

MINUTES
WORKSESSION MEETING
MONDAY, JUNE 11, 2012
6:30 P.M.

Present: Mayor Ralph Moore, Councilmember Shirley Jackson, Vince Williams and Brian Jones, City Manager Steve Rapson, City Attorney Patrick Stough, City Clerk Jacqueline R. Cossey, Assistant City Clerk Tameca P. White

Absent: Angelette Mealing and Dennis Davenport

I. ACKNOWLEDGEMENTS/PRESENTATIONS:

Presentation of the Quality Growth Audit prepared by Atlanta Regional Commission Staff

Stephen Causby of Atlanta Regional Commission provided a Quality Growth Audit presentation. He stated that the quality growth audit was basically looking at the City's planning documents, Comprehensive Study, the South Fulton Parkway Plan, the LCI and any kind of corridor study and line that up with the City's zoning codes, subdivision regulations and ordinances. He added that they checked for inconsistencies or chances to further implement strategies to try to make the community transit friendly. He then stated that based on these observations, the following recommendations or suggestions were made:

- Develop a connectivity master plan for sidewalks to make sure that streets are going where they need to go to meet future development. He further added that the City should take advantage of some of the funding sources to assist in paying for some of the sidewalks because transit riders will look for safe sidewalks when walking to and from their vehicles.
- Consolidate all of the street design regulations into one section of the code so that it is more user friendly and easier to navigate for developers. He added that the City has great Street Design regulations, but they are spread out.
- Transit Orient to Development: Mr. Causby provided some resources along those lines.
- Mixed Used Standards: The City has a great set of mixed used standards in the Roosevelt Overlay District, in fact, one of the best he had ever seen. He stated that it may be helpful to apply this to other parts of the City. He added that having uniform standards throughout the City is great, when possible. He stated that he did note that the City has a restriction that no more than 25% of the total development shall comprise residential units. He recommended looking at increasing it to 35% or 40% so that the commercial and surrounding area is a little more viable.
- The Urban Design Overlay is a great tool that could be implemented along the City's corridors and bringing up context sensitive street design where it is appropriate and where it makes sense to create a street environment that is not hostile to pedestrians. He added

that this will ensure that there are trees and shade and benches for people to wait at bus stops comfortably.

- Dimensional requirements: He stated that the City's setbacks for commercial use might be a little larger than usual and recommended scaling it back. He added that he provided a sample of district dimensional requirements chart comparing the City's setbacks to others in the region. He further recommended that perhaps reducing them to some extent and providing some parking in the front because people are going to drive. He added that we could narrow it a little, the building would be a little closer to the street so that as we have more people using transit and making those connections, the businesses that they are trying to support are not so far away. He concluded that these are things that will hopefully create a pedestrian friendly environment.
- A Greenspace Master Plan: He added that this assessment should be done to determine some of the City's needs in terms of bike paths and trails for softball diamonds and basketball courts and being ready when the land becomes available and the employees are ready to make those decisions knowing that the community is behind them.

He stated that the Council received an abbreviated hard copy of their recommendations tonight; however, they would receive a full version in an electronic version tomorrow. He added that these are the larger items and there are smaller recommendations in the report as well. He reiterated that the City's goal and objectives were taken for the comprehensive plan and an internal analysis was done to develop these recommendations.

Councilman Jones stated that he was interested in solar panels to help the residents and businesses on a monthly basis.

Mr. Rapson asked if it would be safe to assume that if the City implemented some of these strategies, that it would help us in an ARC evaluation for a grant in the future.

Mr. Causby stated that it would not hurt.

Mr. Rapson stated he wanted Mr. Causby's answer to be on the record.

Mr. Causby stated that this typically moves forward by the elected body accepting the recommendations and forwarding them on to staff and the Planning Commission for implementation. He added that each one is its own item in terms of moving it forward and writing them into the code.

Councilman Williams asked if the appendix was forthcoming.

Mr. Causby responded, "Yes".

