

CITY OF NEWNAN, GEORGIA
REGULAR COUNCIL MEETING

MAY 10, 2022

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, May 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: Rhodes Shell, George Alexander; Ray DuBose, 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.

MINUTES – REGULAR COUNCIL MEETING – APRIL 26, 2022

Motion by Councilman Guillaume, seconded by Councilman Koritko to dispense with the reading of the minutes of the Regular Council meeting on April 26, 2022 and adopt them as presented.

MOTION CARRIED. (7-0)

APPOINTMENTS- NEWNAN YOUTH ACTIVITIES, 3 YEAR TERM

Mayor Brady asked the City Manager to place his appointments on the next agenda.

Motion by Councilwoman Jenkins, seconded by Councilman Alexander to nominate Cynthia Culbreath for a 3-year term.

MOTION CARRIED. (7-0)

CITY MANAGER

City Manager explained that with the potential changes to the City's sanitation program there have been conversations about taking the billing and customer service element in house. Staff has been analyzing options for where the billing department could be housed. City Hall is too tight. Mr. Phillips wanted to present the idea of the rear of the Municipal building behind the Wadsworth, what used to be the Police Department and now houses Facility Maintenance operations.

It is a two-story facility and the focus would be on first floor renovations. This would also allow ADA accessibility for the entire building to be addressed. Currently the building is not ADA accessible to either floor. A full renovation would open up about 15,000 square feet of usable space. There were some renderings shown.

The only negative to this option is that it would not be ready for January 1, 2023 when the billing would begin. A temporary solution would be needed until it's ready. A new home would also be needed for the Facility Maintenance department. Council members were supportive of the idea. Councilwoman Jenkins asked if there are any other options. Mr. Phillips stated that trying to find space in the downtown area for potential lease or purchase is a challenge. There really are no other alternatives.

NEWNAN YOUTH COUNCIL ATTENDEE

Councilwoman Jenkins introduced the member of Youth Council in attendance, Davis Chapman.

PUBLIC HEARING- APPLICATION FOR ALCOHOL BEVERAGE LICENSE- C4
BULLSBORO, INC

Mayor Brady open a public hearing on the application for a Retail On Premise (Package) Sales of Malt Beverages and Wine License for C4 Bullsboro, Inc.- 250 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 Alexander to approve the application for a Retail On Premise (Package) Sales of Malt Beverages and Wine License.

MOTION CARRIED. (7-0)

ELECTION OF GMA'S DISTRICT 4 OFFICERS FOR 2022-2023

Mayor Brady explained that this goes before the business session in June at the annual GMA meeting.

Motion by Councilman Alexander, seconded by Councilwoman Jenkins to vote as slate indicates.

MOTION CARRIED. (7-0)

Mayor Brady explained that a voting delegate for the business session is also needed.

Motion by Councilman Alexander, seconded by Councilwoman Jenkins to appoint Mayor Brady as the voting delegate for GMA Business Meeting.

MOTION CARRIED. (7-0)

CONSIDERATION OF AGREEMENT TO PROVIDE CONSTRUCTION MANAGER AT RISK SERVICES FOR THE REDEVELOPMENT OF THE FIRE TRAINING FACILITY; AND APPROVAL OF AN ASSOCIATED BUDGET

Hasco Craver, Assistant City Manager, gave the background on this project beginning in 2020. A request for qualifications was put out and 2WR was selected in July 2021. Staff has been working on developing a program to service the needs of the Newnan Fire Department. A request for qualifications was put out in March to find a Construction Manager at Risk for the redevelopment.

Proposals from 2 firms were received and a team was put together to score them. The recommendation made was to enter into a contract with New South Construction. Mr. Craver also stated that the proposed budget was being presented for construction, outstanding architecture and engineering.

Councilman Guillaume asked if this would be a shared facility with the County? Mr. Craver stated this will be for the Newnan Fire Department only. Councilman Koritko asked how this will impact the County as they do share a facility currently? Mr. Craver explained that they are aware of the situation and they are also looking at developing their own facility. Mayor Brady explained that there is too much training going on to support a shared facility in order to adequately train the firefighters. Mr. Craver also stated that the City trains on shift which can be challenging if the location of the training facility is outside the City.

Motion by Councilman Alexander, seconded by Councilman Guillaume to approve agreement with New South Construction and project budget as presented.

