

UNION CITY, GEORGIA
REGULAR COUNCIL MEETING MINUTES
TUESDAY, OCTOBER 15, 2019
7:00 P.M.

PRESENT:

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

Human Resources Director - Linda Goodman-Warren
Community Development Director - Ellis Still
Public Services Director - Lonnie Ferguson
Parks and Recreation Director - Lee Blitch
Police Chief - Cassandra Jones

ABSENT:

Fire Chief - Joe Maddox

Court Services Director - Kristie Collier

The meeting was called to order at 7:01p.m.

I. INVOCATION AND PLEDGE OF ALLEGIANCE TO THE FLAG:

Invocation by Trey Bennings

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

Kathy Butler, 2216 Jenny Drive – Spoke regarding the following:

- Leadership in Union City

Tonya Isles, 5147 Rapahoe Trail – Spoke regarding the following:

- Reflections from 2017
- Coffee with Council held May 10, 2018
- Residential areas and warehouses

Keith Browne, 4959 Rapahoe Trail – Spoke regarding the following:

- Music & Arts Festival
- Zoning Restrictions
- Tax Bill and City Exemption

Wanda Mosley, 4689 Creekside Cove – Spoke regarding the following:

- Infrastructure/Environment

Cheryl McKay, 807 Lake Chase – Spoke regarding the following:

- Thanked Director Ferguson for responding to her concerns regarding litter
- Thanked City Clerk Jewett and Director Still for responding to her emails
- Requested information regarding the City's Budget
- Requested information regarding the Master Plan be linked to the City's website

III. PRESENTATIONS/ACKNOWLEDGEMENTS OF AWARDS AND ACHIEVEMENTS:

- Announcement and Recognition of Employee of the Month

Charles Devane, Firefighter/Paramedic was chosen as the Employee of the Month.

- Dr. Duke Bradley, III – Benjamin Banneker High School Principal

Dr. Bradley, III advised Mayor and Council that he has transitioned from being the principal of Benjamin Banneker High School. Also, he shared accomplishments the high school experienced over the last four (4) years.

- Presentation by Schneider Wright, Inc., regarding Kenneth L. Johnson Depot Concept Schematic Design/Design Schedule/Concept Cost Estimate

Mr. Eric Clementi provided an update on the rendering of the proposed renovations of the Depot.

Mayor Pro Tem Mealing inquired about small businesses having opportunities through the bid process.

- Presentation by The Portman Group

John D. Nipaver (Principal Director of Operations) introduced the following architect team: Pierluca Maffey (Principal Design), Didier Porter (Design 2 Architects), and Coston Dickinson (Designer II).

Mr. Maffey spoke regarding the Implementation Plan-Phases of the project.

Mr. Nipaver spoke about the Conceptual Master Plan and the following three phases: Phase A – Reclaim, Phase B – Renew, and Phase C – Reimagine

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. OLD BUSINESS:

- A. Council to consider approval of a request to extend the current residential (Waste Industries) and commercial (Advanced Disposal) sanitation agreements until October 31, 2019.

Assistant City Manager Calloway advised Mayor and Council she is working with legal to finalize a few things. Therefore, she requested the above mentioned agreements be extended to November 30, 2019.

On motion of Mayor Pro Tem Mealing, seconded by Councilmember Jones and carried, Council agreed to extend the current residential and commercial agreements until November 30, 2019. Vote was unanimously approved.

V. 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.

- A. Approval of the Minutes:

- 09/17/19 - Work Session
- 09/17/19 - Regular Council Meeting

- B. Council to consider a request for approval to enter into a “Right of Way Mowing and Maintenance Agreement” by and between the Georgia Department of Transportation and the City of Union City for the installation and maintenance of South Fulton Parkway Landscaping Improvement Project.

- C. Council to consider a request for approval and adoption of a Grease Trap Ordinance.

- D. Council to consider a request for approval and adoption of a Rain Sensor Ordinance.

- E. Council to consider a request for approval and adoption of a Sub-Metering Policy Ordinance.

- F. Council to consider a request for approval to amend Division 3 of Article V of Chapter 2 of the Code of Ordinances to revise provisions pertaining to operations of the Police Department.

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

VI. RECOMMENDATIONS FROM THE PLANNING COMMISSION:

- A. **Public Hearing** for Council to consider a request to approve the rezoning of 202 +/- acres of land at the intersection of Jones Road and Hall Road from R-1 (Single Family Resident) to TCMU (Town Center Mixed Use).

Director Still led the discussion regarding the above rezoning request. He stated the Planning Commission and staff recommended approval with conditions. The developer completed the DRI process and the conditions were recommended by GRITA (Georgia Regional Transportation Authority).

