

CITY OF NEWNAN, GEORGIA
REGULAR COUNCIL MEETING

AUGUST 24, 2021

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday August 24, 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: City Manager, Cleatus Phillips; Assistant City Manager, Hasco Craver; City Clerk, Megan Shea; and City Attorney, Brad Sears.

MINUTES – REGULAR COUNCIL MEETING – AUGUST 12, 2021

Motion by Councilman Koritko, seconded by Councilman Alexander to dispense with the reading of the minutes of the Regular Council meeting on August 12, 2021 and adopt them as presented.

MOTION CARRIED. (7-0)

MINUTES- SPECIAL CALLED WORK SESSION- AUGUST 4, 2021

Motion by Councilman DuBose, seconded by Councilman Koritko to dispense with the reading of the minutes of the Special Called Work Session on August 4, 2021 and adopt them as presented.

MOTION CARRIED. (7-0)

NEWNAN YOUTH COUNCIL

Councilwoman Jenkins welcomed members of the Newnan Youth Council to the meeting. In attendance was Jack Palmer, Chair and Senior at Newnan High School, Jackson Grote, Secretary and Senior at Newnan High School, Rylie Johnson, Junior at East Coweta and Zach Zachry, Junior at Northgate.

APPOINTMENTS- DOWNTOWN DEVELOPMENT AUTHORITY, 4 YEAR TERM

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

Motion by Mayor Brady, seconded by Councilman Koritko to re-appoint Martha Ann Parks to the Downtown Development Authority.

MOTION CARRIED. (7-0)

Motion by Councilman Koritko, seconded by Councilman Alexander to re-appoint Brant Frost to the Downtown Development Authority.

MOTION CARRIED. (7-0)

REPORT FROM CONVENTION CENTER AUTHORITY

Carol Moore, Director of the Newnan Centre and City Liaison to the Convention Center Authority presented the report. She introduced who serves on the board. Mr. Parks Avery is the Chairman and has been on the board for 14 years. There are 7 members and noted Michael Colpoys and Teresa Lovett have served for 22 years, original members.

Ms. Moore gave an overview of the new Gazebo and expanded patio. She discussed the impact of COVID and the financial loss the Newnan Centre has experienced. They are seeing an uptick with bookings for 2021, however also some postponement still due to COVID. She also discussed the mission of the authority, to put heads in beds and bring people to Newnan.

CITY MANAGER

Reminder there is another celebration on Saturday for the Pickleball Facility.

CONSIDERATION OF AN ORDINANCE TO SET THE MILLAGE RATE FOR REAL AND PERSONAL PROPERTY TAXES FOR THE CITY'S 2021 ASSESSMENT CYCLE

City Manager stated that the ordinance is to accept the rollback from 3.64 to 3.57, third year in a row considering a rollback.

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

MOTION CARRIED. (7-0)

REQUEST FROM MAIN STREET FOR STREET CLOSURES AND TO USE
SIDEWALKS AND PARKING SPACES AROUND THE SQUARE FOR 2021 EVENTS

Motion by Councilman Alexander, seconded by Mayor Pro Tem Shell to grant the request as presented.

MOTION CARRIED. (7-0)

CONSIDERATION OF AWARD FOR PROFESSIONAL ARCHITECTURAL AND
ENGINEERING DESIGN SERVICES FOR A FIRE TRAINING FACILITY

Assistant City Manager stated that the recommendation is to engage 2WR for this project.

Motion by Councilman Alexander, seconded by Mayor Pro Tem Shell to approve the award to 2WR as recommended.

MOTION CARRIED. (7-0)

CONSIDERATION OF BUDGET INCREASE FOR 2021 CHRISTMAS COMMISSION

Ms. Pam Johnson, Christmas Commission member presented the budget increase, asking for an additional \$40,000 to add to the \$10,000 budgeted, to make the budget \$50,000 for 2021. There are two categories they are considering. First the lights on the square, which did sustain damage during the Tornado in March, there are 144 strands that need to be replaced. The Commission is concerned about the tree canopy and the health of the trees. The second category is decorating roundabouts. Quotes vary between \$13,000-\$18,000. These would only be for the Christmas season.

Councilman Guillaume asked how long the lights will last on the wrapped trees? Since the lights stay on every weekend as well, lights are warrantied for two years with year-round usage. It was clarified that the cost for the roundabouts would be a one-time cost for materials and costs next year for installation.

There was discussion around the costs from year to year. The costs for materials verse installation were considered. Page Beckwith, City Liaison for the Commission stated that 3 quotes were obtained and these costs were for the best quality product.

Motion by Councilwoman Jenkins, seconded by Councilman Alexander to approve the budget increase for this fiscal year.

MOTION CARRIED. (7-0)

**PUBLIC HEARING- REQUEST TO DEMOLISH STRUCTURE AT 3 SPRAYBERRY RD
IN ORDER TO BUILD NEW CONVENIENCE STORE WITH FUEL PUMPS**

Mayor Brady opened the public hearing.

