

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, February 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, Paul Guillaume and Cynthia Jenkins (via phone); Absent- Dustin Koritko. Also present: Assistant City Manager, Hasco Craver; City Clerk, Megan Shea and City Attorney, Brad Sears.

**MINUTES – REGULAR COUNCIL MEETING – JANUARY 25, 2022**

Motion by Councilman Guillaume, seconded by Councilman Alexander to dispense with the reading of the minutes of the Regular Council meeting on January 25, 2022 and adopt them as presented.

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

Mayor Brady stated that he would be calling for voice votes since Cynthia Jenkins was joining via phone. State law allows this twice a year.

**APPOINTMENTS- KEEP NEWNAN BEAUTIFUL, 3 YEAR TERM**

Motion by Councilman Alexander, seconded by Councilman Guillaume to appoint Allison Ziegler.

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

Motion by Councilman Guillaume, seconded by Councilman Alexander to appoint Carolina McMean.

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

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

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

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

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

**MAYOR**

Mayor Brady stated that an email had gone out stating a need for a work session at 5pm on February 22, 2022 before the regular City Council Meeting. The purpose of this meeting is to discuss the future of solid waste management in Newnan. Mayor Brady hereby called the Special Meeting and was notifying the press.

**ANNUAL REPORT- BOARD OF ZONING APPEALS**

Skin Edge, Chairman for 2022 presented the annual report for the Board of Zoning Appeals. He introduced the members, many of whom are very experienced and have served on the board over a decade.

Mr. Edge gave an overview of the board's responsibilities. There are 3 tranches, approval or denial of variances, exceptions and appeals. They do not deal with planned developments or MXD projects. In 2021 there were 22 variances, 12 special exceptions and 2 appeals. Over the last 5 years the board has been busy, this primarily due to the pandemic and the tornado.

Mr. Edge explained administrative variances which are dealt with directly by staff. This has lightened the load of the board since 2017. Staff is always exploring additional variance options and they hold an annual review. They also provide training opportunities for the board so they can ensure they are making the right decisions for the City.

**PUBLIC HEARING- APPLICATION FOR ALCOHOL BEVERAGE LICENSE- JC NEWNAN INVESTMENT LLC DBA THE JUICY CRAB**

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 JC Investment LLC dba The Juicy Crab, 1120 Bullsboro Dr.

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

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

**CONSIDERATION OF A CONTRACT AWARD FOR TRAFFIC SIGNAL IMPROVEMENTS AND RELATED CONSTRUCTION, LOWER FAYETTEVILLE RD AT NEWNAN CROSSING BLVD E**

Michael Klahr, City Engineer, explained that this is for an upgrade to the existing hardware and software. It will also extend the left turn lanes and address the right in right out for proposed townhouse development. The City received many bids and Piedmont had the lowest bid and they meet all terms and conditions and are recommended for the project.

Motion by Councilman Alexander, seconded by Mayor Pro Tem DuBose to award the contract to Piedmont as recommended.

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

**CONSIDERATION TO AMEND RESOLUTION TO AUTHORIZE THE DESIGNATION OF THE MUNICIPAL COURT CLERK AS OPEN RECORDS OFFICER**

Assistant City Manager, Hasco Craver explained that over a year ago open records requests for PD were delegated to a specific PD staff member. The court also receives many open records requests so this is to delegate the Municipal Court Clerk as open records officer for Municipal Court.

Motion by Councilman Alexander, seconded by Councilman Guillaume to approve the amendment as presented.

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

**CONSIDERATION OF A RECOMMENDATION FROM COMPREHENSIVE PROGRAM SERVICES BASED ON THE STRUCTURAL CONDITION ASSESSMENT REPORT RELATED TO THE REDEVELOPMENT OF PROPERTY AT 57 E. BROAD ST.**

Assistant City Manager, Hasco Craver stated that Eric Johnson with Comprehensive Program Services was in attendance and the recommendation is to not retain the building or façade of the building for the reasons outlined in the agenda packet. Cost estimates were received from the current demolition company and an outside engineering firm.

Mr. Craver explained there are several other reasons for this recommendation including stormwater improvements that would have to happen on the site. Retaining the building in any form could be troublesome for the next developer. Leaving the structure also dictates future development and may constrain future plans. There would be potential costs and delays with retaining the structure and this building is not the only one representative of unique architectural style.

Eric Johnson, stated that all the brown brick that faces into the site will be palatized. They will also save all the timbers. The brick will be used to redevelop that same look. All concepts will come before City Council.

Councilman Alexander asked what the cost is to save the façade? Mr. Craver explained there are 2 alternatives; one would leave the building in tact to some extent and cost \$150,000 and one would remove all the sides and includes some shoring would cost \$475,000.

Mr. Johnson explained this was determined by a walk through. All the storm water goes into one area and at times the lower level is full of water. The condition of the footings is unknown and soil underneath. These costs are just to keep the façade.

Councilwoman Jenkins asked since there were 2 options given and there are stormwater issues, is there a way to save the façade and deal with the stormwater issues? Mr. Johnson stated this would be extremely difficult. There is no way to know what would be needed for support, it is all tied together right now.

