

CITY OF NEWNAN, GEORGIA
REGULAR COUNCIL MEETING

JUNE 15, 2021

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, June 15, 2021 at 6:30 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. Absent- Dustin Koritko. Also present: City Manager, Cleatus Phillips; Assistant City Manager, Hasco Craver; City Clerk, Megan Shea; Planning Director, Tracy Dunnavant; City Engineer, Michael Klahr; City Attorney, Brad Sears and Police Chief, Douglas "Buster" Meadows.

MINUTES – REGULAR COUNCIL MEETING – MAY 25, 2021

Motion by Councilman Guillaume, seconded by Councilman DuBose to dispense with the reading of the minutes of the Regular Council meeting on May 25, 2021 and adopt them as presented.

MOTION CARRIED. (6-0)

APPOINTMENTS- CONVENTION CENTER AUTHORITY, 3 YEAR TERM

Motion by Councilman Guillaume, seconded by Councilman Alexander to reappoint Brent Snodgrass.

MOTION CARRIED. (6-0)

Mayor Brady asked the City Manager to place Councilman Koritko's appointment to the Convention Center Authority on the agenda for the next meeting.

APPOINTMENTS- CULTURAL ARTS COMMISSION, 3 YEAR TERM

Motion by Mayor Brady, seconded by Councilwoman Jenkins to reappoint Bette Hickman.

MOTION CARRIED. (6-0)

Mayor Brady asked the City Manager to place Councilman DuBose, Councilman Guillaume and Councilman Koritko's appointments to the Cultural Arts Commission on the agenda for the next meeting.

APPOINTMENTS- KEEP NEWNAN BEAUTIFUL, 3 YEAR TERM

Motion by Councilman Guillaume, seconded by Councilman Alexander to reappoint Tim Ross.

MOTION CARRIED. (6-0)

Motion by Councilwoman Jenkins, seconded by Councilman Alexander to reappoint Constance Jordan.

MOTION CARRIED. (6-0)

Mayor Brady asked the City Manager to place Councilman Shell and Councilman Koritko's appointments to Keep Newnan Beautiful on the agenda for the next meeting.

UPDATES RELATED TO TORNADO CLEAN UP EFFORTS AND ASSISTANCE

Public Works Director, Ray Norton began the update. We have collected 362,000 cubic yards of debris, 3,293 tons of C&D, cut over 874 dangerous trees and cut down 811 dangerous limbs. We still have 2 trucks running pickups and city crews are grinding the stumps. Damage inventory shows to date 1100 linear feet of curb damaged, 15,000 sq. feet of sidewalk, and approximately 600 sq. yards of asphalt damaged. A request has been submitted for NRCS funding which will help fund cleaning waterways. We are also working on a submittal to FEMA for private property debris removal.

City Manager stated that we have made great progress, we are in the FEMA process with public assistance and still waiting on the individual assistance appeal. As we continue the processes it has been suggested by FEMA that we set a deadline for curbside debris removal. Couple reasons for this, one is to show closure of public debris removal if we are to enter into private property debris removal and second is how FEMA funds are reimbursed based on project and project criteria so there will be a closure date set anyway.

We had said originally no deadline but now we are 3 months out from the storm. Goodwyn, Mills and Cawood who is handling our administration is suggesting we set a two-week notice. A two-week notice would mean that after the two weeks the final punch of each street would happen, each street will be certified that it's cleaned up and then no more FEMA assistance on that particular road. If debris is put out after that day it would be picked up either by city crews or by the 2 contracted trucks that are still running there just would not be any FEMA reimbursement.

The recommendation from GMC is two weeks from today. Then after the two weeks the final pass of each street would start.

There was a discussion regarding the exact date to set and pros and cons of doing that. The City Manager commented that the amount of debris coming to the curbs now is a lot slimmer. Councilwoman Jenkins asked to give a little more time, in case people are waiting on other sources to help them. July 2nd was then recommended by Councilman Alexander as the date to set.

Motion by Councilman DuBose, seconded by Councilwoman Jenkins to set the date of July 2nd as the deadline for curbside debris removal.

MOTION CARRIED. (6-0)

PINNING CEREMONY- NEW POLICE CHIEF, BRENT BLANKENSHIP

City Manager gave a little background. Chief Meadows announced his retirement several months ago and there has been an exhaustive interview process. There were some wonderful internal candidates and after that he is excited to announce Brent Blankenship as the next chief. The City Manager further stated that the knowledge, experience, professionalism and the vision that Brent has is going to well serve us.

