

UNION CITY, GEORGIA
REGULAR COUNCIL MEETING MINUTES
TUESDAY, AUGUST 20, 2019
7:00 P.M.

PRESENT:

Mayor Vince Williams
Mayor Pro Tem, Angelette Mealing
Councilmember Brian Jones
Councilmember Shayla Nealy
Councilmember Christina Hobbs
City Manager - Sonja Fillingame
Assistant City Manager - Tarsha Calloway
City Clerk - Shandrella Jewett

STAFF PRESENT:

Human Resources Director - Linda Goodman-Warren
Community Development Director - Ellis Still
Public Services Director - Lonnie Ferguson
Court Services Director - Kristie Collier
Fire Chief - Joe Maddox
Police Chief - Cassandra Jones

ABSENT:

Parks and Recreation Director - Lee Blitch

The meeting was called to order at 7:00 p.m.

I. INVOCATION AND PLEDGE OF ALLEGIANCE TO THE FLAG:

Invocation by Councilmember Brian Jones

II. MEETING OPEN TO THE PUBLIC TO DISCUSS ITEMS NOT ON THE AGENDA: (2 MIN.)

Wanda Mosley, 4689 Creekside Cover – Spoke regarding the following:

- Environment, Economic Development, and Quality of Life in Union City
- Widening the natural buffers between commercial and residential

Angela Knight, 220 Marron Road – Spoke regarding the following:

- Police Response Time and Fulton County dispatching for Union City
- Illegal Dumping

Keith Browne, 4959 Rapahoe Trail – Spoke regarding the following:

- Warehouses in Union City
- Stonewall Tell Warehouse

Kathy Butler, 2216 Lester Point – Spoke regarding the following:

- Communications regarding e-mails and the variance request on Flat Shoals Road
- Homestead Exemption

Carla Morrison (Sisters of Today and Tomorrow), P.O. Box 540 – Spoke regarding the following:

- Establishing relationships and Community Service in Union City
- November 2, 2019 – Mommy, Mentor, and Me event at The Gathering Place at 10 a.m. to 2 p.m.
- Thanked Mayor and Council for supporting “Sisters of Today and Tomorrow” Leadership Conference
- Read and distributed four Thank You Cards from the girls of the organization

III. PRESENTATIONS/ACKNOWLEDGEMENTS OF AWARDS AND ACHIEVEMENTS:

- Announcement and Recognition of Employee of the Month
Police Officer Joseph Barker received the Employee of the Month Award
- Proclamation acknowledging National Payroll Week (September 2-6, 2019)

- Acknowledgment of “Black State Troopers of America” Conference and Community Project held in Union City (August 10, 2019)
- Acknowledgment of National Senior Citizens Day (August 21, 2019)
- Acknowledgment of Officer Jerome Turner return to work
- Presentation by Schneider Wright, Inc. regarding the “Kenneth L. Johnson Depot” Concept Schematic Design, Design Schedule, and Concept Cost Estimate

Mr. Eric Clementi introduced himself and two of his associates (Julie Chesnut, Founding Partner and Reem Alshamaa, Architectural Intern). He led a discussion regarding the following topics:

- Renovation Design Concepts
- Site Renovation Goals
- Building Exterior Renovation Goals
- Building Interior Renovation Goals

Councilmember Hobbs asked Mr. Clementi “When we move into the construction phase, will your firm serve as the Program Manager?” He replied yes, they will be the “owner’s rep” as part of the architectural services.

Mr. Clementi discussed three (3) phases of the project:

- Phase 1 - Schematic Phase – August 21, 2019
- Phase 2 - Design Development Phase – September 17, 2019
- Phase 3 - Construction Documents (8-9 weeks process), then the drawings will be ready for an advertisement for bids

The proposed design schedule should be ready to advertise for bid by November 20, 2019.

Mr. Clementi stated that they have put in place a Budget Management Process which aligns with the three phases of the design process. Each phase will have a Costs Processing Meeting Group that will check the drawings, specification, and numbers. This will be reviewed with the committee which will determine if they need to trim back and look at things that may be a cost driver. Also, he stated that estimates will become more definite the further they are in the project.

