

THE CITY OF UNION CITY
REGULAR COUNCIL MINUTES
TUESDAY, SEPTEMBER 19, 2017
7:00 P.M.

Present: Mayor Vince Williams, Councilmembers Brian Jones, Christina Hobbs, Shayla Nealy, and Angelette Mealing; City Attorney, Dennis Davenport; City Manager, Sonja Fillingame, Assistant City Manager, Tarsha Calloway, and City Clerk, Shandrella Jewett

Staff Present: Lonnie Ferguson – Public Services Director, Ellis Still - Community Development Director, Lee Blitch – Parks and Recreation Director, Rhonda Jones – Human Resource Manager, Trey Bennings – Information Technology Manager, Cassandra Jones – Police Chief, and Joe Maddox – Fire Chief

The meeting was called to order at 7:00 p.m.

I. INVOCATION AND PLEDGE OF ALLEGIANCE TO THE FLAG:

Invocation by Pastor Trey Benning

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

None

III. PRESENTATIONS/ACKNOWLEDGEMENTS OF AWARDS AND ACHIEVEMENTS:

Lieutenant Melvin Echols was selected as “Employee of the Month” for September 2017.

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:
 - 08/15/2017 Worksession Meeting
 - 08/15/2017 Regular Council Meeting
2. Council to consider approval of a request to enter into an agreement with A1 Contracting in the amount of \$1,063,040.00 for TE Phase II, PI#: 0009060 (RFB-PS-17-07).
3. Council to consider a request and approval to enter into an agreement with Riley Contracting in the amount of \$134,380.00 for design build services for Highway 29 Ballfields Restroom (RFP-PS-17-06).
4. Council to consider a request and approval to execute Addendum to the Cooperation Agreement (Community Development Block Grant) for FYs 2018-2020.

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

V. OLD BUSINESS:

None

VI. REGULAR/NEW BUSINESS:

1. Council to consider wastewater adjustments provided by Fulton County.

On motion of Councilmember Jones, seconded by Councilmember Mealing and carried, Council agreed to the wastewater adjustments with a condition of the increase being consistent with what is allowed under the agreement between Fulton County and Union City. Vote was unanimous.

2. Council to consider approval of Resolution No. 2017-10 to abandon a section of Red Oak Road for use by the property owners surrounding the area.

Director Ferguson advised Mayor and Council that the property is not currently being used or developed and that this section of the road does not serve a purpose for transportation means.

Attorney Davenport informed Mayor and Council that this is about an 800 foot section of old roadbed of Red Oak Road running south of State Route 138. He mentioned that a plat was attached to Resolution No. 2017-10 showing this specific section of Red Oak Road and there is also a second plat/survey attached showing the existence of a waterline.

Councilmember Nealy spoke about the portion of Red Oak Road, as shown on the referenced plat south of State Route 138, has ceased to be used by the public to the extent that no substantial purpose is served by it; its removal from the municipal street system was in the best public interest. However, there is a waterline in the roadbed of Red Oak Road which will require future repair and maintenance by the City.

On motion of Councilmember Nealy, seconded by Councilmember Hobbs and carried, Council approved and adopted Resolution No. 2017-10. Council moved to declare that a section of Red Oak Road, as shown on the referenced plat south of S.R. 138, be abandoned subject to sufficient permanent easement rights being retained for the repair and maintenance of the waterline in the roadbed of Red Oak Road. Vote was unanimous.

3. Council to consider Resolution No. 2017-11 for the conveyance of certain real property to Derek Jackson Investments, LLC, SRE Georgia 5 LLC, Alma Shelton, Adams Homes AEC LLC, George Wilson, Milton & Yolanda Griggs, and Clarence E. Norwood in an action to dispose of property abandoned by the City.

Attorney Davenport advised Mayor and Council that an Opinion of Value (as to the property per the engineer) puts the value of the 1.25 acres at less than \$75,000.

