

UNION CITY, GEORGIA



**REGULAR CONCIL MEETING MINUTES**

TUESDAY, JULY 16, 2019

7:00 P.M.

**PRESENT:**

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

Community Development Director - Ellis Still  
Public Services Director - Lonnie Ferguson  
Police Chief - Cassandra Jones  
Assistant Fire Chief - Jeff Collins  
Court Administrator - Kristie Collier  
IT Manager - Trey Bennings  
Human Resource Director - Linda Goodman-Warren

**ABSENT:**

Parks and Recreation Director - Lee Blitch

Fire Chief - Joe Maddox

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

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

- Invocation by Mayor Williams

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

Keith Browne, 4959 Rapahoe Trail - Commented on the following:

- Warehouse and Property Value
- Coca-Cola Warehouse Fencing and Noise Levels

Tonya Isles, 5147 Rapahoe Trail - Commented on the following:

- Warehouse Tenants

Kathy Butler, 2216 Jenny Drive - Commented on the following:

- Communication between Council and Residents

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

- Recognition of Employee of the Month - James Thompkins, FAO Paramedic
- Proclamation for "Small Cities Month"
- Video Presentation by the Interns

The following interns thanked Mayor and Council for allowing them the opportunity to work at Union City.

David Olutoyin – Public Services Department  
Georgia Antwi-Adjei – Human Resources  
Alexander Dukes – Finance Department  
Marquis McCants – Community Development  
Xavier Bridges – Human Resource Department

Zaree Ross – City Manager Department  
Brionna Smith – Community Development  
Christian Wiggins – City Clerk Office  
Joshua King – Police Department  
Jordan Moore – Court Services

Mayor, Council, and the City Manager thanked the interns for their participation in Union City's Internship Program and asked each one to keep in touch.

▪ Water Meter Replacement Project Presentation by the Utilities Division

Paula Middlebrooks (Utilities Supervisor) and Aisha Braithwaite (Accounting Technician I) presented Phase III of the Water Meter Replacement Project which covered a time frame of May 2018-October 2019. The project was a team effort between the Finance Utility Division and the Public Services Water Division. The following information was provided:

- Increased meter accuracy and reduced number of manually read meters
- Met a goal not to exceed 4% of unread meters
- Established a new Maintenance Program

City Manager Fillingame and Assistant City Manager Calloway thanked Paula Middlebrooks, Aisha Braithwaite, Public Services, and the entire team for all of their hard work, dedication, and commitment to the project.

*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. Approval of the Minutes

- 06/18/19 – Work Session Meeting
- 06/18/19 – Regular Council Meeting

B. Council to consider approval of a request to execute an agreement with Fulton County to conduct Union City's November 5, 2019 General Municipal Election in the amount of \$49,411.00.

C. Council to consider approval of a request to extend current residential (Waste Industries) and commercial (Advanced Disposal) sanitation agreements until September 30, 2019. *(Tabled for 30 Days*

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

V. **REGULAR/NEW BUSINESS:**

A. Council to consider approval of Resolution 2019-09 regarding the abandonment of a section of a Municipal Street System known as South Wright Street.

Attorney Davenport provided information regarding the above mentioned abandonment. He stated the abandonment (located in a grassed area on the western side of Wright Street) would affect four property owners. He further added that the property owners were notified via letter concerning the July 16, 2019 Council Meeting and would have to absorb the costs of the abandonment. Attorney Davenport advised Mayor and Council if the abandonment goes forward, a second step would be necessary to convey the property.

Mayor Williams asked each property owner to come forth and speak concerning the property.

Bill Bohachs, 5070 Alexander Avenue – The following comments were made:

- Mr. Bohachs advised Mayor and Council he expects the City to absorb the costs to abandon the property.

Attorney Davenport responded by stating that “there is no indication that the City has fee simple entitlement to the property.” “It is just a Color-of-Title of the descriptive easement at best.” The underlying property is owned by individuals who were also present at the meeting. He said both the City and the individuals represented have an interest in the property. Attorney Davenport



further stated the property owner has every right and responsibility to maintain their respective portion of the property as well.

He continued by noting “with respect to the costs, the policy has been if someone requests to abandon a street” then the individual must agree to pay the costs. Otherwise, the street should not be abandoned. He advised Mayor and Council if they wanted to change the policy, they could do so.

