

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, March 28, 2023 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: Ray DuBose, Rhodes Shell, George Alexander, Cynthia Jenkins, Dustin Koritko and Paul Guillaume. Also present: City Manager, Cleatus Phillips; Assistant City Manager, Hasco Craver; City Clerk, Megan Shea and City Attorney, Brad Sears.

READING OF MINUTES

A. Minutes from Special Called Meeting on February 22, 2023

Motion by Councilman Alexander, seconded by Councilman Guillaume to dispense with the reading of the minutes of the Special Called Meeting on February 22, 2023 and adopt them as presented.

MOTION CARRIED. (7-0)

B. Minutes from the Regular Meeting on March 14, 2023

Motion by Councilman DuBose, seconded by Councilman Alexander to dispense with the reading of the minutes of the Regular Council Meeting on March 14, 2023 and adopt them as presented.

MOTION CARRIED. (7-0)

REPORTS OF BOARDS AND COMMISSIONS

C. Appointment – Cultural Arts Commission, 3-year term

Continue to next agenda.

D. Appointment – Keep Newnan Beautiful, interim term

Continue to next agenda.

E. Appointment – Parks Commission, 3-year term

Continue to next agenda.

F. Appointment – Tree Commission, 3-year term

Continue to next agenda.

G. Appointment – Newnan Youth Activities, 3-year term

Motion by Councilman Guillaume, seconded by Mayor Pro Tem Koritko to appoint Ann Chirhart to the Newnan Youth Activities Commission for a 3-year term.

MOTION CARRIED. (7-0)

NEW BUSINESS

H. Public Hearing – Request by Owner to Demolish 282 Greenville Street

Mayor Brady opened the public hearing.

Bill Stephenson, Chief Building Official, stated that this building was built more than 50 years ago and is not located in a historic district. A representative of the owner was present.

No one spoke for or against. Mayor Brady closed the public hearing.

Motion by Councilman Alexander, seconded by Councilman Shell to grant the request for the demolition permit as presented.

MOTION CARRIED. (7-0)

Newnan Youth Council Attendees

Councilwoman Jenkins introduced the members of the Newnan Youth Council who were in attendance. Lilliana Maxfield, Isabella Rodriguez (Historian), Laci Johnson, Ashlynn Jones, Sara Park Lee, Madison Pater and Adele Bulford (Newnan High Rep).

I. Consideration of Contract for C. Jay Smith Slide Slope Repairs

Hasco Craver, Assistant City Manager, explained that due to increased uses there have been erosion issues along the 2 slides. City Staff worked with consultants for a remedy. The treatment recommended uses shotcrete, where concrete is pushed onto a vertical structure to hold in place then a rubber material is placed on it. This would stop the erosion and allow people to traverse safely.

Motion by Councilman Alexander, seconded by Councilman DuBose to approve the contract as presented.

MOTION CARRIED. (7-0)

Councilwoman Jenkins asked about repairs for the slide at Lynch Park. Mr. Phillips stated that the issue was handed over to Mike Furbush, City Landscape Architect and the playground equipment has been ordered.

J. Consideration of Contract Award for Design Services for the Preservation and Improvement of the Farmer Street Cemetery

Mr. Craver explained that the Farmer Street Cemetery Commission is hoping to engage Pond & Co. to do some early design work, how to treat the space such as lights or signage. The company would have community meetings and create some design schematics.

Ms. Jocelyn Palmer, a member of the Farmer Street Cemetery Commission, spoke to Council about the interview they conducted with Pond & Co. Ms. Palmer was impressed with their depth of knowledge, expertise and actual work they had done in these areas. They seem to have a real knowledge of what we have in Newnan and how to protect and preserve it.

Mayor Pro Tem Koritko asked if other companies were looked at? Ms. Palmer explained that an RFP was put out and only Pond & Co. responded. That gave the commission the ability to look into the company in depth. They really looked at the costs and feel they are in reasonable limits of what you would expect to spend.

