Introduction

Beginning of the third millennium, many changes and is a continuous process of revising and changing the management structure required the city. Processes such as globalization, the process of democratic societies, and development of theory-based approach are towards good governance. Urban challenges and developments in the theory of sustainable development in the third world to reconsider the relationship between the state, market and civil society in the process is the development of the public affairs. In this regard, the need for change in management systems and flexible approaches to urban planning and follow-up, democratic participation has become inevitable. Evaluation of urban management systems and methods for selecting the mayor and city council, city management in various cities reveal the diversity of models in each of the countries. How to choose the mayor and other factors such as model of urban management, city charter, the macro system (federal, focus, etc.) and laws relating to national and regional local government, state and local government in determining the strength of the institutions of urban management there. Accordingly, the core of this paper is to identify the model of management in the metropolitan city of Tehran. And regard to inventory management problems of suffering, seeking to achieve a model performance management policy for Tehran metropolitan area.

Accordingly, in this paper we have tried to approach the desired rule, to identify and analyze the patterns of Tehran metropolitan be addressed. This has questioned whether the existing management model can be responsive to issues of Tehran? Based on comparative studies and other studies in the use of more efficient models urban model would fit in Tehran.

Materials and methods

To achieve the goal is having the necessary scientific research. Methods used to conduct is a similar survey research (data collect about a phenomenon). Library resources related to the subject of libraries, organizations related to urban affairs, research and scientific databases, and the Internet have been collected and studied. Documentary resources', including documentation and research projects related to

research conducted at the Center of Tehran Tehran is a planned city. The aim of the present study in terms of applied research and as a method of data collection study was descriptive (non-experimental) is considered. In terms of the relationship between variables is analytical. Either way, the original study was a descriptive - analytical. Among the aforementioned methods, secondary analysis, and historical content than other methods will be used in this study.

Finding and results

Since in our country and other countries that are managed by a centralized system of local government (municipalities - and offices in rural parts of the city) and regional organizations (provinces) are independent, they are all subject to the central government and the central government is interfering in their affairs and supervision. But this kind of local and regional administration, local or regional government can not be considered as local or regional organizations, but they must be considered.

General characteristics of urban governance structure and management system can be expressed as follows:

A) Lack of management systems and autonomous and distinct;

B) Permeability of decision making and implementation of urban management in formal organizations from informal sources of social and economic power;

C) Reliance on metropolitan governance structures and ways of governance structures and resources;

D) evaluate the legitimacy of institutions and processes for effective urban management official government sources;

E) Lack of theoretical support and vision of the organization of metropolitan management.

Table 1. Characteristics of urban management system in comparison with developed countries, Source: Author.

Characteristics of urban management in developing countries	Characteristics of Urban Managementt in Iran
Legitimacy, governance and control system of the people.	Outside urban system.
Responsible for the management of people.	Administration officials meet
System to be spontaneous and natural growth	Sudden and unexpected change of the system is unpredictable.
Public participation is very high.	Public participation is very low.
Different values and attitudes are influenced by social integration.	Values and trends affecting the management of the government and political context.
A relationship between city management and urban fabric of the city	lack of a systematic relationship between elements of the system
a lot of autonomy in urban management	Urban management is not provided.
System of a complete management system has all the urban activity.	Urban management functions are limited.
People voluntarily pay their taxes without a flinch.	People shirk from their taxes.

When the revolution came in 1357, the Urban Community in their absence Interior Ministry disbanded and the city served as the vice president of the Association of payment. After 21 years of revolution, the Soviet electoral law, Duties and Islamic councils and elected mayors Electoral Act 1375, the Soviets began in 1378 and held. The model of choice for the administration of the city council, city manager is the same model as the previous law, the City Council elected manager is defined as mayor. This Act repealed the previous rules of classification and grading neighborhood and City Council members are elected by vote of the people. Executive leadership council is led by a mayor (chief town) who is elected by council. Department heads and deputies of municipal mayor and council chooses not legally entitled to intervene in this area. Mayor (City Manager) against the decision of the city council accountable and legal procedures after the removal of the mayor and city council members are possible impeachment by a two-thirds vote against. When the Council acts contrary to prescribed duties, or against the public interest, project proposed by the Governor and the State Board and approved dispute resolution center dispute resolution is dissolved. This vote by the City Council in court, and the court is bound to consider objections to the outside of the turn and the final judgment. Unlike the previous law banning councils under this Act is not in the scope of executive powers and the process representatives from the three branches of the (members of the Central Council of State Dispute Settlement), and finally confirmed in a judicial body is possible. This system separates the positive aspects of the city, even compared to some European countries.

