

MINUTES



CITY COUNCIL REGULAR MEETING

Tuesday, January 17, 2023

7:00 P.M.

In Council Chamber

ROLL CALL:

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

Present:

Court Services Director - Kristie Tucker
Community Development Director - Anthony Alston
Finance Comptroller – Francis Harley
Fire Chief - Joe Maddox
Human Resources Director - Brittany Sainnatus
Operations Director - Cindy Givens
Parks & Recreation Director - Lee Blich
Police Chief - Cassandra Jones
Public Services Director - Lonnie Ferguson

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 Jones, seconded by Councilmember Owens-Twaites and carried, Council approved the agenda. Vote was unanimous.

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

- Patricia Christian - Spoke regarding corporate investors and the housing market.
- Sabrina Goodson - Spoke regarding new apartment proposed for South Fulton Parkway and Highway 92.
- Commissioner Marvin S. Arrington, Jr. (Fulton County Commissioner of District 5) – Spoke regarding redistricting, the upcoming Black History Film Festival and Town Hall Meeting. Commissioner Arrington provided his cellular number (404-441-8475) and office number (404-613-0202). Also, he introduced his D5 Team: Dorsha Simmons (Chief of Staff) and Jerell Shearin (Community Engagement Representative South).

Mayor Williams stated he was excited about the partnership and would like to see Fulton County support Art and Literacy Programs.

V. PRESENTATIONS/ACKNOWLEDGEMENTS OF AWARDS AND ACHIEVEMENTS:

- Acknowledgement & Recognition of Employee of the Month

Roger Duke (Police Department: GCIC Security/TAC) was selected as Employee of the Month.

VI. OLD BUSINESS:

- A. Council to accept the submittal of a request to approve an agreement with SD&C, Inc. for construction of the Roosevelt Highway (Hwy. 29) Sidewalk Extension Project (RFB-PS-22-04). *(Previous agenda item from 7/19/22 Council Meeting - Item I).*

Director Ferguson led the discussion and advised Council that the lowest and most responsible bidder was unable to obtain a bond. The bonding company would not provide them with additional bonding. Therefore, the City reached out to the second lowest bidder. In the timeframe that the original RFP was submitted, prices have increased. The second lowest bidder was for \$1,815,000.85. However, they were approved for \$36 million dollars of bonding and would not have an issue with obtaining a bond or executing the mobilization to start the project in a couple of weeks.

On motion of Mayor Pro Tem Hobbs, seconded by Councilmember Jones and carried, Council approved the agreement with SD&C, Inc. Vote was unanimous.

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 accept the submittal of a request to approve the Work Session Minutes dated 12/15/2022.
- B. Council to accept the submittal of a request to approve the Regular Council Meeting Minutes dated 12/15/2022.
- C. Council to accept the submittal of a request to approve and adopt a resolution to fix and publish the qualifying fee for Councilmembers for the 2023 Municipal General Election. The qualifying fee for Councilmembers is \$475.50. (3% of the Total Gross Salary - Fee must be published no later than February 1, 2023)
- D. Council to accept the submittal of a request to approve a Quit-Claim Deed for an expired slope easement to Union Green.
- E. Council to accept the submittal of a request to approve and adopt a resolution to condemn 0.02 acres (689 square feet) of temporary easement for construction of slopes in connection with the Roosevelt Highway LMIG Multimodal Safety and Access Grant Sidewalk Extension. (Owner: Helen S. Kirkland (life tenant) and Alicia S. Brown; Tax Parcel ID: 09F-2205-0086-022-5)
- F. Council to accept the submittal of a request to approve and adopt a resolution to condemn 0.012 acres (615 square feet) of temporary easement for construction of slopes and 0.01 acre (372 square feet) temporary driveway easement in connection with the Roosevelt Highway LMIG Multimodal Safety and Access Grant Sidewalk Extension. (Owner: Church of the Living Way, Inc.; Tax Parcel ID: 09F-2205-0086-029-0)
- G. Council to accept the submittal of a request to approve and adopt a resolution to condemn 0.04 acres (1,861 square feet) of permanent easement for construction and maintenance of drainage and 0.347

acres (15,096 square feet) of temporary easement for construction of slopes in connection with the Roosevelt Highway LMIG Multimodal Safety and Access Grant Sidewalk Extension. (Owner: AMGA2, LLC; Tax Parcel ID: 09F-2202-0100-018-8)

