

MINUTES



CITY COUNCIL REGULAR MEETING

Tuesday, March 19, 2024

7:00 P.M.

In Council Chamber

ROLL CALL:

Present:

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

Court Services Director - Kristie Tucker
Community Development Director - Anthony 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
Fire Chief – Joe Maddox

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 Hobbs, seconded by Councilmember Mealing 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 the rights of the roosters in the community.

V. PRESENTATIONS/ACKNOWLEDGEMENTS OF AWARDS AND ACHIEVEMENTS:

- Acknowledgement & Recognition of Employee of the Month (March 2024)
Jade Wilkins (City Manager Department)
- Proclamation regarding The Ronald J. Freeman, Sr. Chapter of the Black Law Students Association

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 discussed the rezoning plans of Michelle Battle.

Mayor Pro Tem Jones asked questions regarding the legal side of rezoning.

Attorney Davenport responded.

Councilwoman Owens-Twaites asked about how many homes are being built by D.R. Horton

Director Alston answered approximately 217.

Councilwoman Owens-Twaites discussed her concerns about the number of homes being built.

Councilwoman Mealing discussed her concerns regarding making a decision and not having enough time to review the information.

Petitioner Michele Battle presented on behalf of Southwind.

Councilwoman Hobbs asked if the public will be able to comment on this item tonight

Mayor answer and stated that since there may be a deferral, he does not think that it should be opened to the public.

Councilwoman Hobbs questioned why the deferral.

Mayor stated that since one of the colleagues are not comfortable with making a decision, he feels that it should be tabled for a sound decision to be made.

Councilwoman Mealing expressed her concerns regarding wanting to have more time to make an informed decision.

Councilwoman Owens-Twaites expressed her desire for the public to be able to speak.

Public Hearing Opened

Malita McKinley spoke regarding being in favor of this project.

Public Hearing Closed

Mayor asked Councilmember Mealing how she felt about moving forward.

Councilmember Mealing stated that she did not feel comfortable moving forward.

On motion of Councilmember Mealing, seconded by Mayor Pro Tem Jones and carried, Council accepted the motion to hold the above request to May 21, 2024. 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 2/20/2024.
- B. Council to accept the submittal of a request to approve the Regular Council Meeting Minutes dated 2/20/2024.
- C. Council to accept the submittal of a request to approve the Executive Session Minutes dated 2/20/24.
- D. Council to approve the submittal of a request to enter into a renewal contract with the City of Union City and Flock Safety.
- E. Council to accept the submittal of a request to adopt the Union City Multi-Use Trail Plan, “*Union Station Greenline*”, with accompanying resolution for adoption
- F. Council to approve the submittal of a request to enter into an agreement with Fulton County for the use of FY 2023 Community Development Block Grant (CDBG) funds (\$336,830.00) for the Roosevelt Highway Streetscape Phase II project
- G. Council to approve the submittal of a request to adopt the restated Adoption Agreement and General Addendum for the Georgia Municipal Employee Benefit System Defined Benefit Retirement Plan.
- H. Council to approve the submittal of a request to approve a property tax refund for ASOS US Sales LLC.
- I. Council to approve the submittal of a request to purchase a Fire Engine (FC94 Ferrara Custom Pumper) from Williams Fire Apparatus.
- J. Council to approve the submittal of a request to renew the Architecture/Engineering Demand Professional Services agreements with Prime Engineering, Inc., Foresite Group, LLC, Atkins North America, Inc., and CPL Architects, Engineers, Landscape Architect and Surveyor, D.P.C. (P.C.).
- K. Council to approve the submittal of a request to amend the ARPA Small Business Grant

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

VIII. NEW BUSINESS:

- A. Council to accept the submittal to increase the City Manager’s salary by 30% along with two weeks mandatory vacation in addition to current time and to renew her contract for 4 years.

Mayor and Council shared their viewpoints on their support for this item.

On motion of Councilmember Mealing, seconded by Councilmember Owens-Twaites and carried, Council approved the New Business item. Vote was unanimous.

IX. PUBLIC HEARING(S):

X. RECOMMENDATIONS FROM THE PLANNING COMMISSION:

- A. A Public Hearing for Council to consider the submittal of a request by Techie Homes to rezone two properties from NC (Neighborhood Commercial) to a PUD (Planned Unit Development) with an underlying zoning of RM, Residential Multi-Family to construct 26 micro-homes and 1 retail building. The properties are located west of Shannon Parkway, and approximately 419 feet south of Flat Shoals Road at 0 Shannon Parkway, Union City, Georgia 30291 (Parcel ID's 09F150400780829 & 09F150400780837). (Planning Commission & Staff Recommends Approval with Conditions)

Janna Keller led the discussion and recommended approval upon the following conditions:

- A. That the proposed development shall conform to the site plan and elevations attached hereto as Exhibit "A".
- B. All building materials of the structures shall conform to the elevations attached hereto as Exhibit "B".
- C. A copy of the recorded covenants shall be provided to Community Development Department before the final plat is approved.
- D. Must provide off-site parking agreement from adjacent property owner.

Janna Keller opened up for questions

Councilwoman Hobbs asked if the retail unit will be outside the gated area

Janna answered yes

Councilwoman Hobbs asked if there will be spaces for parking for the retail unit

Janna answered yes

Councilwoman Hobbs asked if the tiny homes will be gas or electric

Janna answered that she believes it is electric, but she will let Mr. Washington answer

Councilwoman Owens-Twaites asked if the restaurant will be a fast food restaurant

Janna answered and stated that it will be a coffee shop or something small like that

Councilwoman Owens-Twaites asked if the housing is for sale or rent

Janna answered for sale

Mayor asked Mayor Bianca Broom (Mayor of College Park, Ga) to come up and speak about the pros and cons of these techie homes being built.