The Mayor then read the Oath of Office and Brent Blankenship acknowledged. Brent Blankenship introduced his family who were in attendance, sons Bren and Bryson and wife Jada assisted in pinning the stars and badge.

Brent Blankenship stated that he is very excited for the opportunity. He has received overwhelming support since the announcement, from the City Manager, City Manager's office, City Council and Chief Meadows. Chief Meadows has had a great career and provided a great department and he looks forward to continuing that and moving it forward. He said we are a special community and our citizens are amazing, Newnan is like no other. He intends on leading the department to maintain those values and looks forward to working with everyone.

COMMENTS FROM RETIRING POLICE CHIEF, BUSTER MEADOWS

City Manager stated that there will be a special function on June 30th for Chief Meadows.

Chief Meadows came to the podium. He began with the age old saying to Chief Blankenship, "welcome to the fire from the frying pan". He then addressed the Mayor, Council, Mr. Phillips, Mr. Craver, members of the Newnan Police Department, his wife Mary Lynn and the Citizens of Newnan and thanked everyone for allowing him to have such an amazing career.

Chief Meadows thanked his parents for raising him to work hard and treat people the same. He thanked his wife, Mary Lynn, who always encouraged and supported him. He thanked Council for always backing him and the police in their efforts to protect the Citizens of Newnan. He thanked the members of the Newnan Police Department, without

their support and efforts thing would not happen. Chief Meadows looks forward to retirement but will miss everyone and said everyone in the City is a part of his family.

**CREATION OF A PRIVATE NON-PROFIT ORGANIZATION TO OVERSEE
REFORESTATION EFFORTS DUE TO EF4 TORNADO**

Mayor Brady explained that this idea came about as several non-profit groups in the community have wanted to provide funds and other resources for the reforestation efforts. The City of Newnan has been a Tree City USA for over 30 years. The Mayor received a call from a Delta Airline employee with their Community Development Department and they wanted to have a meeting with the City and Trees Atlanta. The Georgia Forestry Commission was also invited to the meeting. It was a great meeting and the idea of forming this non-profit organization came from that meeting.

The Mayor asked for direction from Council and if decided then instruction to legal counsel to create the non-profit and about what this organization would look like. Then it would be brought back to Council for approval. This is just to get the ball rolling. This is an important step in the process of beginning our Urban tree canopy once again.

Several Councilmembers commented that this is a great idea, that we did lose a lot of trees due to the storm. This can also allow for us to provide guidance to people on what trees to plant and where.

This would also include resources to help the City get ready for the process. Also, watershed and the right ways and wrong ways to deal with that. This would also include organizations that have already been helping with these efforts. Councilman DuBose asked if our current Tree Commission will be included and the answer was yes.

Motion by Councilman DuBose, seconded by Councilman Guillaume to approve the concept and bring back for adoption at a later date.

MOTION CARRIED. (6-0)

MAYOR

GMA is holding their annual conference again but it has been pushed out to August, the 6th-10th as opposed to June. Our regularly scheduled meeting is Tuesday, August 10th at 2:30pm. There are several councilmembers going to the conference so it is suggested to move that meeting to the 12th that week, Thursday instead of Tuesday.

Motion by Councilman Alexander, seconded by Mayor Pro Tem Shell to move the regularly scheduled meeting in the first week of August from the 10th to the 12th at 2:30pm.

MOTION CARRIED. (6-0)

PUBLIC HEARING – ALCOHOL BEVERAGE LICENSE – VIET’S CUISINE

Mayor Brady open a public hearing on the application for a Retail on Premise (Pouring) Sales of Malt Beverages and Wine License for Viet’s Cuisine located at 30 Bullsboro Drive.

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 Councilman Guillaume, seconded by Councilman Alexander to approve the application.

MOTION CARRIED. (6-0)

CONSIDERATION OF AN ORDINANCE TO AMEND THE 2020 BUDGET FOR SPECIAL REVENUE FUNDS

City Manager stated that there is a second reading for amendment to the General Fund and we were told after that one had been put forth that auditors wanted this as well. This is separate from the other one as it relates to special revenue funds.

Motion by Councilman Alexander, seconded by Councilman Guillaume to adopt the ordinance as presented. 2nd and Final Reading next agenda.

MOTION CARRIED. (6-0)

REQUEST FOR STREET CLOSURES FOR SUNRISE ON THE SQUARE ROAD RACE 5K ON SATURDAY, SEPTEMBER 4TH

Motion by Councilman DuBose, seconded by Mayor Pro Tem Shell to approve the request.

