

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, February 22, 2022 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 and Dustin Koritko. Also present: City Manager, Cleatus Phillips; Assistant City Manager, Hasco Craver; City Clerk, Megan Shea and City Attorney, Brad Sears.

MINUTES – REGULAR COUNCIL MEETING – FEBRUARY 8, 2022

Motion by Mayor Pro Tem DuBose, seconded by Councilman Shell to dispense with the reading of the minutes of the Regular Council meeting on February 8, 2022 and adopt them as presented.

MOTION CARRIED. (7-0)

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

Mayor Brady asked the City Manager to place Councilwoman Jenkins appointment on the next agenda.

APPOINTMENT- FARMER STREET CEMETERY COMMISSION

Motion by Councilman Alexander, seconded by Councilman Koritko to accept the resignation of Mandela Littleton.

MOTION CARRIED. (7-0)

PINNING/PROMOTION TO CAPTAIN

Chief Brent Blankenship stated that one of the Newnan Police Department Lieutenants is being pinned to the rank of Captain. Lt. Denver Atwood has been an employee with NPD since 1998. During his time, he has worked in the patrol and drug and vice units. He was promoted to Sergeant in CID then promoted in 2018 to Training Lieutenant. Lt. Atwood

has been a Certified Instructor since 2006 and has obtained many advanced instructor certifications including defensive tactics, de-escalation and driver instructor. Lt. Atwood has exhibited the necessary traits, values and morals to assist the Newnan Police Department in maintaining their goals.

Lt. Atwood's family including wife Crystal and children Alison, Emily, Sophie, Ethan and Addie assisted in pinning him to rank of Captain.

ANNEXATION REQUEST – ANNEX2022-01 – APEX LAND COMPANY; 1.1994 + ACRES ON STATE ROUTE 34 BYPASS (A PORTION OF TAX PARCEL #073B 033); REQUESTED ZONING OF RML- PART OF DEVELOPMENT REQUESTING 138 TOWNHOMES- DECISION ON REFERRAL TO PLANNING COMMISSION

Motion by Mayor Pro Tem DuBose, seconded by Councilman Shell to refer to the Planning Commission.

MOTION CARRIED. (7-0)

REZONING REQUEST – RZ2022-01 BY APEX LAND COMPANY; 20.0119 + ACRES ON ROSCOE ROAD (PORTION OF TAX PARCEL #073B 010)- REQUESTED ZONING OF RML FOR 138 TOWNHOMES- FOR INFORMATION ONLY

No action needed at this time.

ANNEXATION REQUEST- ANNEX2022-02 BY NORTH 390, LLC; 5.19 + ACRES ON STATE ROUTE 34 BYPASS (TAX PARCEL #'S 073C 002, 073C 002A, 073C 003, 073C 004 AND 073C 004A); REQUESTED ZONING OF CGN- ANNEXATION BY 60% METHOD- DECISION ON REFERRAL TO PLANNING COMMISSION

Motion by Mayor Pro Tem DuBose, seconded by Councilman Shell to refer to the Planning Commission.

MOTION CARRIED. (7-0)

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

Assistant City Manager explained that this is the first list of project requests that will come before Council. There will be others such as stormwater improvements and possibly Newnan Utilities.

Andrew Moody, ARPA Special Projects Manager, stated first a need for a correction to the totals listed. There was a miscalculation with the IT firewall request and that changed the final totals to \$1,990,813.67 for the 3-year option and \$1,070,612.67 for the 1-year option. The 3-year option is recommended by staff.

Motion by Councilman Alexander, seconded by Councilman Shell to approve all 12 internal requests at the stated amounts.

MOTION CARRIED. (7-0)

PRESENTATION OF REQUESTS FOR FUNDING UNDER THE AMERICAN RESCUE PLAN ACT (ARPA) FOR EXTERNAL APPLICANTS

Andrew Moody, stated that the first application is for the Housing Authority to create a recreational park off of Boone Drive. The existing one is old and in need of replacement. The category is Healthy Childhood Environments Other and requires certain eligibility standards. The category is designed to service families that are disproportionately impacted. The applicant has met the qualifications as it falls into a qualified census tract and they have provided income data to support. The amount requested is \$249,515. This category will require the applicant to be recognized as a sub-recipient and not a beneficiary.

Councilman Alexander asked about who would be designing the park, the County or a professional design team? Sandra Strozier, President and CEO of the Housing Authority of Newnan stated there is a cushion in for professional design if that is what Council recommends. Council agreed that a professional design team was the best option.