- H. Council to accept the submittal of a request to approve and adopt a resolution to condemn 0.03 acres (1,246 square feet) of temporary easement for construction of slopes in connection with the Roosevelt Highway LMIG Multimodal Safety and Access Grant Sidewalk Extension. (Owner: Southern Transfer and Recycling, LLC; Tax Parcel ID: 09F-2202-0100-016-2)

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

VIII. NEW BUSINESS:

- A. Council to accept the submittal of a request to approve a budget transfer of necessary funds to complete the Sidewalk Extension Project (RFB-PS-22-04). *(In reference to Old Business letter A.)*

On motion of Councilmember Jones, seconded by Councilmember Owens-Twaites and carried, Council approved the budget transfer to move necessary funds to complete the Sidewalk Extension Project (RFB-PS-22-04). Vote was unanimous.

IX. PUBLIC HEARING(S) AND/OR RECOMMENDATIONS FROM THE PLANNING COMMISSION:

- A. A **Public Hearing** for Council to approve the submittal of a request by Nexus Union City Development, LLC to rezone approximately 40.15 +/- acre tract of land; at the intersection of South Fulton Parkway and Highway 92 Campbellton-Fairburn Road from Town Center Mixed Use (TCMU) with four conditions to TCMU to modify and amend the conditions and site plan from retail commercial to commercial retail, and residential.

At 7:20 p.m., Mayor Williams excused himself from the meeting since he is a member on the Development Authority Board. At this time, Mayor Pro Tem Hobbs presided over the meeting.

Director Alston led the discussion.

Petitioner, Stephen Macauley (Macauley Investments) - Spoke regarding the zoning request and provided a PowerPoint Presentation.

John Macauley - Spoke on behalf of Macauley Investments regarding the zoning request.

Public Hearing was opened.

Sabrina Goodson, Patricia Christian, and Karnis Tarver - Spoke against the rezoning request.

Public Hearing was closed.

On motion of Councilmember Mealing, seconded by Councilmember Jones and carried, Council approved the rezoning request with the following Conditions. Vote was unanimous.

1. Project shall comply with the proposed mixed-use development to incorporate residential and commercial land uses to include:
 - No more than 570 multifamily apartment units (as proposed by applicant)
 - No more than 225,000 square feet of retail (as proposed by applicant)
2. The Site plan must be approved by the Community Development Department, in consultation with the City Engineer of Record, Director of Public Services, and Fire Marshal, prior to issuing of Land Disturbance Permits (LDP); and any modifications to the proposed land use, density, and/or scale of development must be approved by Mayor & City Council.

3. Corner Lot Parcel ID 09F300001150928 must be combined with Tract (1) one 36.485 +/- acre prior to issuance of Land Disturbance Permits (LDP)
4. The proposed residential property must be screened from the existing industrial development with a 75' natural vegetative buffer to include non-invasive species and a (6) six ft. fence to be erected to improve security for multifamily development.
5. Applicant agrees to set aside a total of 6 acres of open space/green space for the site.
6. Maintain an undisturbed 15-foot buffer along the frontages of the property (as requested by the applicant).
7. That the proposed multi-family community shall include a minimum of (2) the following amenities:
 - Playground
 - Covered picnic area
 - Swimming Pool
 - Fitness Center
 - Clubhouse

Mayor Williams entered into the Regular Council Meeting at 8:50 p.m.

X. CITY MANAGER'S REPORT:

None

XI. CITY ATTORNEY'S REPORT:

Executive Session

On motion of Mayor Pro Tem Hobbs, seconded by Councilmember Mealing and carried, Council approved the Executive Session Minutes dated 10/18/2022. Vote was unanimous.

XII. REPORTS & ANNOUNCEMENTS FROM MAYOR & COUNCIL:

Comments by Councilmember Jones:

Congratulatory remarks and acknowledgements extended to:

- Roger Dukes (Police Department: GCIC Security/TAC) for being selected as Employee of the Month
- Birthday wishes extended to Councilmember Mealing
- Birthday wishes extended to Director Alston

Remarks:

- Thanked Commissioner Marvin Arrington, Jr. and team for coming to the meeting
- Thanked everyone for coming to the Council Meeting
- January 16, 2023 - Martin Luther King, Jr. Day of Service (Community Clean-up event) was great
- Thanked staff for making Union City a place to live, work, play, and stay
- Wished everyone a Happy New Year

Comments by Councilmember Owens-Twaites:

Congratulatory remarks and acknowledgements extended to:

- Roger Dukes (Police Department: GCIC Security/TAC) for being selected as Employee of the Month
- Birthday wishes extended to Director Alston