Councilman Guillaume stated this is just the beginning point and the costs could double or triple. It seems cost prohibitive. Mr. Johnson agreed these costs are just for Sabre to leave the structures and does not include what would have to be done next.

Councilman Alexander asked if they are saving bricks will people from the public be able to purchase them down the road? Mr. Craver explained we are waiting on cost from Sabre and saving the bricks and possibly re-purposing them is being discussed, if there are leftovers perhaps they can be purchased.

Motion by Councilman Guillaume, seconded by Councilman Shell to deny all recommendations and instruct Sabre to continue with demolition as planned.

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

**CONSIDERATION OF A RESOLUTION TO AMEND THE CURRENT ARPA RESOLUTION TO INDICATE REVENUE REPLACEMENT SELECTION**

Andrew Moody, ARPA Special Projects Manager, stated this is to add a section with Councils decision to select the \$10 million allowance for internal applications. He wanted to emphasize that it states “up to” the \$10 million so it gives the authority to spend that but not required.

Councilwoman Jenkins asked Mr. Moody to clarify as mentioned previously that this still gives the ability to spend the funds on other ARPA approved projects. Mr. Moody stated that is correct. Councilwoman Jenkins wanted to ensure this is stated in the resolution. Assistant City Manager, Hasco Craver, explained that the “up to” gives that ability.

Motion by Councilman Alexander, seconded by Councilman Shell to approve the amendment as presented.

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

**18 BERRY AVE- OWNER UPDATE AND REQUEST FOR EXTENSION**

Matt Murray, Code Enforcement, explained that this property was before Council in August and at that time they were given a 180-day extension. Some work has been done to the property including interior demolition and debris removed but not much work has been done in the past 2-3 months. The current owner is changing contractors and hoping work can start again soon. The request is for another 180-day extension. The building department does not have an issue with the request given present circumstances.

Motion by Councilman Alexander, seconded by Councilman Shell to approve the 180-day extension.

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

**21 BERRY AVE- OWNER UPDATE AND REQUEST FOR EXTENSION**

Matt Murray, Code Enforcement, explained that this property was before Council in November and given a 90-day extension. There has been little movement, some painting and cleaned up trash and debris and cut the grass. There had been complaints about the grass and debris so it's a little more presentable now. The request is for 180-day extension. The owner says he is having difficulty with contractors and material availability.

Councilwoman Jenkins asked if the grass gets out of hand again can it be addressed and Mr. Murray stated yes.

Motion by Councilman Alexander, seconded by Councilman Shell to approve the 180-day extension.

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

**2<sup>ND</sup> AND FINAL READING- ANNEXATION REQUEST FOR ANNEX2021-01 BY  
POPLAR 20-20, LLC FOR 42.20 ACRES ON POPLAR ROAD; REQUESTED  
REZONING OF MXD (MIXED USE DEVELOPMENT)- CONSIDERATION OF  
DEVELOPMENT AGREEMENT AND ORDINANCES**

Mayor Brady stated that the Development Agreement discussed at the last meeting was drafted and there are some additions being requested.

Melissa Griffis stated one request is under Section 4, Transportation Improvements, number 1, the language regarding construction of roads be changed to "constructed concurrently with the construction of the development's interior roads". The second request is to add a Section 9, Miscellaneous to allow for modifications to the agreement if needed during construction.

Motion by Councilman Shell, seconded by Mayor Pro Tem DuBose to accept the Development Agreement as amended. Opposed: Alexander, Guillaume

**MOTION CARRIED. (4-2)**

Motion by Councilman Shell, seconded by Mayor Pro Tem DuBose to approve the annexation request with the amended development agreement. Opposed: Alexander, Guillaume

**MOTION CARRIED. (4-2)**

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

**MOTION CARRIED. (4-2)**

**REQUEST FROM FOUNDATION CHRISTIAN CHURCH TO CLOSE W. WASHINGTON ST. FROM JACKSON ST. TO BROWN ST. ON APRIL 15, 2022 FROM 10AM-10PM FOR GOOD FRIDAY GATHERING**

Motion by Councilman Alexander, seconded by Councilman Guillaume to approve the request.

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

**COMMENT**

Councilman Shell mentioned that everyone should be aware the speed limit has been lowered in the downtown area to 25mph. Police will begin educating people about this and this will help us to be a pedestrian friendly city.

Councilwoman Jenkins commented that the Race, Equity and Justice committee has been meeting. The group has asked about the review of City policies that had also been voted on previously and where that stands? Mr. Craver explained that Peggy Merris had been engaged to complete that but was unable to complete the review and it has been on hold since then. Mayor Pro Tem DuBose requested that Staff put a report together on what happened with this and what next steps might look like.

**ADJOURNMENT**

Motion by Mayor Pro Tem DuBose, seconded by Councilman Guillaume to adjourn the Council meeting at 3:06pm.

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

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Megan Shea, City Clerk

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Keith Brady, Mayor