

UNION CITY
WORKSESSION MINUTES
TUESDAY, APRIL 18, 2017
6:15 P.M.

Present: Mayor Vince Williams, Councilmembers Brian Jones, Angelette Mealing, Shayla Nealy, and Christina Hobbs (via Video Teleconference); City Attorney, Dennis Davenport; Finance Director, Tarsha Calloway (in absence of City Manager); and Interim City Clerk, Shandrella Jewett

Staff Present: Rhonda Jones – Human Resources, Zach Montgomery – Community Development, Lonnie Ferguson – Public Services, Trey Bennings – Information Technology, Cassandra Jones – Police Chief, Joe Maddox – Fire Chief

Absent: Councilmember Christina Hobbs, City Manager Sonja Fillingame, and Director Lee Blich

The meeting was called to order at 6:15 p.m.

I. INVOCATION AND PLEDGE OF ALLEGIANCE TO THE FLAG:

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

III. PRESENTATIONS/ACKNOWLEDGEMENTS OF AWARDS AND ACHIEVEMENTS:

All matters listed on the Consent Agenda are considered routine by the Council 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.

IV. OLD BUSINESS:

1. Council to consider a proposed Food Truck Ordinance No. 2017-04 and obtain guidance.

Attorney Davenport led this discussion and asked Council for guidance regarding the food truck business. Council subsequently discussed options regarding food truck locations, the timing of city events, and fees surrounding permits.

This item was moved to the Regular Agenda for further discussion.

2. Council to consider approval of the adoption of Ordinance 2017-07 to amend the Employee Handbook, Chapter 19 – “Travel and Subsistence Allowance Policy” of the Code of Ordinances.

Attorney Davenport advised that the Employee Handbook was amended back in 2010/2011. When the travel policy portion of the handbook was amended, it included employees and elected officials. Attorney Davenport noted that this posed a challenge as there was an elected official travel policy that was adopted by resolution in 1999/2000. He went on to recommend that Council consider the adoption of a new ordinance which would remove elected officials from the Employee Handbook with respect to the travel policy. Council agreed to remove the elected officials from the Employee Handbook.

This item was added to the Consent Agenda.

3. Council to consider approval of the adoption of Resolution 2017-04 to amend the travel policy for elected officials.

Attorney Davenport asked Council to consider the adoption of a resolution to amend the travel policy for elected officials.

Council to consider the following three items:

A. The amount of the per diem.

Council agreed to increase the per diem amounts to \$125.00 for in-state and \$150.00 for out-of-state.

B. What is considered eligible for per diem.

Council agreed to meals only.

Council approved all incidental expenses, other than meals, as reimbursable. (Example: transportation, hotel parking, and any other expense incidental event attendance, functions, and activities.)

C. Event functions and activities that are eligible for per diem.

Director Calloway asked Council for guidance as to when a per diem is to be paid.

Attorney Davenport and Council agreed to develop a master list of events that are per diem eligible (with the exception of pre-paid food):

- African American Mayors Association (AAMA)
- Association of County Commissioners of Georgia (ACCG)
- Atlanta Planning Association (APA)
- Atlanta Regional Commission (ARC)
- Georgia Municipal Association (GMA)
- International Council Shopping Centers
- National League of Cities (NLC)
- US Conference of Mayors
- City business or doing something on behalf of the city.
- Advocate, spokesperson or delegate representing Union City or the State of Georgia on behalf of the city.

Attorney Davenport advised that the list may have to be amended. Once an event is on the list, it is per diem eligible. Council will pay for incidentals and get reimbursed upon returning from a trip. Director Calloway asked for clarity regarding supporting documents.

This item was added to the Consent Agenda.

V. REGULAR/NEW BUSINESS:

1. Approval of the Minutes:
 - 03/21/2017 Worksession Meeting
 - 03/21/2017 Regular Council Meeting

This item was added to the consent agenda.

2. Council to consider the utility adjustment request for Hiltkeira Childs.

Director Calloway led the discussion. Ms. Childs contacted the utility division regarding a spike in her December 2016 water bill. She decided to dispute and appeal the bill. Council denied the adjustment and waived the late fees in the amount of \$106.63. Mayor Williams will personally pay \$150.00 towards Ms. Childs remaining water bill balance.

This item was added to the Regular Agenda.

3. Council to consider the utility adjustment request for Alberto Hernandez.

Director Calloway led the discussion. She advised that Mr. Hernandez was informed about water going through the new meter due to a possible leak.

Mr. Hernandez informed Council that since the new water meter was installed/replaced, there was a steady increase in his bill. He confirmed that a leak was discovered by a plumber.

Mayor Williams asked Mr. Hernandez if the leak was on his side. Mr. Hernandez replied "yes."

