

# MINUTES



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## CITY COUNCIL REGULAR MEETING

Tuesday, December 19, 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 – Tony Alston  
Fire Chief – Joe Maddox  
Human Resources Director – Brittany Sainnatus  
Operations Director – Cindy Givens  
Parks & Recreation Director – Lee Blitch  
Police Chief – Cassandra Jones  
Public Services Director – Lonnie Ferguson  
Deputy City Clerk – Sharday Freeman

#### Absent

Interim Finance Comptroller – Britney Gordon

### I. CALLED TO ORDER:

The meeting was called to order at 7:02 p.m.

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

Invocation by Mayor Williams

### III. APPROVAL OF THE AGENDA:

*On motion of Mayor Pro Tem Hobbs to approve with the amendment of Item 7D to add Brian Jones name to Mayor Pro Tem item, 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)

None

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

- Acknowledgement & Recognition of Employee of the Month (December 2023)

Patrolman Ocean Taylor (Police Department) was selected as December 2023 Employee of the month.

- Acknowledgement & Recognition of Union City Cheerleaders

Parks & Recreation Director Lee Blich introduced the Union City cheerleaders.

## VI. OLD BUSINESS:

- A. A **Public Hearing** for Council to approve the submittal of a request for an alcoholic beverage license application submitted by Aaman Daredia for package sales of malt and vinous liquor for BP Food Mart, 4957 Highpoint Road, Union City, GA 30291 (The item was tabled 30 days from 11/21/23 Council Meeting).

*On motion of Councilmember Jones, seconded by Mayor Pro Tem Hobbs and carried, Council approved the above request. 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 appointment of the Mayor Pro Tem for 2024.

*City Attorney Davenport requested to amend this item to add Brian Jones name as the new Mayor Pro Tem for 2024. On motion of*

- B. Council to accept the submittal of a request to approve the reappointment of Councilmember Brian Jones as a Board Member for the Middle Chattahoochee Regional Water & Sewer Authority.

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

- C. Council to accept the submittal of a request to approve the reappointment of City Manager, Sonja Fillingame as a Board Member for the Middle Chattahoochee Regional Water & Sewer Authority.

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

- D. Council to accept the submittal of a request to approve the below reappointments:

City Attorney: McNally, Fox, Grant & Davenport

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

City Clerk: Shandrella Jewett

*On motion of Councilmember Owens-Twaites to approve, there was no second on this motion.*

*On motion of Mayor Pro Tem Hobbs, seconded by Councilmember Mealing and carried, Council did not reappoint the above mentioned. Vote was 3 to 1.*

City Engineer: Atlas Technical Consultants, LLC

***On motion of Mayor Pro Tem Hobbs, seconded by Councilmember Mealing and carried, Council approved the above request. Vote was 3 to 1.***

Planner of Record: The Collaborative Firm

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

Fire Chief: Joe Maddox

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

Police Chief: Cassandra Jones

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

Public Services Director: Lonnie Ferguson

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

Medical Director: Dr. O. Michael Obiekwe

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

- H. Council to accept the submittal of a request to grant the Housing Authority a waiver of its' Payments in Lieu of Taxes (P.I.L.O.T) for 2024.

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

- I. Council to accept the submittal of a request to adopt a resolution that will provide a Local Amendment to the Minimum Standard Plumbing Code for Water Efficiency.

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

- J. Council to accept the submittal of a request to enter into an Intergovernmental Agreement with Fulton County for the Provision of Animal Control Services.

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

- K. Council to accept the submittal of a request to enter into an agreement with The Corbett Group for Citywide Service Waterline Improvements (RFB-PS-24-01).

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

- L. Council to accept the submittal of a request to approve a one-time salary adjustment of 2% for all City employees.

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

- M. Council to accept the submittal of a request to adopt the FY23/24 Proposed Fee Schedule.

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

#### **VIII. NEW BUSINESS:**

None

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

- 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.

City Attorney Davenport stated that he spoke with the petitioner and there have been changes with respect to what they are looking to do with the amendment to the development plan and is requesting an additional 30 days. The petitioner is requesting the above-mentioned item be tabled until the next Council Meeting on January 23, 2024. City Attorney Davenport informed petitioner that we would have to re advertise this item.

