

UNION CITY  
**REGULAR COUNCIL MEETING MINUTES**  
TUESDAY, AUGUST 21, 2018  
7:00 P.M.

**PRESENT:**

Mayor Vince Williams  
Mayor Pro Tem Brian Jones (Video Teleconference)  
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 Blitch – Parks and Recreation Director  
Cassandra Jones – Police Chief  
Trey Bennings – Information Technology Manager  
Rhonda Galloway – Human Resource Manager  
Joe Maddox – Fire Chief

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The meeting started at 7:03 p.m.

**I. INVOCATION AND PLEDGE OF ALLEGIANCE TO THE FLAG:**

Invocation by Mayor Vince Williams

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

- Dr. Louis Okun, 6703 Shannon Parkway - Spoke regarding the appearance of Shannon Parkway and requested the presence of more police officers in the business areas
- Milton Foster, 6370 Church Street - Spoke regarding a rezoning on Flat Shoals Road

**III. PRESENTATIONS/ACKNOWLEDGEMENTS OF AWARDS AND ACHIEVEMENTS:**

- Swearing In of Development Authority Member  
Joyce Robinson sworn in by City Attorney, Dennis Davenport
- Announcement and Recognition of Employee of the Month  
Paula Middlebrooks received the Employee of the Month Award
- Proclamation Acknowledging National Payroll Week (September 3-7, 2018)  
Kristi Nelson was present and received the Proclamation
- Union City 14U Eagles Baseball Team
  - ❖ Winners of the 2018 All Star State and World Series
  - ❖ Received the Citizenship AwardDirector Blitch advised Council that the team will be present at the September 2018 Council Meeting
- ATL Link Process by Chris Tomlinson
- Master Plan Proposal Presentation by John Portman & Associates

Mr. Portman spoke about future growth, planning, and development in Union City. Team Master Planning Services include analysis, recommendations and proposals for evaluating Union City's current population, anticipated growth over the next 5-10 years, economic development, public utilities, housing, transportation, community facilities and land use.

- Proposed TAD Extension by Dentons and Bleakly Advisory Group

Mr. Steven Labovitz spoke regarding “Analysis of Alternatives for Modifying or Expanding Tax Allocation Districts in Union City”. The presentation covered the following information:

Background Information	Map 3: TAD #1 Plus Study Area
TAD Redevelopment Plan Approval Steps	TAD Study Area Property Characteristics
Union City TAD #1	Redevelopment Strategy Alternatives
Map 1: Existing TAD #1 Boundaries	Option 1 – Keep TAD #1 in Place
TAD #1 Property Characteristics	Option 2 – Dissolve TAD 1
TAD #1 Development Opportunities	Union City TAD Analysis 2018
Map 2: Lower-Valued/Undeveloped TAD #1 Parcels	Potential Sources of TAD Increment
Union City Tax Digest	Potential Uses of TAD proceeds
TAD Expansion Study Area	Next Steps

- Economic Development by the Pendleton Group

Craig Lesser, Managing Partner, spoke on behalf of Pendleton Group. Mr. Lesser spoke regarding the overall economic development package for Union City, which is to grow the community and provide jobs. Steve Smith, Project Manager, spoke about partnership.

*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:

- A. Council to consider an adjustment regarding the May 20, 2018 water bill of Mahalia Jackson.
- B. Council to consider the utility adjustment and the replacement of a water meter for Rasheedah Smith.
- C. Council to consider the utility adjustment of Renee Hall.
- D. Council to discuss a draft ordinance that would prohibit the use of vehicle immobilization devices or booting, within the jurisdiction of Union City.
- E. Approval of the Minutes:
  - 07/10/18 - Budget Workshop
  - 07/17/18 - Work Session Meeting
  - 07/17/18 - Regular Council Meeting
- F. Council to consider amending Schedule F of the February 15, 2017 Ordinance/Resolution for Supplemental Lease with GMA for the Lease of Vehicles and Equipment.
- G. Council to consider a request to enter into an agreement between Fulton County, Georgia and Union City, Georgia regarding the Community Development Block Grant (CDBG) Program for Federal FY 2018.
- H. Council to consider a request to remove the current Work Schedules policy in Chapter 12 of the Employee Handbook and replace it with the proposed Alternative Work Schedules policy.
- I. Council to consider a request to amend language located in “**Charging of Vacation Leave Hours**” under Chapter 6 - Leaves of Absence.
- J. Council to consider a request to amend language located in “**Workers’ Compensation**” under Chapter 14 Benefits Plan.

