

UNION CITY
WORK SESSION
TUESDAY, JULY 17, 2018
6:15 P.M.

PRESENT:

Mayor Vince Williams
Mayor Pro Tem Brian Jones
Councilmember Angelette Mealing
Councilmember Shayla Nealy
Councilmember Christina Hobbs
City Attorney - Dennis Davenport
City Manager - Sonja Fillingame
Assistant City Manager - Tarsha Calloway
City Clerk - Shandrella Jewett

STAFF PRESENT:

Linda Goodman – Finance Director
Ellis Still – Community Development Director
Lonnie Ferguson – Public Services Director
Lee Blicht – Parks and Recreation Director
Cassandra Jones – Police Chief
Trey Bennings – Information Technology Manager

ABSENT:

Joe Maddox – Fire Chief
Rhonda Galloway – Human Resource Manager

The meeting was called to order at 6:15 p.m.

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.

I. OLD BUSINESS:

- A. Council to discuss current policy of Housing Authority Resident Board Member term. (The item was tabled until July 17, 2018.)

Attorney Davenport spoke regarding the June 19, 2018 Memo referencing how the board is comprised. There are five (5) members on the board and each member serves until his/her successor has been appointed and qualified.

The Board currently has two (2) members whose terms have expired, but they are still serving. The third (3) member's term will expired on October 31, 2018. There is no requirement to having residents on the board and Union City currently has a five (5) member Housing Authority Board. However, if the board requests more members, then Council can provide up to two (2) more members. One of those members must be a resident of the City, but these members only serve for a one (1) year term. The current five (5) members serve five (5) year terms.

Currently, there is a five (5) member board with five (5) year terms which includes a resident member. However, there is no requirement for a resident member. It is entirely up to Council and the appointment process to determine if they want a resident member.

Attorney Davenport provided two (2) options:

- In order to add two more members to the board, the Housing Authority would have to submit their request to Council. Once approved, Council would appoint one person to be a resident member.
- Council can make one (1) of the five (5) board members a resident member.

Mayor Williams stated that the current members will continue serving until someone comes forth indicating he/she would like to be considered to serve on the board or until a current board member resigns.

Councilmember Nealy advised that she likes the five (5) member component but would like to take a look at possibly changing members at the next available exhausted term.

Attorney Davenport advised Council that this is a Mayoral appointment and once the appointment is made, there would be a Commission and Oath of Office. Subsequent to that action, Attorney Davenport would inform the Housing Authority of the decision.

No Action Taken.

- B. Council to discuss amendment to the time for picking up public comment cards and returning them. **(The item was tabled until July 17, 2018).**

Mayor Williams discussed the current time to complete comment cards is 6:50 p.m. and the cards are returned at 7:00 p.m. This causes disruption during the start of the Council Meeting. Mayor Williams proposed that the cards be filled out at 6:40 p.m. and returned at 6:55 p.m.

The item was added to the Consent Agenda.

II. REGULAR/NEW BUSINESS:

- A. Approval of the Minutes:
- 06/19/18 - Work Session Meeting
 - 06/19/18 - Regular Council Meeting

This item was added to the Consent Agenda.

- B. Council to consider an adjustment regarding the May 20, 2018 water bill of Mahalia Jackson.

Director Goodman advised Council that on May 4, 2018, a Work Order was generated to check for potential leaks and verify reads. The results of the flow test were received on May 4, 2018, and the test indicated that there were no leaks and the reads were consistent with the bill. The Utility Department provided the following two (2) options: Payment arrangements or go through the dispute process. Ms. Jackson agreed to the dispute process.

- May 23, 2018 - Meter was pulled and sent to Delta Municipal Supply Company
- May 31, 2018 - Meter test conducted
- June 1, 2018 - Received results indicating meter was performing with 99.8% accuracy
- June 4, 2018 - Results sent to Ms. Jackson and dispute was denied
- June 13, 2018 - Ms. Jackson provided an Appeal Letter to Union City

Ms. Jackson and Rodney Landrum (Certified Water Manager with 29 years of experience) spoke regarding the issue. Mayor Williams asked the Utility Division to go back to Ms. Jackson's home and show her where the meter was located. Ms. Jackson stated that on

July 16, 2018, there was no meter on the property. The Utility Division will follow up and go back to Ms. Jackson's home. Council provided feedback regarding the matter and decided to table the matter until the next Council Meeting for further investigation.

Assistant City Manager Calloway advised Ms. Jackson to continue paying her normal/average monthly utility bill (prior to the increase) until the issue is resolved. Director Goodman will follow up with Ms. Jackson as well.

The item was tabled for 30 days.

- C. Council to consider the utility adjustment and the replacement of a water meter for Rasheedah Smith.

Director Goodman advised Council that on March 14, 2018, Ms. Smith stated that her March 2018 utility bill was too high and that her meter was faulty. Ms. Smith requested that her meter be replaced and her bill adjusted. Ms. Smith submitted her dispute form on April 4, 2018. Ms. Smith was informed that she had the option to appeal within ten (10) days from receipt of the letter.

- April 10, 2018 – Flow Test was conducted
- April 11, 2017 – Results mailed to Ms. Smith indicating bill was consistent with readings and dispute was denied due to continuous flow on Ms. Smith's property
- May 21, 2018 – A second flow test was conducted, per the Finance Director which indicated a potential leak on the property
- May 23, 2018 – Ms. Smith provided an Appeal letter to Union City

Ms. Smith, Rodney Landrum (Water Manager), and Paula Middlebrooks (Utility Supervisor) spoke regarding the issue. Council was advised that the meter was new.

Ms. Smith stated that she had three (3) professional plumbers to come to her house and neither one of them could detect a leak. Mayor Williams asked if the meter could be replaced with a new one in order to see if there is an issue with the currently installed meter. Assistant City Manager Calloway advised that Ms. Smith's bill has already gone down. Councilmember Nealy requested that the matter be tabled for 30 days in order to check for consistency and the other Councilmembers agreed.

Mr. Landrum advised Council that after he performed the first flow test, he advised Ms. Smith that there was a leak. Mr. Landrum noticed a clean-out pipe in Ms. Smith's yard and water could be heard running through the pipe. Mr. Landrum knocked on the door to see if anyone was home, but no one answered. Mr. Landrum performed another test three (3) weeks later and the water was still running. When Mr. Landrum returned back to her home a month later, he could not hear the water running. Council agreed to revisit the item in 30 days and for Ms. Smith to pay her regular bill until the issue is resolved.

The item was tabled for 30 days.

III. **ADJOURNMENT:**

Meeting adjourned at 7:00 p.m.

On motion of Councilmember Jones, seconded by Councilmember Nealy and carried, the meeting adjourned at 7:00 p.m.