

UNION CITY MINUTES
REGULAR COUNCIL MEETING
TUESDAY, MARCH 15, 2016
7:00 P.M.

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

Dept. Heads: Cedric Clark – Public Services, Joe Maddox - Fire Chief, Nicole Dozier – Community Development, Trey Bennings – Information Technology, Tarsha Calloway – Finance, Cassandra Jones – Interim Police Chief, Rhonda Jones – Human Resources and Lee Blich – Parks & Recreation

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 by Minister Lane

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

Public comments were made by the following:

Yvonne Barber of 6385 Church Street spoke regarding ongoing problems on 6370 Church Street and 6387 Walker Street with regards to those water meters affecting her water meter. She also expressed her displeasure with police personnel. She concluded by opposing the appointment of Cassandra Jones as Union City Police Chief.

III. PRESENTATIONS/ACKNOWLEDGEMENTS OF AWARDS AND ACHIEVEMENTS:

Presentation by Mr. Patrick Burke, Fulton County Deputy Superintendent of Operations, to share Fulton County School District's Capital Plan and the Upcoming Education Sales Tax Referendum.

Patrick Burke, Fulton County Deputy Superintendent of Operations, began by introducing Fulton County Board of Education Vice President Linda Bryant. He expressed that every five years the Board of Education renews its capital plan. He added that they are required to do so under Georgia Law and he takes this opportunity to align all of the County's Capital assets. He then shared a video regarding the financing of Capital Plan 2022. Following the video Mr. Burke explained that capital are things that you can touch such as the school buses, the technology, furniture and teachers supplies. He stressed that a new career academy will be opening at Banneker High School and they are looking into building a stem campus in Fairburn, Georgia. Mr. Burke stated that capital can be paid for in multiple ways such as levying property taxes or a one cent sales tax. He concluded that he likes to be prepared when growth occurs and the growth is in the south and growth means money.

Mayor Williams stated that he would like to applaud Fulton County Schools for what they are doing as the south is growing he appreciates the School Board and the administration for taking the needs that we have for our county and our area to heart.

Proclamation Presented to Mr. & Mrs. Joby Green.

Mayor Williams read the proclamation aloud followed by a photo with the Mayor and Council.

Proclamation Presented to City Manager Sonja Fillingame.

Mayor Williams also read this proclamation aloud followed by a photo with the Mayor and Council.

Stormwater Presentation by Public Services Director Cedric Clark.

Director Clark stated that we have had historical levels of rainfall this year. He added that that type of rainfall will have an impact on your system so he wanted to provide an update on some of the emergency projects that Public Services completed this year. He further added that the good news is that even though we had several emergency situations, we did not have any catastrophes. He concluded that some of our sister cities and other cities around Metro Atlanta cannot say the same thing and he contributes that to Union City's aggressive stormwater program. At this time Director Clark introduced Mr. Lonnie Ferguson to provide an overview of the projects.

Mr. Ferguson provided a presentation consisting of the FY2016 Emergency Stormwater Projects including: Rockaway Drive Sinkhole Repair, Oakley Road @ Mall Boulevard Sinkholes Repair, Apostle Road Sinkhole Repair, Union Street @ Goodson Street Shoulder Collapse Repair, Buffington Road Curb & Drain Improvements, Oakley Road Pipe Replacement & Drainage Improvements and Gresham Road Catch Basin Cleaning & Upgrade.

Councilmember Nealy asked if the work was done in-house or if we contracted the work out and if so how much did it cost.

Mr. Ferguson stated that staff is not qualified to perform this kind of work and the cost for all of the projects was approximately \$200,000.

Director Clark stated that the number for all of the projects is closer to \$250,000.

Councilmember Jones stated that he was glad to see that we are making good progress on addressing our sinkholes and he wants the progress to continue with our infrastructure.

Mayor Williams thanked Director Clark and Mr. Ferguson for the update and stated that these are a phenomenon and can be extremely serious and life threatening, but certainly we appreciate what this department has done to be proactive by making sure that those things are attended in an aggressive manor that will prevent any type of hazard or injury to any of our citizens. He concluded that this is a part of our public service and we must meet the call and we will continue to do so.