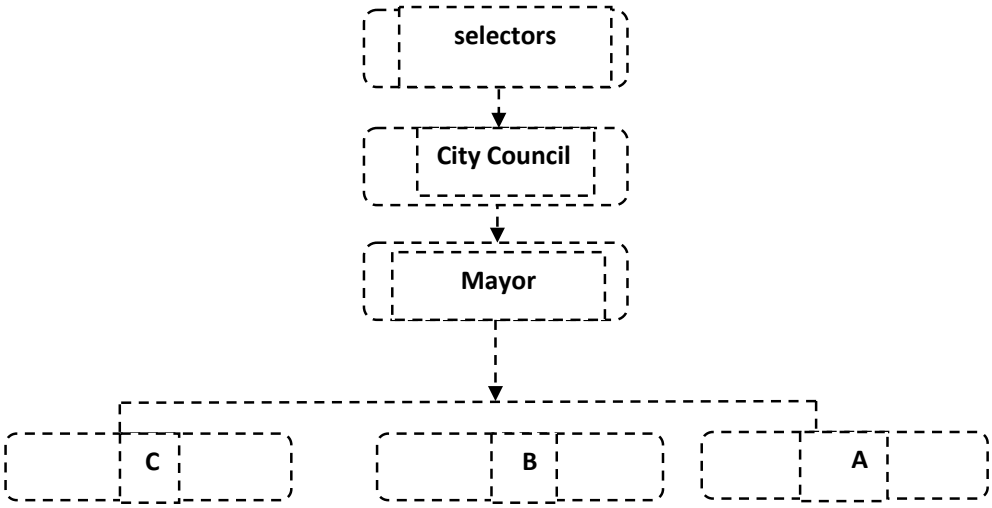

Figure 1. The model adopted by the city council in 1375 and amended according to Law 1382; Reference: clerical and others, 1387, p 150.

The metropolis of Tehran urban management model according to the above mentioned issues can be concluded that the model of urban management of the city's Board model. The rules explicitly mentioned in any of the management model are not taken. The legal text of the mayor's personality is frequently called functions and powers assigned to him, regardless of who is elected to the position of mayor. Those individuals from outside the council and municipal elections are called the city managers. While the city's leadership to grant either directly or indirectly (the Council) votes and has won the trust of citizens, not rational. The models council - Mayor of the city manager has a separate personality is different about her powers. So expect the political leadership of the city appointed by the city manager, similar to what is observed in a model of urban management is the plan in principle.

Select the type of urban management model reflects the prevailing attitude is important in the regulation of relations between the council and the municipality ¬ indicate the participation of all executive power. One of the most important topics in determining is the best management model to determine how the city and the city manager's position of power. The model is closely related to the city's urban problems solved or created. Models of urban management, urban affairs administrators the power to make that kind of decision making on urban issues in the framework provides. Due to the high effectiveness of this type of models and instruments in decision-making and decision-making, and engender a significant factor in solving urban problems. The relationship between these models of urban management and

urban is issues in relation cause and effect. It can be concluded that, by providing strategies and ideas to solve urban issues and a model that is appropriate.

Coexistence of local urban management, central administrative system, horizontal, vertical and sectoral issues in many areas such as decision making, coordination, and the division between them is created. Among the different groups that may have influenced the decisions of senior managers of Tehran, heavy bureaucracy of government bodies and public organizations is evident on the municipality. Operations executive with a focus on Tehran's structure and its control mechanisms (such as budget) is the complex relationship between municipal leaders and government agencies.

Except for the basic shapes that can be seen in Tehran metropolitan urban management model, relations council - Mayor did not adjust well to this model. And this is source of many problems in administration, supervision, particularly reduction council. According to feasibility report estimates the direct election of the mayor by the people between 78-85 Life of urban management has been listed for a year and nine months. This indicates that the stability of management of the metropolis of Tehran. Because the goals and strategies of management and the threat this time is very limited. After analyzing the current model of urban management, injuries and defects in the model are identified.

