

UNION CITY MINUTES  
REGULAR COUNCIL MEETING  
TUESDAY, OCTOBER 21, 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 and City Clerk Jacqueline R. Cossey

The meeting was called to order at approximately 7:00 p.m. by Mayor Williams.

I. INVOCATION AND PLEDGE OF ALLEGIANCE TO THE FLAG

Invocation led by Councilmember Mayor Williams.

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

Public Comments were made by the following:

- Bonnie Hinton of 6354 Shannon Parkway Union City, Georgia spoke with regards to water issues and the paving of Dodson Drive.

III. PRESENTATIONS/ ACKNOWLEDGEMENTS OF AWARDS AND ACHIEVEMENTS:

Presentation of Proclamation to Kreative Kidz

At this time Mayor Williams presented representatives from Kreative Kidz with a proclamation celebrating their 10 year anniversary. 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, 09/16/2014  
  Regular Council Meeting, 09/16/2014
2. Council to consider approval of the revised organizational chart.
3. Council to consider approval of a ~~90-day~~ six month extension with the current residential and commercial sanitation providers. (CLM Sanitations & Advanced Disposal)

4. Council to consider approval of entering into a contract with the lowest bidder, Mullins Brothers Paving Contractors, in the amount of \$100,781.50 for the CDBG 2014 Lester Road Resurfacing Project (PS-15-01).

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

V. OLD BUSINESS:

1. **Public Hearing** to consider a map amendment to the Official Zoning Map for rezoning of 1 acre located along Stonewall Tell from Fulton County AG-1 to Union City TCMU by Majestic Realty.

City Planner Shayla Harris led this discussion and stated that this item is a 1 acre addition to the Project Falcon site. She added that this request was sent to Fulton County and no objections were made to the City. She concluded that the petitioner was present and willing to answer any questions.

Mayor Williams stated that we can probably stop calling it Project Falcon at this point.

Woody Galloway spoke on behalf of Majestic Realty and stated that this is a Wal-Mart ecommerce facility. He then stated that this is a 1 acre addition to the back side of the development. He added that the project is well underway and ahead of schedule. He then reiterated that this is a 1 acre addition surrounded on all sides by Union City property. Mr. Galloway stated that he is asking that this property be brought into the City under similar classification to allow him to develop for similar purposes. Mr. Galloway further stated that Fulton County Board of Commissioners did not object to the proposal. He then asked that the Council to vote to annex the property and rezone it to TCMU.

Councilmember Jones asked if the area would be developed.

Mr. Galloway stated that the area will be developed and they have promised that there will be a landscape strip along Stonewall Tell and if it does not have adequate landscaping, additional landscaping will be added. He further added that they are unsure what the grading will be in that area, so if it has to be graded they will add new plantings there or if the plantings are scarce they will add additional vegetation. Mr. Galloway stated that there will be no access from the development to Stonewall Tell or a mix of traffic. He stated that those were the two points that came up during the Planning Commission Meeting and they addressed it in that manner and he also addressed it in that manner with the Board of Commissioners.

Mayor Williams asked if this will impact any residents from a lighting standpoint.

Mr. Galloway stated that the building will be substantially away from this area and some additional properties could be acquired and if they are acquired, it would allow some change in how the building will be sited on the property. He concluded that based on what Majestic has done in every other instance, they provide adequate buffers and they have been very responsible in that regard.

Public Hearing Opened

Michael Young of 4540 Stonewall Tell Road requested that the Council postpone approval of the item until he could meet with the developer to get some questions answered.

Mr. Meryl Wagner of 4520 Stone Wall Tell Road stated that he is not against progress in any way, but he would also like to meet with the Majestic to get some questions answered prior to approval tonight.

At this time Mayor Williams asked Ms. Harris if proper notice was provided.

Ms. Harris responded, "Yes".

Mayor Williams then asked if the proper letters were sent to the community.

Ms. Harris responded, "Yes". She added that before the Planning Commission Meeting, all notifications within 250 feet of the property were notified and there are signs on the site. She added that this activity occurred during the Planning Commission Meeting two months ago.