Mr. Clementi advised Mayor and Council to inform him regarding any items they would like to see on the monuments that would be displayed in front of the building. Mayor and Council thanked Mr. Clementi for a great presentation.

IV. CONSENT AGENDA:

All matters listed on the Consent Agenda are considered routine by the Council and will be approved by one motion. No separate discussion will take place on these items. If discussion of any Consent Agenda item is desired, the item will be moved to the Regular Agenda for separate consideration.

- A. Approval of the Minutes:
 - 07/08/19 - Budget Workshop
 - 07/16/19 - Work Session Meeting
 - 07/16/19 - Regular Council Meeting
- B. Council to consider a request to move the annual Budget Public Hearings from the end of the agenda to the beginning of the Regular Council Meetings (after approval of the minutes).
- C. Council to consider a request to enter into agreement with the City of East Point regarding the housing of Union City’s municipal arrestees at the East Point Jail.
- D. Council to consider approval of a request to enter into a Memorandum of Understanding between the City of South Fulton and Union City regarding a four month extension for the use of Union City Municipal Court facilities.

- E. Council to consider an ordinance to amend the Code of Ordinances to establish provisions pertaining to Sales of Alcohol off-premises for catered functions.
- F. Council to consider a request to adopt a resolution that will establish a fee, in the amount of \$500.00, for a license for the sale of alcoholic beverages off-premises.

On motion of Councilmember Jones, seconded by Mayor Pro Tem Mealing and carried, Council amended the above agenda item in order to add a \$500.00 fee.

On motion of Mayor Pro Tem Mealing, seconded by Councilmember Jones and carried, the Consent Agenda was unanimously approved.

V. OLD BUSINESS:

- A. Council to consider approval of Resolution 2019-09 regarding the abandonment of a section of a Municipal Street System known as South Wright Street.

Attorney Davenport advised Mayor & Council that some questions came up during the July 16, 2019 Council Meeting regarding the cost of abandonment and whether the owners would participate, etc. Alison Cox, Esquire (McNally, Fox, Grant & Davenport, P.C.) was present to address the issues. She advised Mayor and Council that a sewer line is running through the middle of the street which means the property cannot be abandoned for public purposes.

Lastly, she stated that “we reserve an easement and if we do that, it would require a survey that would increase the costs significantly to the neighbors.” Attorney Cox advised that she contacted each of the neighbors and they all have agreed to not have the property abandoned since they are not willing to pay those costs. Attorney Davenport stated he will contact Director Ferguson to make sure the area is identified for future maintenance purposes.

Property Owner Joan Bohachs, 5070 Alexander Avenue – Spoke regarding the following:
Mrs. Bohachs said she would like for someone to mark the property lines so the community will know exactly where the 50 feet starts and end. She mentioned that they have been paying people to mow the lawn and fertilize the grass.

No further action was taken.

VI. PUBLIC HEARING FOR FY19-20 BUDGET AND MILLAGE RATE:

- A. Public Hearing** to consider Fiscal Year 2019-2020 Budget.

At 7:53 p.m., Assistant City Manager Calloway provided an abbreviated summary of the FY19-20 Budget. *(See attached PowerPoint Presentation)*

Public Hearing Opened

No one came forth to speak

Public Hearing Closed

- B. Public Hearing** to consider Fiscal Year 2019-2020 Millage Rate.

At 7:57 p.m., Assistant City Manager Calloway provided an abbreviated summary of the Millage Rate.

- Current Millage Rate – 14.952
- Rollback Millage Rate – 14.326
- Proposed Millage Rate – 14.326

Assistant City Manager Calloway provided a sample on how to calculate taxes. *(See attached PowerPoint Presentation)*

Mayor Williams asked Assistant City Manager Calloway if the Homestead Exemption Analysis that Union City has done over the past few years was taken into account during this budget cycle. She replied yes, but the Homestead Exemption would not be included in the FY19-20 Budget because there is a process that Union City will have to go through.

Public Hearing Opened

No one came forth to speak

Public Hearing Closed

VII. REGULAR/NEW BUSINESS:

A. Council to consider a request for the abandonment of Red Mill Road.

1.) Council to determine whether the specified portion of Red Mill Road has ceased being used for transportation purposes and is in the best interest of the citizens of Union City to abandon.

