

UNION CITY MINUTES
REGULAR COUNCIL MEETING
TUESDAY, AUGUST 19, 2014
7:00 P.M.

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

The meeting was called to order at approximately 7:10 p.m. by Mayor Williams.

I. INVOCATION AND PLEDGE OF ALLEGIANCE TO THE FLAG

Invocation led by Mayor Williams.

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

Public Comments were made by the following:

- Helen Turner of 7165 Woodridge Lane, Union City, Georgia spoke in regards to her displeasure with the cleanliness of the City and City Hall's telephone system.
- Bonnie Hinton of 6354 Shannon Parkway, Union City, Georgia spoke in regards to her displeasure with the following: Union Station Mall, Council's response to public comments, flooding near Kroger and businesses that are not paying their water bills.

III. PRESENTATIONS/ ACKNOWLEDGEMENTS OF AWARDS AND ACHIEVEMENTS:

- Presentation of Proclamation for National Payroll Week

At this time Mayor Williams presented Darlene Moses, Payroll Manager of Turner Enterprises, and her fellow coworkers with a proclamation for National Payroll Week.

The presentation was followed by a photo with the Mayor and Council.

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. CONSENT AGENDA:

1. Approval of the Minutes:
 - Worksession Meeting, 07/15/2014
 - Regular Council Meeting, 07/15/2014
 - Budget Presentation, 08/12/2014
 - Budget Public Hearing, 08/12/2014

2. Council to consider approval of the Federal Disaster Recovery Act-Winter 2014 Storm Award.
3. Council to consider approval of contract with Fire Recovery USA for Fee Recovery.
4. Council to consider a text amendment to the City's Alcohol Beverage Ordinance.

On Motion of Councilmember Jones, seconded by Councilmember Nealy and carried, the Consent Agenda was unanimously approved.

V. OLD BUSINESS:

1. Council to consider approval of a Resolution to amend the Union City Urban Redevelopment Plan's target area and related urban redevelopment activities.
2. Council to consider approval of a Resolution activating the Urban Redevelopment Agency of the City of Union City, Georgia.

Mayor Williams asked that items number one and two under Old Business be withdrawn from the agenda until further notice. He added that in discussions with Majestic many of the issues have not been resolved and we should hold off until we can get accurate information to make an informed decision.

On motion of Councilmember Mealing, seconded by Councilmember Nealy and carried, items 1 and 2 were withdrawn from the agenda until further notice. Vote was unanimous.

3. Update regarding the 2006 G.O. (General Obligation) Bond Refunding (*This item was added after the agenda was published*)

At this time Mayor Williams stated that the Council received a presentation from the Bond counsel during the Worksession. He then asked City Attorney Davenport to provide a brief update for the public.

City Attorney Davenport stated that when the Council met in July, David Gray and Tom Owens presented some information that they believed would be a substantial savings for the City, approximately \$480,000 by refunding our 2006 General Obligation Bond Issue. He added that they were proposing to do so through a private placement with a bank as opposed to a public offering. He continued stating that since our last meeting, the bond market has had some movement to the extent that the rates on a publicly offered deal would offer the City more savings than a private placement deal with a bank. He added that the savings were in the neighborhood of \$65,000 to \$70,000, but there needs to be more work done to make that happen with a public offering instead of a private placement. Mr. Davenport stated that they will need to prepare a preliminary official statement and an official statement but most of that work was done with the water and sewer bond issue that was done a couple of months ago and they are basically taking that information and updating it. He concluded that the bond counsel should be ready by our September meeting. He added that the bond counsel was seeking approval to go with a publicly offered bond as opposed to a private placement because that was a change from last month.

On motion of Councilmember Robinson, seconded by Councilmember Mealing and carried, the request to go with a publicly offered bond was unanimously approved.

VI. REGULAR/NEW BUSINESS:

1. **Public Hearing** to consider a petition submitted by Dilli Ram Paudel for malt and vinous liquor license for package sales at Shell Food Mart located at 5022 Roosevelt Highway.

City Planner Shayla Harris led this discussion and stated that this request was a change of ownership for the Food Mart Shell along Roosevelt Highway. She added that the application was successful with regards to the review and no deficiencies were found. She concluded that staff recommends approval of this item.

Public Hearing Opened.

No one came forward.

Public Hearing Closed

On motion of Councilmember Jones, seconded by Councilmember Robinson and carried, the aforementioned item was unanimously approved.

