

# MINUTES



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## CITY COUNCIL REGULAR MEETING

Tuesday, August 16, 2022

7:00 P.M.

Location: In Council Chamber

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### ROLL CALL:

Mayor Vince R. Williams  
Mayor Pro Tem Angelette Mealing  
Councilmember Brian K. Jones  
Councilmember Christina Hobbs  
Councilmember Lawanna Owens-Twaites  
City Attorney - Dennis Davenport  
City Manager - Sonja Fillingame  
Assistant City Manager - Tarsha Calloway

### Present:

Deputy City Clerk - Chanelle Campbell  
Community Development Director - Anthony Alston  
Court Services Director - Kristie Tucker  
Fire Chief - Joe Maddox  
Operations Director - Cindy Givens  
Parks & Recreation Director - Lee Blich  
Police Chief - Cassandra Jones  
Public Services Director - Lonnie Ferguson

### Absent:

City Clerk - Shandrella Jewett

Human Resources Director - Linda Warren

### I. CALLED TO ORDER:

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

### II. INVOCATION AND PLEDGE OF ALLEGIANCE TO THE FLAG:

Invocation by Mayor Williams

### III. APPROVAL OF THE AGENDA:

*On motion of Councilmember Hobbs, seconded by Mayor Pro Tem Mealing and carried, Council approved the Agenda with the addition of item F to Section VII and corrections to item A in Section IX. Vote was unanimous.*

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

- None

### V. PRESENTATIONS/ACKNOWLEDGEMENTS OF AWARDS AND ACHIEVEMENTS:

- Acknowledgement and Recognition of the Employee of the Month

Joan Miller (Police Department) was selected as Employee of the Month.

- I-85 at SR 138/Jonesboro Road Bridge & Interchange Conceptual Design Presentation  
 Director Ferguson provided a recap regarding SR 138/Jonesboro Road Bridge improvements.  
 The presenter, Todd Teuscher (*WSP USA Inc.*), shared three (3) options and requested Council choose one of the conceptual designs.  
 Mayor Pro Tem Mealing requested there be cohesiveness in the design and signage as it pertains to Shannon Parkway.  
 Councilmember Hobbs requested the approved concept includes two pools, which the presenter confirmed it would.  
***On motion of Mayor Pro Tem Mealing, seconded by Councilmember Jones and carried, Council approved the Angled Wall concept. Vote was unanimous.***
- Series 2022 Bonds - Plan of Finance Presentation by Davenport & Company  
 Courtney Rodgers (*Davenport & Company*) led the presentation.

**VI. OLD BUSINESS:**

- A. A **Public Hearing** for Council to approve the submittal of a request to rezone and create a new PUD (Planned Unit Development) for approximately 30.87 +/- acre tract of land regarding Parcels ID 09F210100880665 & 09F210100882570 located south of Union Pointe Place and west of Lower Dixie Lake Road from PUD (Planned Unit Development), with an underlying residential to PUD District with underlying zoning of RM (Residential Multi-Family). (*Staff Recommended Approval with Conditions*) (*Tabled from 6/21/22 & 7/19/22*)

Community Development Director Alston led the discussion.

Petitioner, Michelle Macauley (*LeCraw Engineering, Inc.*) presented on behalf of D.R Horton.

Public Hearing Opened

Monique Bentley, 4701 Flat Shoals Road – Spoke in favor of the rezoning but requested clarification from the petitioner on the mail kiosk being presented as an amenity.

Rebuttal by petitioner, Michelle Macauley

Public Hearing Closed

Councilmember Hobbs withdrew the original motion from 06/21/22 (On motion of Councilmember Hobbs, seconded by Councilmember Owens-Twaites and carried, Council agreed to rezone and create a residential multi-family Zoning District underlying the existing PUD with the following conditions: Developer to include a swimming pool, playground, and pavilion [covered picnic shelter]).

***On motion of Councilmember Hobbs, seconded by Councilmember Jones and carried, Council approved the request to rezone and create a new PUD (Planned Unit Development) with the following conditions: Developers to include a pavilion, playground, and a minimum of 15 feet separation between structures. Vote was 3 to 1 (Councilmember Owens-Twaites abstained).***

**VII. CONSENT AGENDA:**

***All matters listed on the Consent Agenda are considered to be routine 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. Council to approve the Work Session Minutes dated 07/19/2022.
- B. Council to approve the Regular Council Meeting Minutes dated 07/19/2022.
- C. Council to approve the submittal of Construction and Right of Way Plans for the Roosevelt Highway Streetscape Improvements.
- D. Council to approve the submittal of a request to adopt a Resolution Providing for the Appointment of Members to "The Public Facilities Authority of the City of Union City, Georgia."
- E. Council to approve the submittal of a request to adopt a Resolution of the City of Union City Authorizing Inter Alia, the Staff, and Professionals to Proceed with the Issuance of Revenue Bonds; and for Other Purposes.
- F. Council to approve the submittal of a request to adopt a Resolution Granting Special Counsel Authority to Enter into a Joint Defense Agreement with the City of Atlanta and the City of Sandy Springs on Behalf of the City of Union City; to File Legal Actions on the City of Union City's Behalf as Necessary to Accomplish the Purpose of Securing a Distribution of L.O.S.T.

