

UNION CITY MINUTES
WORKSESSION MEETING
TUESDAY, JULY 15, 2014
6:30 P.M.

Present: Mayor Vince Williams, Councilmembers Shayla Nealy, Brian Jones, Angelette Mealing and Joyce Robinson, City Attorney Dennis Davenport, City Manager Sonja Fillingame and Jacqueline R. Cossey, City Clerk

Absent: Assistant City Clerk Ricky L. Clark, Jr.

The meeting was called to order at approximately 6:30 p.m. by Mayor Williams.

- I. INVOCATION AND PLEDGE OF ALLEGIANCE TO THE FLAG
- II. MEETING OPEN TO THE PUBLIC TO DISCUSS ITEMS NOT ON THE AGENDA (2 MIN.)
- III. PRESENTATIONS/ ACKNOWLEDGEMENTS OF AWARDS AND ACHIEVEMENTS:

Presentation by Union City Summer Interns

Presentation by Georgia Tech Interns

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.

IV. OLD BUSINESS: None.

V. REGULAR/NEW BUSINESS:

1. Approval of the Minutes: Worksession Meeting, 06/17/2014
Regular Council Meeting, 06/17/2014

The Minutes were added to the consent agenda.

2. Council to consider approval of an Intergovernmental Agreement with Fulton County for Animal Control Services.

City Manager Fillingame led this discussion and stated that this was the annual contract from Fulton County for animal control services. She added that the scope of services is to provide animal control services 24 hours a day including animals with rabies. She concluded that Union City's proposed share is in the amount of \$109,981.52, which is an estimate based upon call volume.

Mayor Williams asked how much of an increase is this from last year.

City Manager Fillingame stated that the increase is approximately \$3,000.00 from last year.

Mayor Williams asked if Code Enforcement could assist with streamlining these calls.

City Manager Fillingame stated that she has reviewed the bills and some of our challenge is repeat calls from the same address and there is a cost with every call. She added that Polly Miller began to go through those addresses and troubleshooting some of those calls including visiting some of the residents to see if she could provide assistance.

Councilmember Mealing asked if we could reach out to Fulton County and ask them to consider opening an office in the South Fulton Region. She added that she has reviewed the numbers and Union City is paying more than Sandy Springs, which is much bigger than Union City.

City Manager Fillingame stated that she posed that question to Mr. Delk, who is over Fulton County's animal control services, and they have assigned a position in the South Fulton Annex, so if we have any challenges with the billing and/or services, we now have a contact person. She added that last year Fulton County added an additional cost to make improvement to their facility and vehicles.

Councilmember Jones stated that last year we had a lot of repeat calls and we were going to redact them. He then asked if we had any success with redacting repeat calls.

At this time City Manager Fillingame asked Code Enforcement Polly Miller to respond.

Ms. Miller stated that she began to monitor the number of repeat calls back in November and found that it is fairly routine. She added that you will get several calls from one neighborhood when there is a stray dog. She added that she does not see anything out of the ordinary, but there was one address with six or eight calls in January, but that is not unusual when there is a stray dog in the neighborhood because neighbors continue to call until the animal is apprehended. She concluded that she is monitoring the calls and hopefully we will see the numbers decrease.

This item was added to the consent agenda.

At this time Mayor Williams stated that he would like to address the item listed under "Other Business". He added that this item was not on the original agenda that was advertised, but was added at his request due to the need and the swift action required by this Council to move forward for the opportunity to benefit this City regarding the 2006 General Obligation Bonds. He then introduced Thomas Owens from Raymond James & Associates, Inc.

Council to consider approval of a Resolution authorizing the issuance of General Obligation Refunding Bonds.

Mr. Owens provided the Council with a financial spreadsheet and stated that he was able to issue fewer bonds and save more money. He added that this is a refinance of the 2006 Bonds which means that he will replace the existing bonds with bonds at a lowest interest rate. Mr. Owens stated that those bonds are from 4.25% to 4.58% and he believes that he can go out and find a buyer to replace those bonds at a rate of 2.35%. He then stated that the lowest rate is not final as he plans to go out and run a competitive process and solicit bids from several different banks for the lowest rate. He added that the bonds are legally required to save money every year compared to the old payment and they cannot extend the final maturity, so the last payment will not be any further out than it is currently. Mr. Owens stated that the Council will be presented with a Parameters Resolution tonight that states that the City approves of the refinancing if we meet all of the legal criteria. He added that the City will advertise how many bonds were issued and also advertise that the City will save money each year as well as not extend the final maturity. He then stated that the Resolution will allow the attorneys to start the bond validation process that is required any time a governmental body issues bonds which includes two weeks of public notices and a bond validation hearing in Fulton County Court. Mr. Owens stated that once that process is finished, he will return to the City's August meeting with the final rate and terms and present those for Council's final approval. He added that if he is unable to find rates that are satisfactory to the Council, the Council is under no obligation to go forward and no fees will be owed. Mr. Owens concluded that the Mayor felt that it was important to bring this before the Council to get approval before August 31st to coincide with the end of the City's fiscal year.