MOTION CARRIED. (6-0)

CONSIDERATION OF SUPPORT FOR DOWNTOWN TRAFFIC SAFETY STUDY REGARDING SPEED LIMITS IN DOWNTOWN NEWNAN

City Engineer stated that this item is the result of a group of stakeholders who got together last year and conducted a safety walk, focused primarily on schools and downtown area. The walk yielded good suggestions and recommendations. The report also suggested lowering the posted speed limits in downtown along the state routes. GDOT has said if we conduct a safety study they would support consideration of lowering the speed limits. City Staff is recommending to forward the safety study to GDOT with Council’s support. 25mph was the suggested speed limit from the report.

Councilwoman Jenkins asked to clarify what the motion might be? She wanted to make sure it is just to lower the speed limit and that other items contained in the report would need more time to go through. The 25mph would be between Clark and Salbide but GDOT would have the final say on where.

Motion by Councilwoman Jenkins, seconded by Mayor Pro Tem Shell to send the traffic safety study to GDOT and the recommendation for lowering the speed limit to 25mph from the report.

MOTION CARRIED. (6-0)

CONSIDERATION OF AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF NEWNAN AND COWETA COUNTY BOARD OF COMMISSIONERS FOR MASTER PLANNING OF CALDWELL TANKS AND THE COWETA COUNTY ADMINISTRATION BUILDING

Mayor Brady explained that there has been an ongoing conversation with Lamar Wakefield and the County and what the whole master plan might look like. After a recent meeting the idea came about to put together a group to look at all of this as it's not something that can be decided at one council meeting or one commissioners meeting. This does not affect the plans for Caldwell Tanks individually. This is to look at what the County might want to do regarding their administration building and how that will affect Caldwell Tanks. Parking is specifically one of the main concerns.

The idea is to create a group with both city and county people to have offsite discussions and then bring things back to the appropriate parties for approval. It was proposed to have 2 members from each group and now as things have unfolded there are 2 councilmembers in addition to the Mayor interested in serving on this group. Councilwoman Jenkins and Councilman Alexander are both interested in participating.

Motion by Mayor Pro Tem Shell, seconded by Councilwoman Jenkins to approve with 3 members from City Council.

MOTION CARRIED. (6-0)

CONSIDERATION OF AN AMENDED RESOLUTION FOR WAIVING PERMITS FEES FOR STRUCTURES IMPACTED BY THE TORNADO ON MARCH 26, 2021

City Manager explained that back in April there was a resolution that took a lot of action related to the tornado. One of the items on that resolution dated April 13th did address permit fees. It was decided then to only waive permit fees if there was a financial hardship, such as someone uninsured or if there were no services by the City. Since then there have been many requests made to reconsider this.

The amended resolution would waive all permit fees for structures impacted by the tornado. The storm path would dictate this. There are provisions that state it only applies

to the owners at the time of the storm. It also sets a process for a contractor or property owner who seeks reimbursement that they make an application within 60 days. Since the storm we have issued approximately 640 storm related permits, fees collected about \$62,000.

Motion by Councilwoman Jenkins, seconded by Mayor Pro Tem Shell to adopt the resolution as presented.

MOTION CARRIED. (6-0)

CONSIDERATION OF A RESOLUTION SETTING THE DATE FOR THE GENERAL ELECTION AND QUALIFICATION PERIOD FOR CANDIDATES IN THE 2021 GENERAL ELECTION

Motion by Councilwoman Jenkins, seconded by Mayor Pro Tem Shell to adopt the resolution as presented.

MOTION CARRIED. (6-0)

CONSIDERATION OF A RESOLUTION APPOINTING AN ELECTION SUPERINTENDENT FOR THE 2021 GENERAL ELECTION

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

MOTION CARRIED. (6-0)

CONSIDERATION OF A RESOLUTION CALLING FOR A SPECIAL REFERENDUM ELECTION AUTHORIZING THE CITY OF NEWNAN TO ISSUE LICENSES FOR PACKAGE SALES OF DISTILLED SPIRITS

Mayor Brady explained that the Governor signed the state bill that changed this from a petition process to a process where local government can call for a vote on a ballot. As in the past with other alcohol changes, an ordinance will be crafted for the public to know exactly what they are voting on.

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

MOTION CARRIED. (6-0)

2nd AND FINAL READING- ORDINANCE TO AMEND THE 2020 FISCAL YEAR BUDGET

Motion by Councilman Alexander, seconded by Mayor Pro Tem Shell to adopt the ordinance on second and final reading.

MOTION CARRIED. (6-0)

2ND AND FINAL READING- CONSIDERATION OF ZONING REGULATION TEXT AMENDMENTS, SECTIONS 2, 3, 5, 11 AND 13

Motion by Councilman Alexander, seconded by Councilman Guillaume to adopt the ordinance on second and final reading.