Motion by Councilman Alexander, seconded by Councilwoman Jenkins to approve the Housing Authority application with stipulation on the design.

MOTION CARRIED. (7-0)

Mr. Moody presented the second request from NRG Fitness to recover business losses from the pandemic. The category is Small Business Economic Assistance and they are requesting \$28,052.16 for paying rent, utilities and payroll. The applicant would be recognized as a beneficiary.

Mayor Pro Tem DuBose stated the need for providing Staff and Mr. Moody with guidelines, ranges of money and number of employees. Maybe up to \$25,000 or up to \$50,000 per request and up to 75 full time employees. City Manager agreed it is beneficial to set thresholds as there will be more applications from small businesses. Mayor Brady stated a policy should be adopted before any applications are accepted.

Council discussed limiting funds per business and ensuring applicants are city businesses only and up to 75 employees. Mr. Moody stated that ARPA identifies a small business as up to 500 employees which is too large and they stipulate no chains or franchisees. There was a concern expressed that 75 employees might be too many.

Linda Kee, operator of The Cellar in Newnan stated that she thought according to SBA the limit is 50 employees. She said they employ student employees in the summer but generally have 20 full time employees.

Tim King, owner of NRG Fitness explained that he has all employees file 1099's and only has 10-15 employees, so a true small business.

Council decided 50 employees was a better number for small business. They discussed the money limit and the loss period. Mr. Moody explained that is has been losses in 2020 against 2019 base year. Council decided to just look at 2020. Councilman Koritko asked if there are any restrictions on applicants if they received PPP money? Mr. Moody did not know of any restrictions. Mr. King stated he did not receive any PPP money since his employees all have 1099's.

Mr. Moody clarified that there are differences between qualified census tract operating businesses and those outside and that qualified census tract businesses generally qualify for more funds. This is something to consider in the policy.

Council decided to bring this back to the next meeting with the policy and NRG Fitness's application to be considered.

CONSIDERATION FOR INTERGOVERNMENTAL AGREEMENT BETWEEN COWETA COUNTY AND CITY OF NEWNAN REGARDING OUTDOOR WARNING SIRENS

Stephen Brown, Fire Chief, explained that this is to establish a maintenance program with Coweta County for the tornado warning sirens. There are 8 sirens in the city and 22 in the county so 30 total and there is currently not a maintenance program in place. They are tested but they have not been inspected in a while.

Councilman Koritko asked about annual costs and Chief Brown stated that \$3,100 is the initial agreement. Newnan Utilities maintain the sirens and trigger them. The sirens are old and may need to be replaced, they are analog technology.

Motion by Councilman Alexander, seconded by Councilman Shell to enter into the agreement as presented.

MOTION CARRIED. (7-0)

REQUEST FROM NEWNAN UTILITIES TO HARVEST APPROXIMATELY 350 ACRES OF FOREST LAND ON HIGHWAY 34 AND HOLBROOK ROAD

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

MOTION CARRIED. (7-0)

PUBLIC HEARING- REQUEST BY OWNER, CITY OF NEWNAN, TO DEMOLISH STRUCTURE AT 7 LEE STREET

Mayor Brady opened a public hearing.

Bill Stephenson, Chief Building Official, explained this structure is owned by the City and has been used for storage or vacant for a long time. It is dilapidated and not in a historical area. The request is to demo it and put in a parking lot.

Mayor Brady closed the public hearing.

Councilwoman Jenkins asked if there had been communication with the Historical Society. Mr. Stephenson stated he did reach out to them but never got a response back.

Motion by Councilman Shell, seconded by Councilman Guillaume to approve the request to demolish.

MOTION CARRIED. (7-0)

CONSIDERATION OF PETITION TO QUIET TITLE, 3 REYNOLD STREET

Motion by Councilman Shell, seconded by Mayor Pro Tem DuBose to approve the petition for quiet title.

MOTION CARRIED. (7-0)

DISCUSSION AND CONSIDERATION OF A POSSIBLE AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT WITH THE NEWNAN URBAN REDEVELOPMENT AUTHORITY REGARDING THE REHABILITATION AND SALE OF THE 100 EAST WASHINGTON ST HOUSE

Gerald Walton, Chairman of the Newnan Urban Redevelopment Agency stated they are looking for guidance on the 100 E. Washington St. property. This property was deeded to them by the City along with \$100,000 to rehab the property. The work had been put out for bid and an additional \$50,000 was needed to finally get a bid from Energy Construction Solutions. During demolition several issues have come up. Mr. Walton explained they are asking for \$50,000 but that could change as they continue with the work.

