

# MINUTES



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## CITY COUNCIL REGULAR MEETING

Tuesday, May 16, 2023

7:00 P.M.

In Council Chamber

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### ROLL CALL:

#### Present:

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

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  
Park & Recreations Director - Lee Blich  
Police Chief - Cassandra Jones  
Public Services Director - Lonnie Ferguson

### I. CALLED TO ORDER:

The meeting was called to order at 7:04 p.m.

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

Invocation by Minister Gavin Lane.

### III. APPROVAL OF THE AGENDA:

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

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

- Honorable Joyce Robinson – Spoke regarding doorbells being installed at each fire station so that firemen can hear and respond to residents needing their assistance.
- Mike McDonald – Inquired about Union City's pre-COVID restrictions vs. doing business as usual.
- Keith Brown – Spoke regarding Coca-Cola Development and an apartment building being located very close to an existing community.

- Lavenia Jackson – Inquired and received clarity regarding agenda item A under Old Business.

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

### A. Acknowledgement & Recognition of Employee of the Month

Chanelle Campbell (Community Development Planner I) was selected as Employee of the Month.

### B. Proclamations regarding the following:

- Georgia Cities Week (April 23-29, 2023)
- 54th Annual Professional Municipal Clerks Week (April 30 - May 6, 2023)
- Mental Health Matters Month (May 2023)
- 38th National Public Service Recognition Week (May 1-7, 2023)
- National Day of Prayer (May 4, 2023)
- International Firefighters Day (May 4, 2023)
- 35th National Police Week (May 14-20, 2023)
- 13th Annual Kids to Park Day (May 20, 2023)
- 63rd National Public Works Week (May 21-27, 2023)
- 49th National EMS Week (May 21-27, 2023)
- Municipal Court Clerks Week (June 5-9, 2023)

## VI. OLD BUSINESS:

- A. A **Public Hearing** for Council to approve the submittal of a request by Bruce A. Rippen (c/o D.R. Horton, Inc.) to rezone 44.52 +/- acre tract of land (Parcel IDs: 09F210100880087, 09F170200751242, 09F170200750012, 09F170100744685, and 09F170100742382) on property zoned PUD (Planned Unit Development) to create a new PUD with an underlying residential of R-6, Single Family District generally located east of Vickers Road and approximately 150 feet from Highway 92 to construct 136 single family dwelling units. (*Planning Commission & Staff Recommends Approval with Conditions*)

Director Alston led the discussion. He advised Mayor and Council of the petitioner's request to defer the above mentioned item.

***On motion of Councilmember Mealing and seconded by Mayor Pro Tem Hobbs to table the above mentioned item for 60 days (July 18, 2023) did not pass. Councilmembers Jones and Owens-Twaites voted against the item. Vote was 2 to 2.***

***Mayor Williams broke the tie and voted against the motion. Vote was 2 to 3.***

***A substitute motion was made by Councilmember Mealing, seconded by Councilmember Jones and carried, Council agreed to table the item for 30 days (June 20, 2023). Vote was unanimous.***

- B. Council to accept the submittal of a request to approve an Intergovernmental Agreement with the City of South Fulton for the full-depth reclamation of White Mill Road.

***On motion of Councilmember Jones, seconded by Councilmember Owens-Twaites and carried, Council approved the motion. Vote was unanimous.***

City Attorney Davenport stated a sentence in the agreement did not make sense and requested the sentence be stricken from the agreement (page 1, section 2, last sentence beginning with Notwithstanding) by amending the motion.

***On the amended motion of Councilmember Jones, seconded by Councilmember Owens-Twaites and carried, Council approved the agreement with the following Conditions: to strike the last sentence beginning with "Notwithstanding" on page 1, section 2. 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 03/21/2023.
- B. Council to accept the submittal of a request to approve the Regular Council Meeting Minutes dated 03/21/2023.
- C. Council to accept the submittal of a request to approve the Special Called Council Meeting Minutes dated 04/18/2023.
- D. Council to accept the submittal of a request to approve an agreement with Fulton County for the use of FY 2022 Community Development Block Grant (CDBG) funds (\$311,850.00) for the Roosevelt Highway Streetscape Phase II project and amend the budget as necessary.
- E. Council to accept the submittal of a request to approve an agreement with Macallan Construction to complete updates to City Hall (RFP-PS-23-01).
- F. Council to accept the submittal of a request to approve an agreement with Backbone Infrastructure, LLC to complete Stormwater Improvements on Hunter Road, Forest Lane, and Morgan Road project (RFB-PS-23-01).
- G. Council to accept the submittal of a request to approve a Memorandum of Understanding Between Fulton County Schools and the City of Union City for building plan review and inspections.
- H. Council to accept the submittal of a request to approve and appoint the following Development Authority Board Members:
  - Denise M. Anderson
  - Tracie S. Arnold-Dixon
  - Brandon Banks
  - Nikki Blakely-Simmons
  - Roslyn Crider
  - Linda Johnson
  - Xavius R. Robinson
  - Rickey A. Sewell
  - Mayor Vince R. Williams
- I. Council to accept the submittal of a request to approve and appoint the following Housing Authority Board Members:
  - Annie Barlow
  - Joann Cummings
  - Thomas Francis
  - Hulon Kemp
  - Eddie Phillips