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

**VIII. NEW BUSINESS:**

**IX. PUBLIC HEARING AND/OR RECOMMENDATION FROM THE PLANNING COMMISSION:**

- A. A **Public Hearing** for Council to approve the submittal of a request by Direct Residential to rezone 32 +/- acre tract of land (Parcels 09F160200650650, 09F260200650726, & 09F160200650163) on property zoned GC (General Commercial) to TCMU (Town Center Mixed Use) located south of Jonesboro Road, and north of 138 to construct 165 residential dwellings. *(Planning Commission & Staff Recommends Approval)*

Community Development Director Alston led the discussion, and corrected the number of residential homes to be constructed to 168.

Petitioners, Adam Price (*Managing Partner of Falcon Design Consultants*), Chris Recker (*President of Direct Residential Communities*) and Dr. Kenneth Augustus Walker (*Consultant to Direct Residential Communities*) presented on behalf of Direct Residential Communities.

Public Hearing Opened

Monique Bentley, 4701 Flat Shoals Road - Spoke against the rezoning and requested that Council rethink approval due to the proposed cost to new homeowners.

Rebuttal by petitioner, Chris Recker

Public Hearing Closed

***On Motion of Councilmember Jones, seconded by Mayor Pro Tem Mealing and carried, the above mentioned request was approved. Vote was 3 to 1 (Councilmember Owens-Twaites opposed)***

- B. A **Public Hearing** for Council to approve the submittal of a request by Greystar c/o Dillard Sellers on behalf of Regal Entertainment Group to rezone a 10.64 acre +/- acre tract of land (Parcels 09F120100560391) located south of Jonesboro Road, and north of Interstate 85 from RSC (Regional Shopping Center) to TCMU (Town Center Mixed Use) District to construct 276 multi-family residential dwellings. *(Planning Commission & Staff Recommends Denial)*

Community Development Director Alston led the discussion; staff initial recommendation was to approve the request. However, it was changed to a denial due to:

- Concerns regarding traffic congestion on Highway 138.
- The geography of the location and isolated nature of the project in reference to the surrounding community.
- Concerns on the project regarding the use as a TCMU (Town Center Mixed Use).

Julie Sellers (*Dillard Sellers Law Firm*) presented on behalf of Greystar.

Public Hearing Opened

Charles R. Bobo II (New owner of Shannon Crossing), 4550 Jonesboro Road - Spoke in favor of the rezoning.

Public Hearing Closed

***On Motion of Mayor Pro Tem Mealing, seconded by Councilmember Owens-Twaites and carried, the above mentioned request was approved. Vote was unanimous.***

#### **X. CITY MANAGER'S REPORT:**

*Congratulatory remarks and acknowledgement extended to:*

- Recognized Deputy City Clerk Campbell for spearheading her first Council meeting

*Remarks:*

- Thanked Council for favorable consideration of the Bonds for the R3 Projects
- Grants update regarding the trail that will connect Highway 29 Ballfields to the Gathering Place for the Reclaim Zone
- Thanked the departments for their support to Sergeant Underwood's family and the Fire Department

#### **XI. CITY ATTORNEY'S REPORT:**

Executive Session

#### **XII. REPORTS & ANNOUNCEMENTS FROM MAYOR & COUNCIL:**

##### **Comments by Councilmember Hobbs:**

*Congratulatory remarks and acknowledgements extended to:*

- Joan Miller (Police Department) – Employee of the Month

*Remarks:*

- Thanked everyone for staying
- Thanked staff for all they do to make Union City a great place to live, work, play, and stay
- Thanked MarComm Department for changing the City's photo on Google
- Thanked Union City Police Department for handling the removal of the graffiti from the newest apartment complex
- Thanked Public Works Department for the sidewalk expansion on Roosevelt Highway and starting the project on Dodson Road
- Thanked Operation Department for all the wonderful events: Taste of SOFU, Job Fair, Back to School Giveaway, and Senior Walking Club
- Thanked Director Blitch for supporting youth soccer in Union City
- Thanked staff for ensuring developers maintain the standard and provide quality work for the citizens
- Thanked Attorney Davenport and external staff including ATLAS
- Thanked the staff and City for the outpouring of support through prayers, flowers, and cards
- Commented on the concepts presented for the Divergent Plan
- Honored to serve on the Public Facilities Authority (PFA) and excited to work with the team

- Commented on upcoming Citizen Academy
- Reminded everyone to stay safe in the midst of the pandemic