- K. Council to consider a request to enter into an Intergovernmental Agreement for the Provision of Election Services between Fulton County, Georgia and Union City, Georgia. The Special Election, Sunday Brunch - SB 17) will be in conjunction with the November 6, 2018 General and Special Election.
- L. Council to consider a request to enter into an Automatic Aid Agreement between the City of Union City and the City of South Fulton.

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

V. **REGULAR NEW BUSINESS:**

- A. **Public Hearing** to consider a petition for variance from the Stream Buffer Protection Requirements as it relates to encroachment into the City's 75 ft. impervious cover setback and 50 ft. undisturbed buffer adjacent to an intermittent stream located along the western side of the applicant's proposed development. *(Staff Recommends Approval)*

Director Still provided background information to Mayor and Council in regard to Majestic Realty's (applicant) request.

Attorney Woody Galloway spoke on behalf of the applicant (Majestic Realty) and is waiting on Georgia Department of Natural Resources.

Public Hearing Opened

Wanda Moseley spoke against the Stream Buffer request

Rebuttal by Attorney Woody Galloway

Public Hearing Closed at 8:41 p.m.

*On motion of Councilmember Nealy, seconded by Hobbs and carried, the petition for variance from the Stream Buffer Protection was approved.*

- B. **Public Hearing** to consider the FY19 Budget and Millage Rate.

**Millage Rate Public Hearing:**

Assistant City Manager, Tarsha Calloway led the discussion. See attached presentation.

Public Hearing Opened

Kathy Butler, 2215 Jeanie Drive - Spoke regarding basic homestead exemptions

Public Hearing Closed

**Public Hearing** to adopt the FY19 Budget:

Assistant City Manager, Tarsha Calloway led the discussion. See attached presentation.

Public Hearing Opened

Dr. Louis Okun - Spoke regarding extra public safety, street lighting, and manpower.

Public Hearing Closed

**VI. RECOMMENDATIONS FROM THE PLANNING COMMISSION:**

- A. **Public Hearing** to consider a request to rezone 24+/- acres located at 4712 and 4754 Flat Shoals Road from R-4 – Single-Family Residential, RM – Multi-Family Residential, GC – General Commercial and NC – Neighborhood Commercial to TCMF – Town Center Multi-Family. (*Planning Commission and Staff Recommends Approval*)

Director Still provided background information regarding the applicant, LDG Development.

Councilmember Mealing spoke regarding a traffic study being part of the condition for Flat Shoals Road. Councilmember Hobbs said that the area is very congested and a light should be placed in the area.

Attorney Michelle Battle (Battle Law, P.C.) - Spoke on behalf of quality affordable housing and the opportunity to have a State of the Art product which is similar to the market rate product and does not require people to pay more than 30% of their income to their rent.

Chris Byrd, 1469 South Street, Louisville - Spoke on behalf of LDG Development

Public Hearing Opened

The following spoke against the rezoning request:

- Milton Foster, 6370 Church Street
- Barry Potts, 4744 Potts Circle
- Keith Brown, 4945 Rapahoe Trail
- Cordie Sweat, 4679 Shannon Court
- Billy Bridges, 5064 Park Street – Submitted five (5) signed petitions and spoke against

Rebuttal by Attorney Michelle Battle

Public Hearing Closed

***On motion of Councilmember Mealing, seconded by Nealy and carried, the request to rezone was approved.***

**VII. CITY MANAGER'S REPORT:**

- A. Tarsha Calloway, Assistant City Manager
- Community Center AV Update – Mrs. Calloway requested approval to use the City's current IT provider for the AV portion of the project. The numbers were included in the budget. Council gave their approval and Mrs. Calloway stated that the Change Order will be signed once the budget is adopted.
  - Utility Consultant Update - Request was made to hire a Utility Consultant once legal is finished with the review.