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

## VIII. PUBLIC HEARINGS AND RECOMMENDATIONS FROM THE PLANNING COMMISSION:

- A. A **Public Hearing** for Council to approve the submittal of a request for an alcoholic beverage license application submitted by Lynia Callier and Evens Deravil for a license for on-premise consumption of

malt, vinous, and spirituous liquors with Sunday sales for 1804 Pizza Bar & Lounge, 6335 Roosevelt Highway, Union City, Georgia.

Britney Gordon (Accounting Manager) led the discussion.

Evens Deravil (Petitioner) spoke regarding the request.

Public Hearing Opened.

No one came forth to speak.

Public Hearing Closed.

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

- B. A **Public Hearing** for Council to approve the submittal of a request for an alcoholic beverage license application submitted by Michael McDonald for a license for on premise consumption of malt, vinous and spirituous liquors with Sunday sales for Mack Vegan LLC, 5851 Buffington Road Suite J, Union City, Georgia.

Britney Gordon led the discussion.

Michael McDonald (Petitioner) spoke regarding the request.

Public Hearing Opened.

Ed Hunter spoke against the request.

Monique Bentley spoke in favor of the request.

Public Hearing Closed.

***On motion of Councilmember Jones, seconded by Councilmember Mealing and carried, Council approved the above mentioned request. Vote was unanimous.***

- C. A **Public Hearing** for Council to approve the submittal of a request by Felipe Castellanos to rezone 15.83 +/- acre tract of land Parcel ID 09F210100883495 on property zoned PUD (Planned Unit Development) to create a new PUD (Planned Unit Development) with an underlying residential of R-6, Single Family District generally located northwest of Union Woods Way and approximately 2,226 feet west from Lower Dixie Lake Road to construct 33 single family dwelling units. (*Application Withdrawn*)

Director Alston advised Mayor and Council that the above mentioned request was withdrawn.

***On motion of Councilmember Owens-Twaites, seconded by Mayor Pro Tem Hobbs and carried, Council approved the request to withdraw the above mentioned item. Vote was unanimous.***

- D. A **Public Hearing** for Council to approve the submittal of a request by Sergio Santoyo to rezone 2.83 +/- acre tract of land Parcel ID 09F161000760715 and 09F161100760483 on property zoned R-4, Single Family Residential to RM, Residential Multi-Family District generally located south of Westbrook Place and east of Clayburn Street to construct two-family dwellings.

Jana Keller (Assistant Director of Community Development) led the discussion.

Petitioner, Mr. Sergio Santoyo and Ms. Blanca Castillo spoke regarding the request.

Director Alston spoke regarding the request.

Public Hearing Opened.

Helen Bridges and Denise Anderson spoke against the request.

Public Hearing Closed.

***On motion of Councilmember Owens-Twaites, seconded by Councilmember Mealing and carried, Council approved the above mentioned request with the following Conditions. Vote was unanimous.***

1. All exemption plat comments, conditions, and requirements must be satisfied by all City Departments before filing recording with County Clerk of Fulton County.
  2. That the required public improvements are adequately met.
  3. That the proposed development shall include (1) of the following amenities:
    - a.) Playground
    - b.) Walking or bicycling trail
    - c.) Dog Bark Park with benches with fencing that includes up to 5 ft.
    - d.) Covered picnic area
- E. A **Public Hearing** for Council to approve the submittal of a city-initiated application to amend the text of the Zoning Ordinance of the City of Union City, as follows:
1. To amend Article III, pertaining to "Interpretation and Definitions", to revise definitions of "Commission", "Planning Commission" and "Variance";
  2. To amend Section 5-38 of Article V, Section 10-6 of Article X, and Section 12-5 of Article XII, to change references to "Director" and "Zoning Board of Appeals" to "Zoning Administrator" and "Planning Commission", respectively;
  3. To amend Article XIII, pertaining to "Zoning Board of Appeals", to eliminate the Zoning Board of Appeals and transfer jurisdiction over appeals, variances and related matters to the Planning Commission, to revise provisions pertaining to notice of public hearings on such matters, to revise provisions pertaining to appeals of decisions of the Planning Commission on such matters, and to make minor changes to grammar and syntax; and
  4. To amend Article XV, pertaining to "Planning Commission, Amendment", to make changes consistent with the transfer of jurisdiction over appeals, variances and related matters to the Planning Commission, to revise provisions pertaining to rules and procedures for the Planning Commission, to add language pertaining to disclosures of campaign contributions, to add language pertaining to appeals of decisions of the mayor and council regarding text amendments and map amendments, and to make minor changes to grammar and syntax.

