which means it is portable and requires no IT assistance. It also has its own domain address, which includes functions that the old system did not offer such as the ability to look like a webpage with the city's own pictures and designs.


Three Eagle Scouts completed projects in 2017, including:

- Repaired and rebuilt two sets of bleachers that are now located at Dresden Park Soccer Field;
- Built a bridge along the trail in Keswick Park Forest; and
- Built a trail connecting Sexton Woods to Keswick Village.

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110
1908-2018



TASTE
of Chamblee



CHAMBLEE
SUMMER
CONCERT SERIES



More than 14,800 people attended Chamblee's special events in 2017. This included the city's signature events, the Summer Concert Series and Taste of Chamblee.

police

In 2017, public safety continued to be a top priority for the City of Chamblee.

The city's **67** sworn officers carried out the primary goals of safety and security for the city's residents, businesses, property, critical infrastructure and resources.

Chamblee Police Officers responded to **45,862** calls for service. They issued **7,525** case numbers, including **4,362** incident reports and **2,502** accident reports.

In 2017, property crime was down **32.6%** and crimes against persons was down **28.6%**.



- Police Department (PD)
Officers reversed five overdoses using "Narcan." The drug is for emergency treatment of known or suspected opioid overdoses to counter excessive opioid use.
- The "**Cop-N-Stuff**" organization formed. This non-profit organization conducted fundraising and other activities around the city and provided outreach and relief donations to hurricane victims in Florida.
- **Shop With a Cop** took place in Dec. through Cop-N-Stuff. Officers took 30 children shopping at Walmart for a Christmas Shopping Spree. Each child purchased \$200 worth of goods. Children selected from this program are all "at risk."
- The department's COPS Unit participated in at least 16 events such as "**Coffee With a Cop,**" "**Lunch With a Cop**" and **Smart 911** sign-ups. The Unit also conducted 10 self-defense classes and attended 30 neighborhood watch and community meetings.
- This year the Police Department purchased Cellebrite, which is used to extract data from digital storage devices (such as smartphones, PDA, cellphones, GPS and tablet computers). Digital data typically extracted includes photos, text messages, video files, etc. CID used this program in 2017 to solve a variety of crimes including homicides, robberies, assaults and child molestations.
- The Chamblee PD's Communication's Department currently has four Communications Training Officers (CTOs) certified through the Association of Public-Safety Communications Officials (APCO). This allows the department to have a certified training officer on each shift ensuring successful caller outcomes and decreased liability.
- Zuercher was implemented department wide. This new public safety software suite modernizes 911 dispatching, officers reporting from the field, records management and touches every department at the PD.
- CourtWare was implemented for the Records Department. This was a tremendous improvement, because the software has allowed the department additional ways to receive and track payments more accurately.



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1908-2018



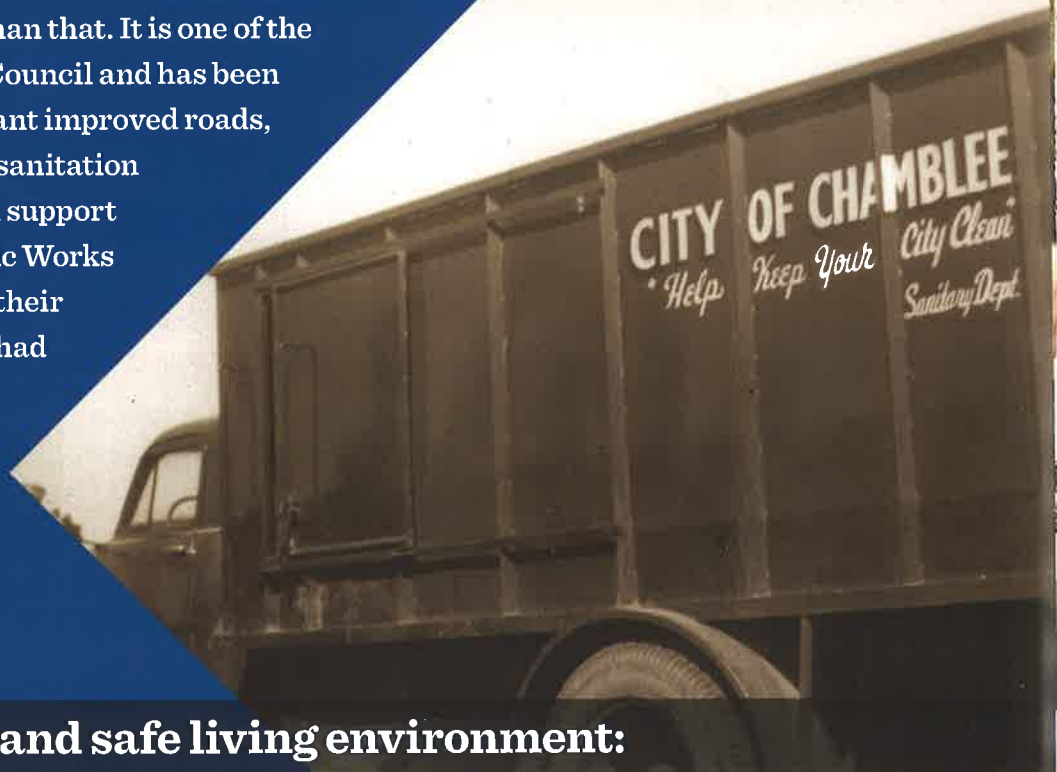
The first Citizens Police Academy was completed with plans to conduct the Citizen's Patrol program in 2018. The Citizens Police Academy opportunity is for residents to learn firsthand about police operations through a series of classes, field trips and simulated activities.