2.) Council to consider whether to convey the abandoned property to the adjacent property owners.

On motion of Councilmember Nealy, seconded by Mayor Pro Tem Mealing and carried, Council agreed to abandon the specified portion of Red Mill Road that has ceased being used for transportation purposes and is in the best interest of the citizens of Union City to abandon.

On motion of Councilmember Nealy, seconded by Mayor Pro Tem Mealing and carried, Council agreed to convey the abandoned the property to the adjacent property owners.

VIII. RECOMMENDATIONS FROM THE PLANNING COMMISSION:

None

IX. PUBLIC HEARINGS:

A. **Public Hearing** to consider a petition for a variance from the Stream Buffer Protection Requirements, as it relates to encroachment into the City's 75 ft. impervious cover setback and 50 ft. undisturbed buffer adjacent to an intermittent stream, located on the applicant's proposed development. (BOC Flat Shoals Road – Staff Recommended Approval)

Director Still led the conversation by stating the above is a Stream Buffer Variance request regarding 3580 and 3600 Flat Shoals Road. The length of the Stream Buffer is 64,468 square feet and the impervious set back is 40,854 square feet length. He advised Mayor and Council regarding the conditions set by the Environment Protection Division, and the Army Corp. of Engineers. In closing, he discussed the additional requirements.

Petitioner Woody Galloway of The Galloway Law Group spoke in favor of the request.

Public Hearing Opened

The following spoke in favor or against the request:

- Lamisha, 4943 Raphae Trail – Inquired as to what will be built on the property
- Nicholas Perry, 7165 Anny Drive – Inquired as to the location of the variance
- Andrea Fishcer Ray, 549 Deschell Lane – Made a comment on how some of the residents feel in regard to more warehouses in Union City
- Tonya Isle, 5147 Rapahoe Trail – Spoke regarding the language for the agenda item
- Hezekiah Williams, 4579 Bull Court – Inquired as to the future plans for the property
- Lawanna Quakes, 5341 Rosewood Place – Inquired as to the motive of the request
- Kathy Butler, 2216 Lester Point – Spoke against the matter

Rebuttal by Woody Galloway. He stated that the purpose of the request is to get the property ready for development, but there is no current plan to go forward with development at this time.

Public Hearing Closed

On motion of Mayor Pro Tem Mealing, seconded by Councilmember Hobbs and carried, Council approved the above Stream Buffer Variance request. Vote 3 to 1. Councilmember Jones abstained.

X. CITY MANAGER'S REPORT:

A. Update regarding the renovations at 5041 Union Street, Union City, GA 30291

Director Still provided an update regarding the construction phase of the project, center beam, as well as the roof flashing. He advised Mayor and Council it should have been constructed as a slope roof and not a flat roof which caused some deterioration due to water damage. Therefore, staff is requesting additional funds, in the amount of \$45,659.00, to replace the beam, roofing, furnishings, and VC3 costs for the cable, internet, and phone.

On motion of Mayor Pro Tem Mealing, seconded by Councilmember Jones and carried, Council approved the request for additional funds in the amount of \$45,659.00.

B. Designee for the Apple Developer Program (Apple App Store and See-Click-Fix)

IT Manager, Trey Bennings advised Mayor and Council that in order to release the Union City mobile app in the Apple App Store, a designee must enroll in the Apple Developer Program. The designee would be authorized to sign legal agreements with Apple on behalf of Union City. Mr. Bennings further stated that he would be working directly with the Apple Developer Support Team as well as See-Click-Fix on the Union City mobile app. This is Apple's standard process in order to release apps on the App Store. Mr. Bennings would be the developer of the App and Apple wants the developer of the App to sign off on documents.

Council to consider a request for approval to authorize IT Manager, Trey Bennings as the designated signer of legal agreements with Apple on behalf of Union City.

On motion of Mayor Pro Tem Mealing, seconded by Councilmember Jones and carried, Council approved Trey Bennings as the designated signer for Apple.

