

CITY OF NEWNAN, GEORGIA
REGULAR COUNCIL MEETING

AUGUST 12, 2021

The regular meeting of the City Council of the City of Newnan, Georgia was held on Thursday August 12, 2021 at 2:30 p.m. in the Richard A. Bolin Council Chambers of City Hall with Mayor Keith Brady presiding.

CALL TO ORDER

Mayor Brady called the meeting to order and delivered the invocation.

PRESENT

Mayor Keith Brady: Council members present: Rhodes Shell, George Alexander; Ray DuBose, Cynthia Jenkins, Paul Guillaume and Dustin Koritko. Also present: City Manager, Cleatus Phillips; Assistant City Manager, Hasco Craver; City Clerk, Megan Shea; Chief Building Official, Bill Stephenson and City Attorney, Brad Sears.

MINUTES – REGULAR COUNCIL MEETING – JULY 20, 2021

Minutes to be amended to indicate that the resolution adopted regarding Newnan Utilities purchase through MEAG was at 10 megawatts.

Motion by Mayor Pro Tem Shell, seconded by Councilwoman Jenkins to dispense with the reading of the minutes of the Regular Council meeting on July 20, 2021 and adopt them with amendment.

MOTION CARRIED. (7-0)

MAYOR REQUESTED TO AMEND AGENDA

Mayor Brady requested that the agenda be amended to include a resolution regarding debris removal.

Motion by Councilman Alexander, seconded by Mayor Pro Tem Shell to amend the agenda.

MOTION CARRIED. (7-0)

MAYOR INTRODUCED HEATHER DANIEL

Ms. Heather Daniel is the new President & CEO of the Explore Newnan Coweta, Inc. She has an extensive background in marketing and convention visitor's bureau. She has a Bachelor's in Arts from Georgia College at Milledgeville. She is starting the organization from the ground up. Explore Newnan Coweta is a DMO that was funded by Hotel Motel Tax and the County. Mayor Brady welcomed her and said he is excited to see what she is going to do for our community.

APPOINTMENT- CULTURAL ARTS COMMISSION, 3 YEAR TERM

Mayor Brady asked the City Manager to place Councilman Guillaume's appointment to the Cultural Arts Commission on the agenda for the next meeting.

APPOINTMENT- KEEP NEWNAN BEAUTIFUL, 3 YEAR TERM

Motion by Mayor Pro Tem Shell, seconded by Councilman Koritko to reappoint James Matthew Bryan to Keep Newnan Beautiful.

MOTION CARRIED. (7-0)

APPOINTMENTS- BOARD OF ZONING APPEALS, 3 YEAR TERM

Motion by Councilman Guillaume, seconded by Councilman Alexander to appoint Kris Lovell to the Board of Zoning Appeals.

MOTION CARRIED. (7-0)

Motion by Mayor Pro Tem Shell, seconded by Councilman Koritko to reappoint Sally Hensley to the Board of Zoning Appeals.

MOTION CARRIED. (7-0)

APPOINTMENT- COWETA COUNTY BOARD OF HEALTH, 6 YEAR TERM

Motion by Mayor Brady, seconded by Councilman Koritko to reappoint Gloria Barnes to the Coweta County Board of Health.

MOTION CARRIED. (7-0)

APPOINTMENTS- DOWNTOWN DEVELOPMENT AUTHORITY, 4 YEAR TERM

Mayor Brady asked the City Manager to place Councilman Alexander, Councilman Koritko and his appointments to the Downtown Development Authority on the agenda for the next meeting.

Motion by Mayor Pro Tem Shell, seconded by Councilman Alexander to reappoint Councilman Ray DuBose to the Downtown Development Authority.

MOTION CARRIED. (7-0)

REQUEST FROM FARMER STREET CEMETERY COMMISSION TO HOST PUBLIC INFORMATION GATHERING- AUGUST 26TH

Councilman Alexander stated that this is the same date and time as a community education forum for the tornado and SBA loans. He is concerned as there may be many citizens who would want to attend both events. Councilwoman Jenkins also thought this would be a conflict.

Assistant City Manager, City Liaison to the Farmer Street Cemetery Commission stated that he would bring this back to the commission as the direction of council to consider a different date.

Mayor Brady also thought with this item on the agenda it was a good time to put together and share a timeline of the history of the cemetery. He explained that it was in 1961 when the City acquired the entire tract of land including C Jay Smith Park from Newnan Cotton Mills. Bobby Olmstead grew up in the area and worked at the Newnan Cotton Mill and he knew the importance of the cemetery. Without Bobby Olmstead's input and desire to see something done with the cemetery this wouldn't have happened.

Mayor Brady ran through the timeline then from 1999-present highlighting the efforts of the original Farmer Street Cemetery Commission and their recommendations, the history with the African American Alliance and the Shotgun House and the re-formation of the Farmer Street Cemetery Commission. He asked that City Staff put this information on the City's website so people can see it and have the facts.