Mayor Vince R. Williams stated that he has no problem with this as long as the petitioner and the attorney are meeting with the community.

Councilmember Brian Jones asked if any conversation has been had with the community.

Mayor Williams answered and said yes.

Councilmember Owens-Twaites asked a question about the length of time the signs that are put in the communities regarding meetings stay up.

Director Alston answered and stated that the signs are taken up immediately.

***On motion of Mayor Pro Tem Hobbs, seconded by Councilmember Mealing and carried, Council motioned to table this item to the January 23, 2024, Council Meeting. Vote was unanimous.***

- B. 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 to establish a new ENT Entertainment Zoning District.

Director Alston led the discussion.

The petitioner requested the above-mentioned item be withdrawn.

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

- C. 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 to revise conditions pertaining to mini-storage or self-storage facilities.

Director Alston led the discussion.

The petitioner requested the above-mentioned item be withdrawn.

***On motion of Councilmember Owens-Twaites, seconded by Councilmember Mealing and carried, Council accepted the motion to table the above request. Vote was unanimous.***

- D. A **Public Hearing** for Council to approve the submittal of a request by Christian City Inc. c/o The Galloway Law Group, LLC, to rezone five tracts of land consisting of approximately 20.1 +/- acres from PUD (Planned Unit Development) and GC (General Commercial) to MXD (Mixed Use Development), with said tracts described as follows: (a) Tract 1, located at 3825 Jonesboro Road (Parcel ID 09F130100400175); (b) Tract 2, located on the west side of Peters Road south of Tract 1 and formerly part of a tract located at 7501 Red Oak Road (no Parcel ID); (c) Tract 3, located on the east side of Canaan Way (Parcel ID 09F130000411694); (d) Tract 4, located between Tracts 1 and 2 (Parcel ID 09F130100400233); and (e) Tract 5, located over an abandoned right of way formerly known as Red Oak Road (no Parcel ID).

City Attorney Davenport advised that the rezoning should be going from GC and PUD to GC with a MXD overlay.

Director Alston led the discussion with a presentation.

Mayor Vince Williams asked if there was a new condition being added aside from the revised conditions.

Director Alston answered yes and stated they are adding condition D.

Councilmember Mealing asked if there are any plans on widening Peters Rd.

Director Alston stated that there has been conversation but there may be some concerns about widening it due to cut throughs and speeding issues, but the developer can speak more to that when they come up.

Mayor Pro Tem Hobbs asked if the applicant would speak in regards to the storage facility design.

Director Alston stated that the applicant does have some renderings.

Mayor asked if the storage facility is for the development and not for the public?

Director Alston answered yes.

Petitioner, -Spoke regarding the zoning request and provided a PowerPoint Presentation.

Councilmember Owens-Twaites asked if Christian City was non-profit or for profit?

Petitioner answered and said it would be part of an overall non-profit.

Councilmember Owens-Twaites asked if Union City would benefit tax wise?

Petitioner replied and stated that Union City would benefit with the sales tax.

Councilmember Owens-Twaites stated the storage facility would be Christian City but now I'm hearing it will be three stories, but it will be a public storage facility.

Petitioner stated Yes it will be open to the public, but a lot of the demand will come from Christian City

Councilmember Owens-Twaites asked if the residents noted that there is a demand for a public storage.

Petitioner answered and stated yes.

Councilmember Owens-Twaites expressed that she would love to see the renderings of the Storage Facility

Petitioner stated that they do not have any at this point, but they are going through the process.

Councilmember Owens-Twaites stated I also noted that the self-storage facility mentioned 70,000 sq ft now the focus of this whole development is for 18-24-year-olds or no

Petitioner stated that is a part of the next presentation regarding the Children's village.

Councilmember Owens-Twaites expressed her concerns regarding increased traffic and not having the proper infrastructure. She also expressed her concerns regarding the integrity and the safety of the 18–24-year-olds.