public works



The most basic definition of public works is the work of building things such as roads and infrastructure, as carried out by the government for the community. In the City of Chamblee, public works is more than that. It is one of the

priorities of the Mayor and City Council and has been for quite some time. Residents want improved roads, fewer traffic backups and timely sanitation pick ups. The Mayor and Council support those needs. The Chamblee Public Works Department not only performed their routine work this year, they also had numerous accomplishments, which keep motorists moving and pedestrians safe.



Promoting a healthy and safe living environment:

Public Works completed **18** contracted projects. The total storm water project expenditures for 2017 was **\$560,000**.

Residents in Chamblee diverted **13.2%** of their solid waste to landfill alternatives through the household recycling program. This is comparable to 2016.

Chamblee Sanitation collected and disposed of the following categories of waste:

13

Tons of Street Sweeper Dirt

4,300

Tons of Household Garbage

570

Tons of Household Recyclables

780

Tons of Yard Waste (Leaves and Grass)

5,340

Cubic Yards of Yard Waste (Brush)

chamblee

110

1908-2018



Developing & maintaining strong multi-modal connections:



- Chamblee contracted to pave approximately **8.3** miles of roadways in 2017. In addition, Chamblee completed three new streetscape projects that included an additional one mile of paving and approximately **1.5** miles of new sidewalk. This **9.3** miles of paving represents **11.8%** of the Chamblee roads (not GDOT or private). Chamblee has **78.5** miles of city streets.
- Chamblee owns **12.4** miles of sidewalk in the city, representing **7.9%** of right of way with sidewalks.
- Chamblee contracted to repair approximately **2,600** square yards of potholes (590 tons of asphalt) throughout the city in 2017.



financials





2017 Government Revenues:

\$21,756,121

Property Taxes	\$10,157,051	46.7%
Business Taxes	\$4,105,688	18.9%
 Charges for Services	\$2,197,387	10.1%
Long Term Debt Issuance	\$1,544,725	7.1%
Interfund Transfers In	\$1,460,256	6.7%
Fines & Forfeitures	\$1,273,877	5.9%
Business Licenses	\$447,450	2.1%
Other Taxes	\$330,091	1.5%
 Miscellaneous Income	\$151,709	0.7%
Gain on Sale of Capital Assets	\$35,757	0.2%
Unrestricted Investment Earnings	\$52,131	0.2%

2017 Government Expenses

\$18,338,334

Personnel/Benefits	9,687,731	52.8%
 Purchased Services	4,137,174	22.6%
 Capital Outlays	1,860,100	10.1%
 Supplies	1,234,254	6.7%
Other Financing Uses	851,531	4.6%
Debt Service	376,986	2.1%
 Other Costs	190,559	1.0%

As attested to by the financial data in this Annual Report, the Mayor and Council of Chamblee subscribe to a conservative approach in running the city. We project revenues by taking into account all possible scenarios; what will the economy do, and how can we adjust accordingly?

These policies resulted in a combined ending fund balance of \$16,465,968 as of Dec. 31, 2016. Of this balance, \$10,735,969 is designated for general fund operations and is considered unreserved and can be used to meet the near term operating needs of the city. The unreserved fund balance in the General Fund increased by more than \$2.1 million from 2015 to 2016.