***On motion of Councilmember Mealing, seconded by Councilmember Hobbs and carried, the hiring of a Utility Consultant was approved.***

- B. Sonja Fillingame, City Manager

- Extended thanks to the following:  
Chief Jones and the Police Department regarding National Night Out  
Cindy Givens for the planning process with the Music & Arts Festival  
Director Goodman and Assistant City Manager Calloway for the budget process



**VIII. REPORTS & ANNOUNCEMENTS FROM MAYOR & COUNCIL:**

**Councilmember Hobbs made the following comments**

*Thanks and congratulatory remarks extended to:*

- Staff
- Paula Middlebrooks, Employee of the Month
- 14U Eagles Baseball Team and the Leadership Team for keeping the children safe in the heat
- Coca-Cola United – Revealing of the Mural
- Joyce Robinson’s appointment to the Development Authority and for being present

**Councilmember Mealing made the following comments**

*Thanks and congratulatory remarks extended to:*

- Joyce Robinson’s appointment to the Development Authority
- Paula Middlebrooks, Employee of the Month
- 14U Eagles Baseball Team
- Police Department for assisting a resident

*Spoke regarding:*

- Sidewalks on Highpoint Road
- Public Services to consider more clean-up projects
- Progress of the Community Center
- Coca-Cola United – Revealing of the Mural
- Art Project in Union City
- National Night Out
- Music & Art Festival

**Councilmember Nealy made the following comments**

*Thanks and congratulatory remarks extended to:*

- Paula Middlebrooks, Employee of the Month
- Joyce Robinson’s appointment to the Development Authority
- Companies and agencies that presented and shared their vision concerning Union City

*Spoke regarding:*

- Enhancing the quality of life in Union City
- South Fulton area initiative of Serenbe Institute and their desire to assist Union City in support services. Possible Art Enhancement and Advancement that can be added to the list of programs at the new Community Center
- Selected as one of ten cohorts of “Outstanding Atlanta” in regard to community involvement. Induction Ceremony is September 16, 2018 and Mayor Williams will be the Introduction Speaker
- Requested prayers as she begins her new career in Executive Management as a Director of Infrastructure Programming for a consultant

**Councilmember Jones spoke regarding the following**

*Thanks and congratulatory remarks extended to:*

- Staff for putting the budget together
- Joyce Robinson’s appointment to the Development Authority
- Paula Middlebrooks, Employee of the Month
- All presenters and their presentations were great

*Spoke regarding:*

- Back to School Rally was successful

**Mayor Vince Williams spoke regarding the following**

*Thanks and congratulatory remarks extended to:*

- Paula Middlebrooks, Employee of the Month
- Councilmember Nealy regarding her new job
- Joyce Robinson's appointment to the Development Authority

*Spoke regarding:*

- Time to grow the area and reward the people who have been here for 20-30 years to see the amenities they deserve

***On motion of Councilmember Nealy, seconded by Councilmember Mealing and carried, Council entered into Executive Session to consider the following items: one pending litigation and review of the Executive Session Minutes from July 17, 2018. Vote was unanimous.***

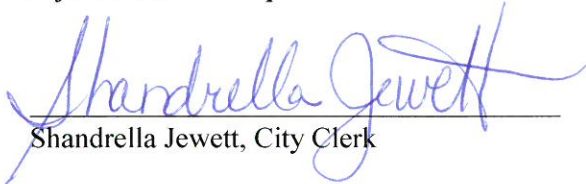
***On motion of Councilmember Hobbs, seconded by Councilmember Nealy and carried, Council reconvened to Regular Session. Vote was unanimous.***