Petitioner stated that they have looked at it and that is why they incorporated a roundabout to address these concerns. There will be improvements at the intersections. There is a red light going in at Peters and Jonesboro that will address the biggest safety issue at Peters.

Mayor asked if there has been conversation with GDOT regarding Peters and Jonesboro Rd

Petitioner stated yes there has been from my understanding.

Public Hearing was opened.

Ms. Conley, Ms. Shelton, Ms. Meridith-Nelson, and Ms. Hilliard spoke against the project.

Petitioner- spoke regarding traffic improvements being made.

Keith Wood-President of Christian City spoke regarding programs that are already in use in the community regarding foster care children who have aged out of the system. Mr. Wood also spoke regarding the community being gated and the safety of the community. Mr. Wood stated that they will not allow alcohol on the property. Mr. Wood also spoke regarding having enough space for the citizens belongings. Mr. Woods also spoke regarding having architects design traffic tables instead of speed bumps to slow down traffic at Red Oak Circle so that it will not be used as a cut through.

Councilmember Mealing asked if they thought about cameras being installed.

Mr. Wood stated they have but they also have security already on their campus and they plan on expanding that.

Councilmember Owens-Twaites asked if we have any determinations for the multi-year multi-phase time frame.

Mr. Wood replied and said it should be over a period of 5-7 years.

Councilmember Owens-Twaites asked for clarity on the early learning center.

Mr. Wood stated that it is not a daycare center. He stated that it will be a center where 0–5-year-olds go and have qualified teachers to provide care for these individuals. He stated the YMCA will operate it.

Councilmember Jones asked about a curb cut on Jonesboro Road taking place at the top of the development.

Petitioner replied and stated that there will be a curb cut.

Public Hearing was closed.

***On motion of Mayor Pro Tem Hobbs, seconded by Councilmember Jones and carried, Council accepted the motion to approve with revised conditions. The conditions include the following: 1. Applicant shall adhere to proposed site plan as presented and approved by Mayor and Council. 2. Parking shall be one space per bedroom. 3. All public improvements are addressed according to Union City's Development Regulations. 4. Applicant shall combine lots within 90 days of zoning approval of Mayor and Council. table the above request. Vote was 3 to 1.***

- E. A **Public Hearing** for Council to approve the submittal of a request to rezone a tract of land consisting of approximately 26.76 +/- acres from PUD (Planned Unit Development) to PUD (Planned Unit Development), with said tract located at 7501 Red Oak Road (09F130100400191).

Director Alston led the discussion with a presentation.

Councilmember Owens-Twaites asked Director Alston to elaborate on the city making changes to the PUD and how it relates to this development.

Director Alston explained how it relates.

Petitioner presented.

Public Hearing opened.

Mr. Hinton, Ms. Williams, Mr. Green, Ms. Shelton, and Ms. Jefferson spoke against the project.

Public Hearing closed.

***On motion of Mayor Pro Tem Hobbs, seconded by Councilmember Mealing and carried, Council accepted the motion to approve the above request. Vote was 3 to 1.***

- F. Mayor informed Council that according to the charter the city has to have a City Clerk and the city would need to appoint an Interim City Clerk.

***On motion of Mayor Pro Tem Hobbs, seconded by Councilmember Jones and carried, Council accepted the motion to approve Sharday Freeman as the Interim City Clerk. Vote was 3 to 1.***

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

- City Manager Filingame informed Mayor and Council that the 2024 calendar will be available soon to share.
- Mayor Williams proposed that December 25, 2023-January 2, 2024, be a holiday for all of our staff and that Presidents Day is to the holiday schedule.

***On motion of Councilmember Mealing, seconded by Mayor Pro Tem Hobbs and carried, Council accepted the motion to approve the above-mentioned holidays. Vote was unanimous.***

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



*On motion of Councilmember Jones, seconded by Mayor Pro Tem Hobbs and carried, Council accepted the motion to approve the Executive Session Minutes. Vote was unanimous.*

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

### **Comments by Councilmember Jones:**

*Congratulatory remarks and acknowledgments extended to:*

- Officer Ocean Taylor (Patrolman) for being selected as the Employee of the Month
- Staff for their hard work
- Marcomm Team for Art Classes and Pottery Classes
- Union City Cheerleaders for awards

*Remarks:*

- Thanked everyone for attending the meeting.
- Tree Lighting was amazing.
- GDOT Meeting was very informative and if you did not get a chance to attend you can go back and watch it on Facebook Live.
- Reopening of Dunking Donuts on Jonesboro Rd was nice.