Recognition of District Champions: Union City 10-Year-Old and Under Girls Softball Team

Lee Blich of Parks and Recreation introduced the 10-year-old and under girls softball team to the Council. He added that the girls and parents wanted to have a girls softball team and he wanted to let them know that we all appreciate them participating in the program. The Council posed for a photo with the team, coaches and parents.

- II. REVIEW OF MINUTES: Worksession Meeting, 05/07/2012
 Regular Council Meeting, 05/15/2012
 2012 Annual Retreat, 05/18/2012

Mayor Moore made one correction to the Worksession Minutes, "ERU".

The minutes were added to consent agenda upon the correction.

III. OLD BUSINESS:

1. Council to consider approval of a Stormwater Utility Ordinance. (*This item was deferred for an additional 30 days from May 15, 2012*)

Mr. Rapson stated that this is a utility ordinance and he will also need action to be taken on the new utility rate. He stated that this was discussed at the retreat.

2. Report regarding the status of the structure located at 6583 Clayborn Avenue. (*Status report requested to return 90 days from March 20, 2012*)

Mr. Rapson stated that he spoke with Polly and there have been no permits issued for this property.

Ms. Lippmann stated that the building inspector will be present next week and provide a full report.

IV. NEW BUSINESS: (*Determine Items for 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 Meeting Agenda for separate consideration.

1. Council to consider approval of a request for a resolution for the Americans with Disabilities Act (ADA) Transition Plan.

Mr. Rapson led this discussion and stated that Sylvester is handling this, but it is a requirement from the Federal Government and items one and two are regarding Americans with Disabilities Act requirements that have to be formally adopted by the Mayor and Council.

This item was added to the consent agenda.

2. Council to consider approval of a request for a resolution to adopt certain policies and procedures in compliance with the Americans with Disabilities Act.

This item was added to the consent agenda.

3. Council to consider approval of a request for a resolution between the City of Union City and the Housing Authority to operate within the City limits.

Mayor Moore asked if this was Union City or Fulton County.

Mr. Rapson stated that it is Union City on behalf of Fulton County so it is both.

Mayor Moore stated that Fulton County needs authority to operate within the City limits of Union City so this should read as such.

This item was added to the consent agenda.

4. Council to consider approval of a letter of support of a 150-unit multifamily housing project for seniors, Providence at Parkway Village.

Torian Priestly addressed the Council and stated that he has been working on projects in Union City since 2007. He added that this is the last stage of development at Parkway Village. He further added that Woodbridge at Parkway Village was a great project and it was lease to capacity within three months and he currently has a waiting list from 150 to 175 seniors for the this project. Mr. Priestly stated that over the past 12 months they have been trying to find financing and he has received funds from the Fulton County Housing Authority and they have a new partner which is a non-profit Atlanta Neighborhood Development Partners and he hopes to receive a commitment letter this week. He added that this will be a replica of Woodbridge. He further added this will be 150 units for ages 55 and older.

Mayor More asked if he was to sign the resolution.

Mr. Priestly explained that the letter of support goes to the Department of Community Affairs which will need the Mayor's signature. He added that the Fulton Housing Authority will need his signature on the resolution, but he is representing them tonight with regards to obtaining the resolution. He added that on the last project, they reduced the amount of parking on the property from over 300 to around 200. Mr. Priestly stated that of the 200 spaces, they only utilized roughly 60% ,so he would like to get that amount reduced.

Mayor Moore asked if he would like to go back before the Zoning Board.

Mr. Priestly responded, "Yes". He added that they will be able to create more greenspace. He concluded that he just wanted to make the Council aware of this but he knows that he has to go back before the Zoning Board.

Mayor Moore stated that he needs a resolution drafted for this item.

Mr. Rapson asked if the Mayor wanted a resolution in addition to the letter.

Mayor Moore and Councilwoman Jackson both stated that he is asking for both.

Mr. Rapson stated that Patrick could draft the resolution.

This item was added to the consent agenda.

A resolution for the aforementioned project was also added to the consent agenda.

