

CITY OF NEWNAN, GEORGIA
REGULAR COUNCIL MEETING

NOVEMBER 23, 2021

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, November 23, 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 and Dustin Koritko. Also present: Assistant City Manager, Hasco Craver; City Clerk, Megan Shea and City Attorney, Brad Sears.

MINUTES – REGULAR COUNCIL MEETING – NOVEMBER 9, 2021

Motion by Councilman Alexander, seconded by Councilman Koritko to dispense with the reading of the minutes of the Regular Council meeting on November 9, 2021 and adopt them as presented.

MOTION CARRIED. (7-0)

MINUTES- WORK SESSION- NOVEMBER 9, 2021

Motion by Councilman DuBose, seconded by Councilman Koritko to dispense with the reading of the minutes of the Work Session held on November 9, 2021 and adopt them as presented.

MOTION CARRIED. (7-0)

APPOINTMENT- DEVELOPMENT AUTHORITY, 4 YEAR TERM

Motion by Councilman Koritko, seconded by Councilman Alexander to re-appoint Jim Markel to the Development Authority.

MOTION CARRIED. (7-0)

APPOINTMENT- KEEP NEWNAN BEAUTIFUL, 3 YEAR TERM

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

ANNUAL REPORT- PLANNING COMMISSION

Proctor Smith introduced the members of the commission. There are tenures ranging from 2 years to over 20 years, it's a great group of people who are all very dedicated. He gave

an overview of the commission's responsibilities such as recommendations on rezoning's and annexations, approve Certificates of Appropriateness in the Downtown Design and Historic Residential Overlay Districts and approve design variations in certain zoning districts.

In 2021 they have had mostly Certificates of Appropriateness come before them as well as a few rezoning's, text amendments and 1 annexation. Mr. Smith provided a look at activity over the last 5 years. There has been an uptick with Certificates of Appropriateness mostly in the downtown central business district.

Future items for discussion include minimum housing standards for rezoning and annexation requests especially for higher density uses. They also want to look at how to ensure quality work force housing and updates to certain regulations and permitted materials.

YOUTH COUNCIL ATTENDING

Councilwoman Jenkins introduced the members of Newnan Youth Council in attendance; Rees Poulakos (Junior/ Heritage), Lauren Johnson (Junior/Heritage), Dabria Wells (Junior/East Coweta) and Stella Weaver (Sophomore/Newnan).

CITY MANAGER

Assistant City Manager recognized Mayor Brady's birthday.

ANNEXATION REQUEST FOR ANNEX2021-02 BY ANDY CHANDLER, REPRESENTING LENNAR HOMES; 31.79 + ACRES AT 521 LOWER FAYETTEVILLE RD. (TAX PARCEL #087 5011 001); REQUESTED ZONING OF PDR (PLANNED DEVELOPMENT RESIDENTIAL)

Applicant requested to postpone to future date.

CONSIDERATION OF HOLIDAY PAY RESOLUTION

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

MOTION CARRIED. (7-0)

CONSIDERATION OF A RESOLUTION IN SUPPORT FOR EACH OF THE FIVE TRANSPORTATION PROJECTS FOR 2022 TRANSPORTATION IMPROVEMENTS PROJECT (TIP) PROJECT SOLICITATIONS

Councilwoman Jenkins has had residents express concerns regarding the concept plan for Jackson St. She asked about the scope of the project and will this address the drainage issues that residents are concerned about?

Michael Klahr, City Engineer, explained that the Jackson St. project is a streetscape project similar to what has been done on Greenville St. and Clark and Temple. The project is preliminary for grant funding at this point and not at concept yet. It is comprehensive, more than just sidewalks. Problems with existing storm sewers, pavement, curbs, traffic calming measures have been identified and this would solve all of those issues.

Councilman Guillaume asked about the proposed roundabout at Sullivan and Lower Fayetteville Rd. and how that will solve the problem at that intersection? Mr. Klahr explained that GDOT required an Intersection Control Evaluation (ICE) and this showed the roundabout was the best alternative.