### **Comments by Councilmember Owens-Twaites:**

*Congratulatory remarks and acknowledgments extended to:*

- Officer Ocean Taylor (Patrolman) for being selected as the Employee of the Month
- Staff for their hard work.
- Residents for their attendance and transparency

*Remarks:*

- Enjoyed the Banquet for the cheerleaders.
- Enjoyed seeing all the events that recently took place in Union City and thanked the UC Team for planning all the events.
- Installation of the Little Libraries and the artwork on the Little Libraries was amazing.
- It's important to reflect on the blessings that we do have.

### **Comments by Councilmember Mealing:**

*Congratulatory remarks and acknowledgments extended to:*

- Officer Ocean Taylor (Patrolman) for being selected as the Employee of the Month
- Union City Cheerleaders
- Staff for their hard work.

*Remarks:*

- Tree Lighting was awesome.
- Glad that we have the #1 Parks & Rec program in the nation.
- Went to New York and spoke with Police Officers and they spoke about the people being against them and she is glad that we do not have that problem in Union City
- Kudos to Operations Department
- Got a chance to talk to Public Service and Planning colleagues in New York.
- Pray for peace in Union City, in America, and around the world.
- Little Library was great.
- Happy Holidays
- Thanked everyone for coming to the meeting.

### **Comments by Mayor Pro Tem Hobbs:**

*Congratulatory remarks and acknowledgments extended to:*

- Staff for staying.
- Excited about the 2%

- Officer Ocean Taylor (Patrolman) for being selected as the Employee of the Month
- Kudos to winning cheerleaders.

*Remark:*

- Holiday Tree Lighting was amazing and the entrance by Santa on the sleigh was phenomenal.
- Kudos to Vivian Lett and the Marcomm team with the art classes, art exhibitions, libraries, bird houses
- Thanked each City Department for all their hard work.
- Looking forward to 2024 as we continue to Reclaim, Renew, and Reimagine the City of Union City.
- Happy Holidays to all.

**Comments by Mayor Williams:**

*Congratulatory remarks and acknowledgments extended to:*

- Officer Ocean Taylor (Patrolman) for being selected as the Employee of the Month
- Staff for their hard work, and for making sure Union City is the best city that it can be.

*Remarks:*

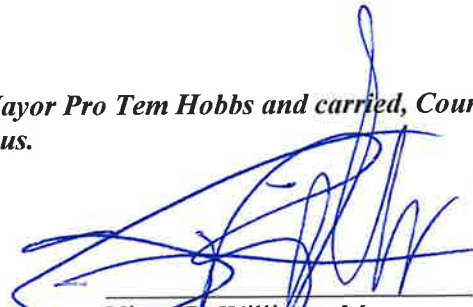
- Spoke regarding his excitement about the literacy program that we are embarking on and the installation of our Little Libraries that we will continue to move forward with placing these libraries around the city and requiring any future developers to install the little libraries in their communities.
- Spoke regarding wanting to have a discussion around the art committee and wanting each Councilmember to present a quarterly review in the various areas of their responsibilities. (i.e. Mayor Pro Tem Hobbs-Community Development, Councilmember Jones-Finance, Councilmember Mealing-Parks & Recreation, Councilmember Owens-Twaites-Literacy)
- Spoke regarding coming closer when it comes to change.
- Thanked everyone for coming to the meeting.

**XIII. ADJOURNMENT:**

The meeting adjourned at 9:10 p.m.

***On motion of Councilmember Mealing, seconded by Mayor Pro Tem Hobbs and carried, Council adjourned the meeting at 9:10 p.m. Vote was unanimous.***

  
Sharday Freeman, Deputy City Clerk

  
Vince R. Williams, Mayor