Councilmember Nealy stated that she wanted to confirm that the proper notice was provided and all concerns or objections were addressed at the Planning Commission Meeting.

Ms. Harris stated that proper notice was provided and Majestic addressed those who had objections after the Planning Commission Meeting.

Mr. Galloway stated that he would be glad to meet with Mr. Young. He further stated that Mr. Young appeared at the Planning Commission Meeting and he provided Mr. Young with his business card and also reached out to Mr. Young and spoke to him and his wife. He further added that he also spoke with Mr. Harold Reed who was representing Cliftdale and indicated his willingness to meet, but he did not received any calls asking to meet. Mr. Galloway stated that he tried to address their concerns with the 50 foot landscape area and making sure that they are doing the responsible thing with addressing their concerns about lighting and there will be no vehicular activity. He concluded that he is willing to meet with both gentlemen between now and when any activity occurs on the site to address their concerns about ongoing development activity.

Councilmember Jones asked if blasting will be necessary on the 1 acre.

Mr. Galloway stated that he is sure that there will be blasting, but they take this activity very serious.

Public Hearing Closed.

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

2. Planning Commission to consider annexing the 1 acre of property into the corporate limits of Union City by Majestic Realty.

This report was provided with the item above.

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

VI. REGULAR/NEW BUSINESS: None.

VII. RECOMMENDATIONS FROM THE PLANNING COMMISSION: None.

City Manager Reports: Mrs. Fillingame reported the following:

- Dodson Road Improvements  
Paving and resurfacing is complete stripping will begin in 30-days.
- UC Arts Festival  
The Arts Festival is October 25, 2014 from 9:00 a.m. to 8:00 p.m.
- 5K Breast Cancer Walk  
The Breast Cancer Walk will occur at Union Station October 25, 2014 from 6:30 a.m. to 8:00 a.m.
- Fall Clean Up  
The Fall Clean Up was successful thanks Public Services Director Cedric Clark and his team.
- Commercial and Vacant Properties Inventory Update  
Received recently from Atlanta Regional Commission (ARC), this project is in draft mode. Staff will review the information and bring before Council for approval.
- 2006 GO Bonds Update  
The closing occurred for the refinancing of 2006 GO Bonds last month.

VIII. OTHER BUSINESS:

Michael Hightower and The Collaborative Firm (Community Development)

Vicki Coleman of The Collaborative Firm led this discussion and stated that she wanted to follow up from the meeting last month as there were additional questions. She added that a follow-up report was sent requesting that the Council accept the information. She added that she will defer to the City Manager as she is aware that the City Manager's team will be able to prioritize the projects that have been put together as well as all of the information that came out of their evaluation and assessments of the Community Development Department. She further added that she wanted to make sure that she submitted follow-up information and that she had spoken with everyone and addressed all concerns from every meeting. Ms. Coleman stated that where there may be additional consideration or assistance needed, she wanted to note that The Collaborative Firm is available to do any kind of follow up as it relates to Planning.

Mayor Williams asked if The Collaborative Firm's services would be pro bono for the next 30-days.

Ms. Coleman stated that the Firm met with the City Manager to address the outcome. She added that the City Manager's recommendation was to hold off and see what the priorities are as well as her plan to bring on a new staff member between now and the end of the year.

Mayor Williams asked if the position was posted.

City Manager Sonja Fillingame stated that the position has been advertised and is set to close November 3, 2014.

Councilmember Mealing asked where the position was posted for the Community Development Director.

Human Resources Administrator Teaa Allston stated that the position has been posted on the City's website, the Georgia Local Government Association (GLGA) website and Georgia Local Government Personnel Association (GLGPA) website. She added that she also reached out to the American Institute of Certified Planners (AICP) local chapter, but the fee was too much, so is looking into the local chapter at Georgia Tech, but has she has not received a response back yet.

Councilmember Mealing stated that we should also reach out to the American Planning Association (APA).

Mayor Williams stated that the City has a membership with APA.

Ms. Allston stated that she would reach out to them as well.