Bill Stephenson, Chief Building Official, explained that the two demolition requests are for properties that are next to each other. Councilwoman Jenkins asked about the zoning of the property for a gas station and Dean Smith, Planner confirmed the property is zoned Urban Commercial and would need a special exception use. He explained that in July the Board of Zoning Appeals granted an exception for 227 Jackson St and at the September meeting they will hear a request for 3 Sprayberry Rd.

City Manager reminded council that this is a request for demolition and that is what is before them, not the zoning and use. Councilwoman Jenkins asked if there had been a response from the Historical Society about the properties. Mr. Stephenson confirmed there was no response but he did research the building records at the City and there was nothing significant found.

Mayor Brady closed the public hearing.

Motion by Councilman Alexander, seconded by Councilman Koritko to approve the request to demolish the structure.

MOTION CARRIED. (7-0)

**PUBLIC HEARING- REQUEST TO DEMOLISH STRUCTURE AT 227 JACKSON ST TO
CLEAR LOT, TO BE COMBINED WITH 3 SPRAYBERRY RD ALSO UNDER
CONSIDERATION**

Mayor Brady opened the public hearing.

Councilwoman Jenkins asked about historical significance and Mr. Stephenson confirmed it is the same as with the previous property, no response from the historical society and city records do not show anything.

Mayor Brady closed the public hearing.

Motion by Councilman Alexander, seconded by Mayor Pro Tem Shell to approve the request to demolish the structure.

MOTION CARRIED. (7-0)

2ND AND FINAL READING- CONSIDERATION OF ORDINANCE TO REGULATE THE SALE OF DISTILLED SPIRITS

Brad Sears, City Attorney explained there have been two changes. The distance in regards to residential districts was looked into further. Page 2 was amended to say "within 300 ft. of a detached single-family dwelling unit located within one of the City's residential zoning districts". The other change was the hours of operation after it was found that the State published a regulation that states hours are limited to 8am-11:45pm so that was amended.

There was a discussion regarding the measurement of distance, should it state by vehicle or on foot? City Attorney stated it is direct travel on the ground, not line of sight.

Motion by Councilman Guillaume, seconded by Councilman Alexander to adopt the ordinance as amended. Koritko opposed.

MOTION CARRIED. (6-1)

CONSIDERATION OF RESOLUTION FOR TRANSMITTAL OF 2021 UPDATE TO THE CAPITAL IMPROVEMENTS ELEMENT (CIE), INCLUDES SHORT-TERM WORK PROGRAM (STWP), TO THREE RIVERS REGIONAL COMMISSION AND GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS

Chris Cole, Planner explained that once this is approved it will be back before Council in October for adoption.

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

MOTION CARRIED. (7-0)

CONSIDERATION OF RESOLUTION FOR TRANSMITTAL OF CITY OF NEWNAN COMPREHENSIVE PLAN 2021-2041 TO THREE RIVERS REGIONAL COMMISSION AND GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS

Chris Cole, Planner explained that once this is approved it will be back before Council in October for adoption.

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

MOTION CARRIED. (7-0)

PUBLIC HEARING- ZONING ORDINANCE AMENDMENTS, ARTICLES 8, 9 AND 10
AND SUBDIVISION REGULATIONS SELECTED SECTIONS

Mayor Brady opened the public hearing.

Dean Smith, Planner stated that the request to revise Article 7, Parking Standards, has been withdrawn based on research conducted and the conclusion that what we have now is sufficient.

For consideration is Article 8, Sign Regulations, and after the last council meeting digital monument signs near residential property were looked at more closely. Two provisions have been added that would require digital signs abutting residential to require a public hearing special exception process. Other changes include reducing distance for digital monuments signs from 5,000 ft to 100 ft on the same side of the road, to keep a 100ft setback from residential property and adding two drive-thru menu board signs. All other changes for Articles 9, 10 and subdivision regulations remained the same.

Mayor Brady closed the public hearing.

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

MOTION CARRIED. (7-0)

CONSIDERATION OF PROFESSIONAL SERVICES AGREEMENT BETWEEN CITY OF
NEWNAN AND NOVA ENGINEERING AND ENVIRONMENTAL, LLC FOR
ENVIRONMENTAL SERVICES AT 57 E. BROAD ST.

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

MOTION CARRIED. (7-0)

REQUEST FROM FULL CIRCLE TOYS TO CLOSE MADISON ST. BETWEEN
JEFFERSON ST. AND PERRY ST. FOR EVENT ON OCTOBER 9TH

Motion by Councilman DuBose, seconded by Councilman Koritko 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 7:18pm.

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)

RANSOM CLAIM

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

MOTION CARRIED. (7-0)

ADJOURNMENT

Motion by Mayor Pro Tem Shell, seconded by Councilman Koritko to adjourn the Council meeting at 7:22pm.

MOTION CARRIED. (7-0)

Megan Shea, City Clerk

Keith Brady, Mayor