

**CITY OF NEWNAN, GEORGIA**  
**REGULAR COUNCIL MEETING**

**FEBRUARY 11, 2020**

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, February 11, 2020 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: Ray DuBose; George Alexander, Cynthia E. Jenkins; Paul Guillaume; Rhodes Shell and Dustin Koritko. Also present: City Manager, Cleatus Phillips; City Clerk, Della Hill; Planning Director, Tracy Dunnivant; Assistant City Manager, Hasco Craver; City Attorney, Brad Sears and Police Chief, Douglas (Buster) Meadows.

**MINUTES – WORK SESSION – JANUARY 28, 2020**

Motion by Councilman Koritko, seconded by Councilman Alexander to dispense with the reading of the minutes of the Work Session, Newnan Entertainment & Sports Project, for January 28, 2020 and adopt them as presented.

**MOTION CARRIED. (7 – 0)**

**MINUTES – REGULAR MEETING – JANUARY 28, 2020**

Motion by Councilwoman Jenkins, seconded by Councilman Alexander to dispense with the reading of the minutes of the Regular Council meeting for January 28, 2020 and adopt them as amended.

**MOTION CARRIED. (7 – 0)**

**APPOINTMENT – CULTURAL ARTS COMMISSION (REPLACEMENT JOANNA HARVEY)**

Mayor Brady asked the City Manager to place Councilman Koritko appointment to the Cultural Arts Commission on the agenda for the next meeting.

**APPOINTMENTS – TREE COMMISSION**

Motion by Mayor Brady, seconded by Councilman Alexander to appoint J. R. Roberts to the Tree Commission for a three-year term.

**MOTION CARRIED. (7 – 0)**

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

**BOARD OF ZONING APPEALS ANNUAL REPORT**

The Planning Director on behalf of Chairman Smith, presented the report from the Board of Zoning Appeals. This is a seven-member Board. Activities for 2019:11 variances, 7 special exceptions and 1 appeal for zoning and administrative decision. In terms of future items, we are looking into updating the landscape ordinance with some type of appeals process and more ZBA training.

The City Manager informed Council they met with a consultant today for direction on an appeal process for the Landscaping Ordinance. The Tree Commission will be involved and become the reviewing body for alternative compliance. We received a lot of good ideas from the consultant and we will be making a recommendation to Council soon.

**AUTHORIZE MAYOR TO EXECUTE SERVICE DELIVERY STRATEGY (SDS) AMENDMENT TO INCLUDE "HOUSING" AS A SERVICE**

The Planning Director stated the City will be applying for a Community Development Block Grant (CDBG) during 2020. Since the City plans to address housing within its target area, the SDS must be amended to show the City of Newnan as a provider. Staff is seeking authorization for the Mayor to execute an amendment to the Service Delivery Strategy to include "housing" as a service. The County and all of its jurisdictions will be required to adopt the amendment and then it will be sent to DCA for final approval.

Motion by Councilwoman Jenkins, seconded by Councilman Alexander to authorize the Mayor to execute the amendment to the Service Delivery Strategy to include "housing" as a service.

**MOTION CARRIED. (7 – 0)**

**MEAG POWER – SALE OF EXCESS RESERVE TO CITY OF NEWNAN ON BEHALF OF THE CITY OF EAST POINT**

Motion by Councilwoman Jenkins, seconded by Councilman Koritko to approve MEAG Power sale of excess reserve capacity to the City of Newnan on behalf of the City of East Point.

**MOTION CARRIED. (7 – 0)**

**SUBDIVISION PEDESTRIAN PATHWAY ALTERNATE DESIGN – THE PARKS AT OLMSTEAD**

The City Planner stated Staff is seeking approval by Council to consider a revision to the approved pedestrian path system in the residential development known as the Parks at Olmstead. Staff has reviewed the proposed pedestrian path and supports this proposal.

Motion by Councilman Koritko, seconded by Councilwoman Jenkins to approve the revised pedestrian path system in the residential development known as the Parks at Olmstead.

**MOTION CARRIED. (7 – 0)**

**LEASE AGREEMENT – BETWEEN CITY OF NEWNAN AND WHOLISTIC STRESS CONTROL INSTITUTE, INC – OFFICE SPACE AT HOWARD WARNER COMMUNITY CENTER**

Motion by Councilwoman Jenkins, seconded by Councilman DuBose to approve the amendment for term to begin on April 1, 2020 and ending March 31, 2021 in the lease agreement by Wholistic Stress Control Institute, Inc. to allow the use of one Office room at the Howard Warner Community Center.