Councilmember Jones drew everyone's attention to number four of The Collaborative Firm's recommendation which included upgrading the City's Geographic Information System (GIS) software. He then asked if the City was currently using GIS.

Ms. Coleman stated that the City has a license, but she is not sure where the City stands with regards to the maintenance agreement. She added that she would have to defer to the City Manager and her staff who were working on getting it upgraded. She concluded that this is certainly something that could save a lot of staff time and resources with regards to researching information.

City Manager Sonja Fillingame stated that when she met with The Collaborative Firm, this was one of the pieces of information that was very important and could help the City operationally. She added that our Information Technology Manager will be working on it, but right now he is working on implementing new phones with our phone system. She concluded that upgrading the City's GIS System software is a priority.

Councilmember Jones asked if we should piggyback with an existing organization that already has GIS, such as Fulton County or should each City have its own GIS mapping.

Mrs. Fillingame stated that the City has an existing license. She added that we actually have one in Public Services and another in Community Development. She concluded that our project manager is very verse in GIS and he is looking at our infrastructure on the Public Services side. She then added that she is in agreement with updating the software and maintenance.

Ms. Coleman stated from a research and development standpoint, when people are researching your community, they do not want to have to call in and talk to someone. She added that it is about putting the information out which saves staff time and resources.

Councilmember Mealing stated that item two of the Firm's recommendation has a note that states that the project is under way by Union City staff. She then asked for the status of the item.

Mrs. Fillingame stated that the department heads have submitted recommended changes to the fee schedule and we will be reviewing it as a group.

Councilmember Nealy asked if the discussion required the Council to consider The Collaborative Firm for an additional 30-day period to provide services pro bono.

***On motion of Councilmember Nealy seconded by Councilmember Mealing and carried, the Collaborative Firm was approved to provide pro bono services for additional 30-days.***

IX. REPORTS & ANNOUNCEMENTS FROM THE MAYOR & COUNCIL:

Councilmember Robinson stated that she was glad to see everyone come out and with the Mayor's leadership this Council is working hard to make Union City a wonderful place. She added that we have many things going on that we are excited about. She then stated that the Arts and Crafts Festival is October 25, 2014 and there will be some wonderful entertainment and artist. Councilmember Robinson stated that the objective of the Arts and Crafts Festival is to bring a new face to Union City and to enjoy where we live. She invited the public to join the Festival and perhaps they could feel the pride coming back to Union City and she hopes to see everyone come out.

Councilmember Mealing stated that it is great to see the chambers full and to see the citizens engaged. She gave a special thank you to everyone who came out to the Fall Clean Up. She then reminded everyone to vote November 4, 2014. She continued stating that it does not matter who you vote for, but you must exercise your right to vote. She then invited the public out to see the Union City Eagles. She added that the Cheerleaders will be in a competition this coming Sunday at Banneker High School at 9:00 a.m. and she would like for everyone to come out and support them as they have won every year. Councilmember Mealing stated that the Arts Festival is very exciting and she has received numerous calls about the Festival. She concluded by thanking staff for an amazing job.

Councilmember Jones stated that he wanted to follow up on a recommendation with regards to amending the TCMU ordinance in reference to a percentage on TCMU. He then asked if there has been any movement on changing the TMCU ordinance to

include percentages, so that we do not have 99% of one category and 1% of another in a mixed use development.

Ms. Harris stated that she had a conversation with City Attorney Davenport regarding the matter.

City Attorney Davenport stated that when you are looking at a mixed use, requiring percentages is like a double edge sword. He added that you have to consider limiting one use over another or favoring one use over another use. He further added that when you focus on percentages on TCMU, you tend to lose the flavor of TCMU. Attorney Davenport stated that developers and people using that zoning district like the interchangeability and flexibility that they can do different things with it, but when you start putting in ridged percentages; that takes away from it. He then stated that if that is what the City wants enacted, we could do so, but it detracts from the flexibility of TCMU when you start putting in percentages.

Councilmember Jones stated that perhaps we could have the ordinance reflect that once a development looks into TCMU it could come before the Board for approval. He added that currently, the Council has no say.

