

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, March 8, 2022 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 and Dustin Koritko. Absent- Paul Guillaume. Also present: City Manager, Cleatus Phillips; Assistant City Manager, Hasco Craver; City Clerk, Megan Shea and City Attorney, Brad Sears.

**MINUTES – SPECIAL CALLED WORK SESSION – FEBRUARY 22, 2022**

Motion by Councilman Alexander, seconded by Councilman Koritko to dispense with the reading of the minutes of the special called work session on February 22, 2022 and adopt them as presented.

**MOTION CARRIED. (6-0)**

**MINUTES – REGULAR COUNCIL MEETING – FEBRUARY 22, 2022**

Motion by Mayor Pro Tem DuBose, seconded by Councilman Koritko to dispense with the reading of the minutes of the Regular Council meeting on February 22, 2022 and adopt them as presented.

**MOTION CARRIED. (6-0)**

**APPOINTMENT- PLANNING COMMISSION, 3 YEAR TERM**

Mayor Brady asked the City Manager to place Councilman Alexander's appointment on the next agenda.

**APPOINTMENT- TREE COMMISSION, 3 YEAR TERM**

Motion by Councilwoman Jenkins, seconded by Councilman Alexander to reappoint Richard Prange for another three-year term.

**MOTION CARRIED. (6-0)**

**ANNUAL REPORT- CHRISTMAS COMMISSION**

Kenya Brantley presented the report. Ms. Brantley gave an overview of the history of the Christmas Commission which was first a temporary committee starting in 2004 then became a permanent commission in 2014. The commission consists of 7 members appointed by the City Council. Since 2015 the Christmas Commission has taken inventory, evaluated and assessed all Christmas decorations and their conditions.

In 2021 the commission unwrapped and reinstalled the lights on 30 of the downtown trees. They also purchased lights for 3 roundabouts, created a 3-year plan for future Christmas decorations, purchased 3 new wreaths for fire stations and decorated the Wadsworth, City Hall, parks and downtown square.

Council thanked the Commission for all their hard work and said there had been a lot of positive feedback on the roundabouts.

**PUBLIC HEARING- APPLICATION FOR ALCOHOL BEVERAGE LICENSE- BALAJI LLC**

Mayor Brady open a public hearing on the application for a Retail Off Premise (Package) Sales of Distilled Spirits, Malt Beverages and Wine License for Balaji LLC, 931 Lower Fayetteville Rd.

Mayor Brady stated this is the first application for the package sales of distilled spirits in the City of Newnan.

John Thrasher, handling the real estate for the applicant, came forward and introduced Paresh Patel, the applicant. Mayor Brady expressed concern with the location due to the major construction project that will be happening on Lower Fayetteville Rd. and what this will mean for the business.

Mr. Patel stated that he had a meeting with the City Manager and contacted the site planner and will plan to set the building back a little bit. He stated he is still happy with the site. City Manager stated that the timeline on the construction project could be pushed up faster than normal but no exact timeline is known. The project will be phased and this location will be in phase 1. Mr. Thrasher presented a revised site plan to Council.

Mr. Thrasher thanked the City Manager and City staff on behalf of Mr. Patel for meeting with them. They also meet with the adjacent property owners. They were able to meet with the site designer and ensure the building can fit with the right of ways. Mayor Brady stated the plan shows a right in/right out and left in. He asked Mr. Patel if he is ok with the situation? Mr. Patel stated yes, he is completely aware and ok with everything.

City Manager stated that they reached out to the design engineers after the meeting regarding the access point with no left out. There are potentially other modifications but it

is limited so most likely this plan is what they will go with. There would be raised concrete medians as well at the access point.

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

Motion by Mayor Pro Tem DuBose, seconded by Councilman Shell to approve the application for a Retail Off Premise (Package) Sales Distilled Spirits, Malt Beverages and Wine License with comments from the applicant acknowledged.

**MOTION CARRIED. (6-0)**

**PUBLIC HEARING- APPLICATION FOR ALCOHOL BEVERAGE LICENSE- NEWNAN FIRST RETAIL LLC**

Mayor Brady open a public hearing on the application for a Retail Off Premise (Package) Sales of Distilled Spirits, Malt Beverages and Wine License for Newnan First Retail LLC, 459 Millard Farmer Industrial Blvd.

Applicant, Jujhar Singh came forward along with Manny Singh (husband of another applicant). Mayor Brady asked if they own other stores? Mr. Manny Singh stated they have stores in LaGrange and Newnan, liquor stores and gas stations. Mayor Pro Tem DuBose asked about the access of the Bypass or through the parking lot of Little Giant. Mr. Manny Singh stated there is access from Millard Farmer and the Little Giant and City Manager stated they are existing driveways.

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

Motion by Councilman Shell, seconded by Councilwoman Jenkins to approve the application for a Retail Off Premise (Package) Sales Distilled Spirits, Malt Beverages and Wine License as presented.