MOTION CARRIED. (7-0)

REQUESTS FOR FUNDING UNDER THE AMERICAN RESCUE PLAN ACT (ARPA) FOR EXTERNAL APPLICANTS

Andrew Moody, ARPA Special Projects Manager, stated that the first request was from Lillian Gardens for lost revenues during the pandemic and the applicant has exhibited a decrease in gross receipts. The request is for \$130,000 to support payroll, operations and maintenance.

Motion by Mayor Pro Tem DuBose, seconded by Councilman Alexander to approve the request as presented.

MOTION CARRIED. (7-0)

The next request presented was from Coweta STEM Institute. The request was for \$140,400 for STEM related academic services to schools in the City. Services will be within City limits to City residents. All other County schools will be included but not under the ARPA funds they will have a secondary source of funding. Coweta Community Foundation will act as a pass-through entity for Coweta STEM and this was verified

through the State that an entity can receive funds more than once as long as they are not the end user.

Councilwoman Jenkins asked how much money is left in tranche 1? Mr. Moody stated there is approximately \$2.2 million obligated out of a \$7.7 million tranche. The next tranche should be received by end of May or July. Councilwoman Jenkins asked what is currently in the pipeline? Mr. Moody stated that if everything in the pipeline were approved it would be roughly \$13.5 million with \$7.6 million of that internal.

City Manager stated there is a pending application coming to address stormwater deficiencies and culvert issues that have been identified. That will be the largest request, about \$6.1 million. External pending there are 5 or 6. External requests have slowed down and are mostly small business so smaller amounts. The remaining requests will mostly be internal. City Manager explained that a process similar to the annual budget process is being utilized, meeting with individual department directors to set priorities.

City Manager stated they can get an updated report out to show where things stand and what will be coming.

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

MOTION CARRIED. (7-0)

CONSIDERATION OF PROPOSAL BY HEATH & LINEBACK ENGINEERS, INC. FOR EXTENDING NORTHBOUND RIGHT TURN LANE, NEWNAN CROSSING BYPASS AT SR 34, BULLSBORO DR.

Sam Henriquez, Civil Engineer, explained that a short-term need was identified for improvement at the existing right turn lane to increase the capacity. The recommendation is to engage Heath & Lineback Engineers, Inc. for professional engineering services, design and development. This will be integrated in future improvements along State Route 34. The cost is \$92,285 per the proposal and it would be 100% local funding.

Councilman Koritko asked for clarification on the need for the right turn lane. Mr. Henriquez explained there will be some right of way acquisitions and this will help with some current issues at Burger King exit. City Manager explained that there are not any major impacts, business loss etc. that are anticipated.

Councilman Alexander asked about the time frame on TIP funding for the improvements in this area? Mr. Henriquez stated that the application was made and approved by Council and now just waiting. An exact time frame is hard to say, even 3-5 years would be fast. City Manager stated he spoke with staff to look at short-term improvements of smaller dollar amounts that would help in the interim.

City Manager stated there have been conversations about limiting left outs from this intersection and there has been opposition from property owners.

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

MOTION CARRIED. (7-0)

CONSIDERATION OF PROPOSAL BY HEATH & LINEBACK ENGINEERS, INC. FOR EXTENDING SOUTHBOUND LEFT TURN LANE, NEWNAN CROSSING BYPASS AT LOWER FAYETTEVILLE RD.

Motion by Councilwoman Jenkins, seconded by Mayor Pro Tem DuBose to approve the proposal as presented.

MOTION CARRIED. (7-0)

ANNEXATION REQUEST – ANNEX2022-04- GEORGE ROSENZWEIG ON BEHALF OF PULTE GROUP HOME COMPANY, LLC AND GREEN TOP ROAD, LLC; 163.61 + ACRES ON GREEN TOP ROAD (TAX PARCEL #S 085 5086 001, 085 5107 002, 085 5086 003 AND SOUTHERN PORTION OF 085 5107 003); REQUESTED ZONING OF PDR (PLANNED DEVELOPMENT RESIDENTIAL DISTRICT) FOR 366 SINGLE FAMILY HOMES- REFERRAL TO PLANNING COMMISSION

Mayor Brady and Mayor Pro Tem DuBose had to recuse themselves from this item due to relationships with the family. Senior member Councilman Alexander took over the meeting.

Motion by Councilwoman Jenkins, seconded by Councilman Guillaume to refer to planning commission.