He acknowledged several people who have been instrumental over the years. Donald McCarty, an ex-building official with the City, he took the project on and took personal time to work on the project. Councilwoman Jenkins recognized Cynthia Rosser and Natalie Helvie who approached the City to get the shotgun house moved. In 2006, Councilwoman Cynthia Jenkins had the City halt construction of a sidewalk in order to ensure they were not disturbing any graves.

He explained that in 2019 Dr. Jeffrey Glover with Georgia State University was approved for GPR work at the cemetery but then COVID hit. They have not completed their work on this but expect to be finished by the end of September. Dr. Glover also suggested Dr. Dan Bigman to help with ongoing work to be done to determine gravesites.

City Manager and the Mayor had a call with Dr. Bigman. City Manager explained that Dr. Bigman specializes in identification of burial sites. There are newer technologies from 20 years ago when the cemetery was first surveyed. There are opportunities to delineate grave locations with new technologies. Dr. Bigman has been asked to put together a proposal for the Farmer Street Cemetery Commission.

REPORT FROM CULTURAL ARTS COMMISSION

Jaami Rutledge, 2021 Chairperson to the commission presented the report. She provided updates on what the commission has been working on. In 2020 they created a mission statement, "to engage, enhance and excite the community through cultural arts events. In 2021 they have hosted virtual programs as well as in person events. They have done more outreach and social media. In 2022 they hope to bring back events such as Friends of Wadsworth Concert and repeat events they did this year.

Council gave some feedback regarding the summer concerts and the types of music offered. Ms. Rutledge explained that with a new partnership with CTCA it was requested to expand on the Jazz in the Park series as that has been very successful in the past. She did acknowledge that they are open to what residents would like to hear. She said the commission does want to refresh their outreach. They want to have a marketing shift, an artistry shift when it comes to the Wadsworth Concert.

Councilwoman Jenkins and Mayor Brady thanked Ms. Rutledge and the commission for their hard work on all these great events. Not only the planning but the execution as well.

CITY MANGER

Assistant City Manager introduced the newest hire for the City, Andrew Moody. He is the special projects manager for the American Rescue Plan Act (ARPA) funds. Mr. Moody said he appreciates the opportunity to help the City administer the funds. He is a recent graduate of the University of West Georgia and will graduate again with his Master's in December. He presented to Council a memo and survey regarding the funds with bucket categories. He requested Council to review, place percentages next to the buckets and return the survey to him for input.

PUBLIC HEARING – ALCOHOL BEVERAGE LICENSE – EL CALLEJON CANTINA, LLC

Mayor Brady open a public hearing on the application for a Retail On Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine License for El Callejon Cantina, LLC, 33 ½ E. Broad St.

A representative of applicant was present for the hearing. No one spoke for or against the application. Mayor Brady closed the public hearing. The City Clerk advised that all the documentation had been received and everything was in order.

Motion by Mayor Pro Tem Shell, seconded by Councilman DuBose to approve the application for a Retail On Premise (Pouring) Sales Distilled Spirits, Malt Beverages and Wine License.

MOTION CARRIED. (7-0)

**CONSIDERATION TO PURCHASE A HEAVY-DUTY RESCUE UNIT USING THE HGAC
(HOUSTON-GALVESTON AREA COUNCIL) CO-OP METHOD**

Fire Chief, Stephen Brown explained they are looking to purchase a heavy-duty rescue unit for \$249,500 including some equipment. This would be for Station 1 and the current truck there would go to Station 2 to replace an aging unit.

Motion by Councilman Alexander, seconded by Councilman Koritko to approve the purchase as presented.

MOTION CARRIED. (7-0)

**CONSIDERATION OF AGREEMENT WITH COWETA COUNTY AND THE COWETA
COMMUNITY FOUNDATION**

City Manager explained this is a 3-party agreement with the City, Coweta County and the Coweta Community Foundation. There have been discussions around long-term recovery planning and the recruitment of a long-term recovery director. The City and County would contribute \$50,000 each to help cover the costs of hiring the director.

Motion by Councilman DuBose, seconded by Councilman Alexander to approve the agreement as presented.

MOTION CARRIED. (7-0)

**2ND AND FINAL READING- ORDINANCE TO AMEND SECTION 3-25, CONSUMPTION
AND SALES ON PUBLIC PROPERTY AND SECTION 3-67, GROWLERS, OF
CHAPTER 3 ALCOHOLIC BEVERAGES OF THE CODE OF ORDINANCES**

Motion by Councilman DuBose, seconded by Mayor Pro Tem Shell to adopt the ordinance as presented.

MOTION CARRIED. (7-0)

**2ND AND FINAL READING- ORDINANCE TO AMEND SECTION 5-3, SCOPE (a)(2),
BUILDING, OF ARTICLE I, ADMINISTRATION, ADOPTION, ENFORCEMENT, OF
CHAPTER 5, BUILDINGS, OF THE CODE OF ORDINANCES**

Motion by Mayor Pro Tem Shell, seconded by Councilman Guillaume to adopt the ordinance as presented.

