

MINUTES



CITY COUNCIL REGULAR MEETING

Tuesday, May 21, 2024

7:00 P.M.

In Council Chamber

ROLL CALL:

Mayor Vince R. Williams
Mayor Pro Tem Brian Jones
Councilmember Angelette Mealing
Councilmember Christina Hobbs
Councilmember Lawanna Owens-Twaites
City Attorney - Dennis Davenport
Interim City Clerk – Sharday Freeman

Present:

Court Services Director – Shenika Wright
Community Development Director - Tony Alston
Interim Finance Comptroller – Britney Gordon
Public Services Director – Lonnie Ferguson
Human Resources Director - Brittany Sainnatus
Operations Director - Cindy Givens
Park & Recreations Director - Lee Blich
Police Chief - Cassandra Jones

City Manager – Sonja Fillingame

Absent:

Assistant City Clerk – Tarsha Calloway

I. CALL 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 Vince R. Williams

III. APPROVAL OF THE AGENDA:

On motion of Councilmember Mealing, seconded by Councilmember Hobbs and carried Council approved the agenda with noted changes of Item D being added from the work session consent agenda and placed on the Regular Council Meeting Agenda as Item D2.

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

- Jordan Arias spoke regarding Fulton County Intergovernmental Affairs.

V. PRESENTATIONS/ACKNOWLEDGEMENTS OF AWARDS AND ACHIEVEMENTS:

- Acknowledgement and Recognition of Employee of the Month (April & May)

April – Shannon Alexander (Community Development)

May – Blake Slocumb (Fire Department)

- Proclamation recognizing Kids to Park Day (May 18, 2024)
- Proclamation for National Cities, Towns and Villages Month
- 55th Annual Professional Clerks Week (May 5-11, 2024)
- Proclamation honoring Municipal Clerks Week
- Proclamation honoring Braxton Camille Smith
- Presentation for South Fulton CID Expansion

Chris from SFCID presented.

On motion of Councilmember Hobbs, seconded by Councilmember Mealing and carried Council approved the SFCID expansion. Vote was unanimous.

VI. OLD BUSINESS:

- A. A Public Hearing for Council to approve the submittal of a request for a city-initiated application to rezone approximately 665.19 acres of land known as Southwind Subdivision in Land Lots 94, 95, 113, 114, 115, 118, 119 and 120 of the 9F District of Fulton County, with said land generally located south of South Fulton Parkway, east of Campbellton-Fairburn Rd/Hwy 92 and north and west of Koweta Road. The current zoning of the property is PUD (Planned Unit Development) and the proposed zoning of the property is PUD (Planned Unit Development). The purpose of this rezoning is to amend certain portions of the development plan for said property to increase the maximum number of single family detached dwellings permitted in the development, decrease the maximum number of townhouses permitted in the development, and amend the dimensional requirements for 243 proposed lots in Pods J, S and K of the development. (Planning and Zoning Commission Recommends Denial)

Director Alston led the discussion and recapped what has taken place at previous meetings.

Mayor Pro Tem Jones expressed his concerns regarding the space between the pods.

Director Alston asked if this should be added to the conditions?

Mayor Pro Tem answered yes

Councilmember Mealing asked about the elevation that is put in place and if they can come back to deviate from that plan.

Director Alston answered and stated that they would have to come back before Mayor and Council.

Councilmember Mealing asked about the last meeting with the community.

Director Alston stated that the community seemed to be more receptive to the conditions.

Councilmember Mealing asked about the basis of the rezoning

Attorney Davenport answered and stated that Southwind was inherited from the City of South Fulton.

Councilmember Owens-Twaites asked about the blasting and if they are developing and the particular area is not developable will they move n to a new lot?

Director Alston deferred to the applicant but stated that Union City was built on a rock.

Petitioner, Michelle Battle, stated that they are aware that they are aware of the rocks on the site which is why they are not doing additional townhomes.

Councilmember Mealing asked if they have a builder.

Petitioner stated that she is not sure if they have anyone under contract.

Councilmember Owens-Twaites asked about the amenities

Petitioner stated that they were already obligated to put in the amenities such as swimming pool and playground

Councilmember Owens-Twaites asked if the residents would have to wait until building is complete to take advantage of the amenities

Petitioner answered and stated that she is not sure when those things would be put in.

Director Alston stated that the HOA would be turned over to the applicants wants the homes go up.

Petitioner stated that it has to be a certain percentage in order for that to take place.

Councilmember Mealing asked what is the percentage

Petitioner stated that she does not know

Councilmember Owens-Twaites expressed her concern regarding the purchasers.

On motion of Mayor Pro Tem Jones , seconded by Councilmember Mealing and carried, Council approved the above request with conditions. 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 03/19/2024.
- B. Council to accept the submittal of a request to approve the Regular Council Meeting Minutes dated 3/19/2024.
- C. Council to approve the submittal of a request to accept \$341,102.24 in Local Road Assistance Administration funding (LRA) with subsequent budget adjustment.
- D1. Council to approve the submittal of a request to enter a Right of Way Maintenance Agreement with AG-HS Oakley Rd Property Owner, LLC.
- D2. Council to approve the submittal of a request to enter a Right of Way Mowing and Maintenance Agreement with Georgia Department of Transportation (GDOT).
- E. Council to approve the submittal of a request to accept GDOT FY 2024 Local Maintenance & Improvement Grant (LMIG) for \$275,450.35 with subsequent budget.
- F. Council to approve the submittal of a request to enter into an agreement with Sweeping Corporation of America for Sewer Inspections (CCTV) (RFB-PS-24-08).