**MOTION CARRIED. (7 – 0)**

Motion by Councilwoman Jenkins, seconded by Councilman Guillaume to approve the lease agreement beginning on April 1, 2020 ending March 31, 2021 by Wholistic Stress Control Institute to allow the use of one Office room at the Howard Warner Community Center.

**MOTION CARRIED. (7 – 0)**

**SCHEDULE PUBLIC HEARING – 68 SAVANNAH STREET – MARCH 24, 2020**

Motion by Councilwoman Jenkins, seconded by Councilman Koritko to schedule a public hearing for substandard structure located at 68 Savannah Street for March 24, 2020.

**MOTION CARRIED. (7 – 0)**

**SCHEDULE PUBLIC HEARING – 62 MURRAY STREET – MARCH 24, 2020**

Motion by Councilwoman Jenkins, seconded by Councilman Alexander to schedule a public hearing for substandard structure located at 62 Murray Street for March 24, 2020.

**MOTION CARRIED. (7 – 0)**

**REQUEST – ALLOW FOR THE POSSESSION AND CONSUMPTION OF ALCOHOLIC BEVERAGE ON PUBLIC STREETS AND SIDEWALKS DURING CITY-SPONSORED EVENTS IN A DEFINED LOCATION WITHIN THE DOWNTOWN DEVELOPMENT AUTHORITY DISTRICT**

Motion by Councilman DuBose, seconded by Councilman Shell to approve the request to allow for the possession and consumption of alcoholic beverages on public streets and sidewalks during City - Sponsored events in a defined location within the Downtown Development Authority District. (Spring Art Walk, Summer Wined Up, Fall Art Walk, Oktoberfest Craft Beer Tasting, Tucked Away Music Festival, Greenville Street Park, Holiday Sip and See and Summer NewnanNIGHTS)

**MOTION CARRIED. (7 - 0)**

**REQUEST – MAIN STREET – STREET CLOSURES AND USE SIDEWALKS AND PARKING SPACES AROUND SQUARE FOR 2020 EVENTS**

Motion by Councilman DuBose, seconded by Councilman Koritko to approve the request by Main Street for street closures and to use sidewalks and parking spaces around the Square for 2020 Events.

**MOTION CARRIED. (7 – 0)**

**REQUEST – SURPLUS PROPERTY DECLARATION AND DISPOSITION OF REAL PROPERTY, CAPITAL ASSETS AND CONTROLLED ASSETS**

Motion by Councilman Alexander, seconded by Councilman Koritko to approve the request for the Surplus property declaration and disposition of real property, capital assets and controlled assets as presented.

**MOTION CARRIED. (7 – 0)**

**PUBLIC HEARING – ALCOHOL BEVERAGE - SPECIAL PERMITTED EVENT LOCATION LICENSE - KEELEY- KIRBY EVENTS LLC D/B/A SOMETHING SPECIAL AT LILLIAN GARDENS**

Mayor Brady opened a public hearing on the application for a Special Permitted Event Venue License adding On premise Beer and Wine Sales for Keeley-Kirby Events, LLC d/b/a Something Special at Lillian Gardens located at 83 Greenville Street.

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 Councilman DuBose, seconded by Councilman Koritko to approve the application adding On premise Beer and Wine Sales for Keeley-Kirby Events, LLC d/b/a Something Special at Lillian Gardens located at 83 Greenville Street.

**MOTION CARRIED. (7 – 0)**

**PUBLIC HEARING – ALCOHOL BEVERAGE LICENSE – LEONARDO’S RESTAURANT INC. D/B/A GRAYSON’S STEAK & SEAFOOD**

Mayor Brady opened a public hearing on the application for a Retail On Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine License for Leonardo’s Restaurant Inc., d/b/a Grayson’s Steak & Seafood located at 91 Millard Farmer Ind Boulevard.

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 Councilman DuBose, seconded by Councilman Shell to approve the application for a Retail On Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine License for Leonardo’s Restaurant Inc., d/b/a Grayson’s Steak and Seafood located at 91 Millard Farmer Ind Boulevard.

**MOTION CARRIED. (7 – 0)**

**PUBLIC HEARING – ALCOHOL BEVERAGE LICENSE – JSR LLC D/B/A MOBILE FOOD MART**

Mayor Brady opened a public hearing on the application for a Retail Off Premise (Package) Sales of Malt Beverages and Wine License transferring owner- From: Raina Singh, LLC -To: JSR Mobile Food Mart located at 10 The Cresent.

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 Councilman Guillaume, seconded by Councilman Koritko to approve the application for a Retail Off Premise (Package) Sales of Malt Beverages and Wine License transferring owner- From: Raina Singh, LLC - To: JSR LLC d/b/a Mobile Food Mart located at 10 The Cresent.