Councilmember Mealing asked Mr. Owens to explain the financial spreadsheets.

Mr. Owens stated that the spreadsheets were two different variations of the same thing. He added that one shows up front estimated savings and the other shows level savings. He further added that if the old bonds were replaced with new bonds at a rate of 2.35%, and we took those savings in a level fashion; the City would realize between \$40,000 and \$45,000 debt service savings each year. He then stated that an alternative to that is to take upfront savings which means that the City can take a larger portion of those savings, so that it occurs in the next fiscal year and that decision should be made by the next Council meeting. He explained that should the City choose to go with the alternative plan, it would free up approximately \$24,000 in estimated savings for the next fiscal year. He further explained that if the City takes most of the savings up front, all of the out years would not generate as much savings. Mr. Owens advised that the City would still save approximately \$25,000 per year from that point on due to the City taking the savings up front. He concluded that those are the options with the savings.

Councilmember Nealy asked Mrs. Calloway for her input regarding the upfront savings or the level savings.

Mrs. Calloway stated that this decision should be based on the Council's priorities, but the Council should bear in mind that this would be a one-time expense only, not reoccurring.

On motion of Councilmember Nealy seconded by Councilmember Mealing and carried, the aforementioned resolution was unanimously approved.

3. Council to consider approval of an ordinance to establish provisions pertaining to fees for certain Fire Department services arising from motor vehicle collisions involving non-residents.

Fire Chief Donald Leasher led this discussion and stated that this item was mentioned during the retreat to assist the Fire Department with expenses. He explained that these fees are recovery fees for special incidents and he has worked with the City Attorney to create an ordinance and resolution to that effect. He concluded that this is regarding accidents that occur in the City for non-residents and paid by insurance carriers, not individuals. He then added that once this is approved he will be working with Mrs. Calloway to find a contractor to collect these recovery fees.

Mayor Williams asked how much revenue is expected to come in from the recovery fees.

Chief Leasher stated that he was not sure but he would estimate approximately \$80,000 per year.

Councilmember Mealing stated that she would like to see those revenue numbers because she is trying to project what it would be, but without some historical data; she is unable to do so, but she will support the ordinance and resolution.

Mayor Williams informed Chief Leasher that he could provide the Council with that data at a later date.

Chief Leasher stated that he may be able to get with Police Chief Odom to get a 2012 report, but East Point and Clayton County are in the program and East Point recovered \$140,000 last year and Clayton County recovered \$200,000. He concluded that their collection rate was between 80% and 85%.

Councilmember Jones clarified that the Council is approving the Ordinance and Resolution tonight, not the contractor.

Chief Leasher responded, "Yes".

He then requested approval of the ordinance and resolution.

This item was added to the consent agenda.

4. Council to consider approval of a Resolution to adopt a schedule of fees pertaining to the imposition of fees for services provided by the Fire Department pursuant to Section 6-90 of the Code of Ordinances.

This item was added to the consent agenda.

5. Council to consider approval of a Resolution to amend the Union City Urban Redevelopment Plan's target area and related urban redevelopment activities.

Mayor Williams requested that the Council defer items 5 and 6 for 30-Days as there was not enough information provided for the Council to make an informed decision.

City Attorney Davenport stated that a part of this issue has to do with financial structure or development cost for the project. He added that it was brought to his attention on yesterday what the structure might look like and the notice was too late to bring before the Council. He further added that there will be a meeting on Thursday to work out all issues, so the Council will have the information well in advance to make a decision during the meeting in August.

Councilmember Mealing stated that she appreciates the fact that the item was deferred due to late notice.

Mayor Williams stated that this is not the first time that he has deferred an item due to the lack of information from the petitioner, but hopefully it will be the last, because he is aware that the Council needs the proper information and time to make an informed decision.

This item was deferred for 30-days.

6. Council to consider approval of a Resolution activating the Urban Redevelopment Agency of the City of Union City, Georgia.

This item was deferred for 30-Days.

VI. RECOMMENDATIONS FROM THE PLANNING COMMISSION: None.

City Manager Reports: None

VII. OTHER BUSINESS:

1. Council to consider approval of a Resolution authorizing the issuance of General Obligation Refunding Bonds.

This item was addressed earlier in the meeting and the motion was approved.

VIII. REPORTS & ANNOUNCEMENTS FROM THE MAYOR & COUNCIL:

IX. ADJOURNMENT:

On motion of Councilmember Jones seconded by Councilmember Mealing the meeting was adjourned.