Councilmember Nealy stated that she was aware that we recently updated our GIS infrastructure. She then asked if we are proactively doing inspections so that we know where our trouble areas are so that we can get a running log of our issues.

Director Clark responded, "Yes ma'am we are." He added that he is in the process of doing his last 20% of inspections for Environmental Protection Division (EPD) for our annual report. He concluded that Mr. Ferguson will be working on the maps and his crews will be performing inspection over the next few weeks.

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.

1. Approval of the Minutes: Called Meeting, 02/08/2016
Worksession Meeting, Canceled
Regular Council Meeting, 02/16/2016
2. Council to consider approval of request to apply for the Staffing for Adequate Fire and Response (SAFER) Grant.
3. Council to consider accepting Tony Dawson's dedication of a 325 square foot right-of-way on Cochran Drive to Union City.
4. Council to consider accepting Brian Cardoza's dedication of a 19,060 square foot right-of-way on Shannon Way to Union City.
5. Council to consider approval of a Memorandum of Understanding with the City of Atlanta to relocate two water utility structures as a part of Transportation Enhancement (TE) Project Phase II.
6. Council to consider the appointment of the Police Chief.

With regards to item number six Mayor Williams charged the City Manager and Finance Director to review the numbers for the new Police Chief so that they will have the authority to take care of it on behalf of the Mayor and Council.

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

V. OLD BUSINESS:

1. Council to consider re-appointment of Jennifer Jones Potts to the Housing Authority Board. (This item was deferred for 30 days during the February 16, 2016 Regular Council Meeting)

On motion of Councilmember Jones seconded by Councilmember Mealing the aforementioned item was deferred for 30-days. Vote was unanimous.

VI. REGULAR/NEW BUSINESS:

1. **Public Hearing** to consider approval for an Alcoholic Beverage License application submitted by Savio Dennis Fernandes for package sales of malt and vinous liquors for 168 Union City, dba Circle K 4597 Jonesboro Road, Union City, GA.

Britney Horne led this discussion and stated that this request is to consider approval for package sales of malt and vinous liquors for 168 Union City, dba Circle K. She added that the property is located at 4597 Jonesboro Road. She further added that the location currently has a valid and active alcohol and beverage license so this request will serve as a change of ownership and new license issuance. She concluded that all administrative requirements have been met.

Public Hearing Opened.

Attorney David Jaffer spoke, on behalf of his client, in favor of the alcoholic beverage license issuance.

Councilmember Hobbs asked if there would be signage to direct people to Circle K.

Mr. Jaffer stated that his client would be amenable to the signage.

Public hearing Closed.

On motion of Councilmember Jones seconded by Councilmember Nealy and carried, the aforementioned request was approved. Vote was unanimous.

2. **Public Hearing** to consider approval of an Alcoholic Beverage License application submitted by Asfiya Ahmed for package sales of malt and vinous liquors for Exxon 6687 Roosevelt Hwy, Union City, GA.

Ms. Horne also led this discussion and stated that this request is to consider approval for package sales of vinous liquors for Exxon. She added that the property is located at 6687 Roosevelt Highway. She added that the location currently does not have an alcohol and beverage license. Ms. Horne stated that the license of the previous license holder expired December 31, 2015 so this request will serve as a new license issuance and all administrative requirements have been met.

Public Hearing Opened.

Councilmember Nealy asked Police Chief Jones in the event where a license expires, how do we know that the business is not selling any alcoholic beverages.

Councilmember Nealy also asked Ms. Horne if the police department is given notification of such.

Ms. Horne stated that she coordinates with Code Enforcement and they will go out and check, but she can start coordinating with the Police Department.

Public Hearing Closed.

On motion of Councilmember Hobbs seconded by Councilmember Mealing and carried, the aforementioned request was approved. Vote was unanimous.

VII. RECOMMENDATIONS FROM THE PLANNING COMMISSION:

1. **Public Hearing** to consider the annexation of 4.72 acres of property located at 4910-4950 Derrick Road into Union City by Thomas Murtaugh. (Planning Commission Recommends Approval)

Director Dozier led this discussion and stated that the property is located at 4910 through 4950 Derrick Road. She added that the applicant is proposing a Mixed Use Development including three retail buildings in conjunction with multi-family housing.