- G. Council to approve the submittal of a request to enter into an agreement with Macallan Construction for Phase II of City Hall Renovations.
- H. Council to approve the submittal of a request to accept the donation of approximately 6.856 acres of property from a portion of 5600 Campbellton Fairburn Road.
- I. Council to approve the submittal of a request to enter into an agreement with The Corbett Group, LLC for US Highway 29 Ballfield Park Improvements (RFB-PS-24-05 REBID).

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

VIII. NEW BUSINESS:

IX. PUBLIC HEARING(S):

X. RECOMMENDATIONS FROM THE PLANNING COMMISSION:

- A. A **Public Hearing** for Council to consider the submittal for a request by The Center to rezone property from M-1 (Light Industrial) to O-I (Office-Institutional) for a proposed resource center. The property is located on the southeast corner of Ware Street and Gresham Street at 6502 Gresham Street, Union City, Georgia 30291 (Parcel ID 09F161200770332). (*Planning Commission & Staff Recommends approval with conditions*)

Janna Keller presented.

Mayor expressed his excitement about bringing this type of resource into the community.

Mayor Pro Tem Jones asked a question regarding the trigger with 120 days

Janna stated that legal requested the 120 days for them to come into compliance

Councilmember Hobbs asked about the location of the garage that needs to be destroyed

Janna answered that it is behind the building

Councilmember Mealing asked about the name of the facility.

Mayor answered that the name will be “The Center.”

Councilmember Mealing asked if they have done this before or is this something new that they are doing

Petitioner, Katherine McCloud, answered and said yes they have a history of doing this in the city of Atlanta and College Park.

Councilmember Hobbs asked if they get any assistance from the food bank

Petitioner said that they are working on that now. They just wanted to make sure that it got approved.

Councilmember Hobbs asked if their services will include any form of mental health.

Petitioner answered yes

Public Hearing Opened

Public Hearing Closed

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

- B. A Public Hearing** for Council to consider the submittal of a request by Staff for a city-initiated text amendment to amend the City Zoning Ordinance of Union City Article VI Section 6-7 RM Residential Multi-family zoning district. *(Planning Commission and Staff Recommends withdrawal)*

Director Alston led the discussion and stated that they would like to bring it back to Mayor and Council later.

On motion of Mayor Pro Tem Jones, seconded by Councilmember Hobbs and carried, Council accepted the motion to withdraw this request. Vote was unanimous.

- C. A Public Hearing** for Council to consider the submittal of a request by Staff for a city-initiated text amendment to amend the City Zoning Ordinance of Union City to amend the City Zoning Ordinance of Union City Article V General Provision. *(Planning Commission and Staff Recommends approval)*

Jeremy McNeil led the discussion.

Councilmember Hobbs asked if there is anywhere that barb wires are addressed?

Jeremy stated that it can be added.

Mayor Pro Tem Jones asked Councilmember Hobbs to explain the barb wire concern.

Councilmember Hobbs stated that there is currently a facility with a barb wire and wants to know what is there to stop another facility from putting up barb wire.

Mayor asked if she was talking about the jail.

Jeremy stated that it can be added for it to be prohibited.

Public Hearing Opened.

Public Hearing Closed.

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

- D. A Public Hearing** for Council to consider the submittal of a request from Staff to amend the City Zoning Ordinance of Union City Article III Interpretation and Definitions. *(Planning Commission & Staff Recommends Approval)*

Jeremy McNeil led the discussion.

Mayor acknowledged how the city has grown and is now doing things that they never thought of before.

Public Hearing Opened.

Public Hearing Closed.

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

- E. A Public Hearing** for Council to consider the submittal of request by Staff to adopt the official zoning map of Union City. *(Planning Commission & Staff Recommends Approval)*

Director Alston led the discussion.

Mayor stated that he feels that the zoning map should have the signature of each member of the body to show their support.

Director Alston stated that the adoption should be bi-annually and the next adoption should be around January/February 2026. He also stated that he has 3 maps that he would like for them to sign today if they approve.

Public Hearing opened.

Public Hearing closed.

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

XI. CITY MANAGER'S REPORT:

XII. CITY ATTORNEY'S REPORT:

XIII. REPORTS & ANNOUNCEMENTS FROM MAYOR & COUNCIL:

Comments by Councilmember Hobbs:

- Congratulated Employee of the Month April and May
- Congratulated Ms. Smith
- Discussed attendance at the Renewable Energy Development Event.
- Thanked Coach Blitch for the Mother's Day Brunch and the Miracle League, and the upcoming Kids in the Park Day.
- **Comments by Councilmember Mealing:**
- Asked the team to be sure to thank the staff for their hard work.

Comments by Councilmember Owens-Twaites

- Thanked everyone for attending the meeting.
- Recognized everyone and their hard work for the State of the City Address.
- Thanked Coach Blitch for his help with the Literacy Program.

Comments by Mayor Pro Tem Jones

- Recognized Public Service Week
- Encouraged everyone to vote.

Comments by Mayor Vince Williams:

- Thanked everyone for coming.

On motion of Councilmember Hobbs, seconded by Councilmember Mealing and carried, Council adjourned the meeting. Vote was unanimous.

XIV. ADJOURNMENT:

The meeting adjourned at 8:46 p.m.