**MOTION CARRIED. (6-0)**

**CONSIDERATION OF THE PURCHASE OF SISTER CITY LIGHT POLE BANNERS**

Mayor Pro Tem DuBose explained that this was discussed at a recent Downtown Development Authority meeting. It was brought to their attention that the 25<sup>th</sup> Anniversary of our Sister City and the current banners are not in great shape.

Motion by Mayor Pro Tem DuBose, seconded by Councilwoman Jenkins to approve the purchase of the banners.

**MOTION CARRIED. (6-0)**

**POLICY RECOMMENDATION TO ESTABLISH PARAMETERS FOR ELIGIBILITY AND FUNDING MAXIMUMS FOR THE SMALL BUSINESS ECONOMIC ASSISTANCE CATEGORY UNDER THE AMERICAN RESCUE PLAN ACT (ARPA)**

Andrew Moody, ARPA Special Projects Manager, stated that this was discussed at the last City Council meeting. This establishes parameters for Small Businesses, who can receive funding and how much funding.

A maximum number of full-time employees has been set at 75, maximum amount to be requested at \$75,000 inside a QCT (qualified census tract), maximum outside the QCT at \$50,000, businesses must be independently operated, have active business license with the City and be in good standing. Base year 2019 will be used and 2020, looking at gross receipts. Year 2021 will also be considered since the pandemic continued. Applicants are also limited to one application.

Councilman Shell asked about the process for verification. Mr. Moody stated the process remains the same. Councilman Koritko asked if good standing with the City includes taxes and trash and Mr. Moody stated yes, it is all financial standing with the City.

Motion by Mayor Pro Tem DuBose, seconded by Councilman Shell to approve the recommendations as presented.

**MOTION CARRIED. (6-0)**

**PRESENTATION OF INTERNAL REQUESTS FOR FUNDING UNDER THE AMERICAN RESCUE PLAN ACT (ARPA)**

Andrew Moody stated this is the same applicant that was on the previous agenda and has been carried over. NRG Fitness requesting \$28,052.16, are eligible, has exhibited losses and now fits under the new policy for Small Business.

Motion by Councilwoman Jenkins, seconded by Councilman Alexander to approve the request for funding as outlined.

**MOTION CARRIED. (6-0)**

**PRESENTATION OF INFORMATION REGARDING THE OPPORTUNITY FOR THE CITY OF NEWNAN TO JOIN THE NATIONAL OPIOID SETTLEMENT**

Andrew Moody stated there are two settlements, one with distributors and one with manufacturers. State of Georgia will receive 75% of the funding allocation and 25% for localities. The amount is unsure right now. The City can sign on for one or both. Signing now just gives more information before deciding to formally sign on.

Councilman Alexander asked if Council will be able to decide how the money is distributed once received. Mr. Moody stated that it will be similar to ARPA with eligible use categories and Council will have final approval.

Councilman Koritko asked if there is information on how the opioid crisis has impacted the City of Newnan. City Manager stated there has been an effort for a few years with some state grants to gather data. Coweta County was one of the higher counties in Georgia. City Manager stated he will try to get the information for Council.

Motion by Councilman Alexander, seconded by Councilwoman Jenkins to approve the joining of the national opioid settlement.

**MOTION CARRIED. (6-0)**

**CONSIDERATION OF CONTRACT AWARD FOR LANDSCAPE INSTALLATION SERVICES FOR STATE ROUTE 34 AT I85 INTERCHANGE**

Mike Furbush, City Landscape Architect, stated that staff recommendation for Landscape Services is to award the contract to the lowest qualified bidder.

Motion by Councilman Shell, seconded by Councilman Koritko to approve the contract award as recommended.

**MOTION CARRIED. (6-0)**

**CONSIDERATION OF CONTRACT AWARD FOR GROUND PENETRATING RADAR (GPR), BOUNDARY SURVEY AND LITERATURE REVIEW OF FARMER STREET CEMETERY**

Assistant City Manager, Hasco Craver asked Farmer Street Cemetery Commission Vice Chair, Jocelyn Palmer to join him. Three proposals were received and one was non-responsive as they did not provide the option for the literature review. NV5's experience was more aligned with road widening projects. The commission is recommending Paleo West for the contract.

Ms. Palmer explained that the vote for Paleo West was essentially unanimous. The commission felt their expertise was better and that they will provide the best GPR.

Councilwoman Jenkins asked about the boundaries of the survey? Mr. Craver and Ms. Palmer stated that that will be determined. The GPR will be used to identify burial sites and the boundary survey will delineate specifically the boundaries of the cemetery. Ms. Palmer stated that the survey will define the four corners because as time has passed some of the boundaries could have been encroached upon by households surrounding.

Mayor Brady asked if the search was going to be limited and Mr. Craver stated no. City Manager commented that when it comes to private property the group won't be able to

use the GPR but there's also the street and where the African American Alliance house is to look at as well.

Motion by Councilman Alexander, seconded by Councilwoman Jenkins to approve the contract award to Paleo West.