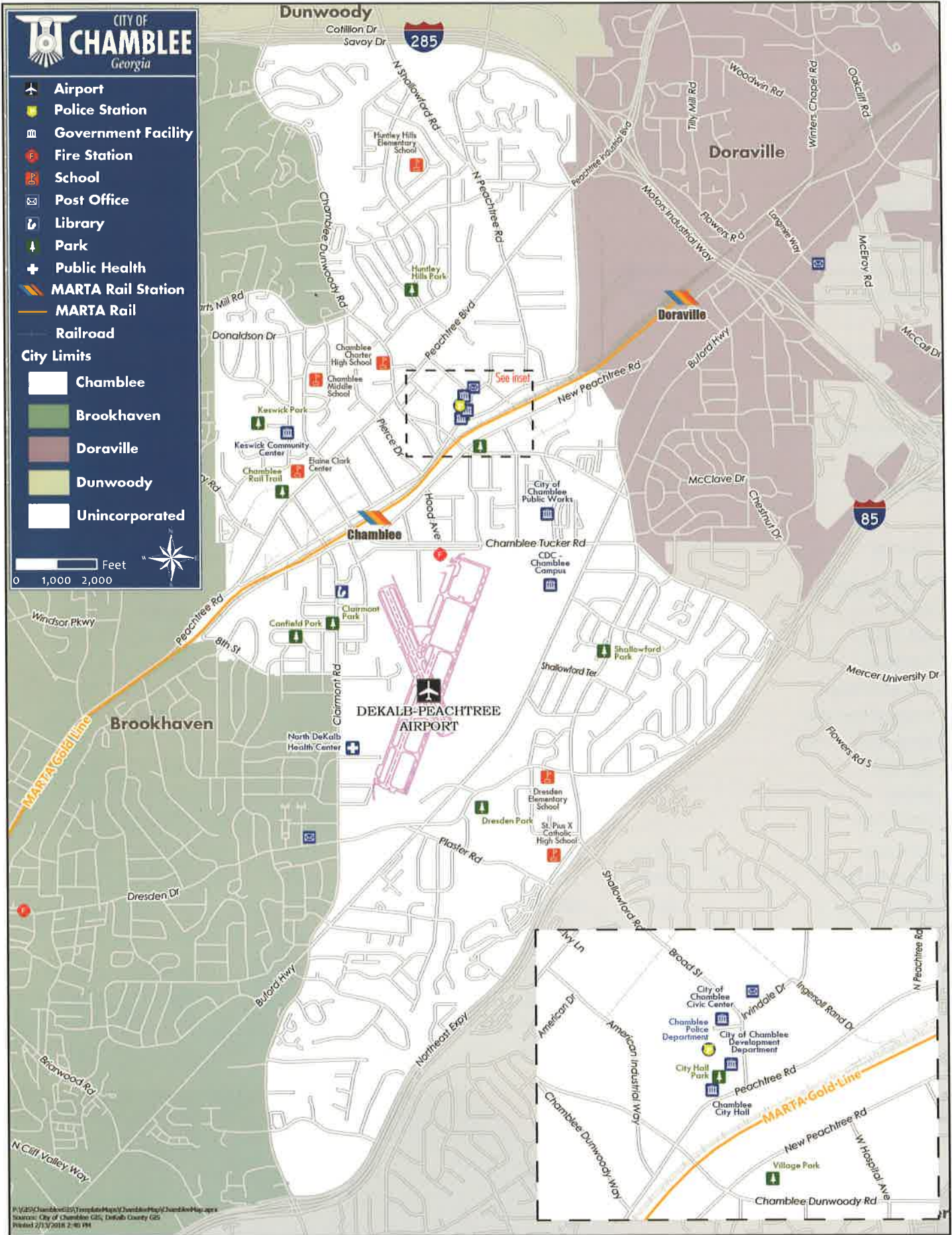
Prudent spending on operating costs has enabled Chamblee to purchase parks and take on paving projects for 2017. It is heartening that these investments can be made without borrowing or new taxes. The elected officials of Chamblee know tax money funds these projects, and do not take these decisions lightly.

The Finance Department is responsible for all financial operations, budget management and compliance, financial planning, payroll processing, coordinating the annual audit and preparing the annual budget.

City of Chamblee, Georgia's Change in Net Position

	Governmental Activities		Business-type Activities		Total	
	2016	2015	2016	2015	2016	2015
Revenues:						
Program Revenues:						
Charges for Services	\$4,845,438	\$4,282,860	\$3,016,053	\$2,406,255	\$7,861,491	\$6,689,115
"Capital Grants and Contributions"	9,707,855	1,197,701	-	-	9,707,855	1,197,701
General Revenues:						
Property Taxes	7,111,044	6,829,110	-	-	7,111,044	6,829,110
Other Taxes	6,816,149	5,918,056	-	-	6,816,149	5,918,056
Investment income	15,783	5,400	-	-	15,783	5,400
Miscellaneous	188,276	228,570	86,900	10,400	275,176	238,970
Total Revenues	28,684,545	18,461,697	3,102,953	2,416,655	31,787,498	20,878,352
Expenses:						
General Government	\$2,565,818	2,023,765	-	-	\$2,565,818	2,023,765
Judicial	336,953	306,565	-	-	336,953	306,565
Public Safety	8,528,790	8,202,652	-	-	8,528,790	8,202,652
Public Works	2,142,122	1,509,538	-	-	2,142,122	1,509,538
Parks and Recreation	1,427,043	1,249,850	-	-	1,427,043	1,249,850
Housing and Development	2,770,970	1,925,243	-	-	2,770,970	1,925,243
Interest on Long-Term Debt	9,755	13,963	-	-	9,755	13,963
Storm Water	-	-	858,972	780,900	858,972	780,900
Sanitation	-	-	1,307,507	1,105,695	1,307,507	1,105,695
Criminal History	-	-	206,329	215,685	206,329	215,685
Total Expenses	17,780,844	15,231,576	2,372,808	2,102,280	20,153,652	17,333,856
Excess Before Transfers	10,903,701	3,230,121	730,145	314,375	11,633,846	3,544,496
Transfers	518,422	(370,268)	(518,422)	370,268	-	-
"Increase (Decrease) in Net Position"	11,422,123	2,859,853	211,723	684,643	11,633,846	3,544,496
Net Position, Beginning of Year, Restated	21,994,102	19,134,249	6,572,729	5,888,086	28,566,831	25,022,335
Net Position, End of Year	\$33,416,225	\$21,994,102	\$6,784,452	\$6,572,729	\$40,200,677	\$28,566,831