VI. RECOMMENDATIONS FROM THE PLANNING COMMISSION: None.

City Manager Reports:

- FEMA Letter
- Project Application Grant Report
- Program Operating Procedures

City Manager Fillingame stated that she would omit briefing the Council on the FEMA Award as Ms. Minter has already done so. She added that she would like to take this opportunity to recognize two newly promoted Firemen, Sergeant Jeff Collins and Fire Apparatus Operator Alex Hodo. Mrs. Fillingame stated that she also wanted to make the Council aware that we have received a new safety grant for this year, thanks to Ms. Teaa Allston.

At this time Mayor Williams stated that he wanted to take a moment to congratulate Ms. Ashley Minter for doing an outstanding job presenting tonight. He added that he was proud of her and he is looking forward to the future because she has been a huge benefit to the City.

VII. OTHER BUSINESS:

1. Approval of the 2015 Fiscal Year Budget.

Finance Director Tarsha Calloway led this discussion and presented the following information with regards to the Fiscal Year 2015 Budget and Millage Rate. She

reminded the Council that the Fiscal Year 2015 Budget and Millage Rate must be adopted tonight.

Property Tax and Budget Calendar

- Departmental Budget Review (July)
- Budget Book Available to Public and Council (August 5th)
- City Council Budget Presentation (August 12th @ 5:30 p.m.)
- Budget Public Hearing (August 12th @ 6:30 p.m.)
- Public Meeting, Adoption of Millage Rate and Budget (August 19th @ 7:00 p.m.)

How Will Union City Ensure a Sound Future?

- Continue to follow financial best practices and utilize innovative financial strategies;
- Continue developing as an evolving hub and destination for business, residential investment and tourism;
- Maximize business incentives (Opportunity Zone and Foreign Trade Zone)
- Maximize location and proximity to downtown Atlanta and Hartsfield Atlanta Jackson Airport.

Computation of Millage Rate Rollback & Percentage Increase in Property Taxes for 2014

Description

- Real
- Personal
- Motor Vehicles
- Mobile Homes
- Timber – 100%
- Heavy Duty Equip
- Gross Digest
- Exemptions
- Net Digest
- FLPA Reimbursement Value
- Adjusted NET Digest
- 2013 Millage Rate
- 2013 Net Digest
- Net Value Added-Reassessment of Existing Real Property
- Other Net Changes to Taxable Digest
- 2014 Net Digest
- 2013 Millage Rate
- Millage Equivalent of Reassessed Value Added
- Rollback Millage Rate for 2010

How Are Taxes Computed?

Assessed Value	100,000
Homestead Exemption	-30,000
Assessed Value	70,000
Assessed Value	70,000
X 40%	0.40
Taxable Value	28,000

Taxable Value	28,000
X Millage Rate	0.015692
City Property Taxes	\$439.38

FY 2015 Framework

Balance Budget Based on Prior Year Revenue Trends
 Limit Discretionary Spending
 Reduction through Attrition
 Increase Fund Balance

FY 2015 Fund Summary

Summary by Fund

100 General Fund	\$17,189,290
210 Confiscated Assets Fund	\$ 17,500
215 E911 Fund	\$ 630,926
230 State Grant Fund	\$ 298,861
240 Federal Grant Fund	\$ 340,000
254 Multiple Grant Fund	\$ 58,353
255 Motor Vehicle Fund	\$ 145,000
275 Hotel Motel Fund	\$ 225,000
291 TAD Fund	\$ 55,820
310 2006 GO Bond Fund	\$ 201,565
343 Capital TE Grand Fund	\$ 618,891
345 CDBG Capital Grant Fund	\$ 65,000
350 Capital Projects Fund	\$ 243,500
410 2006 GO Bond Debt Service	\$ 959,400
419 2010 GO Bond Debt Service	\$ 318,758
420 2010 COPS Debt Service Fund	\$ 443,466
505 Water & Sewer Fund	\$ 6,648,553
506 Water & Sewer Capital Proj. Fund	\$ 496,000
540 Sanitation Fund	\$ 819,300
555 Corrections Fund	\$ 560,556
700 Stormwater Fund	\$ 911,000
900 Jail Authority	\$ 783,417
	\$32,030,156

Budget Summary

No Property Tax Increase
 Limited Personnel Changes
 Emphasis on Community Appearance:

- Community Service Program with Public Services Staffing
- Code Enforcement Clean & Lien program & Citywide Clean-ups

On motion of Councilmember Mealing, seconded by Councilmember Robinson and carried, the Fiscal Year 2015 Budget was adopted as presented. Vote was unanimous.

On motion of Councilmember Mealing, seconded by Councilmember Jones and carried, the Millage Rate, in the amount of 15.692, was adopted as presented. Vote was unanimous.