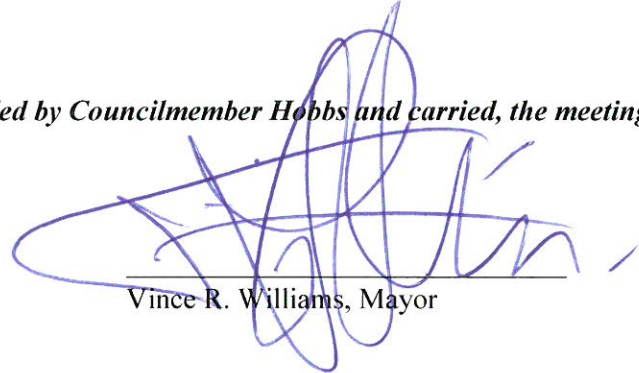
***On motion of Councilmember Mealing, seconded by Councilmember Hobbs and carried, the Executive Session Minutes from July 17, 2018 was unanimously approved with one change.***

**IX. ADJOURNMENT:**

The meeting was adjourned at 10:22 p.m.

***On motion of Councilmember Mealing, seconded by Councilmember Hobbs and carried, the meeting was adjourned at 10:22 p.m.***

  
\_\_\_\_\_  
Shandrella Jewett, 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 **21<sup>th</sup>** day of **August, 2018**.

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 **21<sup>st</sup>** day of **August, 2018**, which was closed for the purpose(s) of **one pending litigation and review of the Executive Session Minutes dated July 17, 2018** as allowed by O.C.G.A., Title 50, Chapter 14, was devoted to matters within those exceptions and as provided by law.

4.

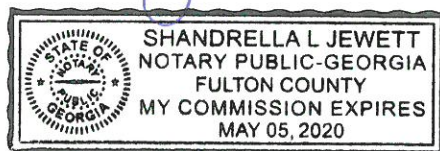
This affidavit is being executed for the purpose of complying with the mandate of O.C.G.A. § 50-14-4 (b) that such an affidavit is executed.

FURTHER AFFIANT SAITH NOT.

  
\_\_\_\_\_  
Vince Williams, Mayor

Sworn to and subscribed before me this  
**21<sup>st</sup>** day of **August, 2018**.

  
\_\_\_\_\_  
Notary Public







# **UNION CITY**

## **FY19 PUBLIC HEARING TO ADOPT MILLAGE RATE**

August 21, 2018

7:00PM





# PROPERTY TAX AND BUDGET CALENDAR

Date	Event
June	Department Budget Review
July 10 <sup>th</sup>	Budget Work Shop (6:15pm)
August 7 <sup>th</sup>	Provide Budget Books to Council
August 21 <sup>st</sup>	City Council Budget Presentation (5:30 pm) Work Session (6:15 pm) Regular Council Meeting (7:00 pm) Public Hearing for Budget & Millage Rate (7:00 pm)
August 28 <sup>th</sup>	Adoption of the Millage Rate & Budget (7:00 pm)

# PROPERTY TAX

Tax Rate:

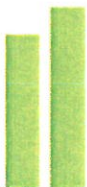
The amount of tax billed is based on the fair market value of the property using the millage rate.





## What is a Mill?

- A tax rate of one mill represents a tax liability of one dollar per \$1,000 of assessed value.
- Set annually by the governing authority of the taxing jurisdiction and by the Board of the Education.



# Current Millage Rates

## FY 2018

	Millage
General Operating	14.665
Bond	1.760
<b>TOTAL MILLAGE</b>	<b>16.425</b>

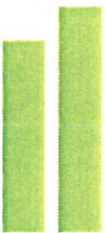


## Rollback/Up Rate FY 2019

The Rollback/Up Rate is the millage rate that would raise the same amount of revenue as last year if applied to the current value of the property that was on last year's tax roll.