REZONING CASE #RZ19000034 – HALL ROAD AND JONES ROAD

1. Provide a pedestrian crosswalk connecting the development's sidewalks on Jones Road to Renaissance Elementary School. Coordinate with the City of Union City with input from Fulton County Schools on the preferred location and crossing signal technology.
2. Provide a pedestrian crosswalk connecting the development to Renaissance Middle School. Coordinate with the City of Union City with input from Fulton County Schools on the preferred location and crossing signal technology.

Petitioner, Neil Coelbal of Liberty Communities, P.O. Box 1129, Monroe, GA 30655 – Spoke regarding the development and said the development would be a true mixed use. He stated there will be amenities which would include a pool, clubhouse, and ballfield.

Public Hearing Opened

The following spoke in favor or against the rezoning:

- Cheryl McKay, 807 Lake Chase – Commented on the rezoning
- Tonya Isles, 5147 Rapahoe Trail – Commented on the rezoning.
- Andre Fisher-Ray, 549 Dischell Lane – Commented on the rezoning
- Miriam Brooks, 5506 Union Point Place – Commented on notifications related to Boil Water Advisories

Rebuttal by Petitioner Neil Coelbal – Mr. Coelbal said he agreed with all of the conditions.

Public Hearing Closed

On motion of Mayor Pro Tem Mealing, seconded by Councilmember Hobbs and carried, Council approved of the rezoning with all of the above mentioned conditions. Vote was unanimous.

- B. **Public Hearing** for Council to consider an appeal of the Community Development Director's interpretation of the Subdivision Regulations concerning Section 4.4 Preliminary Plat, Subsection 4.3.4(A) Approval of Preliminary Plats.

Director Still led the discussion regarding the appeal of interpretation. The issue was whether the preliminary plat expired or whether it was still active due to work progressing.

Attorney Fred Rushing spoke on behalf of the petitioner, Mr. T. Ross Bullock of Bullock Construction. He spoke regarding the citation being dismissed against Mr. Bullock. He further stated because the citation was dismissed, it constituted work progressing. Attorney Rushing requested that work move forward without the resubmittal of a secondary plat.

At this time, City Attorney Davenport provided clarification on Land Disturbance and Plats.

Councilmember Nealy asked Director Still to explain what occurs after a Land Disturbance Permit has been issued. Director Still responded by listing the following steps:

- Approved Preliminary Plat
- Land Disturbance Plat with construction documents
- Final Plat

The following spoke in favor or against the matter:

- J.T Williams, 166 Callwald in Stockbridge – Spoke in favor of the matter
- T. Ross Bullock, 6310 Vickers Avenue – Spoke in favor of the matter

Public Hearing Opened

No one came forth to speak

Public Hearing Closed

City Attorney Davenport provided the following options:

1. Affirm the Decision – (“*The Preliminary Plat is void and would have to go back through the process again.*”)
2. Overrule the Decision – (“*Reversing the decision would mean the Preliminary Plat would still be in effect because you found that work had been done to progress on the subdivision.*”)

Mayor Williams said he wished he had something from the Courts. Council requested additional information regarding the citation and discussed tabling the matter for 30 days.

On motion of Councilmember Jones, seconded by Mayor Pro Tem Mealing and carried, Council tabled the item for 30 days. Vote was unanimous.

VII. CITY MANAGER’S REPORT:

- A. City Manager Fillingame updated Mayor and Council on the available resource (from Fulton County) to provide funding for the arts. She asked Mayor and Council for direction regarding the submittal of an application prior to the deadline. Mayor and Council gave approval to move forward with submitting the application.

VIII. REPORTS & ANNOUNCEMENTS FROM MAYOR & COUNCIL:

Comments by Councilmember Hobbs

Congratulatory remarks and acknowledgement extended to:

- Charles Devane, Firefighter/Paramedic - Employee of the Month
- Vendors for providing great food at the Music & Arts Festival
- Arrested Development for putting on a great show at the Music & Arts Festival
- Staff for the hard work that went into planning the Pinktober Event and the Music & Arts Festival
- State Representation Derrick Jackson and Brian Pope for winning the Rice Award
- Staff for their hard work

Remarks:

- October 2019 - National Breast Cancer Awareness Month

Comments by Mayor Pro Tem Mealing

Congratulatory remarks and acknowledgement extended to:

- Charles Devane, Firefighter/Paramedic - Employee of the Month
- Dr. Duke Bradley, III and his accomplishment while at Benjamin Banneker High School
- Staff for the hard work that went into planning the Pinktober Event and the Music & Arts Festival
- Waste Industries for the donation of \$10,000.00 to the American Cancer Society