Retina Dawson, 5100 and 5108 Alexander Avenue. The following comments were made:

- Ms. Dawson stated she did not receive the legal notice informing her about the costs of the abandonment. She stated her concern is that there is a neighbor at 5090 Alexander Avenue who is not abiding by the codes and the community rules. The property was maintained for many years and now the right-of-way is being abused by the new property owner. She stated she would agree to pay the costs, but was unsure if the amount was \$2,500.00 total or \$2,500 per person.

Mayor Williams requested the item be tabled for 30 days so that the property owners are all notified and can ascertain how this will impact them.

***On motion of Councilmember Nealy, seconded by Councilmember Jones and carried, Council agreed to table the item for 30 days. Vote was unanimous.***

- B. Council to consider a request for approval of the JAG Grant Award 2018-DJ-BX-0396 (for laptops), in the amount of \$16,914.00, to be entered into the budget.

***On motion of Mayor Pro Tem Mealing, seconded by Councilmember Hobbs and carried, Council approved of the JAG Grant Award 2018-DJ-BX-0396, in the amount of \$16,914.00, to be entered into the budget. Vote was unanimous.***

- C. Council to consider a request for approval of renovation costs, in the amount of \$89,800.00, for the property located at 5041 Union Street, Union City, Georgia 30291.

***On motion of Councilmember Nealy, seconded by Councilmember Hobbs and carried, Council approved the renovation costs, in the amount of \$89,800.00, for the property located at 5041 Union Street, Union City, Georgia 30291. Vote was unanimous.***

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

None

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

- A. Habitat for Humanity Project

Director Still led the discussion regarding property that Mr. Gurvey, Director of Real Estate (Habitat for Humanity) acquired on Heather Court. The second property acquired by Mr. Gurvey is located at 5131 Cotter Drive (.35 acres). The proposal was for a 1,200 square foot home. The minimum size in the R3 District is 1,600 square feet. Therefore, Mr. Gurvey requested a variance from 1,600 square feet down to 1,200 square feet in order for the Habitat homes to be built. He wants to go below what is required in the Zoning District. Habitat's standard model for a three (3) bedroom, two (2) bathroom home is 1,200 square foot.

Mayor Williams said this is an opportunity to enhance the area and to build a relationship with Habitat for Humanity. Council agreed with Mayor Williams.

Attorney Davenport stated Union City has never allowed a variance of a minimum house size in the Zoning District. Director Still advised that R6 is the only District that allows 1,200 minimum square feet. Attorney Davenport mentioned the variance being an item of last resort. He suggested as an alternative to allowing a variance would be to look at the possibility of rezoning the R6. It would give Habitat the minimum size they need. The other option is for the petitioner to exercise a rezoning that would go to the Planning Commission and then to Mayor and Council. This is not to suggest that the petitioner would get the rezoning, it is another suggested vital option.

Mayor and Council advised that they do not mind sharing the opportunity of the R6 going before planning then back before Mayor and Council. With respect to direction regarding the request for the variance, Mayor and Council agreed to stay with status-quo and recommended the petitioner pursue a rezoning before looking at the issue of a variance. A motion was not needed.

## VIII. COMMENTS

### **Comments by Councilmember Nealy**

*Congratulatory remarks and acknowledgments extended to:*

- Mayor Williams - Advancement as the 1<sup>st</sup> Vice President of the Georgia Municipal Association
- James Thompkins, FAO Paramedic - Employee of the Month
- Interns – Great to see the devotion of the interns
- HR Director Goodman-Warren and HR Specialist, Brian Lenox for working with the interns
- Councilmember Jones – Happy Birthday
- Staff for having a solid balance budget, sound practices, and for being fiduciary
- Staff Members for commitment and dedication
- Utilities and Public Services for moving forward and advancing our efforts in Meter Replacement and Billing Support

*Remarks:*

- Return trip from China/Political Delegation – Selected out of 400 alumni by the Board of Directors for the American Council of Political Young Leaders to celebrate in the 40<sup>th</sup> Anniversary Exchange. The trip acknowledges the importance of US and China’s Relationship
- Outstanding Atlanta - Community and Civic Involvement. Apply to [outstandingatlanta.org](http://outstandingatlanta.org)
- Stay engaged with Union City’s Social Media Outlets
- July 14, 2019 - Union City’s Job Fair
- July 20, 2019 - Back to School Event