THESE FIGURES ARE AUDITED.



2017 notable headlines



Reinvention fueling Chamblee's growth

Former industrial zone benefits from spillover from high-priced cities.

By Michael E. Kaveloff
mkaveloff@ajc.com



Chamblee to aid residents to obtain funding for Hurricane Irma damage

Parade Miller - For the AJC
1:27 p.m. Wednesday, Dec. 20, 2017 Filed in Metro Atlanta / State news

f t +



Parade Miller - For the AJC

The State of Georgia received a disaster declaration because of September's Hurricane Irma. As a result, the city of Chamblee is eligible to receive federal and state funding and assistance based on local damage.



Chamblee adds to park land
Parade Miller - For the AJC
3:21 p.m. Wednesday, Nov. 22, 2017 Filed in Metro Atlanta / State news

The city of Chamblee recently acquired more than 18 acres of land for park space being its total of park land to more than 104 acres. The former Jari Hearn Golf Center at 4443 Buford Highway was purchased for \$4.5 million through a low-interest lease program through the Georgia Municipal Association.

The addition of new parks and recreation space was a key task identified by residents in the city's 2015 Comprehensive Plan. Additionally, efforts from the 2016 Parks Master Plan process identified Chamblee residents' desire for additional park space featuring amenities like new recreational opportunities, such as soccer and trail connectivity.

The Hearn property will be used as active park space and developed into several soccer and multi-use fields and walking trails adjacent to Dresden Park. Chamblee has issued a Request for Proposals for the development, maintenance, operation and financing of this complex. This investment by the City is designed to create premier field space and expand the athletic offerings available to residents. The secondary goal of the project is to spur additional private development along the Buford Highway corridor.

Atlanta Business Chronicle: An awakening in Chamblee

NEW PROJECTS, COMMUNITY TRAIL: WEAVE A CITY'S RE...

Chamblee is right now, with its exciting new developments and its growing population. The city is experiencing an awakening, and it's not just in the name of the city. It's in the way the city is growing, and it's in the way the city is changing. The city is becoming a more vibrant and diverse community, and it's becoming a more attractive place to live and work. The city is becoming a more important part of the Atlanta area, and it's becoming a more important part of the state of Georgia.



'PUBLIC ART GIVES' Chamblee mural unveiled

By Travis Haddock and A. Scott Helzer
thaddock@ajc.com, shelzer@ajc.com



The city of Chamblee unveiled a mural of a public art project, the 'PUBLIC ART GIVES' mural, which is a tribute to the city's history and culture. The mural is located on the side of a building in Chamblee and features a group of people and a building. The mural is a work of art that is both beautiful and meaningful. It is a tribute to the city's history and culture, and it is a work of art that is both beautiful and meaningful.

Chamblee nears completion of Chamblee Dunwoody streetscape improvement

Parade Miller - For the AJC



Parade Miller - For the AJC

The City of Chamblee is nearing completion on its streetscape improvements on Chamblee Dunwoody Road from Peachtree Boulevard to Haris Mill Road. Within the next month, final aspects of the project will be finished, including:

LOCAL CHAMBLEE



Getting a taste of CHAMBLEE

BY R. SCOTT BELZER
rbelzer@dekalbchamper.com

For more than four hours on Oct. 7, downtown Chamblee transformed into a crossroads of taste, culture and community. The annual Taste of Chamblee event, which showcases culture and culinary delights city limits, kicked off in Chamblee.

A newcomer to the event was Snobias Vegan Baked Goods and Hopes Salts. Snobias offered sweet potato and chocolate cake muffins as well as chocolate cookies to guests. Snobias operates out of a baking co.

Snobias' Vegan Baked Goods provided samples of sweet potato and chocolate cake muffins as well as cookies to attendees.