Kenneth Johnson spoke regarding his findings and stated that he did not find any issues with meter. Mr. Paul Nero from Delta Municipal Supply Company stated that once a meter is installed, it is tested by a technician. Leaks are checked as well.

Mr. Hernandez agreed to make arrangements to pay the bill in order to avoid extra late fees. He had two spikes in two different bills. He wanted to dispute the second bill, but per policy, only one bill could be disputed at a time. Director Calloway said that Mr. Hernandez agreed to pay \$200.00 on the bill. However, when he received an additional bill, Mr. Hernandez indicated that he wanted to dispute the billing.

Councilmember Mealing commented that she would like to see a committee developed for these types of water issues.

This item was added to the Regular Council Meeting.

4. Council to consider a resolution authorizing the Issuance of a General Obligation Bond and the execution of a Bond Purchase Agreement regarding the Community Center Project.

Ms. Maquita Jackson spoke on behalf of Jefferies, LLC in Atlanta. She spoke regarding the General Obligation Bond for the Community Center. She noted that the sale was positive and that the amount of \$5 million was paramount. The interest cost was 3.88%. Moody's Investors Service upgraded the City's bond rating from A1 to AA3.

Associate Attorney and Bond Counsel, Harrison Sullivan, spoke briefly on behalf of Murray Barnes Finister, LLP.

This item was added to the consent agenda.

5. Council to consider approval of the adoption of Ordinance 2017-01 to revise 11-32 of Article III, pertaining to "Soil Erosion, Sedimentation and Pollution Control", of Chapter 11 of the Code of

Ordinances and to adopt new definitions of “CPESC”, “Design professional” and “Final stabilization.”

Director Montgomery led this discussion. He advised Council that this ordinance is a revision to adopt new definitions.

This item was added to the consent agenda.

6. Council to consider approval of the adoption of Ordinance 2017-05 revising Section 10-25 of the Code of Ordinance – “Loitering for purpose of procuring others to engage in sexual acts for hire.”

This item was added to the consent agenda.

7. Council to consider approval of the adoption of Ordinance 2017-06 revising Section 13-14 of the Code of Ordinance – “Cable services and other telecommunications services franchising.”

Director Ferguson led this discussion. He advised Council that Ordinance 2017-06 would implement the GDOT Standard Utility Accommodation Policy and Standards Manual. He also advised Council that Union City’s cell towers are not compatible to meet higher demand services. Hence, more cell towers are being placed in local jurisdictions. This will also give the city some protection as it relates to master right of way licensing.

This item was added to the consent agenda.

8. Council to consider approval of a proposed UHS/Talbot Recovery Center.

Director Montgomery advised Council that state legislation required a six (6) month waiting period between acquisition of a property for a proposed recovery center and approval from the local government. The waiting period ended and Council’s approval was requested.

This item was added to the consent agenda.

9. **Public Hearing** to consider approval to reinstate Alcoholic Beverages License application submitted by Tri Bui for on-premise consumption of malt, vinous and spirituous liquors with Sunday sales for Citizens Lane, LLC, 5100 Goodson Connector Road, Union City, GA.

Britney Horne led this discussion. The on-premise consumption of malt, vinous and spirituous liquors with Sunday sales for Citizens Lane was halted as of December 21, 2016. The license renewal deadline date of January 1, 2017 was not met. Ms. Horne noted that the item served as a request for reinstatement and included the same owner, location and business. All administrative requirements were met and staff recommended approval.

This item was added to the Regular Agenda.

VI. RECOMMENDATIONS FROM THE PLANNING COMMISSION:

1. **Public Hearing** to consider a request by Majestic Realty Co. to amend the Official Zoning Map by rezoning of 97.6 acres located at 3650 Flat Shoals Road on the southeast corner of Flat Shoals Road and Buffington Road from OI & RM to the M1 Light Industrial zoning classification. Case No. RZ17-001.

Mr. Woody Galloway asked Council if this item could be tabled for 30 days.

This item was added to the Regular Agenda.

2. **Public Hearing** to consider a request by Enon Transportation Services, LLC to amend the Official Zoning map by rezoning of 27.64 acres located in Land Lot 100 of District 09F along Highpoint Road and Roosevelt Hwy. from GC, M1 & RM to TCMU zoning classification. Case No. RZ17-002.

Maurice Unger led this discussion. He advised Council that the applicant was proposing to take two (2) existing properties (owned by the applicant) of two different zone classifications (General Commercial Classification and Light Industrial Classification) and combine it with the acquisition of 22 acres of land that was currently zoned Residential Multi-Family.

This item was added to the Regular Agenda.

City Manager Report(s):

VII. OTHER BUSINESS:

VIII. REPORTS & ANNOUNCEMENTS FROM THE MAYOR & COUNCIL:

IX. ADJOURNMENT:

On motion of Councilmember Mealing, seconded by Councilmember Nealy and carried, the meeting adjourned at 8:06 p.m.