Councilwoman Jenkins asked how long this process will take? Mr. Craver referenced a timeline that was in the packet with 6 weeks of initial work, possibly 3-4 months in total. This is the initial phase of possibly 2-3 phases.

Motion by Councilman Shell, seconded by Councilman DuBose to approve the contract as presented.

MOTION CARRIED. (7-0)

K. Consideration of Contract Extension for Debris Removal Services

Ray Norton, Public Works Director, explained that this is to extend a contract put in place after the tornado in 2021. There was a 5-year clause in that to have the services available at a moment's notice if needed.

Mayor Pro Tem Koritko asked if there was a cost? Mr. Norton said no cost, unless we activate it.

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

MOTION CARRIED. (7-0)

L. Consideration of Contract Extension for Debris Monitoring, Disaster Recovery and Emergency Planning Services

Mr. Norton stated this is on the same scale as the previous item. This was also procured during the tornado. This relates to FEMA eligibility and handling that process.

Mayor Pro Tem Koritko asked about cost? Mr. Norton said same as the previous, they are just on standby.

Motion by Councilman DuBose, seconded by Councilman Shell to approve the extension as presented.

MOTION CARRIED. (7-0)

M. Consideration of Contract Extension for Consulting Services for Disaster Recovery and FEMA Public Assistance

Mr. Norton stated this is the same as the previous two items, to have on standby, no costs incurred. This would be for FEMA reporting and paperwork.

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

MOTION CARRIED. (7-0)

N. Proposal to Repair and Maintain Erosion at 57 East

City Manager explained that there are erosion issues at the 57 East site. Program Manager, Eric Johnson was asked to help with this and worked with New South to get 3 bids from contractors. New South will be construction manager so it is under their insurance and supervision. Mr. Phillips recommended to do the the work with New South and Southeastern Sitework for a total of \$101,850.00.

Councilman Guillaume asked about possibly using some of that area as public parking, as the plan for what to do with the whole site is still being put together? Mr. Phillips said the priority is to get the site stabilized and then maybe using it for event parking is possible. There has been discussion to park County vehicles there during the Rock & Road Festival to free up parking across the street.

Motion by Councilman Alexander, seconded by Councilwoman Jenkins to approve the proposal as presented.

MOTION CARRIED. (7-0)

UNFINISHED BUSINESS

O. Public Hearing – 31 Jones St. – Resolution to Repair or Demolish

Mayor Brady opened the public hearing.

Matt Murray, Code Enforcement Officer, said that this property information was sent to Council in January. This is one of the few storm damaged properties that remain with not much progress or repair. Building department heard from Ms. Sheila Allen in early 2022 and she said they were trying to get assistance for repairs. Nothing has move forward, the property has continued to deteriorate and was not secured.

The property has been secured but it is in very bad condition. It is greater than 50% assessed value to repair. The family was present to speak.

Ms. Montgomery explained they are in the process of securing resources to decide if they will demo or not. They would like more time, maybe 90 or 120 days. They are working hard and are in unfamiliar territory.

No one else spoke for or against. Mayor Brady closed the public hearing.

Council asked about the possibility of an update from the building department at 90 or 45 days. Mr. Murray said 45 days is typical and he could provide an update then.

Councilman Shell asked what they are looking at doing? Ms. Montgomery said they are hoping to rebuild. Ms. Sheila Allen said they are also working with the Housing Authority.

Motion by Councilwoman Jenkins, seconded by Councilman Alexander to approve a resolution for 120-days repair or demolish.

MOTION CARRIED. (7-0)

P. Recommendation Regarding the Public Sale of 66 1st Avenue and 10 Buchanan Street

City Manager explained that this is a follow-up from 2 weeks ago. First, for 66 1st Avenue, the OCGA statute says that if you have a buildable lot it has to be sold via sealed bid or auction. There is a provision that if there is a lot remnant or unbuildable lot there is a process to offer the property to the adjoining property owners. There are some questions with encroachments and for staff to say it's buildable or not a survey should be done. The last survey done was in the 1980's.