MOTION CARRIED. (5-0)

2ND AND FINAL READING – ANNEXATION REQUEST VIA 60% METHOD, ANNEX2022-02 BY NORTH 390, LLC; 5.19 + ACRES ON STATE ROUTE 29 (TAX PARCEL #S 073C 002, 073C 002A, 073C 003, 073C 004, 073C 004A); REQUESTED ZONING OF CGN

Mayor Brady recused himself and Mayor Pro Tem DuBose took over.

Motion by Councilman Shell, seconded by Councilman Guillaume to approve the annexation.

MOTION CARRIED. (6-0)

Motion by Councilman Shell, seconded by Councilman Guillaume to approve the rezoning as presented.

MOTION CARRIED. (6-0)

29 PINSON ST. – OWNER UPDATE AND REQUEST FOR EXTENSION

Matt Murray, Code Enforcement, stated that this storm damaged property was before Council in March. They were given 45 days to repair or demolish. Since then there has been a significant amount of work done, new roof, new face and interior demolition. The contractor was present. The request is for a 90-day extension to complete the project and they have turned in a schedule to the building department.

Jacob Hayut, Contractor stated that 90 days should be enough to finish, they hope to do it in less.

Motion by Councilman Guillaume, seconded by Councilman Koritko to approve the 90-day extension as requested.

MOTION CARRIED. (7-0)

176 LAGRANGE ST. – OWNER UPDATE AND REQUEST FOR EXTENSION

Matt Murray, Code Enforcement, stated that this property was also before Council in March. The owner of the property, Sherri Lord was present. Ms. Lord had been out of state but has since moved back in state to manage this. A new roof has been put on, west end of the house re-built and the lot has been cleaned up. She has a new contractor, Penco and they are requesting a 180-day extension. The exterior work is estimated to be done by mid-July and then interior.

Motion by Councilman Alexander, seconded by Councilwoman Jenkins to approve the 180-day extension with the condition that the property be kept clean and cut through the summer.

MOTION CARRIED. (7-0)

**REQUEST FROM COWETA COUNTY SCHOOL SYSTEM TO ALLOW
CONSTRUCTION AT NEWNAN HIGH SCHOOL OUTSIDE ALLOWABLE TIMES**

Councilwoman Jenkins asked how far outside the times are they requesting? Cory Harris with Parrish Construction explained that they are starting construction on the high school and anticipate noise after hours. Concrete pours at night will contribute with loud trucks. They are asking for leniency. They will put flyers out to the surrounding neighbors and signage on the street.

Councilwoman Jenkins asked about the time frame and Mr. Harris stated the concrete pours would have to start at 2am due to how much they have to do. It won't be throughout

the whole course of construction. The noise comes from the trucks and the pump. Mr. Harris further explained this is a continuous pour and if they can't work during night they will have to do smaller pours which will extend the time it takes to complete the project. It will be 4-5 nights in a row.

Mike Harnage, Superintendent on the project spoke about the concrete, there may be times when they only do 2 pours a week. They'll give the neighbors notice a week in advance. Councilwoman Jenkins asked about lighting and beeping noises of the trucks. Mr. Harnage explained the beeping is required for safety. They said they could look into turning the beeping noise down.

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

MOTION CARRIED. (7-0)

UPDATE ON PROGRAMS AND ACTIVITIES AT THE HOP

Tom Murty representing the Newnan Pickleball Association, presented the update. The Newnan Pickleball Association is a 501C3 that was formed to work with the City to develop programs for the pickleball facility, The HOP. There are currently 435 active members. The NPA offers regular classes, competitions and social events. They have had 3 themed social events so far this year. The facility in Newnan has been featured on the Fox Morning Show and CNN 'Fit Nation' series. In May they have 3 major sponsored events scheduled involving Engage, Georgia Pickleball Association and professional players.

Mr. Murty thanked Council for building the facility. He also thanked City Manager, Assistant City Manager and Katie Mosley with Leisure Services.

COUNCIL

Mayor Pro Tem DuBose wanted to say that Katie Mosley with Leisure Services is doing a great job with all the facilities.

ADJOURNMENT

Motion by Councilman Shell, seconded by Councilman Koritko to adjourn the Council meeting at 3:23pm.

MOTION CARRIED. (7-0)

Megan Shea, City Clerk

Keith Brady, Mayor