Current Rollback Rate:  
14.952

Proposed Millage Rate:  
14.952



# Tax Rate Comparison FY 2019

Current Rate

16.425

Rollback Millage

14.952

Proposed Rate

14.952



# HOW ARE TAXES COMPUTED?

OLD RATE		PROPOSED RATE	
Fair Market Value	197,300	Fair Market Value	197,300
x 40%	<u>0.40</u>	x 40%	<u>0.40</u>
<b>Assessed Value</b>	<b><u>78,920</u></b>	<b>Assessed Value</b>	<b><u>78,920</u></b>
Assessed Value	78,920	Assessed Value	78,920
Local Exemptions	<u>0</u>	Homestead Exemption	<u>0</u>
<b>Taxable Value</b>	<b><u>78,920</u></b>	<b>Taxable Value</b>	<b><u>78,920</u></b>
Taxable Value	78,920	Taxable Value	78,920
X Millage Rate	<u>0.016425</u>	X Millage Rate	<u>0.014952</u>
<b>City Property Taxes</b>	<b><u>\$ 1,296.26</u></b>	<b>City Property Taxes</b>	<b><u>\$ 1,180.01</u></b>

<b>Decrease Amount</b> <b>-\$116.25</b>
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QUESTIONS?





PAGE  
SEPARATOR





# UNION CITY

## FY19 PUBLIC HEARING TO ADOPT BUDGET

August 21, 2018

7:00PM



# PROPERTY TAX AND BUDGET CALENDAR

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# Mayor and City Council Retreat Top Priorities

Seed money for  
Development  
Authority

Master Plan

Complete and  
Market  
Community Center

Ballfield Turf

Acquire Land for  
Development  
*(Consider Development Authority  
Role)*







# STRATEGIC FOCUS

## Budget/Long Term Stability

Implement sound financial practices to sustain the long term viability of the City

## Infrastructure Rehabilitation

Identify and upgrade the City's aging infrastructure including streets, public landscaping, sidewalks, public buildings and storm drains

## Business Friendly/Generating Jobs

Create jobs to increase tax base by retaining existing businesses and recruiting new businesses

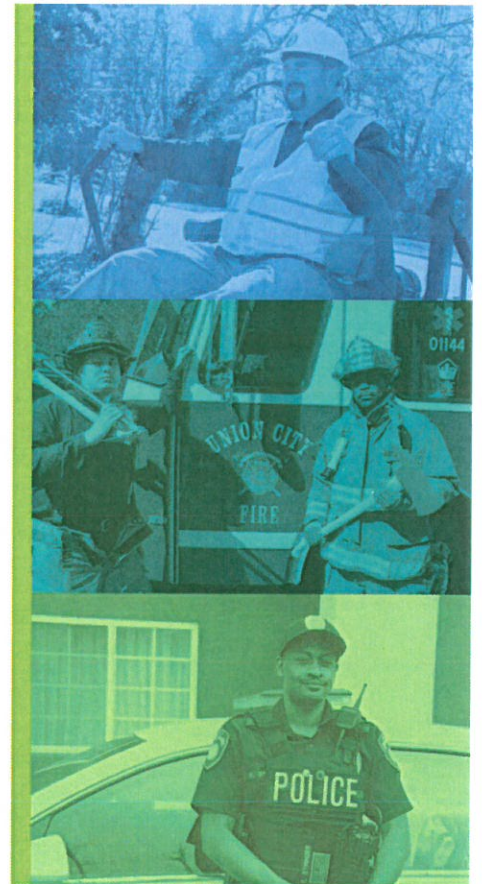
## Create and Maintain Safe Neighborhoods