- Sponsors and participants of the 5K Breast Cancer Walk
- UC Cheerleaders for a successful Pancake Breakfast
- Police and Fire Department for a wonderful National Night Out
- Staff for their hard work

Remarks:

- Upcoming UC Cheer Competition
- Improvement on Infrastructure (High Point and Wellington Road) Want staff to check into the matter
- Union City Conceptional Master Plan, Comprehensive Plan, and Presentations – Requested a link on UC website that would show the different plans
- October 25, 2019 - Fall Festival
- November 5, 2019 - Election Day

Comments by Councilmember Jones:

Congratulatory remarks and acknowledgment extended to:

- Charles Devane, Firefighter/Paramedic - Employee of the Month
- Dr. Duke Bradley, III and his accomplishment while at Benjamin Banneker High School
- The Portman Group for an amazing presentation

Remarks:

- October 4, 2019 - Pine Valley Sewer Rehab Ribbon Cutting
- October 12, 2019 - 4th Annual Music & Arts Festival
- October 24-28, 2019 - UC Homecoming Week
- October 25, 2019 - Fall Festival

Comments by Councilmember Nealy:

Congratulatory remarks and acknowledgment extended to:

- Charles Devane, Firefighter/Paramedic - Employee of the Month
- Dr. Duke Bradley, III and his accomplishment while at Benjamin Banneker High School
- Police, Fire, and First Responders for a great “National Night Out” event
- Police Department for hosting “Coffee with a Cop”
- Waste Industries for the \$10K donation to the American Cancer Society
- Arrested Development for putting on a great show at the Music & Arts Festival
- Staff, partners, and sponsors for a wonderful Pinktober event a great Music & Arts Festival
- Vivian Lett for keeping residents informed via Social Media platforms
- Staff for their hard work

Remarks:

- Kenneth L. Johnson Depot - Looking forward to the Ribbon Cutting Ceremony
- Community Preservation and Master Plan discussed at the Retreat
- UC Cheerleaders
- October 2019 – Breast Cancer Awareness Month
- October 12, 2019 – Pinktober event in honor of Michelle Jackson
- October 15, 2019 - Early Voting
- October 17, 2019 –South Fulton Municipal Association Meeting will be hosted by UC
- October 18, 2019 - Customer Appreciation Day in the Utilities Department
- October 19-20, 2019 - Community Clean-up Day
- October 25, 2019 – Fall Festival

Comments by Mayor Vince Williams:

Congratulatory remarks and acknowledgement extended to:

- Charles Devane, Firefighter/Paramedic - Employee of the Month
- Human Resource Department for providing great Customer Service to the in-house staff
- Senior Staff, Department Heads, and their teams for the hard work done on a daily basis
- Attorney Davenport for legal services provided and was wished a happy birthday

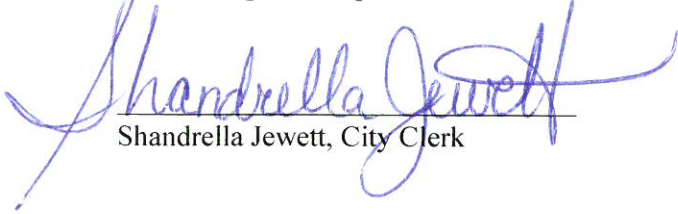
- City Manager for yielding leadership in the City
- Residents for attending Council Meeting

At this time, Attorney Davenport provided an update regarding a meeting with the City of South Fulton concerning boundary areas.

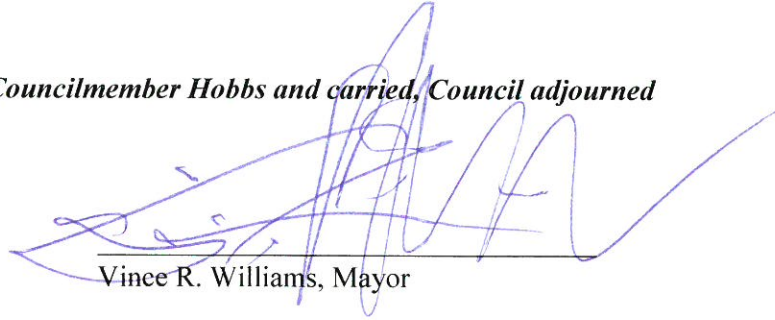
IX. ADJOURNMENT:

The meeting adjourned at 9:07 p.m.

On motion of Councilmember Nealy, seconded by Councilmember Hobbs and carried, Council adjourned the meeting at 9:07 p.m. Vote was unanimous.



Shandrella Jewett, City Clerk



Vince R. Williams, Mayor