2. **Public Hearing** to consider rezoning 4.72 acres of property located at 4910-4950 Derrick Road from Fulton County AG-1 to Union City Town Center Mixed Use (TCMU). (Planning Commission Recommends Approval)

Director Dozier led this discussion and stated that the property is located at 4910-4950 Derrick Road and the request is asking to rezone the property which is currently zoned as Fulton County AG-1 to TCMU. She added that they are proposing a mixed use development concept plan that included three retail buildings, 40 multi-family residential units. She further added that the item was heard before the Planning Commission and they are recommending approval. She concluded that the applicant was present to provide further details concerning the development and to answer any questions that the Mayor and Council may have. She then called the Council's attention to a map of the site and stated that the site is currently vacant and vegetated.

Mayor Williams stated that he is aware that there were some conditions, but he does not know if they were shared in time to share with the Planning Commission and he would like to discuss what those conditions were regarding this opportunity.

Director Dozier stated that initially when this application was presented on January 1st, staff made some recommendations for conditions that could be considered by the Planning Commission for this item. She added that the conditions were outlining the possibility to have a 50% single family residential dwelling component as part of the multi-family dwellings that have been proposed as a part of this development, understanding that it is the intent to fall within the guidelines of the mixed use development having mixed use type of housing fell in with the particular type of project so staff made the recommendation for them to consider adding this condition as part of the annexation. Director Dozier stated that based on the presentation from the applicant, they decided not to proceed with the recommended condition which is why it is being recommended without any conditions. At this time Director Dozer introduced Mr. Murtaugh to answer any further questions.

Mr. Murtaugh addressed the Council to answer questions regarding the development.

Mayor Williams asked if the development would be primarily apartments.

Mr. Murtaugh stated that this is a concept plan, but it would be condominiums with 2 bedrooms, 2 ½ baths, a garage and extra parking with a price range from 85K to 100k per unit.

Mayor Williams stated that we are looking for something a little more high-end.

Mr. Murtaugh stated that they are single family homes in the low 100's and he is not looking to compete with the single family homes who have larger families, but that this is more for single people, a couple or single moms. He added that it is a lower price point.

Mayor Williams asked Mr. Murtaugh if he had any success with these types of developments around the Atlanta Metro area.

Mr. Murtaugh stated that the project that he is currently working on is located off of Cedar Grove Road and it is a 366 lot for single family development called the Oaks at Cedar Grove which was started before the recession and he took it over. He added that his experience is not with multi-family, but more so with retail buildings.

Councilmember Mealing asked if there will be any tax credits for this project or is it straight forward.

Mr. Murtaugh stated that it will be straight forward, no tax credits.

Councilmember Mealing reiterated that the price point will be from 85K to 100K.

Mr. Murtaugh stated that it is for now, but this is a concept plan and he does not want to get ahead of himself because the idea is to bring in the annexation and the rezoning as a mixed use plan and he was asked to draw up a concept plan of what that would look like. He added that the retail building would be at the front of the project and would be single tenant retail buildings, not a strip center. He continued that they are built to suit so the first phase would be to find retail companies to come in and agree and he would build them to their suit such as Chase Bank or CVS. Mr. Murtaugh stated that depending on the market he would build out the back, but he would anticipate that he would come back before the Council for approval on that.

Councilmember Mealing asked if the community surrounding this development had the opportunity to speak regarding this development. She stated that she would assume that they would not want this in their backyard.

Mr. Murtaugh stated that there was a public hearing during a Planning Commission meeting and letters were sent to property owners within 250 feet and some people did show up and that was discussed, but within the Fulton County land use plan this area is mixed use as well as within Union City's land use plan.

Councilmember Hobbs asked if a market study or survey was done to price these units. She added that if we are trying to attract a Starbucks to this mixed use community would they come with an 85K condominium.