**Comments by Councilmember Owens-Twaites:**

*Congratulatory remarks and acknowledgements extended to:*

- Joan Miller (Police Department) – Employee of the Month

*Remarks:*

- Thanked everyone for staying
- Thanked City Manager Fillingame and Assistant City Manager Calloway for their unrivaled leadership
- Recognized the department leaders for their hard work on the City’s FY 22-23 Budget
- Condolence to Chief Jones and Lieutenant Pittman regarding their loss
- Spoke regarding meeting in Buckhead with potential developers as well as a member of the Fulton County Development Authority
- Enjoyed connecting and serving at the Back to School event hosted by the Shannon Church of Christ
- Met with the coordinator from Fulton County’s Family Connection, GEEARS, and the coordinator from Georgia Family Connection regarding a reading program for Union City
- Attended a community meeting that highlighted safety and security
- Spoke regarding the Redistricting Plan for the South Fulton community and encouraged parents to attend the meetings
- Highlighted policy changes to consider for Union City
- Spoke regarding community collaboration

**Comments by Councilmember Jones:**

*Congratulatory remarks and acknowledgements extended to:*

- Joan Miller (Police Department) – Employee of the Month

*Remarks:*

- Thanked everyone for staying
- Thanked staff, the leadership team and Attorney Davenport for making Union City look good
- Spoke on the Bonds required to complete the R3 Projects
- Spoke regarding implementations of upcoming projects to enhance Union City
- Commented on the concepts presented for the Divergent Plan

**Comments by Mayor Pro Tem Mealing:**

*Congratulatory remarks and acknowledgements extended to:*

- Joan Miller (Police Department) – Employee of the Month

*Remarks:*

- Thanked everyone for staying
- Thanked Parks and Recreation, Operation Department and everyone who worked to make the Back to School event a success
- Praying for staff during their time of bereavement (Chief Jones, Lieutenant Pittman, and the Underwood family)
- Praying for the family in Union City whose child passed away
- Praying for the children that are returning to school
- Commented on upcoming Citizen Academy
- Thanked Public Services for all their hard work and the way Union City is looking
- Kudos to all the departments for their hard work
- Thanked Director Alston for all the work he is doing in Community Development
- Kudos to the leadership team, who are all superstars

- Thanked Attorney Davenport, engineers, and external staff
- Welcomed back Councilmember Hobbs

**Comments by Mayor Williams:**

*Congratulatory remarks and acknowledgement extended to:*

- Joan Miller (Police Department) – Employee of the Month

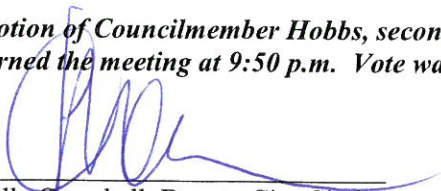
*Remarks:*

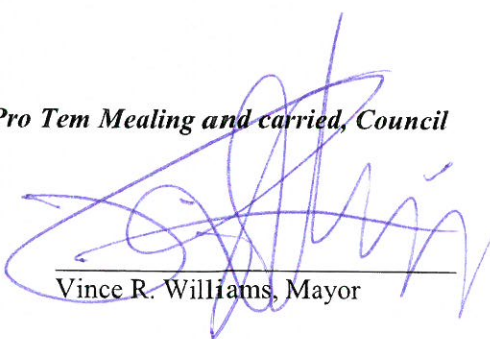
- Welcomed back Councilmember Hobbs
- Thanked everyone for staying
- Thanked colleagues for their hard work and collaborative efforts for the community
- Thanked City employees for making Union City a place to live, work, and play
- Thanked Councilmember Owens-Twaites for what she is doing to implement the reading program
- Thanked Assistant City Manager Calloway a great budget presentation during the Budget Workshop
- Thanked Director Blich for supporting youth soccer in Union City
- Condolence to Chief Jones, Lieutenant Pittman and the Underwood family regarding their loss
- Spoke regarding affordable housing in all communities
- Spoke regarding new developments and the roof-top atmosphere that will encourage a robust business and entertainment
- Spoke regarding Highway 138 bridge
- Spoke regarding the appearance of Union City and stated “we all can participate by picking up thrash for 10 minutes each day”
- Spoke regarding a breach of contract by Green For Life (GFL)/ Waste Management Company
- Spoke regarding UC Citizen Academy
- Spoke regarding the impact of good leadership
- Spoke regarding Atlanta Regional Commission – affordable housing and finding solutions
- Provided updates on the L.O.S.T. negotiation and agreement
- Reported on visit to Nashville with the National Black Caucus
- Reported on National League of Cities’ visit to Atlanta and Union City
- Reported on visit to the Nevada League of Cities, Florida League of Cities, and West Virginia League of Cities
- Reminded everyone to stay safe in the midst of the pandemic

**XIII. ADJOURNMENT:**

The meeting adjourned at 9:50 p.m.

***On motion of Councilmember Hobbs, seconded by Mayor Pro Tem Mealing and carried, Council adjourned the meeting at 9:50 p.m. Vote was unanimous.***

  
Chanelle Campbell, Deputy City Clerk

  
Vince R. Williams, Mayor