Improve public safety presence and community unity



# Budget Summary

Summary by Fund	
100 General Fund	\$ 29,290,801
210 Confiscated Assets Fund	\$ 42,641
215 E911 Fund	\$ 566,400
230 State Grant Fund	\$ 910,609
240 Federal Grant Fund	\$ 643,718
254 Multiple Grant Fund	\$ 74,113
255 Motor Vehicle Fund	\$ 174,000
275 Hotel Motel Fund	\$ 310,000
291 TAD Fund	\$ 709,500
310 2017 GO Bond Fund	\$ 5,414,633
335 TSPLOST	\$ 7,618,769
343 Capital TE Grant Fund	\$ 2,016,913
345 CDBG Capital Grant Fund	\$ 268,732
350 Capital Projects Fund	\$ 6,194,991
410 2014 GO Bond Debt Service	\$ 979,625
411 2017 GO Bond Debt Service	\$ 327,000
420 2010 COPS Debt Service Fund	\$ -
505 Water & Sewer Fund	\$ 7,659,486
506 Water & Sewer Capital Projects Fund	\$ 330,950
540 Sanitation Fund	\$ 1,443,150
555 Corrections Fund	\$ 500,000
700 Stormwater Fund	\$ 824,000
900 Jail Authority	\$ 780,877
	\$ 67,080,908





# SERVICE ENHANCEMENTS





# ENHANCEMENT -BEAUTIFICATION

SF Pkwy  
Maintenance✓

City Limit Sign  
Upgrade✓

Landscaping  
throughout  
City✓

Illuminated  
Street signs✓

New Street  
Furniture (Trash  
Cans/Benches)✓





# ENHANCEMENT -DEVELOPMENT

Master  
Plan✓

Container  
Model✓

TAD✓





## ENHANCEMENT -PARKS AND RECS

Hwy 29 Ballfield  
Improvements✓

PAL✓







# ENHANCEMENT -SMART CITY

Interpretative  
Sevices✓

Genetec System✓

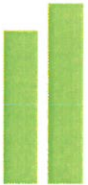
Body Cameras✓

License Plate  
Readers✓

Code  
Enforcement  
Field Resources✓

Cyber Security✓

Police Vehicles✓





# ENHANCEMENT REQUESTS-BLDG & FACILITIES

Court Improvements ✓



City Hall Improvements ✓



## FY 2019 ENHANCEMENTS

- City Clerk
    - 1 Part time Position
  - Operations
    - 1 Additional FTE
  - Finance
    - 1 Additional FTE
  - Police
    - Funded new video camera system
    - Phased purchase of police vehicles
    - License Plate Readers
    - 5 Additional FTEs
    - 3 Reclassed Positions from Master Patrol to Sergeant
    - 1 Reclassed Position from Sergeant to Lieutenant
- 





## FY 2019 ENHANCEMENTS

- Fire
  - 4 Additional FTEs
  - 6 Additional Part time Positions
- Public Services
  - 6 Additional FTEs
  - 1 Reclassed position from Asset Manager to Assistant Public Services Director
  - Beautification improvements
- Community Development
  - Funding for Master Plan





## FY 2019 ENHANCEMENTS

- Parks

- Phase II Hwy 29 Ballfield Improvements
- Building Community Center
- Restructure Basketball Court to include Tennis
- Funding for Police Athletic League (PAL)



## TSPLOST Resurfacing Projects

We have allocated \$7,618,769 for the following projects:

- HIGHWAY 85/ JONESBORO RD
- FLATSHOALS RD
- MAYOR'S PARK
- LOWER DIXIE LAKE RD
- GOODSON RD
- RESURFACING





## Fund 343 – Capital TE Grant Fund

- Pedestrian Sidewalk Phase I – Dodson Road, and Union Street

CST FY 2019

- Pedestrian Sidewalk Phase II- Highway 29 from SR 138 to Lower Dixie Lake Road and Pedestrian sidewalk at Lester Road by Christian City.

CST FY 2019

## Project List

- Police Fleet
- Hwy 29 Ball Field Improvements

## \$3.5 Million Fund Balance

-Container Model	\$1.5 Million
-Depot Remodel	\$1.0 Million
-Remaining Balance	\$1.0 Million





QUESTIONS?