Director Alston led the discussion. He stated, "The duties of both Boards will now be a Board with shared duties. Planning Commission duties will stay the same on this Board, and the ZBA duties will become part of this Board as well. There are no duties of either Board or previous Board (if approved) that will be left out. All duties will be taken care of by the newly established Board." The new name of the Board is "Union City Planning and Zoning Commission".

City Attorney Davenport read a summary of what Assistant City Attorney (Patrick Stough) wrote regarding the Board. He shared the revisions to the City's Zoning Ordinances are to serve two primary purposes:

1. To bring the Zoning Ordinances into compliance with the State's Zoning Procedures Law following the revision last year by the General Assembly.

2. To cause a merger of the Zoning Board of Appeals and Planning Commission.

In regards to number two (2), there will no longer be a Zoning Board of Appeals and the Planning Commission will now officially be the Union City Planning and Zoning Commission. This board will now be the final decision maker for variances, appeals of the Zoning Administrator, and decisions regarding non-conforming uses. It will also continue to be a recommending body for text amendments and zoning map amendments. Meetings of this board will continue to be on the last Mondays of the month. The majority of the revisions are for the purpose of facilitating the merger.

Public Hearing Opened.

No one came forth to speak.

Public Hearing Closed.

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

#### **IX. NEW BUSINESS:**

- A. Council to accept the submittal of a request to approve and appoint the following Board Members to the Planning & Zoning Commission.
  - Trevor Cason
  - Derrick Holloway
  - Marilyn McCain
  - Tarika Peeks
  - Robert Potts

***On motion of Mayor Pro Tem Hobbs, seconded by Councilmember Mealing and carried, Council approved the request with the addition of adding Robert Potts. Vote was unanimous.***

- B. Council to accept the submittal of a request to approve a 3% pay increase for the prior performance period to City Manager Fillingame, and an additional 6% for the current performance period.

***On motion of Councilmember Owens-Twaites, seconded by Mayor Pro Tem Hobbs and carried Council approved the above mentioned 3% pay increase for the prior performance period and an additional 6% for the current performance period. Vote was unanimous.***

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

- A. Court Services Amnesty Program Update

City Manager Fillingame and Director Tucker spoke regarding the Amnesty Program. Council agreed to extend the program until June 30, 2023.

- B. FY23 Local Maintenance Improvement Grant (LMIG) Safety Action Plan (SAP) - Application and Funding Update

Director Ferguson advised Mayor and Council that the City was selected for the FY23 LMIG Safety Action Plan. The City did not budget for this, but would like to submit an application before the May 31, 2023 deadline. *(70% grant with a 30% match by the City).*

***On motion of Councilmember Mealing, seconded by Councilmember Jones and carried, Council gave approval for submission of an application. Vote was unanimous.***

- C. Upcoming Events: June 15, 2023 - The Creative Exchange (3<sup>rd</sup> Exhibit) and June 17, 2023 is the Juneteenth Event

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

- A. Executive Session – *See letter B. under New Business*

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

**Comments by Councilmember Jones:**

*Congratulatory acknowledgements and remarks extended to:*

- Chanelle Campbell (Community Development-Planner I) for being selected as Employee of the Month
- Mayor Williams for being pinned as an honoree member of the 100 Black Men organization
- Mayor Williams for a great State of the City Speech
- Union City Staff for putting together a fabulous State of the City event
- Parks and Recreation for a job well done regarding the Parade and Baseball Opening Day
- Congrats to all of the 2023 Graduates
- Staff for making Union City a place to live, work, play, and stay

*Remarks:*

- Attended the Cities Summit of the Americas Conference in Denver, Colorado (conversations were held about “Bringing Green Technology To Your City”)
- Spin the District event was great and people from all over the country came to support the event

**Comments by Councilmember Owens-Twaites:**

*Congratulatory acknowledgements and remarks extended to:*

- Chanelle Campbell (Community Development-Planner I) for being selected as Employee of the Month
- Georgia Cities Week was amazing (Food Truck Friday was a nice treat)
- City Clerk Jewett (Annual Professional Municipal Clerks Week) for being amazing and for having a high level of efficiency, responsiveness, and professionalism that is stellar
- Director Ferguson (National Public Works Week) for being amazing, responsive, and for having an outstanding team. “It is encouraging to know that folks in neighboring cities feel the same way about everyone”
- Firefighters (International Firefighters Day) for always being so diligent and responsive
- Police Officers (National Public Service Recognition Week) – “We recognize you and salute you for all that you do to keep us safe in our community”
- Director Givens and the MarComm Team for doing an amazing job
- Staff for making Union City a place to live, work, play, and stay