The abandonment was initiated by a request from Mr. Derek Jackson. Mr. Jackson has agreed to absorb the costs of this abandonment which included the survey work that showed where the waterline was, putting the deeds together, and for doing the legal background work, etc. Attorney Davenport advised that Director Calloway would prepare an invoice.

On motion of Councilmember Jones, seconded by Councilmember Mealing and carried, Council approved and adopted Resolution No. 2017-11. Vote was unanimous.

VII. RECOMMENDATIONS FROM THE PLANNING COMMISSION:

1. **Public Hearing** to consider a request by Lincoln Property Company to amend the Official Zoning Map by rezoning 24.42 acres located in Land Lot 82 of District 09F along Royal South Parkway

from O-I (Office-Institutional) to M-1 (Light Industrial) zoning classification. (Planning Commission Recommends Approval)

Director Still led the discussion regarding the applicant's request to rezone from O-I (24.42 acres along Royal South Parkway) to M-1 Light Industrial to establish a 300,000 square foot industrial building. Director Still presented a Powerpoint presentation of the area.

Mayor Williams mentioned that Fulton County did move forward several months ago with designating the area that was then unincorporated South Fulton to M1 and that is why Union City would like to stay consistent with what is being done in the area.

Mayor Williams asked Director Still to point out the portion of land that was donated by the Allen family. Director Still showed Council the 15-18 acres of donated land on the map.

Councilmember Mealing requested information regarding infrastructure improvements.

Attorney Woody Galloway was present on behalf of the applicant, Lincoln Property Company. He advised that the property owner is Ivan Allen Company and they are the group that recently donated the 26 acres to the City for the park. He mentioned that their overall vision for the area was to redevelop the vast majority of it for industrial which would also have amenities that would provide some benefits to the area. The request is to rezone the property from O-I to M-1 to allow development of a 300,000 square foot warehouse.

Public Hearing Opened.

- Attorney William W. Galloway of the Galloway Law Group, LLC, 3500 Lennox Road, N.E., spoke in favor of the rezoning.
- Tarik Toomb, 6230 Feldwood Road, spoke in opposition of the rezoning.
- Eleanor Ross, 3855 Feldwood Place, spoke in opposition of the rezoning.
- Sandra Roger, 5870 Feldwood Road, spoke in opposition of the rezoning.
- Glenda Collins, 3740 Morning Creek Drive, spoke in opposition of the rezoning.
- Beverly Parham, 3435 Ravewood Drive, spoke in opposition of the rezoning.
- Joyce Robinson, former Councilwomen, 8814 Lake Road, recommended for Council to consider the residents' concern and asked if some of the streets mentioned were in Union City's city limits. Mayor Williams responded by stating that all of the streets mentioned are outside of Union City's city limits.
- Tanita Bailey, 3710 Pebble Beach, spoke in opposition of the rezoning.
- Kim Mitchell, 5400 Lakeside Drive, spoke in opposition of the rezoning.
- Attorney William W. Galloway provided rebuttal remarks in response to the oppositions.

Public Hearing Closed.

On motion of Councilmember Nealy, seconded by Councilmember Mealing and carried, Council agreed to move with the rezoning from O-I to M1. Vote was unanimous.

City Manager Report(s):

- Music & Arts Festival Agreement with Providence Bank.

City Manager Fillingame spoke about a sample template agreement that she received from the property owner for use of the property for Union City's Fall Music & Arts Festival. The festival is scheduled to occur on October 28, 2017 on the property in front of Unclaimed

Freight. She asked for permission from Council to work with the legal team to approve a contract that is conducive with legal so that Union City can move forward with the contract. This would allow Union City to have permissible use of the site location.

Councilmember Nealy requested a marketing strategy for this event.

On motion of Councilmember Nealy, seconded by Councilmember Mealing and carried, Council agreed to give staff approval to move forward with a contract once the language has met legal requirements. Vote was unanimous.