Studies conducted in this study show that the main weaknesses in the current model of urban management include: lack of separation of the political leadership of professional management, urban management institutions limitations tasks, the same model of governance in cities, lack of mechanisms to monitor and regulate the balance between the Council and Mayor, formation of district and regional councils How to select a subset of city councils and city council members.

These shortcomings and defects in models of urban management issues, metropolitan Tehran is facing issues such as urban density, de-centralizing and creep (of unusual and irregular constructions metropolitan suburbs); metropolitan transportation infrastructure (which involves learning approach - local) environmental issues (quality and reduce environmental degradation, pollution of air, water and soil, the threat of open spaces and green) and the servicing area (the metropolitan economies of scale) and like they alone are not listed here. Therefore, based on analysis of management patterns and characteristics of such models in Tehran, Iran, specially appointed mayor of the above-mentioned strong dependence of the strength of Tehran's municipal urban management models of major power and lack of civil institutions and a lack of public participation, the management of urban areas into an arena of political parties at the national level has been renewed for power. Most technical and financial resources spent in this area are rallying former officials. Between governmental and non-

governmental officials to focus on the management of the metropolitan city of Tehran as a launch pad for the attainment of national power has become. The circulating concentration of power in the Iranian cities like Tehran Metropolis led the field of urban management as a temporary place to test idea of strategy is known as the people in urban development. According to the characteristics of the elements these are linked to the field of urban management. In the field of urban management as a field becomes unstable and costly and confused and unstable due to the development of the city. On the other hand, urban management and architecture modeling elements and model performance of the municipal powers and their policies have caused to be present in the form of Tehran. The formation of social and urban problems in large-scale production, show the performance of these factors.

It can be concluded that the performance creates problems, due to their structural characteristics and attitudes of the ruling power in this model and show the characteristics and nature of power in our society. Therefore, we can conclude that lent and reasoned discussion of the inappropriateness of existing management models, and the need to replace the present model is appropriate accountable. Tehran metropolitan existing models can not maintain the Independence of urban management issues and respond to Tehran. Management model should be used as a means of governance in Tehran urban management independence from management, large power elements guarantee and create and encourage popular participation in civil society and in this way we can prevent the renewed strength of national political parties in the field of urban management.

Conclusion

43.2% of the countries have the strong council-Mayer model, 20.5% council-manager and 18.2% have weak strong council-Mayer model and the rest have different urban management systems. It is observed that most countries toward greater democracy, participation of social actors, the direct election of mayors and the Council by people. Finally it is concluded that Tehran should choose the model of urban management in line with national documents and legal state. Metropolises of the world's top management need to match the pattern of geographical, social and historical aspects of Tehran Metropolis of other issues that must be considered. Superior localization pattern is something that must be followed. Model the Council - manager of collective leadership model and the specific characteristics of the model metropolitan city of Tehran will respond to management issues. Considering the importance of the situation can be acknowledged, however, most of the world's metropolises in the ideal model of urban management the strong Council - Mayor, have superior structural characteristics. But in many ways, with the executive mechanisms, rules and regulations of outreach and geographical conditions, historical, social, lacks are not

consistent with Tehran metropolis, however, it could be a good feature localization and adaptation of the best used alongside other major cities. The metropolis of Tehran diverse cultural and geographical features as a model for the strong council - Mayor it is recommended as a suitable model to use the parameters of the model due to the characteristics of urban rulers and participatory approaches and holistic approach in solving urban problems. Finally, the strong mayor model using criteria derived from the theoretical foundations of the rule of urban and other relevant criteria, Strengthening the rule of urban indicators (participation of citizens, accountability and justice) and some other parameters of interest such as the promotion of urban management authority, The power and authority of the mayor, coordination and cooperation between the Council - Municipality, the Municipality of specialization in the body, the strength and stability of the regulatory and legislative council will be in urban management. And the dependence of the elements of national power, thereby reducing or eliminating the council model - strong mayor, in general, in order to strengthen the urban management is evaluated. The model realization council - Mayor of Tehran on the one hand, the strong barriers such as lack of effective political parties, Consistent with the lack of support and social capital in society. On the other hand, due to the limitations of the law ", Duties and Islamic councils elected mayors Electoral Act 1375» and its subsequent amendments, the adoption of "direct selection Mayor" requires legal changes and reforms in the political and social forms.