VIII. REPORTS & ANNOUNCEMENTS FROM THE MAYOR & COUNCIL:

Councilmember Robinson stated that it was nice to see former Councilwoman Helen Turner tonight. She then thanked Ms. Turner for keeping the Council on its toes. She added that the Council will take a look at her concerns as well as Ms. Hinton's concerns. She further added that the Mayor provided dialogue tonight during public comments tonight and that was fine because the dialogue was good, but sometimes we experience irate people, so we have to be careful who we respond to. Councilmember Robinson congratulated the two firemen on their promotions. She then thanked her colleagues for their assistance during her first few months while she was learning and she is proud to be learning with this group. She added that what she does is all in love and she has seen a lot of growth. She further added that the City Manager and Finance Director have done a yeoman's job and it is their time to shine. She continued stating that they were left with very little and it was not enough to make everybody happy and she applauds them for their efforts, but now that the budget has been adopted, she will be watching them. She further added that she will not be absent minded, but she will be watching everything that they do and will be asking a lot of questions because she needs to know and because they need to be held accountable. Councilmember Robinson stated that they have done a wonderful job and we have had some collateral damage, but Union City is big business. She concluded that she will be watching.

Councilmember Mealing stated that she concurs with Councilmember Robinson's comments. She added that the Back to School Drive was great so she would like to thank the staff as well as the contributors who gave. She continued stating that she has received many thanks from parents and families for the school supplies. Councilmember Mealing stated that it was good to see a lot of the citizens come out tonight because she wants the citizens to be engaged. She then asked everyone to lift the Ferguson community in prayer due to the riots and pray for peace. She also thanked the staff for working to make sure that our budget is balanced and providing good services; although we had to do some trimming. Councilmember Mealing stated that she would like to give a formal thank you to the City Manager and Finance Director for working many long hours to ensure that we have a balanced budget.

Councilmember Nealy thanked the staff for everything that they do especially for providing her information upon request. She added that she had a great time at the Falcon's game and it was nice for everyone to let their hair down and enjoy themselves. Councilmember Nealy stated that she would like to see more events of this nature for everyone to attend. She further added that over the past few months the Council asked staff to look into other funding opportunities and it is good to see that we have leveraged those grant opportunities. She added that she would like for staff to continue their efforts because it helps the budget. She continued stating that our budget is not the best but every progress helps. Councilmember Nealy stated that with regards to the Clean and Lien Program, some jurisdictions have complaint blogs on their websites where anyone can enter their concerns and it goes directly to an inbox and a staff member looks at it on a daily basis to try and alleviate some of those issues and we may want to look into something like this. She then requested a copy of the MS4 annual report to see the violations we have received over the past year as well as any depositions regarding those concerns.

Councilmember Jones stated that he agrees with Ms. Turner regarding the way the City looks. He added that when you drive through the City, we want to make sure that people are saying positive things. He further added that when he goes to Cobb County and looks at their overpass, their grass looks as if it came from Turner Field, but we can't get that here. He continued stating that he does not know how to get it and perhaps we need a CID, Community Improvement District, in place, but we have to continue to make the City look good so we can bring in all of the restaurants that the residents like Ms. Hinton wants. Councilmember Jones stated that the Mall area has to look pristine enough so that people want to come here and build shops, restaurants and anything else we want at that location. He added that the Finance Director and City Manager spent many hours and nights working on the budget and it is not a perfect budget, but it keeps Union City operational for Fiscal Year 2015 and he is appreciative of their time and dedication. He further added that he is hopeful that we can find more money somewhere and maybe the tax digest will change in a couple of years because we have residential construction in South Wind and maybe we will see those numbers on our tax books in a couple of years. At this time Councilmember Jones thanked the Information Technology Director, Trey Bennings, for spending many hours, during the upgrade, to get our system up and running. He then thanked all other staff and added that it will be tight to support all of our ideas when our funding is limited, but he would like to see staff continue to bring ideas forward to the City Manager and Council because we may not be able to fund them right now, but we can create a list of things that we want to do to keep Union City a great place to live, work and play.

