

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

**JANUARY 10, 2023**

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, January 10, 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: Ray DuBose, Rhodes Shell, George Alexander, Cynthia Jenkins (arrived late), 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.

**MINUTES – SPECIAL CALLED MEETING – DECEMBER 13, 2022**

Motion by Councilman DuBose, seconded by Councilman Alexander to dispense with the reading of the minutes of the Special Called meeting on December 13, 2022 and adopt them as presented.

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

**MINUTES – REGULAR COUNCIL MEETING – DECEMBER 13, 2022**

Motion by Councilman Alexander, seconded by Councilman Koritko to dispense with the reading of the minutes of the Regular Council meeting on December 13, 2022 and adopt them as presented.

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

**ELECTION OF MAYOR PRO TEM**

Motion by Councilman DuBose, seconded by Councilman Alexander to appoint Dustin Koritko as Mayor Pro Tem for 2023.

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

**APPOINTMENT OF DEPARTMENT HEADS**

City Manager recommended that all current department heads be re-appointed for 2023.

Motion by Councilman Alexander, seconded by Mayor Pro Tem Koritko to approve the recommendation and re-appoint all current Department Heads.

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

**APPOINTMENT OF CITY ATTORNEY**

Motion by Councilman Alexander, seconded by Councilman Guillaume to re-appoint Brad Sears as City Attorney for 2023.

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

**APPOINTMENT OF MUNICIPAL COURT JUDGE**

Motion by Councilman Alexander, seconded by Mayor Pro Tem Koritko to re-appoint Clay Collins as Municipal Court Judge for 2023.

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

**APPOINTMENT OF MUNICIPAL COURT JUDGE PRO TEM**

Motion by Councilman Alexander, seconded by Mayor Pro Tem Koritko to re-appoint Rufus Smith Jr. as Municipal Court Judge Pro Tem for 2023.

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

**APPOINTMENT OF COURT SOLICITOR**

Motion by Councilman Alexander, seconded by Mayor Pro Tem Koritko to re-appoint Danielle Sewell as Court Solicitor for 2023.

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

**APPOINTMENT OF PUBLIC DEFENDER**

Motion by Councilman Alexander, seconded by Mayor Pro Tem Koritko to re-appoint David Taylor as Public Defender for 2023.

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

**PRESENTATION- EXPLORE NEWNAN COWETA, INC.**

Heather Daniel, President and CEO of Explore Newnan-Coweta, Inc. presented the newly launched brand, visitors guide and website. They wanted to create an identity that encapsulates all that the community offers. Through research, focus groups and boots on the ground they determined that our community is eclectic, adventurous, down to earth, historic, vibrant, progressive and aspirational. With this they seek to encourage everyone to "Discover Your Curious" as their mantra.

Ms. Daniel highlighted features of the visitors guide and website, showing how to find everything around the County from dining and filming locations to lodging and local events.

**APPOINTMENT – CULTURAL ARTS COMMISSION, 3 YEAR TERM**

Continue to next agenda.

**APPOINTMENT – HOUSING AUTHORITY, 5 YEAR TERM**

Mayor Brady re-appointed Antoine Martin to the Housing Authority for another five-year term. No action required.

**APPOINTMENT – KEEP NEWNAN BEAUTIFUL, INTERIM APPOINTMENT**

Continue to next agenda.

**APPOINTMENTS – PARKS COMMISSION, 3 YEAR TERMS**

Motion by Councilman DuBose, seconded by Councilman Alexander to re-appoint Martin Smith to the Parks Commission.

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

Other two appointments continue to next agenda.

**APPOINTMENTS – PLANNING COMMISSION, 3 YEAR TERMS**

Motion by Mayor Brady, seconded by Councilwoman Jenkins to re-appoint Clay McEntire to the Planning Commission.

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

Other two appointments continue to next agenda.

**APPOINTMENTS – TREE COMMISSION, 3 YEAR TERMS**

Motion by Mayor Brady, seconded by Councilman Alexander to re-appoint J.R. Roberts to the Tree Commission.

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

Other two appointments continue to next agenda.

**APPOINTMENT – NEWNAN YOUTH ACTIVITIES, 3 YEAR TERM**

Continue to next agenda.

**CITY MANGER – SCHEDULE CITY FLOATING HOLIDAY FOR 2023**

City Manger recommended the floating holiday be President's Day for 2023.

Motion by Councilman Alexander, seconded by Mayor Pro Tem Koritko to approve the recommendation to set the City floating holiday as President's Day, February 20, 2023.

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

**PUBLIC HEARING- APPLICATION FOR ALCOHOL BEVERAGE LICENSE- THE REDNECK, INC.**

Mayor Brady opened a public hearing on the application for a Retail On Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine for The Redneck Gourmet at 11 North Court Sq.

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

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

**PUBLIC HEARING- APPLICATION FOR ALCOHOL BEVERAGE LICENSE- NEWNAN 2022, INC.**

Mayor Brady opened a public hearing on the application for a Retail On Premise (Package) Sales of Malt Beverages and Wine for Newnan 2022, Inc. at 1700 Newnan Crossing Blvd E.

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 Shell, seconded by Mayor Pro Tem Koritko to approve the application for a Retail On Premise (Package) Sales Malt Beverages and Wine License.