Remarks:

- Thanked Commissioner Marvin Arrington, Jr. and team for coming to the meeting and was excited to hear Commissioner Arrington speak regarding greenspace, upcoming Town Hall Meeting, the Black History Film Festival, programs for seniors, and information on property tax exemption for seniors
- Thanked everyone for coming to the Council Meeting and for being engaged
- January 16, 2023 - Martin Luther King, Jr. Day of Service (Community Clean-up event) was great
- Thanked staff for making Union City a place to live, work, play, and stay
- Wished everyone a Happy New Year

Comments by Councilmember Mealing:

Congratulatory remarks and acknowledgements extended to:

- Roger Dukes (Police Department: GCIC Security/TAC) for being selected as Employee of the Month
- Director Givens, Fire Department, Police Department, Parks & Recreation, Devine 9 Fraternities and Sororities, volunteers, and community partners for a successful Martin Luther King, Jr. Day of Service (Community Clean-up event)
- Birthday wishes extended to Director Alston

Remarks:

- Thanked Commissioner Marvin Arrington, Jr. and team for coming to the meeting and requested he provide information regarding Home Owners Associations regarding fees (particularly on Shannon Parkway)
- Thanked everyone for the birthday wishes and prayers
- Requested a staff report regarding the turf coming to Ronald Bridges and Highway 29 Ballfields
- Excited about 2023 and looking forward to working with everyone and pushing UC forward. Reclaim, Renew, and Reimagine UC
- Thanked everyone for coming to the Council Meeting
- Thanked staff for making Union City a place to live, work, play, and stay
- Wished everyone a Happy New Year

Comments by Mayor Pro Tem Hobbs:

Congratulatory remarks and acknowledgements extended to:

- Roger Dukes (Police Department: GCIC Security/TAC) for being selected as Employee of the Month
- Birthday wishes extended to Councilmember Mealing
- Birthday wishes extended to Director Alston
- State Representative Lydia Glaze, Mandisha Thompson, Kim Schofield, the residents, Devine 9 Fraternities and Sororities, and Green for Life for supporting and participating in the Martin Luther King, Jr. Day of Service (Community Clean-up event)
- Director Ferguson and Director Alston for all of the work done on Roosevelt Highway and the construction projects. The City is still in need of sidewalk extension for the safety of all residence and visitors

Remarks:

- Thanked Commissioner Marvin Arrington, Jr. and team for coming to the meeting
- Renew, Reclaim, and Reimagine Union City – “The City has a lot of work to do this year and will need a strong team to move ahead as we continue to work on the Master Plan”
- Thanked staff for the ongoing superior work of all events (such as keeping the City beautiful, the logistics, publicity of the events, coordination of the safety plan, and for keeping everyone safe)
- Thanked City Manager Fillingame for reporting an increase in senior walkers and the Opening Baseball season for the youth
- Thanked staff for making Union City a place to live, work, play, and stay
- Blessings to all families in 2023. Remain safe during the Global Pandemic

- Wished everyone a Happy New Year

Comments by Mayor Williams:

Congratulatory remarks and acknowledgements extended to:

- Roger Dukes (Police Department: GCIC Security/TAC) for being selected as Employee of the Month
- State Representative Lydia Glaze, Mandisha Thompson, Kim Schofield, the residence, Devine 9 fraternity and sorority, and Green for Life for supporting and participating in the Martin Luther King, Jr. (Community Clean-up event)
- Birthday wishes extended to Councilmember Mealing
- Birthday wishes extended to Director Alston

Remarks:

- Thanked those who shared information during the Public Comment timeframe
- Thanked Commissioner Marvin Arrington, Jr. and team: Dorsha Simmons (Chief of Staff) and Jerell Shearin (Community Engagement Representative South) for coming to the meeting
- Code Enforcement and Litter. Making it a priority
- Thanked staff for doing an amazing job in 2022, and be encouraged to reach further in 2023
- Thanked those who kept the Williams' family in prayer over the last three (3) months
- Thanked Youth Leadership Council for coming to the meeting tonight
- Thanked Georgia Trend team for being named among 100 Most Influential Georgians/Georgian of the Year Award
- Wished everyone a Happy New Year

XIII. ADJOURNMENT:

The meeting adjourned at 9:04 p.m.

On motion of Councilmember Jones, seconded by Mayor Pro Tem Hobbs and carried, Council adjourned the meeting at 9:04 p.m. Vote was unanimous.

Shandrella Jewett, City Clerk

Vince R. Williams, Mayor