Mayor Williams stated that he concurs with all of his colleagues and in that upgrade with our technology system it also included our telephone system. He added that we do not want to lack on our services, but we are experiencing a few growing pains and we have to be patient. He further added that it is fine to voice your opinion, but when doing so we should be a part of the solution. Mayor Williams stated that he is going to move forward with creating a Blue Ribbon Committee as it relates to the cleanliness of the City. He added that he is taking anybody that is interested and everybody in Union City knows how to get in touch with him. He continued stating that it is easy to point a finger, but we are living in an age where we have to do more with less and part of doing more with less is utilizing our citizens who can be volunteers and help us maintain the City that we all want to be a stellar City. Mayor Williams stated that we are a family and we are not here to fight with one another, but we are here to work together so we can all achieve those goals that we all want. He added that we are not where we need to be, but we are much better than we were this time last year. He further added that he has received calls from people saying that Union City is looking better. He then informed everyone that he had the opportunity to tour Silicone Valley last week because the City has given him a platform to participate in several arenas and he won a scholarship, fully funded, by the National League of Cities. Mayor Williams advised the Council that he had the opportunity to experience a technology tour and visit Google, Facebook and other corporate technology giants. Mayor Williams then stated that he wanted to applaud the City Manager, Finance Director and entire staff for their hard work to pull the budget together and he is aware that it was painful, but the Council carries that pain as well and appreciates what staff does every day. He then asked everyone to pray for Chief Odom who has been battling health issues.

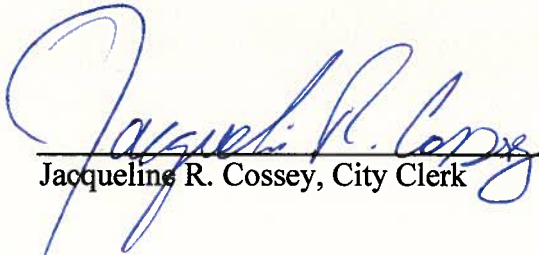
At this time City Attorney Davenport stated that he had one item for Executive Session regarding pending litigation.

On motion of Councilmember Mealing, seconded by Councilmember Nealy and carried, Council entered into Executive Session to discuss one item regarding pending litigation. Vote was unanimous.

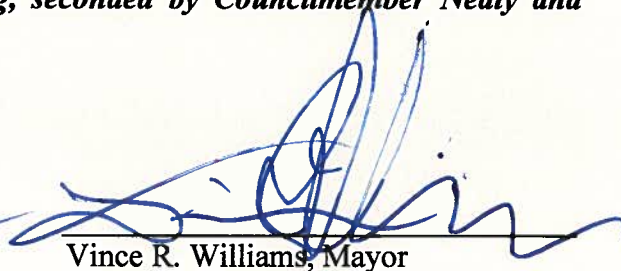
On motion of Councilmember Jones, seconded by Councilmember Mealing and carried, the Council reconvened to Regular Session. Vote was unanimous.

IX. ADJOURNMENT:

On motion of Councilmember Mealing, seconded by Councilmember Nealy and carried, the meeting was adjourned.



Jacqueline R. Cossey, City Clerk



Vince R. Williams, Mayor

STATE OF GEORGIA

COUNTY OF FULTON

EXECUTIVE SESSION AFFIDAVIT

Personally appeared before me, Vince Williams, Mayor of the City of Union City, Georgia, who after being duly sworn says:

1.

I was the presiding officer of a meeting of the Union City Mayor and City Council held on the 19th day of August, 2014.

2.

That it is my understanding that O.C.G.A. § 50-14-4(b) provides as follows:

When any meeting of an agency is closed to the public pursuant to subsection a of this Code section, the person presiding over such meeting shall execute and file with the official minutes of the meeting a notarized affidavit stating under oath that the subject matter of the meeting or the closed portion thereof was devoted to matters within the exceptions provided by law and identifying the specific relevant exception.

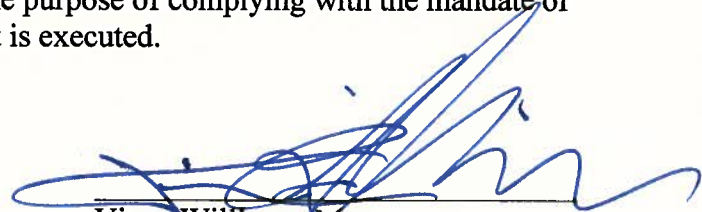
3.

The subject matter of the closed meeting or closed portion of the meeting held on the 19 day of August, 2014, which was closed for the purpose(s) of 1 item regarding Pending Litigation as allowed by O.C.G.A., Title 50, Chapter 14, was devoted to matters within those exceptions and as provided by law.


4.

This affidavit is being executed for the purpose of complying with the mandate of O.C.G.A. § 50-14-4 (b) that such an affidavit is executed.

FURTHER AFFIANT SAITH NOT.


Vince Williams, Mayor

Sworn to and subscribed before me this
19 day of August, 2014.


Notary Public

Notary Public, Fulton County, Georgia
My Commission Expire Feb. 13, 2017