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

**RESOLUTION FOR SETTING QUALIFYING FEES FOR THE 2023 GENERAL ELECTION**

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

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

**2<sup>ND</sup> AND FINAL READING – ORDINANCE TO PROVIDE FOR THE ADOPTION OF A BUDGET, ITS EXECUTION AND EFFECT FOR FISCAL YEAR BEGINNING JANUARY 1, 2023 AND ENDING DECEMBER 31, 2023**

Motion by Councilman Shell, seconded by Councilman Guillaume to adopt the budget as presented on 2<sup>nd</sup> and final reading.

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

**33 RAY ST. – OWNER UPDATE AND REQUEST FOR EXTENSION**

Matt Murray, Code Enforcement Officer, stated that this property was before Council in November and was given 30 days to repair or demolish. The property has been sold since then to Searchers Capital and a representative is present. Work has been done to the property, it looks presentable but there is still a lot to do.

Brandon Escobar from Houston, Texas stated that Searchers Capital is a hard money lending firm. They had given a loan to an investor for this property but they defaulted. Their plan is to have new sub flooring installed, repair the foundation and put up sheet rock and then sell the property. They are requesting 180 days to finish that work and try to wholesale, otherwise finish rehab and retail sell.

Councilman Shell asked about repairing the property to completion then selling. How long would it take to repair all of it? Mr. Escobar stated probably 3-4 months. Mayor Brady stated that the code offenses are what need to be addressed.

Mr. Murray said the exterior can probably be finished in 120 days with siding and roofing. There is a lot of interior works that needs to be done and the Building department would prefer all the work be done to completion. Council expressed concern that the property be wholesale after 180 days and then the new owner asks for another 180 days to complete interior. The house should be CO ready, code violations cleared.

Councilwoman Jenkins asked about the difference between clearing the code violations and a complete gut rehab. City Manager explained that there have been instances where the resolution to repair or demolish has been released prior to a property receiving a CO. Mostly though with these resolutions the properties are completed to CO ready.

Motion by Councilman Shell, seconded by Councilman Alexander to approve a 180-day extension to get the property CO ready.

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

**REQUEST FROM FOUNDATION CHURCH TO CLOSE W. WASHINGTON BETWEEN BROWN ST. AND JACKSON ST. ON APRIL 7<sup>TH</sup> FOR GOOD FRIDAY CELEBRATION**

Mayor Brady stated there have been some questions from neighbors regarding this request. Councilman Alexander said he has received many calls with concerns because

First Baptist Church is also having their Good Friday service at the same time and that last year it was loud. Parking was also a concern that was voiced. Could Foundation find an alternate location to hold their event?

Clint Nolder with Foundation Church spoke. He said they do 140 events every year in support of others outside of their church and this is the only one that is solely their event. In 2019 this was held on South Court Square and they would love to have it there again. They moved last year at the request of the City. They have no intention to disturb other churches or businesses. For the type of event they are having they want to be near the square.

Mr. Nolder offered to flip the stage so that sound is away from the other churches. They also have a parking team that can be brought in to help and setup a parking map. Mayor Brady asked why they are not considering Greenville St. Park? Mr. Nolder said they do events there but the square is a bit more magical. Mayor Brady also asked if the businesses in the area of West Washington have been contacted? Mr. Nolder said they always connect with the business owners and make them aware of any event of they are doing. They really try to ensure good relationships with the downtown business owners.

Councilwoman Jenkins expressed that more due diligence should be done before approving this, including reaching out to businesses on South Court Square if that location is going to be considered. She suggested tabling this and having it back on another agenda.

Councilman Koritko asked if the hours of the event could be reduced? Jason Walton with Foundation stated that in 2019 the hours were amended as requested by Council to help with high peak traffic time. They used the sidewalks instead of parking spaces which was easier. Last year they changed back to 10am-10pm since they were off the square.

Mayor Brady suggested they come up 2-3 options that could work and bring those back to Council and they can determine what will be the best for the area and neighbors. Mr. Nolder said that last year they did speak with all the churches and received good feedback. He asked that if Council could ask the people that are coming to them with objections to talk to Foundation as well.

Motion by Councilwoman Jenkins, seconded by Councilman Alexander to continue this request to the next agenda.

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

**OFF AGENDA**

Belinda Gibbs expressed concerns for the Chalk Level community. She grew up there and attended school there and still attends a historic church on Pinson Street, Mount Vernon First Baptist Church. On Pinson Street there are several homes in need of repair and needed repair even before the storm. There is also a home at 3 Johnson Avenue, a home behind her church and a home at 51 Pinson Street, all these homes need repair. She wants to see someone from Planning or Code Enforcement to voice concerns to the property owners and if they don't do what they are supposed to do the City should take over.

Mayor Brady thanked her for bringing her concerns and staff will make sure that Code Enforcement addresses them.

**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 3:13PM.

**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)**

**DOMINICK CLAIM**

Motion by Councilman Alexander, seconded by Mayor Pro Tem Koritko to deny the claim as modified.

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

**ADJOURNMENT**

Motion by Councilman Alexander, seconded by Mayor Pro Tem Koritko to adjourn the Council meeting at 3:17pm.

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

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Megan Shea, City Clerk

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Keith Brady, Mayor