V. RECOMMENDATIONS FROM THE PLANNING COMMISSION:

1. **Public Hearing** to consider a text amendment to the Zoning Ordinance to Article VI Section 6- 9 “Office-Institutional” Zoning District, Section 6-10 “Neighborhood Commercial” Zoning District and Section 6-11 “General Commercial” Zoning District as it pertains to permitted and conditional uses in those districts. *Planning Commission Voted 3-2 to leave all permitted and conditional uses in the O-I, NC and GC zoning districts as they currently are.*

Ms. Lippmann stated that she was sure that the Council read her lengthy staff report, but the short story is that the Planning Commission recommended leaving those three zoning districts as they currently are and not to remove any uses.

At this time Mayor Moore stated that he wanted to take a moment to mention what he has been hearing the community ask for. He added that he does not hear that we do not have an insufficient amount of places to save souls, but he does hear that we do not have enough places to feed souls. He further added that he was glad to see the planner make a distinction between a place of assembly and an eating establishment because they are not the same thing. Mayor Moore stated that when the Council makes these decisions, something is going to be left out. He added that there are going to be some uses that are not going to be included. He further added that those uses from what he saw the planner outline are not critical to what the community is asking for. Mayor More stated that if he had to say one versus the other, he would rather side with what the community has asked for and this is not just from a personal stand point, but from the Comprehensive Plan and the LCI Study and the community has asked for more eating establishments. He added that the issue is not with Union City, but the issue is with the state. He stated that the state mandates the separations of certain types of uses and those who serve alcohol; they are putting the wedge between that. He further stated that if he had to advise the community, it should be no more different than each community making a decision about separation as they did on Sunday sales. Mayor Moore added that this was his personal opinion, but he is often hearing the community say they want eating establishments similar to those at Camp Creek and similar to the neighbors to the South, East and West. He stated that he would recommend going with the deletions of the assembly and not conflict with the Religious Land Use and Institutionalizes Persons Act (RELUPA), which is a big issue, rather than to be at odds on a continuous basis with the community simply because we are faced with more of a statement than a local mandate. He concluded that this is his personal opinion.

Councilwoman Jackson agreed with Mayor Moore.

VI. OTHER BUSINESS:

City Manager Reports:

Mr. Rapson reported the following:

- Grand Jury Decision

After 12 hours of deliberation it was returned No Bill which means that they will not choose to indict the officer and the Justice Department is currently looking into the case to see if there is any reason to investigate.

- Jail Update

He has a meeting on Wednesday with Fulton County to discuss two scenarios for a long term solution for the jail.

- Tax Anticipation Note (TAN) Update

He received bids back and J P Morgan was awarded the TAN at 0.89%. He is in the process of working with the attorneys and bond council to solidify that funding.

- Georgia Power Rebate

He received notification of an \$11,000 rebate and once he receives the funds he will continue at the Police Department and Court for the energy savings and efficiency.

- Moore-Jackson Community Center (MJCC) Insurance Settlement

He received notification from GERMA that they are settling on the electrical and mechanical thefts that occurred in that facility over the last couple of years in the amount of \$261,919.61. He noted for the record that Tarsha thought that he was crazy to go after it.

At this time Mayor Moore asked if there was any further business.

Mrs. Cossey stated that she would like to verify the following:

- Item number 3 should read: a resolution to allow the Housing Authority of Fulton County to operate within the City limits of Union City.
- All items under new business were added to the consent agenda.
- A resolution for item number 4 should be added to the agenda.

The Mayor and Council agreed.

At this time Mr. Rapson stated that an accident occurred at MBA Waste where a man was run over by a bobcat loader. He added that we responded and stabilized him and put him in Rural Metro to send him to the hospital. He further added that he was later notified that the Emergency Room doctor felt that Union City's efforts saved the man's life.

Councilman Williams asked if we were preparing to clean up the Mall parking lot for the concert.

Mr. Rapson stated that he plans to take pictures of the Mall parking lot in its current state and clean it.

VII. ITEMS FOR DISCUSSION:

VIII. ADJOURNMENT:

On motion of Councilman Williams seconded by Councilman Jones and carried, the meeting adjourned.