Mr. Murtaugh stated that this is way beyond pricing and planning. He added that with his experience in Atlanta along Ponce de Leon and some of the in town areas that are hot areas, you have condo's selling from 80K to 100K. He further added that if it is City Council's objective that he should have a higher price point then he would look at that. Mr. Murtaugh also stated that if the Council did not want him to have a residential component in that area, he would do that also, but it was his understanding that the Council wanted a mixed use concept. He added that this is less than 5 acres so the residential component is only an acre. He further added that the retail is what is driving this for him and the residential component is to bring the mixed use and he would look at a different product but if he comes in with condominiums and start pricing from 200K to 250K, people want houses and it is a different lifestyle.

At this time Mayor Williams disagreed with Mr. Murtaugh on the matter. He added that we have a culture of millennials who do not want houses and it is all about who you want to attract. He added that he is not against the 85K but there is a look and product that this Council is looking for in our area and it does not mean that Mr. Murtaugh would not fit in the scheme of things.

Mr. Murtaugh explained that his intention was to come before the Mayor and Council and go through the rezoning and the annexation and when he puts the engineering studies and concepts together he would come back and do this again. He added that this was just to show the Council what his idea of what a mixed use concept would be on a 5 acre parcel, but he is open to revisions. He then reiterated that the retail at the front is the driving force for him and the back could be anything.

Councilmember Nealy stated that he should hold his thought until we move forward with the rezoning and annexation of the property, then take a look at another product that might fit better for the area.

Mr. Murtaugh then asked the Mayor and Council if they would prefer if he did not have a residential component and have a hotel.

Mayor and Council agreed that they were not implying that there should not be a residential component, but this concept is not what they are looking for.

Councilmember Nealy clarified that the Council is in agreement with a mixed use development within that area because it has been marketed as such based on other studies, but the Council is leery based on what was presented tonight.

Councilmember Jones stated that he is in agreement with Mayor Williams with regards to the price point. He added that we are seeing millennials move into the area and a higher price point is what they are looking for because there is low maintenance with condominiums, which is attractive. He further added that as we build the south side we want to bring higher end homes in the area. Councilmember Jones stated that he has heard from community members that they want to see doctors' offices, Fortune 500 companies, restaurants and urgent care facilities. He added that they do not want any more barber shops, nail salons or liquor stores. He then asked Mr. Murtaugh if he had any leases in place or written agreements with regards to retail.

Mr. Murtaugh stated that he would be getting ahead of himself. He added that tonight he was trying to address the zoning and annexation and it has taken him a year to get this far. He further added that he does not know what he could promise or when he could deliver. Mr. Murtaugh explained that before he spent 100K on soft cost he wanted to make sure that this gets done first, but all of the things that the Council mentioned will come, but right now he wants to take it one step at a time.

Mayor Williams stated that while he can appreciate that the Council has to do their due diligence a part of it is to find out what Mr. Murtaugh's plans are.

Councilmember Jones stated that he Googled Mr. Murtaugh's company and he did not find a lot of experience and when he checked the Secretary of State's website, Mr. Murtaugh is the President, Secretary, Treasurer and Chief Financial Officer (CFO). He continued that those things disturbed him with regards to who would we call if Mr. Murtaugh skipped town.

Mr. Murtaugh stated that if Councilmember Jones goes back to the Secretary of State's website and enters his name, he would find at least 30 entities. He added that it is spread out over a lot of different entities, but he is a small shop, and this is a small project. He then explained that he is in the middle of building a 366 lot subdivision in South Fulton and has 33 acres of land that he is selling to the Bob Johnson Development, so he is involved in a lot of commercial and residential projects.

Councilmember Mealing asked for the square footage of the 3 retail shops.

Mr. Murtaugh stated that they would be between 3000 to 3500 square feet, but it depends on the tenant and the tenant's specs.

Councilmember Hobbs asked if Mr. Murtaugh could provide some of his work that he has done in the past with a similar scope.

Mr. Murtaugh stated that he does not have it with him tonight, but he could bring it back.

Councilmember Hobbs stated that she would like to see it.