Mayor spoke in favor of the homes being built due to his work that he has completed in College Park

Councilmember Owens-Twaites asked how the community embraced the homes

Mayor Broom stated that because it was new there was some hesitation in the beginning, but the residents eventually got on board with it.

Councilmember Mealing asked about the occupancy rate for the techie homes in College Park

Mayor Broom stated that they were all sold within 40 days

Petitioner Booker T. Washington presented

Councilmember Owens-Twaites asked how does the shared parking work for visitors of residents

Petitioner stated that there are 35 parking spaces for 26 residents and the coffee shop will also have additional parking.

Councilmember Hobbs asked if the lawncare will be taken care of by the HOA

Petitioner answered and said yes

Councilmember Hobbs asked how is the noise level in the homes

Petitioner stated that there are sound proof walls that prevent neighbors being bothered by other neighbors

Councilmember Hobbs asked if they will have solar panels

Mr. Washington stated that they will have solar panels. He also stated that the homeowners will benefit as a commercial real estate owner and a residential owner since they purchased in Union City

Mayor Pro Tem Jones asked if Petitioner had anything that he would do different from College Park

Mr. Washington stated yes and that the home designs are a product of their learning and that they have a one level design which is two beds and no stairs.

Councilmember Mealing asked about storage.

Petitioner stated that there is a lot of storage space

Councilmember Owens-Twaites asked if the laundry room is a stackable washer and dryer or a side By side washer and dryer

Mr. Washington stated that it is stackable and everything as far as appliances are standard size Appliances

Mr. Washington informed everyone that there is a waiting list for these homes and that there are over 3,000 people waiting and that the units will be presold.

Public Hearing Opened

Denise Anderson spoke asking to get this in her neighborhood.

Alicia Murphy asked where the entry will be for these homes

Petitioner answered on Shannon Parkway

Public Hearing Closed

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

- B.** A **Public Hearing** for Council to consider the submittal of a request by CWD Properties, Inc. to rezone property from R-4 (Single Family Residential) to M-1 (Light Industrial) for a proposed parking lot expansion. The property is located east of Westbrook Road, and approximately 743 feet north of Dodson Road at 5088 Westbrook Road, Union City, Georgia 30291 (Parcel ID 09F221501000266). (*Planning Commission and Staff Recommends Approval with Condition.*)

Jeremy McNeil presented. Jeremy suggested approval with the following conditions:

- A. That the existing sidewalk shall continue along the property.

B. That the subject lot, along with the two lots located south of the subject property, must be consolidated before starting the permitting process.

Petitioner, Richard Davis presented

Mayor stated that he thinks it is great that they are adding additional parking spaces and including walls for safety to be able to help the city with the dumping.

Councilmember Hobbs suggested that they take the extra concrete and make a sidewalk.

Petitioner stated that this is his goal.

Councilmember Owens-Twaites asked if landscaping will be provided

Petitioner answered yes

Public Hearing Opened

Public Hearing Closed

Attorney Davenport asked that all three parcels be combined into one

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

C. A Public Hearing for Council to consider the submittal of a request by The Center to rezone property from M-1 (Light Industrial) to NC (Neighborhood Commercial) 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 and Staff Recommend Deferral*)

Director Alston led the discussion and stated that this is being deferred until it goes back in front of planning commission in April

On motion of Councilmember Owens-Twaites, seconded by Councilmember Mealing and carried, Council accepted the motion to move this to the Planning Commission in April 2024. Vote was unanimous.

XI. CITY MANAGER'S REPORT:

- Informed Mayor and Council about the Code Red emails
- Thanked everyone involved in the Medicaid Recertification Initiative
- Thanked Brittany Sainnatus and the team with the new Onboarding process.
- Acknowledged ACM Callaway being back

XII. CITY ATTORNEY'S REPORT:

XIII. REPORTS & ANNOUNCEMENTS FROM MAYOR & COUNCIL:

Comments by Councilmember Hobbs:

- Congratulated Employee Of the Month

- Acknowledged Vivian Lett and her involvement with the placemaking project at the GMA headquarters
- Thanked Director Alston for public input section for housing assessment
- Welcomed new planner to Community Development Department
- Discussed her trip to National League of Cities Conference
- Acknowledged Chief Cassandra Jones as the first Chief of Police and the second woman City Manager Sonja Fillingame for Women's History Month

Comments by Councilmember Mealing:

- Congratulated Employee Of the Month
- Thanked Staff for all their hard work
- Acknowledged Medicaid Recertification
- Acknowledged the Housing Recertification
- Thanked everyone for their support during her loss

Comments by Councilmember Owens-Twaites

- Thanked everyone for attending the meeting.
- Recognized Battalion Chief Dennis Moore for 35 years' service to Union City
- Discussed her attendance at the 42nd Annual Georgia Legislative Black Caucus
- Discussed her visit to the new business in Union City Hibbett Sports
- Discussed the Medicaid Redetermination event.
- Discussed her visit to the National League of Cities Conference in March
- Acknowledged Director Ferguson and the outstanding job that his team is doing.

Comments by Mayor Pro Tem Jones

- Thanked everyone for attending the meeting.
- Discussed his trip to National League of Cities
- Thanked staff for what they are doing for Union City

Comments by Mayor Vince Williams:

- Thanked colleagues for all of their hard work.
- Discussed a citizen's concern regarding the Union City website.
- Invited everyone to Union City's Annual State of the City address.
- Read a thank you card from Councilmember Mealing

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

XIV. ADJOURNMENT:

The meeting adjourned at 9:05 p.m.