Lorraine Cunanan with Locus Design & Consulting, spoke as they have been helping with the work. They have found a number of issues as the demo began including roof damage and erosion and soil issues that have contributed to foundation issues. Some of this could have been from the tornado. There was also mold and mildew found in the HVAC unit and that will need to be replaced and a water heater is needed.

Ms. Cunanan stated a total roof replacement would be \$10,000 and \$50,000 for everything but possibly more. It will be a 3-bed, 2-bath home once it's done. Councilman Guillaume expressed concern regarding the mold and mildew and needed remediation. Would it be more reasonable to demolish the house and start from scratch?

Ms. Cunanan said it is a challenging question, the house does have character and value on its own but at what point does it not make sense to proceed. The house has had 2 additions to it.

Councilwoman Jenkins expressed concern as the goal of the project is to have affordable work force housing. The numbers do not add up. Trying to sell for \$400,000 is not realistic.

Mayor Brady stated that NURA owns the house and would need to be the ones to apply for demolition. City Attorney clarified the house was built in 1900.

Tracy Dunnavant, Planning and Zoning Director, stated not much work has been done on the house. They have not spent the \$50,000 and have not received the first pay application. There was a discussion about increasing the budget for the project.

Motion by Councilman Guillaume, seconded by Councilwoman Jenkins to instruct the redevelopment agency to proceed with application for demolition.

MOTION CARRIED. (7-0)

CONSIDERATION OF AN AMENDMENT TO THE CODE OF ORDINANCES AND THE ZONING ORDINANCE FOR TREE PRESERVATION AND LANDSCAPING AND CONSIDERATION OF AN ORDINANCE TO AMEND DIVISION 3, NEWNAN TREE COMMISSION ARTICLE IV, BOARDS AND COMMISSIONS OF CHAPTER 2; AND TO PROVIDE FOR ADDITIONAL DUTIES FOR THE TREE COMMISSION

Mike Furbush, City Landscape Architect stated this was presented to Council at the last meeting and is now before them for adoption.

Motion by Councilman Guillaume, seconded by Councilman Shell to amend the Tree Preservation and Landscaping ordinance and the Tree Commission ordinance as presented.

MOTION CARRIED. (7-0)

VISITORS

Mike Riley with The Walking Dead explained they are finishing up filming. Starting on March 7th they will be using the old hospital in Newnan. They will be there for a week but no need for road closures. There is a possibility they will come back in March and request to film in downtown.

Larry McWhorter had a complaint about the Chevron station. There were LED lights put up in July and it looks like landing lights for airplanes. Mr. McWhorter has a rental property next door and says the lights are very bright. He spoke to Tracy Dunnavant about this but did not hear back. Then he spoke to Code Enforcement and something was supposed to

be done about the lights. One light was unplugged. He referenced a similar situation with a station on Jackson Street and quoted minutes from the Board of Zoning Appeals meeting that discussed the lighting.

Bill Stephenson, Chief Building Official, stated that code enforcement has looked at the property and send notice to the owner. There has been a change in ownership. There was a change made to one light. New notice has been sent to the new owner. Previous owner was concerned about security. Code enforcement is working on it with the new owner.

COMMENTS- COUNCIL

Councilwoman Jenkins stated there have been people impacted by the tornado looking for assistance with historic preservation of structures. There is one neighborhood hit but not on the historic registry. Where is the City on the Chalk Level nomination for the historic registry? Tracy Dunnavant stated the application is being worked on. It was requested that the Farmer Street Cemetery be added to the application so they are hoping to submit that mid-March.

Councilman Alexander asked about getting a second opinion on trying to save the historic façade of Caldwell Tanks? Hasco Craver stated that the firm engaged, Krebs Engineering is an outside firm that was brought in. They gave a cost to maintain the façade but that was only one reason why staff recommended taking the building down.

Mayor Brady suggested Staff re-send the information from Krebs Engineering to be reviewed by Council.

ADJOURNMENT

Motion by Councilman Alexander, seconded by Councilman Koritko to adjourn the Council meeting at 7:41pm.

MOTION CARRIED. (7-0)

Megan Shea, City Clerk

Keith Brady, Mayor