Mayor Williams stated that the Council is aware that he came to address the rezoning and the annexation but he was aware that there were conditions that did not make it to the Planning Commission and he wanted to address those conditions so that this Body, who makes the final decision, will be able to hear what was discussed or probable.

Councilmember Jones asked staff what is the buffer between the South Fulton Parkway and the edge of the development.

Director Dozier stated that the front buffer setback should be at least 30 feet from the property line on to the site.

Councilmember Jones asked if there would be an undisturbed buffer.

Director Dozier stated that there is a land provision that requires some landscaping and trees to be on the site so it could not be completely cleared but we would require some

trees to be on the site. She added that one of the recommendations that did not come through is recommending that two caliper inch trees per certain square footage should be provided in front of the property to be aesthetically pleasing.

Councilmember Jones stated that he would like to see staff's recommendation of the trees to be a part of the conditions if approved.

After further conversation regarding Mr. Murtaugh's concept, Mayor Williams asked for comments from the public.

Public Hearing Opened.

Teresa Wills of 450 Boxelder Road spoke in opposition of the proposed development.

Patrilla Hanna of 4055 Union Road spoke in opposition of the rezoning and annexation.

Michelle Lee of 5162 Upper Elm Street spoke in opposition of the proposed development.

Vicki Hall of 933 Brookmere Court asked for clarity of the location of the property.

Stacy Blakely of 5006 Upper Elm Street spoke in opposition of the proposed development as well as industrial development.

Dessa Curb of 483 Boxelder Road spoke in opposition of the proposed development.

John McDay of 4910 Derrick Road spoke in opposition of the proposed development.

At this time Mr. Murtaugh interjected and stated that it seems that most of the objections are geared towards the price point and he has no problem with increasing that and providing a better product. He concluded that he wants what the community wants.

Mayor Williams stated that we want to embrace a better product or something that will be attractive to the area and bring attractions to the preexisting homes. He added that these families have already invested in the community and they do not need for their investment to sink any further.

Mr. Murtaugh was in agreement with Mayor Williams' comments.

Ernest Gordon of 4375 Rainer Drive and land owner of 4940 and 4880 Derrick Road spoke in opposition of the proposed development and rezoning.

Yvonne Barber of 6385 Church Street asked for clarity regarding the location of the proposed development.

Councilmember Nealy asked Ms. McCain to speak to the idea of a mixed use component when it was presented in the Planning Commission Meeting.

Planning Commission Chair, Marilyn McCain, of 4677 Heather Court stated that when the petition came before the Planning Commission it fit with the concept on that property and the recommendation from staff was to approve it because it was within the planning

for that area. She added that there was no conversation surrounding price points. She further added that she is in agreement with everything that was said tonight regarding the price points because the Planning Commission addressed the fact that the housing should be something representative of what the Planning Commission would like to see in Union City. Ms. McCain stated that those price points do not fit Union City's concept at this time. She added that with the mixed use that is proposed, we can have something more in line with what we would like to see in that area off of South Fulton Parkway.

Public Hearing Closed.

City Attorney Davenport stated that he has heard the Council talk about conditions. He added that there needs to be a good understanding of what this process does. He continued that if this was just a typical rezoning, the Council has the ability to put conditions on property that address the perceived negative of the rezoning. He further added that the trees and buffering is a good example of a perceived negative to help screen. Attorney Davenport stated that another condition was limiting to 50% of a particular use in the zoning district, but that is not a reasonable condition for rezoning because anybody that rezones to the town center mixed use in the district should have the right and the ability to develop anything within that district that the zoning ordinance allows and that type of limitation would be unfair to that person and it does not address a perceived negative. He added that in this case the added component is the annexation and annexations do not occur as a right, but they occur as a City agrees to bring them into the City. He continued that annexation can have, as a part of the process an annexation agreement, and the annexation agreement is separate and apart from a condition of rezoning. Attorney Davenport explained that Lester Point has an annexation agreement. He further explained that when Lester Point was brought in during the mid-90's there was some concern about exterior building materials and other issues so there was a very detailed annexation agreement put in place for Lester Point involving buffering issues and it was recorded in the deed records to put everybody on notice as to what the conditions were for the development of the property. He added that if that was just a rezoning to R-6 a lot of those conditions could not have been put on there, but the City could because it was being annexed in. Attorney Davenport stated that he brought this to the Council's attention to let them know that there were two vehicles that have the ability to incorporate conditions. He added that if an annexation agreement was put together, it would need to have a general agreement if the Council wants there to be an annexation agreement before they vote to annex the property, but there needs to be an agreement on both sides; however if the Council votes to annex it is very difficult to add conditions after the fact. He then reiterated that conditions that they can address to perceived negatives are still available on the rezoning side of the equation so there are two different components to work with. He concluded that it is kind of a complicated process, but they tried to simplify it because there are a couple of opportunities.