MOTION CARRIED. (6-0)

PUBLIC HEARING- CONSIDERATION OF ZONING REGULATION TEXT AMENDMENTS, SECTIONS 7, 8, 9, AND 10

Mayor Brady opened the public hearing.

Dean Smith, Planner, stated that Council has received information with the proposed changes. This is the last section for the 2020 amendments that have been planned thus far. This includes drive thru menu signs, parking calculations for restaurant usage, relaxing distance for digital monument signs and giving the City the ability to administratively approve public rights of way requests.

Mayor Pro Tem Shell asked that section 7A be pulled out and talked about more. This section refers to restaurant parking based on restaurant capacity and employees and he would like to look at the maximum number as opposed to the minimum number of parking spots. Mr. Smith explained that prior to this there was a simple standard of 75/1 spot per 75 ft of gross floor area regardless of dine in or fast food and that is one of the reasons there is a gross amount of parking spaces in some restaurants. It was then changed to just 75 feet of seating area but then Freddy's came in and wanted more parking. So, this proposed change is to change the calculation process for parking. The success of a restaurant cannot be predicted.

Councilman Alexander asked about the message signage and the 100ft in a residential area standard. He would like to see residents to have the chance to state their opinions about this. Mr. Smith said it could be made a special exception which would require a public hearing but he doesn't think it can be specified only when it's next to residential. Currently there is nothing that states that a digital monument sign has to be a specific distance from a residential property.

City Attorney thinks it's probably best to make all cases special exceptions but we could look and see if are any precedents. Councilman Alexander and Councilwoman Jenkins both stated they would like this looked into.

Mayor Brady closed the public hearing.

It was decided that this should be continued to a later date.

Motion by Councilman Alexander, seconded by Councilwoman Jenkins to continue this item to the August 24th meeting.

MOTION CARRIED. (6-0)

CONSIDERATION OF ACCEPTANCE OF FY2021 COMMUNITY HOME INVESTMENT PROGRAM (CHIP) GRANT AND AUTHORIZATION FOR THE MAYOR TO EXECUTE ALL DOCUMENTS AND ASSURANCES ON BEHALF OF THE CITY OF NEWNAN

Councilwoman Jenkins thanked staff for working hard on this. It took a few times but we got it and it comes at a really appropriate time.

Motion by Councilwoman Jenkins, seconded by Councilman Alexander to authorize the Mayor to execute all documents.

MOTION CARRIED. (6-0)

29 WESTGATE PARK LANE- SCHEDULE PUBLIC HEARING FOR JULY 20, 2021 REGARDING STRUCTURE

Matt Murray, Code Enforcement explained that this property was damaged by a storm last spring, in 2020, when a tree fell through the roof and it still has not been repaired.

Motion by Mayor Pro Tem Shell, seconded by Councilman Alexander to schedule the public hearing for July 20th.

MOTION CARRIED. (6-0)

62 MURRAY ST- SCHEDULE PUBLIC HEARING FOR JULY 20, 2021 REGARDING STRUCTURE

Matt Murray, Code Enforcement explained that this property was damaged in January 2020 from a fire. The property has changed hands a couple of times but still not repaired or demolished.

Motion by Mayor Pro Tem Shell, seconded by Councilman Alexander to schedule the public hearing for July 20th.

MOTION CARRIED. (6-0)

REQUEST FROM CORNER ARTS GALLERY TO CLOSE NORTH AND SOUTH COURT SQUARE FOR LABOR DAY FESTIVAL ON SEPTEMBER 6TH

Motion by Councilman DuBose, seconded by Mayor Pro Tem Shell to grant the request.

MOTION CARRIED. (6-0)

PRESENTATION FROM DR. BRENDAN KELLY, UWG PRESIDENT

Dr. Brendan Kelly was appointed as President of the University of West Georgia in December 2019. The pandemic hit and he actually started the job on March 23, 2020. One current project is to expand the Newnan Campus so they can grow the program there and opportunities for the students.

Other updates that Dr. Kelly provided were around their new Provost and new strategic plan that is very student centric and community centric. They also have a new school for Communication, Film & Media. They have 25% graduate students. They also are looking to grow their sports programs and hired a new Director of Athletics.

He is very excited to be part of a tight knit community and he invites any feedback or partnership that they can provide to help make the City of Newnan better.

ADJOURNMENT

Motion by Councilman Alexander, seconded by Mayor Pro Tem Shell to adjourn the Council meeting at 7:44pm.

MOTION CARRIED. (6-0)

Megan Shea, City Clerk

Keith Brady, Mayor