**MOTION CARRIED. (6-0)**

**REQUEST FROM SUMMERGROVE NEIGHBORHOOD TO POST SIGNS AND/OR BANNERS AT ENTRANCES FOR 2022 EVENTS**

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

**MOTION CARRIED. (6-0)**

**REQUEST TO CLOSE MADISON ST. BETWEEN JEFFERSON AND JACKSON FOR RPM CRAFTS & BREWS FAIR**

Assistant City Manager, Hasco Craver, clarified that the date in the original request was incorrect. The date of the event is Sunday, March 27<sup>th</sup> not the Saturday. Mayor Brady asked about the residents living on Madison St. and that they will be notified. He requested that Staff reach out and ensure the residents are notified by the event organizers.

Motion by Councilman Shell, seconded by Councilwoman Jenkins to approve the request as presented with provision.

**MOTION CARRIED. (6-0)**

**REQUEST FROM STALWART PRODUCTIONS, LLC TO FILM IN GREENVILLE STREET PARK**

Assistant City Manager, Hasco Craver, stated that City Staff is supportive of the request. This will impact 8 parking spaces.

Ms. Afton White with Stalwart Productions, LLC stated filming would be on March 14<sup>th</sup> and be a half day of work. The scene involves someone from the community giving a speech to a group. She detailed small cosmetic changes that they would make but nothing permanent or invasive. They also wanted permission to setup things a couple days ahead and having a guard to watch the equipment and set. The park would still be accessible to the public. Ms. White stated they are already working with GDOT to slow or stop traffic on the roads around the park.

Mayor Brady asked if the park is booked for anyone else over the weekend and Mr. Craver stated no, it is being held tentatively for the filming.

Motion by Councilwoman Jenkins, seconded by Councilman Shell to approve the request as presented.

**MOTION CARRIED. (6-0)**

**REQUEST FROM STALWART PRODUCTIONS, LLC TO FILM IN ALLEY BEHIND 9 E. BROAD ST.**

Ms. Acton White explained that this scene would be filmed the afternoon of March 14<sup>th</sup> and all-day March 15<sup>th</sup>. This scene is where an ambulance drives into the alley and gets stuck and is surrounded by “walkers”. There are plans with a structural engineer for what they need and they have already reached out to local businesses to utilize parking. Newnan Utilities will help safe guard the power lines. They have also reached out to the city’s Public Works department.

The other request is for sidewalk closures due to Covid, to protect the actors. Ms. White stated the would like Spring and Perry streets sidewalks closed to give the actors more space.

Mayor Brady asked if the demolition happening at 57 E. Broad St is a concern? Ms. White stated that they are aware of the demolition and their scene will create some noise anyway so it won’t be an issue. She stated they would not ask for the demolition to stop at any time.

Motion by Councilwoman Jenkins, seconded by Councilman Shell to approve the request as presented.

**MOTION CARRIED. (6-0)**

**VISITORS**

Ms. Silvana Credidio, resident of Newnan Lakes spoke regarding an extended stay hotel that is being developed. Several residents are not happy about the development but realize nothing can be done. The residents of Newnan Lakes have tried to contact Andy Ulsh, developer of the neighborhood, but have not received response. Ms. Credidio spoke to the ways that Mr. Ulsh has not kept up the neighborhood with respect to maintaining the entrances and landscaping, amenities, not maintained retention areas and has failed to maintain a balanced budget to upkeep the facilities. The residents asked Council to intervene on their behalf to address their concerns. Ms. Credidio stated they are not asking to stop the building of the hotel but to get Mr. Ulsh to communicate with the HOA about their concerns.

Mayor Brady stated that he spoke to Mr. Ulsh today and they have scheduled a meeting to discuss the concerns.

Ms. Beth Long, 65 Berry Avenue, spoke regarding a concern with 64 Berry Avenue's resident who has been living in an RV since July. He was previously living in his truck and city Code Enforcement went out and he moved to the RV. They have been back and forth to court but he will not comply. Ms. Long stated her view from her front porch is horrible. She asked Council if there is anything they can do.

Mayor Brady explained that this case has been in the municipal court system which prevents Council from getting involved. They will discuss with the City Attorney what is going on and get back in touch with Ms. Long. She stated she is frustrated as the court case keeps getting pushed out.

**COMMENTS- COUNCIL**

Councilwoman Jenkins brought up that in a few years it will be the City's Bicentennial. What is the process for getting ready for this? The 175<sup>th</sup> was prepared for well in advance so she wanted to bring this up so there is plenty of time to prepare. Mayor Brady stated in the past a committee was put together to plan the events and celebration. Suggestion was to put on the next agenda to adopt an ordinance to create the committee. City Attorney said he will find the previous ordinance and update it.

Councilman Koritko wanted to recognize the retirement of the City's Finance Director after 20 years.

Councilwoman Jenkins also stated it is International Woman's Day and Woman's History Month. It is also Colon Cancer Awareness month.

**ADJOURNMENT**

Motion by Councilman Alexander, seconded by Councilman Koritko to adjourn the Council meeting at 3:25pm.

**MOTION CARRIED. (6-0)**

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Megan Shea, City Clerk

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Keith Brady, Mayor