At this time Mayor Williams stated that with the robust discussion that we have had regarding this issue he would recommend tabling the item for 30-days to give Mr. Murtaugh the opportunity to meet with staff and hear from the public.

Councilmember Jones stated that he thinks the zoning should be changed to Town Center Mixed Family (TCMF) to remove the possibility of industrial.

Mr. Murtaugh requested tabling the item for 60-days.

On motion of Councilmember Mealing seconded by Councilmember Jones and carried, the aforementioned items were deferred for 60-days. Vote was unanimous.

City Attorney Davenport stated that it would be prudent to re-advertise as we get closer to the 60th day to put everyone back on notice that there will be a public hearing.

At this time Mayor Williams stated he would like to hold the City Clerk and City Manager's annual review.

Mayor Williams stated that he wanted to address a couple of concerns beginning with water bill due date. He added there have been several calls and requests regarding this matter and the prudent thing to do is assist everybody and change the due date from the 1st of the month to the 5th for zone one and from the 15th of the month to the 20th for zone two.

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

Councilmember Mealing asked that the citizens be notified of the changes via the water bill and a large sign.

City Manager Fillingame was agreeable. She added that the change would also be posted on the website.

Mayor Williams stated that we have some super stars on our team and he wanted to shed some light on the fact that we have had a number of people who have been working for the City for a number of years and we were unable to give them a salary increases. He added that across the board in the new budget everyone was given a 2% increase across the board. He added that with regards to non-senior leadership staff, he would like recommend a 3% increase across the board for all non-senior leadership staff, which will encompass a total of a 5% increase in this budget cycle. He then clarified that this does not include directors, the City Manager or the City Clerk. Mayor Williams reiterated that this 3% increase is not for the senior leadership staff which would be the City Manager, City Clerk and the department directors. He again stated that the 3% that he is recommending is for non-senior leadership which does not include the City Manager, City Clerk and all department directors.

Councilmember Mealing asked when it will take effect.

Mayor Williams stated that it should begin immediately.

City Manager Fillingame stated that for financial processing and payroll it would be easier to begin the increase on the next pay period, if that is the pleasure of the Council.

Mayor Williams and Council were agreeable.

Councilmember Mealing asked if the funds have been identified.

Councilmember Jones stated that if we have the money, he is in agreement, but he does not want to spend all of our money that we have saved after the decline in our revenue.

Mayor Williams stated that he is a frugal man, but he wants to make sure that we are in line with compensation for those folks who have been here that have not had the opportunity to see a pay increase and there were a number of things that we had to pull away from to make sure that we were fiduciary in making sure that we can continue to run our City and now that we are seeing and reaping the rewards of being faithful stewards and a part of being a faithful steward is being able to release to those who are in the vineyards.

Councilmember Hobbs concurred with Mayor Williams. She added that we have a great staff and she would hate to see them leave Union City for compensation.

Councilmember Nealy stated that she was in agreement.

On motion of Councilmember Nealy seconded by Councilmember Mealing and carried a 3% increase was given to the non-executive staff of the City of Union City. Vote was unanimous.

City Manager Fillingame asked the Mayor to qualify once again who non-executive staff is.

Mayor Williams stated once again, this includes non-senior leadership but this excludes the senior leadership which is the City Manager, City Clerk, and all department directors.