**MOTION CARRIED. (7 – 0)**

**PUBLIC HEARING – ALCOHOL BEVERAGE LICENSE – LITTLE GIANT FARMERS MARKET**

Mayor Brady opened a public hearing on the application for a Retail Off Premise (Package) Sales of Malt Beverages and Wine License transferring License Representative From: Michael D. Hayes - To: James L. Funk for Little Giant Farmers Market located at 487 Jackson Street.

No one was present for the hearing. Add to agenda for another meeting.

**PUBLIC HEARING – ALCOHOL BEVERAGE LICENSE – VALLARTA GRILL**

Mayor Brady opened a public hearing on the application for a Retail On Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine License for transfer of owners for Vallarta Grill located at 45 Newnan Station Dr., Ste. C.

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 Councilman Koritko, seconded by Councilman Alexander to approve the application for a Retail On Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine License for Vallarta Grill located at 45 Newnan Station Dr., Ste. C.

**MOTION CARRIED. (7 – 0)**

**SECOND PUBLIC HEARING – AMENDMENT CAPITAL IMPROVEMENTS ELEMENT (CIE) AND SHORT-TERM WORK PROGRAM (STWP)**

Mayor Brady opened a public hearing on the amendment to the Capital Improvement Element (CIE) and Short-Term Work program (STWP).

The City Planner stated per the minimum standards of the planning process, all local governments must hold two public hearings prior to amending the CIE/STWP. The first public hearing was held on January 14, 2020. This second public hearing will satisfy the standards by allowing the public to review the change. He is asking Council to adopt the resolution.

Mayor Brady closed the public hearing.

Motion by Councilman DuBose, seconded by Councilman Alexander to adopt a Resolution for the minor amendment to the Capital Improvements Element (CIE) and Short-Term Work Program (TWP).

**MOTION CARRIED. (7 – 0)**

**STATUS REPORTS: 280 W WASHINGTON ST., 18 BERRY AVENUE, 6 GLENN STREET AND 15 ELM CIRCLE**

These properties have been before Council in Public Hearings.

| <u>Property</u>  | <u>Owner</u>       | <u>Status</u> | <u>Resolution<br/>Deadline</u> |
|------------------|--------------------|---------------|--------------------------------|
| 280 W Washington | Irvin Jones Estate | Progress made | 03/23/2020                     |
| 18 Berry Ave     | Dan Moten          | Pending sale  | 02/24/2020                     |
| 6 Glenn Street   | D Free Mgt         | Progress made | 02/25/2020                     |
| 15 Elm Cir       | Doug Frost         | Progress made | 03/14/2020                     |

No action needed

**SUBSTANDARD STRUCTURE – REQUESTING EXTENSION – 33 HARDAWAY STREET**

Ms. Jennie Smith informed Council the property has been sold, but until all the heirs have submitted their information they cannot complete the sale. She is still waiting on paper work from three of the heirs. She is asking for another extension to resolve the issue.

Motion by Councilwoman Jenkins, seconded by Councilman Alexander to grant an extension until April 14, 2020 in order for the estate to come to an agreement on the structure located at 33 Hardaway Street.

**MOTION CARRIED. (7 - 0)**

**RESOLUTION – ABANDON CERTAIN PUBLIC RIGHT-OF-WAY KNOWN AS ST. CHARLES PLACE, LOCATED WITHIN THE PARKSIDE VILLAGE SUBDIVISION**

The City Planner stated on November 26, 2019 this item was presented to Council. After the presentation of the request, Council voted to approve the process of abandoning the right-of-way located at St. Charles Place and split the property between the two adjacent property owners.

Motion by Councilwoman Jenkins, seconded by Councilman Alexander to adopt a resolution to abandon that portion of public right-of-way, known as St. Charles Place and for Mayor to execute the quitclaim deed reflecting the transfer to the adjacent property owners.

**MOTION CARRIED. (7 – 0)**

**OFF AGENDA**

Ms. Cynthia Bennett, on behalf of the Newnan Chamber of Commerce, expressed her gratitude and appreciation for the support of CowetaWorks for 2020. This program has been in effect for three (3) years. This year there were over 2,000 students and teachers

that went through CEC. She thanked the Fire and Police Department for their participation.

**COUNCIL COMMENTS**

Councilwoman Jenkins stated she is wearing red for American Heart Association - Go Red for Women Heart disease. February is heart month.

**ADJOURNMENT**

Motion by Councilman DuBose, seconded by Councilman Koritko to adjourn the Council meeting at 2:57 pm.

**MOTION CARRIED. (7 – 0)**

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Della Hill, City Clerk

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Keith Brady, Mayor