City Attorney Davenport stated that if the Council wants to have some kind of development plan process; that is entirely feasible in order to see what the plan is within the TCMU. He concluded that this may be a good approach.

Councilmember Mealing stated that she would like to know if there are other jurisdictions that have this process in place.

Ms. Harris stated that she could confirm that the City of Fairburn has a concept review process.

Councilmember Mealing stated that she is interested in how many jurisdictions participate in both scenarios, the conceptual review process as well as the percentages.

Mayor Williams stated that from what he has studied, in the Metro Atlanta, there are no percentage based TCMU's because that is what attracts developers.

Councilmember Jones thanked staff for a great job. He then stated that he had the pleasure to visit another city and they have an arts commission that is responsible for putting art events together. He then applauded Councilmember Robinson for her vision with the arts planning and stated that the arts commission could be something else that we could do where a commission could meet and start planning events quarterly, bi-annually or even annually for arts.

At this time Councilmember Jones asked Mayor Williams if we could post a statement on the website with regards to the water issues.

Mayor Williams directed Councilmember Jones to Mrs. Calloway with regards to the matter.

Councilmember Jones stated that Union City has been in the news. He then stated that over the last month or two, over 1,000 jobs have been announced in the City between

two projects and he does not know of another city that has announced over 1,000 jobs on the south side in the last six months, so Union City is making progress in economic development but it is a slow process and it will not happen overnight.

Councilmember Nealy thanked everyone for coming out. She added that October is Breast Cancer Awareness Month and Union City stands in solidarity with those affected by the illness. She added that she had the opportunity to participate in the homecoming activities and she had a wonderful time. She then commended Coach Blitch and his staff on a great job. Councilmember Nealy stated that she hopes that the Cheerleads win the trophy on Sunday. She then thanked staff for all that they do. She then stated that the Fall Clean Up was awesome and that environmental things are near and dear to her heart. She thanked staff for the notices regarding the Dodson Road Paving Project. She stated that as we move forward with our capital projects, she would like to continue to see the updates and notices. Councilmember Nealy stated the Union City's South Fulton Association Meeting was the best this year. She then thanked staff for the professionalism and the planning. She concluded that she has been included in the Atlanta Business Chronicle 40 under 40 as one of the top leaders in career and community.

At this time Mayor Williams stated that he hopes that everyone comes out this weekend for the Union City Arts Festival and the 5K Walk. He added that this is our first year, but will probably continue until the end of time. He further added that the first things that the school systems take away from the kids are arts and music. He continued stating that we want to continue to instill music and art in our kids because it is very important. Mayor Williams stated that he had the opportunity, this past weekend, to visit Resurrection House of All Nations and attended the consecration and ordination of Apostle Chika Onuzo. He added that he is proud of what they are doing and they have been with the community for 10 years. He further added that the Fall Clean Up was good, but when we put the call out for people to come out and help we get a handful, and this time we reached out to some other areas, but if we all want Union City to be the best that it can be, we all have to pitch in. Mayor Williams stated that this was an opportunity to bond and be family and we have to work together. He then thanked Ashley Minter, Cedric Clark and his team, City Manager Fillingame and Code Enforcement for a great job. At this time Mayor Williams encouraged everyone to go out and vote. He concluded that we have addressed the fact that we have an issue with our water system, we are working on that and we will get information out to those who need it and we will get through this together.

At this time City Attorney Davenport stated that he had one brief item of threatened litigation for Executive Session as well as the review of the Executive Session Minutes from September 16, 2014.

***On motion of Councilmember Jones, seconded by Councilmember Mealing and carried, Council entered into Executive Session to discuss one item regarding threatened litigation and to review the Executive Session Minutes from September 16, 2014. Vote was unanimous.***

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



*On motion of Councilmember Jones, seconded by Councilmember Mealing and carried, the Executive Session Minutes from September 16, 2014 were unanimously approved.*

X. ADJOURNMENT:

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

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Jacqueline R. Cossey, City Clerk

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Vince R. Williams, Mayor