Regarding 10 Buchanan, there is no doubt it's unbuildable, it's nonconforming and has no street frontage. This could be offered to adjoining property owners. There are 2 adjoining property owners and potentially a 3rd property owner who has historically been utilizing the property. Mr. Phillips recommended that if the 3rd property owner was allowed to bid and

was the highest bidder then she should have to complete a quiet title for that portion of the alley to give her access to the lot.

Bin Minter, Attorney, spoke on behalf of Debbie Vines who lives at 68 1st Ave. Her property adjoins 66 1st and she is the property owner separated from 10 Buchanan by an alleyway. She would like to participate in the auctions for both properties but particularly for 10 Buchanan St. She has maintained the property for 13 years. She understands she will need to file a quiet title of the alleyway.

Motion by Councilman Alexander, seconded by Councilman Shell to approve staff to obtain the survey for 66 1st Avenue.

MOTION CARRIED. (7-0)

Mr. Phillips said no action was needed on 10 Buchanan until after the survey. Mayor Pro Tem Koritko asked if a survey should be done of 10 Buchanan or the alleyway as well? City Attorney recommended that the part of the alleyway not outlined in the prior survey be included.

Q. Report on Annexation and Development Planning

Mayor Brady stated that this was requested at the Council Retreat in 2022 and no action will be taken.

Tracy Dunnavant, Planning Director, stated that staff researched annexation plans from other jurisdictions and housing tools. They put together maps showing vacant residential land in the City over 10 acres and the different residential uses around the City. They also looked at owner and renter occupancy and compared to other areas.

Mayor Pro Tem Koritko asked about the two maps, one didn't show the recent property annexed on Parks and the other map didn't show the assisted living on Summerlin. Ms. Dunnavant explained that the property on Parks is being built which is why it was not on there. The assisted living facility may have just been missed.

Councilman Guillaume thanked Ms. Dunnavant and staff for putting together such thorough information. Mayor Brady said that this will be discussed further at the upcoming retreat.

R. Ordinances to Amend the Charter of the City of Newnan and Code of Ordinances for the Purpose of Redistricting

Mayor Brady explained that an amended ordinance was in front of Council. There were a few typos that were caught and fixed.

1. 2nd and Final Reading – Ordinance to Amend the Charter of the City of Newnan for the Purpose of Redistricting

Motion by Councilman Shell, seconded by Councilman Alexander to amend the charter as presented.

MOTION CARRIED. (7-0)

2. Consideration of Ordinance to Amend the Code of Ordinances, Chapter 2, Administration for the Purpose of Redistricting

Motion by Councilman Alexander, seconded by Councilman Shell to amend the code of ordinances as presented.

MOTION CARRIED. (7-0)

VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

S. Request to Close Fresh Bru Dr. for Remote Control Car Events in April

This item was removed from the agenda.

T. Request from Explore Newnan-Coweta and Newnan-Coweta Chamber of Commerce to Use the City Trolley on April 11th

Mayor Brady explained that this request had been changed. The trolley is out of commission and will not be available by April 11th. This was changed to a discussion about uses of the trolley.

City Manager explained no action would be taken but there have been conversations with Explore Newnan Coweta about partnership/relationship with trolley booking for special events. Ridership has been down and the route was going to be changing. Council expressed interest in exploring options and partnership with ENCI. Mayor Brady said a proposal could be put together and brought back to Council.

EXECUTIVE SESSION

MOTION EXECUTIVE SESSION

Motion by Mayor Pro Tem Koritko, seconded by Councilman Alexander 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 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 7:14PM.

MOTION CARRIED. (7-0)

RESOLUTION/MAYOR'S AFFIDAVIT FOR EXECUTIVE SESSION

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

Comments from Maxwell Britton

ADJOURNMENT

Motion by Councilman Alexander, seconded by Councilman DuBose to adjourn the Council meeting at 7:22pm.

MOTION CARRIED. (7-0)

Megan Shea, City Clerk

Keith Brady, Mayor