*Remarks:*

- Union City’s new Boards - Look forward to seeing all of the changes regarding the new Boards

**Comments by Councilmember Mealing:**

*Congratulatory acknowledgements and remarks extended to:*

- Chanelle Campbell (Community Development-Planner I) for being selected as Employee of the Month
- Human Resources for hosting the Lunch and Learn regarding the City’s Retirement Plan
- Firefighter-Paramedic (Bobby Miller) / Firefighter-EMTA (Robin Robillard) for their gentleness and professionalism regarding an emergency incident
- Resurrection House of all Nations for an amazing National Day of Prayer on the steps of City Hall

- Mandisha Thomas (Georgia State Representative), Lydia Glaize (Georgia House Representative), and Donzella James (Georgia State Senator) for providing a legislative update in Fairburn, Georgia
- Public Works Department for keeping the City clean
- Operation and Marketing Team for a great social media presence on all platforms
- Police Department for keeping the citizens safe (blue lights on police vehicles)
- Congrats to all of the 2023 Graduates
- Staff for making Union City a place to live, work, play, and stay

*Remarks:*

- Thanked Honorable Joyce Robinson and Councilmember Linda Davis for attending the Council Meeting
- Thanked the Youth Leadership Council for coming to the meeting
- Mental Health Awareness Day - Check on your family and friends
- Baseball and Volleyball will be starting soon
- Spoke regarding a bill that Governor Kemp signed regarding gangs (three or more people involved in any criminal activity)
- May 11, 2023 - Mother's Day Sip and Paint
- April 18, 2023 - State of the City event was awesome
- Food Truck Friday was good and the City should do this again (especially during the summer months)

**Comments by Mayor Pro Tem Hobbs:**

*Congratulatory acknowledgements and remarks extended to:*

- Chanelle Campbell (Community Development-Planner I) for being selected as Employee of the Month
- Congrats to all of the 2023 Graduates
- Coach Blitch and Team for hosting the Mother's Day Sip and Paint event
- New employees for Joining the UC Family
- Director Givens for earning a Certified Public Manager Certification
- Police Officers that received promotions
- Staff for making Union City a place to live, work, play, and stay

*Remarks:*

- Thanked Honorable Joyce Robinson and Councilmember Linda Davis for attending the Council Meeting
- Thanked the Youth Leadership Council for coming to the meeting
- Mental Health Awareness Month
- Nurses and Teachers are recognized in May
- Happy Mother's Day
- Spoke regarding "how we will fine tune "Reclaim, Renew, and ReImagine the City of Union City"
- Take care of yourself and others

**Comments by Mayor Williams:**

*Congratulatory acknowledgements and remarks extended to:*

- Chanelle Campbell (Community Development-Planner I) for being selected as Employee of the Month
- Congrats to all of the new and reappointed Board Members
- Congrats to all of the 2023 Graduates
- Staff for making Union City a place to live, work, play, and stay

*Remarks:*

- Thanked Honorable Joyce Robinson and Councilmember Linda Davis for attending the Council Meeting



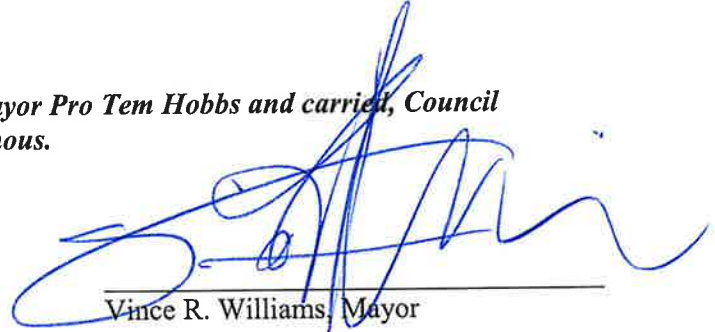
- Thanked the 100 Black Men organization for being pinned as an honoree member
- Attended the National League of Cities Summit of the Americas (Denver, Colorado). Awarded a gold star and is considered an "International Gold Star Mayor"
- Spoke regarding housing opportunities
- Hope all mothers had a great Mother's Day
- State of the City was a labor of love. Thanked everyone for putting it together

**XIII. ADJOURNMENT:**

The meeting adjourned at 9:08 pm.

*On motion of Councilmember Jones, seconded by Mayor Pro Tem Hobbs and carried, Council adjourned the meeting at 9:08 p.m. Vote was unanimous.*

  
Shandrella Jewett, City Clerk

  
Vince R. Williams, Mayor