- October 14, 2017 - Pinktober Race at Ronald Bridges Park from 9:00 a.m. – 11:00 a.m.
- September 21, 2017 - Homecoming Coronation and the game on September 23, 2017
- September 11-15, 2017 - Employee Appreciation Week – Thanks extended to Rhonda Jones, Chandra Lewis and all staff for making the event successful.
- Director Still acknowledged and thanked Council for receiving a birthday card and recognizing him on his birthday.

VIII. OTHER BUSINESS:

1. Council to discuss Development Authority. *(This item was tabled for 30 days)*
2. Review of the August 15, 2017 Executive Session Minutes.
3. Promotions - Congratulatory remarks were extended to Tarsha Calloway, Assistant City Manager and Millie Shah, a candidate for the Finance Director's position.

Millie Shah was present and shared her background and 10 years of governmental work experience with Mayor and Council.

4. Moratorium on Town Center Mixed Use Application for six months.

Councilmember Jones led the discussion in regard to Union City looking into doing a Moratorium on Town Center Mixed Use so that the city can revamp the zoning codes as discussed. This will give Director Still six months or so to look at bringing back a revised Town Center Mixed Use Zoning for Union City.

Mayor Williams responded by stating that “this is thoughtful because it does give all of our land owners and many of our partners an opportunity to sit at the table with us as we move through trying to revise or revamp.”

On motion of Councilmember Jones, seconded by Councilmember Mealing and carried, Council agreed to a Moratorium on Town Center Mixed Use for six months. Vote was unanimous.

IX. REPORTS & ANNOUNCEMENTS FROM THE MAYOR & COUNCIL:

Councilmember Hobbs made comments regarding the following:

- Thanks extended to staff.
- Special heartfelt thanks were extended to our First Responders: City Manager, Director Ferguson, Chief Jones, Chief Maddox and their staff for moving expeditiously in preparation of Hurricane Irma.

- Prayers extended to all the victims of Hurricane Harvey and recent earthquakes in Mexico.
- Thanks extended to staff for the collection/delivery of needed items.
- Congratulatory remarks extended to Hogan Construction and Union City's staff for coordinating a successful subcontractor's outreach session. Approximately 42 firms attended.
- October 14, 2017 - Union City Breast Cancer Awareness 5K Walk/Run
- October 2017 - Domestic Violence Awareness Month – Taye Diggs starring in a soon to be release movie titled “Till Death Do Us Part”.
- September 23, 2017 – “Till Death Do Us Part” Domestic Violence Awareness 3K Stroll/Walk/Run with cast and advocates of domestic violence at Atlanta Metropolitan State College at 8:00 a.m. to 10:00 a.m.
- Congratulatory remarks extended to Lieutenant Melvin Echols, “Employee of the Month”.
- Recognition extended to former Councilwomen, Joyce Robinson for attending the Council Meeting.
- Congratulatory remarks extended to Mayor Williams, Councilmember Nealy, and Councilmember Mealing for another four years of continued service in the City.

Councilmember Mealing made comments regarding the following:

- Congratulatory remarks extended to Lieutenant Melvin Echols, “Employee of the Month”.
- Thanks extended to staff.
- Acknowledgement of Employee Appreciation Week held September 11-15, 2017.
- UC Eagles Opening Day was a blast.
- Looking forward to another great four years of continued service in Union City.
- Acknowledgement of a successful community meeting that was held on September 14, 2017.

Councilmember Nealy made comments regarding the following:

- Recognition extended to former Councilwomen, Joyce Robinson for attending the Council Meeting.
- Thanks extended to staff.
- Prayers extended to all the victims of Hurricane Harvey.
- Thanks extended to a friend in Houston that started a foundation titled “Become the Bridge” that are on the ground assisting people that were affected by Hurricane Harvey.
- Special heartfelt thanks were extended to our First Responders: City Manager, Director Ferguson, Chief Jones, Chief Maddox and their staff for moving expeditiously in preparation of Hurricane Irma.
- Thanks extended to Ms. Dawson-Young for a great community meeting held September 14, 2017.
- Acknowledgement of the Newsletters distributed to residents.
- Acknowledgement of Employee Appreciation Week held September 11-15, 2017.
- Recognition of staff in regard to keeping Union City's Social Media outlets active and up-to-date.
- Congratulatory remarks extended to Tarsha Calloway as the Assistant City Manager, and to future candidate, Millie Shah for the Director of Finance position.
- Looking forward to another great four years of continued service in Union City.