Councilman Koritko expressed concerns with widening Lower Fayetteville, only a temporary fix and will just move the bottleneck. Would it make more sense to widen from Grieson Trail to Shenandoah or Sullivan and then remove the part from there to Lora Smith Rd? Mr. Klahr stated that the traffic studies conducted determined the logical end point and where the 4 lanes would drop off.

Motion by Councilman Alexander, seconded by Councilman DuBose to adopt the resolutions as presented.

MOTION CARRIED. (7-0)

CONSIDERATION OF LIST OF STREETS PROPOSED FOR MAINTENANCE UNDER THE LOCAL MAINTENANCE IMPROVEMENT GRANT (LMIG)

Councilman Alexander asked about W. Washington St. and Salbide and getting them added to be done. Mr. Klahr stated that the cost estimate on W. Washington St. would take up the entire LMIG budget so it would need to be a separate special project.

Motion by Councilman Koritko, seconded by Mayor Pro Tem Shell to approve the list of streets for LMIG as presented.

MOTION CARRIED. (7-0)

PUBLIC HEARING – REQUEST BY OWNER (CITY) TO DEMOLISH STRUCTURE THAT WAS BUILT MORE THAN 50 YEARS AGO, 50 MURRAY STREET

Mayor Brady opened one public hearing to cover all 4 properties on Murray Street.

Bill Stephenson, Chief Building Official stated that all 4 properties are similar, all built more than 50 years ago, all purchased and currently owned by the City of Newnan. The request is to demolish the houses in order to rebuild. There is no historical significance on any of the houses but they are all located in the Cotton Mill District.

Councilwoman Jenkins asked if all the houses have been looked at in detail and any way to save them, gut and rehab as opposed to demo? Mr. Stephenson explained that they

could all be rehabbed it just depends on cost. Costs estimates could be done. The assessed value on all of them exceed the tax records. Councilwoman Jenkins asked if the costs estimates should be looked at first before demolition? Mayor Brady posed the question to Council if they wanted to proceed with costs estimates and postpone the demolition. Council decided to continue the hearings for demolition.

PUBLIC HEARING – REQUEST BY OWNER (CITY) TO DEMOLISH STRUCTURE THAT WAS BUILT MORE THAN 50 YEARS AGO, 53 MURRAY STREET

Mr. Stephenson stated the roof on 53 Murray has been in disrepair for years.

Ms. Phyllis Hinton spoke, she has lived at 53 Murray St. for 17 years. She acknowledged there is damage to the property. She asked what the plan is for Murray St. and the houses there? The Mayor explained that if approved the resolution would be to demolish the properties and each would have a time frame to vacate.

City Attorney explained that when the properties were closed on the tenets were given 60 days to vacate and that time has expired. Council could choose to give more time to the tenets. Ms. Hinton acknowledged that she did receive the notice to vacate. Ms. Hinton stated she wishes to spend her last Thanksgiving and Christmas at the house.

PUBLIC HEARING – REQUEST BY OWNER (CITY) TO DEMOLISH STRUCTURE THAT WAS BUILT MORE THAN 50 YEARS AGO, 54 MURRAY STREET

Mr. Stephenson stated that this property is vacant now and the porch is very dilapidated.

PUBLIC HEARING – REQUEST BY OWNER (CITY) TO DEMOLISH STRUCTURE THAT WAS BUILT MORE THAN 50 YEARS AGO, 65 MURRAY STREET

Mr. Stephenson stated this property is currently occupied and the tenet has been given an extension to vacate through the end of December. The condition of the house is better than the others.

Councilman Alexander discussed waiting on the demolition until after the first of the year.

Mayor Brady closed the public hearing.

Mayor Brady stated that the intent of the City is to turn these lots over to the Newnan Urban Redevelopment Agency to bring contractors in to build appropriate housing. The lots will not be left vacant. The intent is to provide decent, livable, affordable housing.

Motion by Councilman Alexander, seconded by Councilman Guillaume to approve the request to demolish on or after January 31, 2022.