### **Comments by Councilmember Jones**

*Congratulatory remarks and acknowledgments extended to:*

- James Thompkins, FAO Paramedic - Employee of the Month
- Police and Fire Department – Keep South Fulton Beautiful
- Staff Members for commitment and dedication

*Remarks:*

- Participated in the “Walmart Clean-up Day” on Shannon Parkway
- Internship Program
- July 14, 2019 - Union City’s Job Fair
- July 20, 2019 - Back to School Event

### **Comments by Mayor Pro Tem Mealing**

*Congratulatory remarks and acknowledgments extended to:*

- James Thompkins, FAO Paramedic - Employee of the Month
- Mayor Williams - Advancement as the 1<sup>st</sup> Vice President of the Georgia Municipal Association
- Retina Dawson-Young – Community Garden
- Paula Middlebrooks and Aisha Braithwaite for an awesome presentation
- Interns for their hard work and dedication
- Staff Members for commitment and dedication

*Remarks:*

- Prayers extended to the families of those affected by the earthquakes in California
- Prayers extended to the family of those affected by the storms in Louisiana
- Progress of Mayors’ Park
- Upcoming election for District 6
- Public Safety Camp
- Continue to keep Police Officer Jerome Turner in prayer



- July 14, 2019 - Union City's Job Fair
- July 20, 2019 - Back to School Event

**Comments by Councilmember Hobbs**

*Congratulatory remarks and acknowledgments extended to:*

- James Thompkins, FAO Paramedic - Employee of the Month
- Mayor Williams - Advancement as the 1<sup>st</sup> Vice President of the Georgia Municipal Association
- Ashley Davis and Jennifer Stewart for graduating from the Police Academy
- Cindy Givens and staff for an excellent coordination the Back to School event
- Interns for completing their Internship Program
- Police Dept. for getting the JAG Grant
- Councilmember Jones - Happy Birthday Wishes
- Management Team of Parks and Recreation
- Staff Members for commitment and dedication

*Remarks:*

- Attended the Police Academy Graduation
- Invited to speak at Sisters of Today and Tomorrow Leadership Conference this weekend
- Requesting more publicity regarding The Gathering Place
- July 14, 2019 - Union City's Job Fair
- July 20, 2019 - Back to School Event

**Comments by Mayor Williams**

*Congratulatory remarks extended to:*

- James Thompkins, FAO Paramedic - Employee of the Month
- Brandon Paulk, Planner I – New Hire joined the Community Development Team
- Interns for providing a fantastic presentation
- Councilmember Jones – Happy Birthday Wishes
- Businesses, Residence, and Community Partners for participating in the “Back to School” event
- Staff Members for commitment and dedication

*Remarks:*

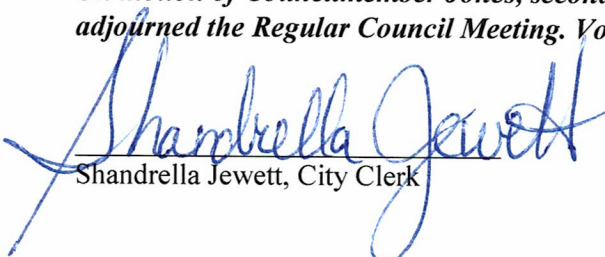
- Continue to keep Police Officer Jerome Turner in prayer
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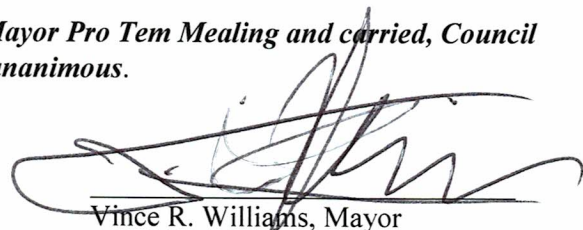
***On motion of Councilmember Jones, seconded by Mayor Pro Tem Mealing and carried, the Executive Session Minutes from June 18, 2019 was approved. Vote was unanimous.***

**IX. ADJOURNMENT:**

The meeting adjourned at 8:34 p.m.

***On motion of Councilmember Jones, seconded by Mayor Pro Tem Mealing and carried, Council adjourned the Regular Council Meeting. Vote was unanimous.***

  
 Shandrella Jewett, City Clerk

  
 Vince R. Williams, Mayor