Councilmember Jones made comments regarding the following:

- Special heartfelt thanks were extended to our First Responders: City Manager, Director Ferguson, Chief Jones, Chief Maddox and their staff for moving expeditiously in preparation of Hurricane Irma.
- Solar Panel Ordinance and HOA restrictions.
- Congratulatory remarks extended to Tarsha Calloway as the Assistant City Manager, and to future candidate, Millie Shah for the Director of Finance position.

- September 13-15, 2017 - Attended Georgia Municipal Association (GMA) Board Meeting in Athens, GA as the new President of the Southwest District 3.
- Acknowledgement of Employee Appreciation Week held September 11-15, 2017.
- Excited that Union City was able to partake in the Customer Service Training Pilot Program through GMA.
- Mass Transit – Spoke about Amazon conditions.
- October 2-7, 2017 - Community Policing Week. Coffee with a Cop will be held on October 4, 2017.
- Acknowledgement of a successful community meeting that was held on September 14, 2017.
- Thanks extended to staff.

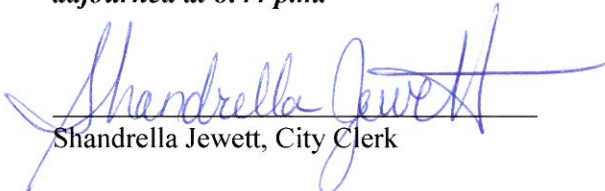
Mayor Vince Williams made comments regarding the following:

- Thanks extended to staff.
- Congratulatory remarks extended to Tarsha Calloway as the Assistant City Manager, and to future candidate, Millie Shah for the Director of Finance position.
- Former CEO, Robert L. Crutchfield of Christian City passed away on September 19, 2017. Prayers extended to the family.
- Special heartfelt thanks were extended to our First Responders: City Manager, Director Ferguson, Chief Jones, Chief Maddox and their staff for moving expeditiously in preparation of Hurricane Irma.
- Discussed the possibility of creating quarterly meetings where the public can attend and share their concerns and ideas.
- Bus Rapid Transit (BRT) Scouting Trip - Traveled to Los Angeles, CA on August 30, 2017 to see what Los Angeles area was doing regarding BRT. A robust transit opportunity is needed locally.
- Working with some local partners in the ministry to address the homeless population that is growing in Union City.
- Thanks extended to Georgia Power during the power outage caused by Hurricane Irma.
- Public Safety and Police Department vehicle maintenance.
- Trash and debris around the city. Requested heavier trash can receptacles to be placed around the city.
- Renaming of the City Depot building to the Kenneth Johnson City Depot.
- Assessment with Fulton County.
- Union City Boards/Commissions - Making sure they are all filled.
- Looking forward to another great four years of continued service in Union City.

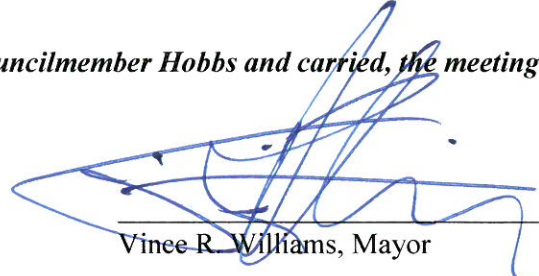
On motion of Councilmember Jones, seconded by Councilmember Mealing and carried, the Executive Session Minutes from August 15, 2017 was unanimously approved.

X. ADJOURNMENT:

On motion of Councilmember Jones, seconded by Councilmember Hobbs and carried, the meeting adjourned at 8:44 p.m.



 Shandrella Jewett, City Clerk



 Vince R. Williams, Mayor