C. City Manager Fillingame - Commented on the following:

- Kudos to Mayor and Council for allowing local artists to showcase their artwork at The Gathering Place

XI. REPORTS & ANNOUNCEMENTS FROM MAYOR & COUNCIL:

Comment by Councilmember Hobbs

Congratulatory remarks and acknowledgments extended to:

- Police Officer Joseph Barker - Employee of the Month
- Staff for an awesome Back to School Bash
- Director Lee Blitch, Black State Troopers of America, Staff, and Volunteers for providing community service at the Etris-Darnell Senior Center
- Staff

Remarks:

- Beautiful art display at The Gathering Place
- Kudos to the Payroll Professionals
- AAU Basketball in Union City
- Extended prayers to the nation regarding gun violence and severe weather

Comments by Mayor Pro Tem Mealing

Congratulatory remarks and acknowledgments extended to:

- Police Officer Joseph Barker - Employee of the Month
- Public Safety for all that they do
- Officer Turner on his recovery and for attending Council Meeting
- Black State Troopers of America for their donation of \$1,300.00 to Union City and for all of the community service provided at Etris-Darnell Senior Center
- Local artists for showcasing their artwork at The Gathering Place
- Public Service for cleaning up the community

- Fire Department for the distribution of fans
- Partners who participated in the UC Job Fair
- Staff

Remarks:

- Would like to see moving art throughout the City and on the trails at the park, etc.
- Would like to see part-time job opportunities for seniors in Union City
- Back to School Bash was great and successful
- Activities at The Gathering Place
- Upcoming County and Municipal Election

Comments by Councilmember Jones

Congratulatory remarks and acknowledgments extended to:

- Police Officer Joseph Barker - Employee of the Month
- Staff for considering Mayor and Council's top priorities regarding the budget

Remarks:

- Kenneth L. Johnson Depot Renovation
- July 31, 2019 - Ribbon Cutting Ceremony for Planet Fitness and UC Storage

Comments by Councilmember Nealy

Congratulatory remarks and acknowledgments extended to:

- Police Officer Joseph Barker - Employee of the Month
- Police Officer Turner on his recovery and for attending Council Meeting
- Carla Morrison – Sisters of Today and Tomorrow – Mentoring Program
- Director Goodman-Warren and the HR Team for a successful Internship Program & Newsletter
- Staff

Remarks:

- Back to School Bash – Serviced over 800 families
- Great Summer Programs at The Gathering Place
- Steller presentation and architectural design regarding the Kenneth L. Johnson Depot renovations
- Resurfacing Projects Underway
- Renovation of Mayors' Park is almost completed
- Registration for football and cheerleading
- Staff Development

Comments by Mayor Williams

Congratulatory remarks and acknowledgments extended to:

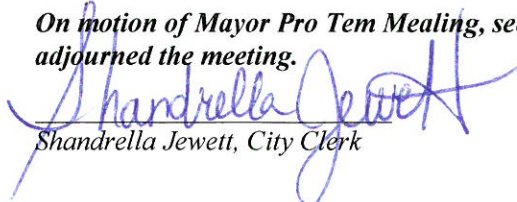
- Police Officer Joseph Barker - Employee of the Month
- Lakeisha Gaines (Finance Accounting Supervisor), Daryl Gilyard, Jr. (Human Resources Specialist), and Crystal Lazarus (Finance Comptroller)
- Police Officer Turner on his recovery and for attending Council Meeting
- Staff

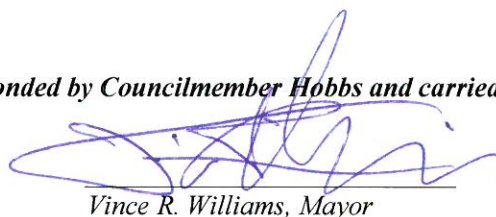
On motion of Councilmember Nealy, seconded by Mayor Pro Tem Mealing and carried, the Executive Session Minutes from July 16, 2019 was approved. Vote was unanimous.

XII. ADJOURNMENT:

The meeting adjourned at 9:05 p.m.

On motion of Mayor Pro Tem Mealing, seconded by Councilmember Hobbs and carried, Council adjourned the meeting.


Shandrella Jewett, City Clerk


Vince R. Williams, Mayor