MOTION CARRIED. (7-0)

CONSIDERATION OF ORDINANCE TO REGULATE THE SALE OF DISTILLED SPIRITS

City Manager apologized that the wrong version of this ordinance was put in the agenda packet. Council did receive the final draft today via email. This reflects the changes discussed at the work session, changing inventory to \$750,000, removing CHV and CUN districts and gives clarify on multiple family members having interest.

Councilman Koritko asked whether it is census data or Atlanta Regional Commission (ARC) data being used. City Manager explained that census data is only every 10 years so ARC gives data more frequently.

Councilman Koritko asked about the distance from churches, schools and residential and why they are not the same. This had been discussed at the work session and there had not been consensus. City Attorney clarified that distances listed in Section D of the Ordinance #2 and #3 are state minimums. Section D #1 and #4 are for Council to decide on. Councilman Koritko asked why they are not all 600 feet? Mayor Pro Tem Shell felt that that would be too restrictive and then no one would be able to comply with it.

Motion by Councilman Guillaume, seconded by Councilwoman Jenkins to adopt the ordinance as presented. Koritko opposed. 2nd and Final reading next agenda.

MOTION CARRIED. (6-1)

18 BERRY AVE- OWNER UPDATE AND REQUEST FOR EXTENSION

Matt Murray, Code Enforcement, explained that this property was sold last March to SKA Realty, Mr. Kieran Arthum. They did pull permits and submitted plans that were approved. The issue is getting a crew to start on the project. Mr. Arthum is asking for a 180-day extension. He presented a schedule to Mr. Murray, hoping to start in 2 weeks.

Motion by Councilman DuBose, seconded by Councilman Alexander to grant the request for 180-day extension.

MOTION CARRIED. (7-0)

21 BERRY AVE- OWNER UPDATE AND REQUEST FOR EXTENSION

Matt Murray, Code Enforcement, explained that this was brought to council last February, right before everything shut down. Mr. Calderon did make some repairs to the building, some repairs to the siding. He is having difficulty with financing due to rents on other properties and the rent moratorium. He requested 180-day extension.

Councilwoman Jenkins asked about the grass, there have been complaints. Mr. Murray said he will follow up again as he knows that's been an issue. There were questions about the timeline and the lack of finances. There have been many complains on the property

with rodents and so maintenance is an issue that needs to be addressed. A timeline for financing was discussed.

Councilman Guillaume had made the motion for 180-days but then amended the motion to 90-days.

Motion by Councilman Guillaume, seconded by Councilwoman Jenkins to grant a 90-day extension.

MOTION CARRIED. (7-0)

**AMENDED ITEM- RESOLUTION ESTABLISHING A POLICY FOR LONG-TERM
DEBRIS REMOVAL CREATED BY THE TORNADO IN MARCH 2021**

City Manager explained that this is related to storm debris pickup. Notice had been given that final pass would be July 2, 2021 and then regular debris pickup would resume. If a contractor puts something out then they need to remove it, if a homeowner puts it out then we pick it up.

There have been a lot of questions about this. Non-profit organizations are saying grants they have received will help more homeowners if the contractor can just get the debris to the curb. This resolution will allow the city to pick up anything vegetative or construction debris that is storm related until June 2022. Anything not storm related that will not be picked up.

Motion by Councilwoman Jenkins, seconded by Councilman Alexander to adopt the resolution as presented.

MOTION CARRIED. (7-0)

VISITOR

Phyllis Graham just wanted to thank Council and share her excitement for the Pickleball Courts.

EXECUTIVE SESSION

MOTION EXECUTIVE SESSION

Motion by Mayor Pro Tem Shell, seconded by Councilman Alexander that we now enter into closed session as allowed by O.C.G.A. Section 50-14-4 and pursuant to advice by the City Attorney, for the purpose of discussing real estate legal issues and that we move, in open session to adopt a resolution authorizing and directing the Mayor or presiding officer to execute an affidavit in compliance with O.C.G.A. Section 50-14-4, and that this body ratify the actions of the Council taken in closed session and confirm that the subject

matters of the closed session were within exceptions permitted by the open meetings law at 3:35pm.

MOTION CARRIED. (7-0)

RESOLUTION/MAYOR'S AFFIDAVIT FOR EXECUTIVE SESSION

Motion by Mayor Pro Tem Shell, seconded by Councilman Alexander to adopt the resolution authorizing the Mayor to execute the affidavit stating that the subject matter of the closed portion of the Council was within the exceptions provided by O.C.G.A. Section 50-14-4(b).

MOTION CARRIED. (7-0)

CROWELL CLAIM

Motion by Councilman Alexander, seconded by Mayor Pro Tem Shell to deny the Crowell claim.

MOTION CARRIED. (7-0)

ADJOURNMENT

Motion by Councilman Koritko, seconded by Councilwoman Jenkins to adjourn the Council meeting at 4:10pm.

MOTION CARRIED. (7-0)

Megan Shea, City Clerk

Keith Brady, Mayor