Mayor Williams stated that with that being said, most leaders do not do it for the money, but we have to make sure that we have competent stellar superstars running each and every department and we have that but he has noticed that we need to make certain to keep the superstars and we must make sure that we look at a market adjustment for our senior leadership team which includes the City Manager, City Clerk and the department directors and to ensure that they are not being enticed by other surrounding areas or the Metro Atlanta area . He further added that he wants to make sure that we are being competitive so in order to ensure that we reach those market adjustments by offering a 15% market adjustment to those people who are in our senior leadership team. He then reiterated that the senior leadership team is the City Manager, City Clerk and the department directors. Mayor Williams stated that this will put us closer in line but this is the best that we can do.

Councilmember Mealing stated that she was in complete agreement with Mayor Williams because she is aware that Metro Atlanta and our sister cities have several openings and they are trying to get some of our leadership to come to their cities, but she assured them that our staff is off limits and we will take care of our own. She concluded that we have a good team and she would like to keep our team.

On motion of Councilmember Mealing seconded by Councilmember Hobbs and carried, the senior leadership staff received a 15% market adjustment. Vote was unanimous.

Mayor Williams stated that this does not equate to recklessness from this Body, this is a long time coming, and was done in the spirit of good faith and hopefully those in senior leadership will reciprocate and continue to be the superstars that they are. He added that staff has gone above and beyond and exceeded the Council's expectations and he appreciates each and every one. He concluded by welcoming Police Chief Jones to the family. He then asked that Chief Jones reach out to Ms. Barber because Chief Jones has been busy reaching out to other residents in the City and since he has been in Union City we have never had the opportunity where the police department embraced the community.

Mayor Williams stated that he would like to see the annual reports again as it was an awesome piece of work from the Clerk's office and it provided a lot of data with regards to what the Council did in our meetings and he looks forward to seeing that again.

City Manager Reports:

- City Clerk Annual Review
- City Manager Annual Review

VIII. OTHER BUSINESS: None.

IX. REPORTS & ANNOUNCEMENTS FROM THE MAYOR & COUNCIL:

Councilmember Nealy provided the following updates:

- Thanks were given to the residents for attending the meeting
- Congratulations were extended to Mr. & Mrs. Green
- Thanks were to City Manager Fillingame
- Thanks were given to Fulton County School representative for their update
- Thanks were given to everyone for their calls, prayers, love and concerns during her bereavement due to the death of her father as she is a dad's girl
- She announced that she was proud of the Mayor's State of the City Address
- She announced that she attended the Clean Energy and Environmental Justice Academy in Denver, Colorado where she and other like herself created legislation that will help foster sustainable futures for the next generation and will bring forward a resolution in the near future
- She announced that the celebration at the Georgia Capital was a great way to celebrate Georgia Film Day and all that Union City is doing and our efforts towards Atlanta Metro Studios which will impact South Fulton
- She announced that she was featured in the 2015 edition of "*Who's Who in Black Atlanta*" in the most influential section
- Thanks was extended to staff for always answering the calls
- She announced that she was looking forward to seeing everyone at the Mayors' Bike Race

Councilmember Jones provided the following updates:

- Congratulations were extended to Westlake High School Boys Basketball Team
- Thanks were given to staff
- He announced that we have awesome development in the City
- He announced that the Mayor's State of the City Address was great
- He congratulated Mayor Williams for delivering a great message
- He relayed a message from his wife that it would be great to work with Banneker to have a candidate forum for the candidates running in the May 24th election
- He announced that the fencing on Shannon Parkway looks awesome
- Congratulations were extended to Public Services for a job well done on the fencing

Councilmember Mealing provided the following updates:

- A warm welcome was extended to Police Chief Jones
- She announced that she learned a lot while attending the National League of Cities Conference regarding community policing that she would like to share with Chief Jones
- Thanks were given to Fulton County School Board representatives for the update
- She announced that the Mayor's State of the City Address was awesome
- Many thanks were given to Mr. & Mrs. Green for their volunteerism and assistance with bringing organized sports back to Union City
- Best wishes for a Happy Easter were extended to everyone

Councilmember Hobbs provided the following updates:

- Praise was given to the City staff for a job well done on the Mayor's State of the City Address
- Congratulations were extended to Mayor Williams for delivering a great message
- A special thanks was given to the vocal artists, Jackson Avenue and C.H. Gullatt Elementary School Choir, who performed at the Mayor's State of the City Address
- A warm welcome was extended to Police Chief Jones
- Many thanks was extended to the City staff and leadership for all that they do

Mayor Williams provided the following updates:

- Thanks were extended to his colleagues for making his job easier
- He promised to continue to serve this community to the best of his ability
- He stressed that he is proud to be a member of this Body
- He announced that the Mayor's State of the City Address was done with this Body in mind
- Congratulations were extended to Director Clark for the fencing along Shannon Parkway

- He announced that there was movement regarding the MARTA Bill so stay tuned and check the news
- Many thanks were extended to staff for all that they do
- Thanks were extended to Mr. Lewis Helvey for being supportive of the Council
- Support was extended to Councilmember Nealy regarding the loss of her father

At this time City Attorney Davenport stated that he needed to enter into Executive Session for two items regarding threatened litigation and to review the Executive Session Minutes from February 16, 2016.

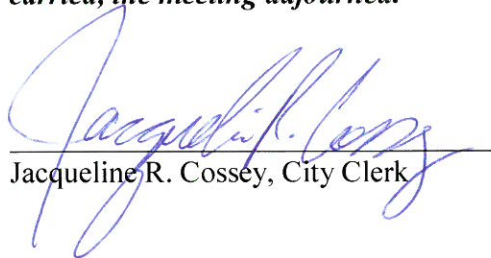
On motion of Councilmember Nealy seconded by Councilmember Mealing and carried, Council entered into Executive Session to discuss two items regarding threatened litigation and to review the Executive Session minutes from February 16, 2016. Vote was unanimous.

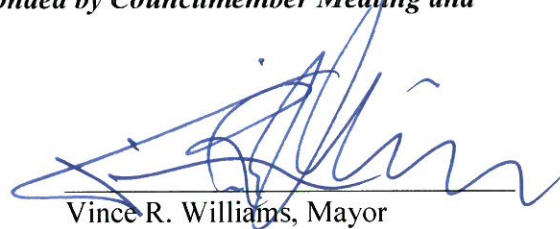
On motion of Councilmember Jones seconded by Councilmember Jones seconded by Councilmember Mealing and carried Council reconvened to Regular Session. Vote was unanimous.

On motion of Councilmember Jones seconded by Councilmember Mealing and carried, the Executive Session Minutes from February 16, 2016 were unanimously approved.

X. ADJOURNMENT:

On motion of Councilmember Hobbs, seconded by Councilmember Mealing and carried, the meeting 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 15 day of March, 20 16.

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.

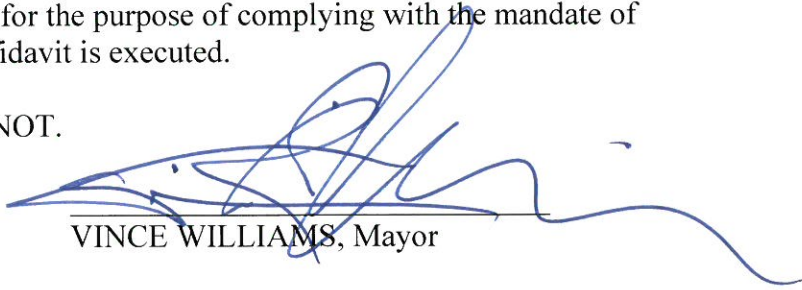
3.

The subject matter of the closed meeting or closed portion of the meeting held on the 16 day of March, 20 16, which was closed for the purpose(s) of (2) Two items regarding threatened litigation (two) Personal items as allowed by O.C.G.A., Title 50, Chapter 14, was devoted to matters within those exceptions and as provided by law. *Review Executive Session Minutes from February 16, 2016.*

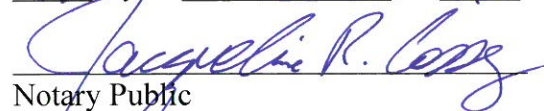
4.

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 15 day of March, 20 16.


Notary Public