MOTION CARRIED. (7-0)

CONSIDERATION OF 2022 STANDING AGREEMENTS AND CONSIDERATION OF FACILITY USE POLICY FOR PICKETT FIELD, C JAY SMITH PARK AND NEWNAN PICKLEBALL (HOP)

Katie Mosley, Leisure Services Director, stated that not a lot is changing with the standing agreements and it's recommended to approve as scheduled. There was one spot that opened up at Howard Warner Gym and the Agape Love Dance team has taken that spot. The only other new request is for a spot at Wesley Street Gym that has opened and there is a group that would like to take that spot.

Motion by Councilman Alexander, seconded by Mayor Pro Tem Shell to approve the standing agreements for 2022.

MOTION CARRIED. (7-0)

Ms. Mosley explained that the second item is to approve the rental process for the 3 new parks; Pickett Field, C Jay Smith Park and Pickleball. There are standing agreements for Pickett Field, broken down into 3-month seasons.

Councilman Koritko asked if the rentals for Pickleball Association are free of charge or you have to be a member of the association? Ms. Mosley stated there is no charge and reservations are not required. The Newnan Pickleball Association operates free to the community and has certain time slots they have requested for different free clinics they offer.

Ms. Mosley stated there are no reservations being taken at C Jay Smith Park as the layout makes it difficult to do that. The skate park is available for large regional events but not for individual birthday parties etc.

Ms. Mosley stated that the request is for Council to approve the schedule and allow staff to put people in the spots and manage the times. If it fills up and there are more requests than can be accommodated then it would be brought back to Council every 3 months to decide.

Motion by Councilman Alexander, seconded by Mayor Pro Tem Shell to approve the facility use policy as presented for the new parks.

MOTION CARRIED. (7-0)

Councilwoman Jenkins thanked staff for all their hard work on these schedules, to help accommodate all the organizations. She also wanted to recognize the Newnan Outlaws Cobra Foundation as all of their cheerleading squads placed at competition last weekend.

Assistant City Manager also thanked the leisure services staff, 7 days a week, helping to usher people in and out of the facilities.

CONSIDERATION OF RESOLUTION FOR 2022 CITY COUNCIL MEETING SCHEDULE

Mr. Spencer Lewis asked Council to consider changing meeting dates as the Tuesdays sometimes conflict with County meetings. He also requested that all meetings to be at night.

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

MOTION CARRIED. (7-0)

2nd PUBLIC HEARING- ADOPTION OF AN UPDATE TO THE DEVELOPMENT IMPACT FEE ORDINANCE

Mayor Brady opened the public hearing.

Chris Cole, Planner, stated that this is the required 2nd public hearing and it is requested that Council officially adopt the ordinance.

Mayor Brady closed the public hearing.

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

MOTION CARRIED. (7-0)

REQUEST FROM NEWNAN TIMES HERALD TO SETUP TENT ON COURT SQUARE ON NOVEMBER 26TH FROM 10AM-6PM TO WRAP GIFTS FOR COWETA COMMUNITY FOUNDATION

Ms. Beth Neely with the Newnan Times Herald was in attendance and stated that they would be setting up on the west side of Court Square across from The Alamo.

Motion by Councilwoman Jenkins, seconded by Councilman Alexander to approve the request.

MOTION CARRIED. (7-0)

REQUEST FROM ROTARY CLUB FOR LET FREEDOM RING FIREWORKS JULY 2022

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

MOTION CARRIED. (7-0)

EXECUTIVE SESSION

MOTION EXECUTIVE SESSION

Motion by Mayor Pro Tem Shell, seconded by Councilman Koritko 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 and 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 7:23pm.

MOTION CARRIED. (7-0)

RESOLUTION/MAYOR'S AFFIDAVIT FOR EXECUTIVE SESSION

Motion by Mayor Pro Tem Shell, seconded by Councilman Koritko 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)

AGUAYO CLAIM

Motion by Councilman Alexander, seconded by Councilman Koritko to deny the claim.

MOTION CARRIED. (7-0)

ADJOURNMENT

Motion by Councilman Alexander, seconded by Councilman Koritko to adjourn the Council meeting at 7:30pm.

MOTION CARRIED. (7-0)

Megan Shea, City Clerk

Keith Brady, Mayor