

CITY OF NEWNAN, GEORGIA
REGULAR COUNCIL MEETING

APRIL 12, 2022

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, April 12, 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 – MARCH 22, 2022

Motion by Councilman Koritko, seconded by Mayor Pro Tem DuBose to dispense with the reading of the minutes of the Regular Council meeting on March 22, 2022 and adopt them as presented.

MOTION CARRIED. (7-0)

OFF AGENDA

Request to amend the agenda. Explore Newnan-Coweta photo shoot request for parking spaces.

Motion by Councilman Guillaume, seconded by Councilman Koritko to amend the agenda to include the ENCI item.

MOTION CARRIED. (7-0)

APPOINTMENTS- NEWNAN URBAN REDEVELOPMENT AGENCY, 3 YEAR TERM

Motion by Councilman Alexander, seconded by Councilman Koritko to re-appoint Sara Freeman for another term.

MOTION CARRIED. (7-0)

Motion by Mayor Brady, seconded by Councilwoman Jenkins to re-appoint Cindy Eidson for another term.

MOTION CARRIED. (7-0)

Mayor Brady asked the City Manager to put Councilwoman Jenkins appointment on the next agenda.

APPOINTMENTS- NEWNAN YOUTH ACTIVITIES, 3 YEAR TERM

Motion by Councilman Alexander, seconded by Mayor Pro Tem DuBose to re-appoint Roy Garner for another term.

MOTION CARRIED. (7-0)

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

ANNUAL REPORT- WATER & LIGHT COMMISSION

Bobby Lee, Chairman of the Water & Light Commission presented the annual report. He gave an overview of the members of the commission. Newnan Utilities has been in business since 1904 and are committed to our community. They treat 4.7 million gallons of water daily with 1.2 million gallons going to Coweta County. They have a compost program that keeps 5,000 tons of biosolids out of landfills annually. They are currently at 75% clean fuel sources. They reinvest \$8.3 million in infrastructure. Their most valuable resource is their 102 full time employees who help manage over 200 miles of water/sewer pipe and 205 miles of electric distribution lines. They are proud to say they have a 92% customer satisfaction rating.

**PUBLIC HEARING- APPLICATION FOR ALCOHOL BEVERAGE LICENSE-
BEVERAGE VAULT**

Mayor Brady open a public hearing on the application for a Retail Off Premise (Package) Sales of Distilled Spirits, Malt Beverages and Wine License for Beverage Vault, 109 Bullsboro Dr. He stated this is the third application for package store.

Rocky Singh representing his uncle, the applicant, was present. Mayor Brady asked if the current building was going to be torn down or rehabbed? Mr. Singh stated they have had a few contractors out to look at the building and have decided to rehab it and expand it. It will look much better when it's renovated.

No one spoke for or against the application. Mayor Brady closed the public hearing. The City Clerk and City Attorney advised that all the documentation had been received and everything was in order.

Motion by Councilman Guillaume, seconded by Councilwoman Jenkins to approve the application for a Retail Off Premise (Package) Sales Distilled Spirits, Malt Beverages and Wine License.

MOTION CARRIED. (7-0)

PUBLIC HEARING- APPLICATION FOR ALCOHOL BEVERAGE LICENSE- GO JUU, LLC DBA GO JUU RESTAURANT

Mayor Brady open a public hearing on the application for a Retail On Premise (Pouring) Sales of Malt Beverages and Wine License for Go Juu, LLC dba Go Juu Restaurant- 311 Bullsboro Dr. Ste 190

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 Councilman Guillaume to approve the application for a Retail On Premise (Pouring) Sales of Malt Beverages and Wine License.

MOTION CARRIED. (7-0)

PUBLIC HEARING- APPLICATION FOR ALCOHOL BEVERAGE LICENSE – TAYCAN OF NEWNAN, LLC

Mayor Brady open a public hearing on the application for a Retail On Premise (Pouring) Sales of Malt Beverages and Wine License for Taycan of Newnan, LLC- 1119 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 Shell 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- EL CARNAL TACOS & MARISCOS, LLC

Mayor Brady open a public hearing on the application for a Retail On Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine License for El Carnal Tacos & Mariscos, LLC- 534 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 Councilman Shell, 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 GAS & FOOD, LLC

Mayor Brady open a public hearing on the application for a Retail Off Premise (Package) Sales of Malt Beverages and Wine License for Newnan Gas & Food, LLC- 67 Market Square Road.

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 Koritko to approve the application for a Retail Off Premise (Package) Sales of Malt Beverages and Wine License.

MOTION CARRIED. (7-0)

PUBLIC HEARING- APPLICATION FOR ALCOHOL BEVERAGE LICENSE- KROGER #363

Mayor Brady open a public hearing on the application for a Retail Off Premise (Package) Sales of Malt Beverages and Wine License for Kroger #363- 48 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 Councilman Shell, seconded by Councilman Koritko to approve the application for a Retail Off Premise (Package) Sales of Malt Beverages and Wine License.

MOTION CARRIED. (7-0)

CONSIDERATION OF RESOLUTION TO CREATE THE CITY OF NEWNAN TWO HUNDREDTH ANNIVERSARY CELEBRATION PLANNING COMMITTEE

Councilman Koritko proposed to change the name of the committee to "Bicentennial" as opposed to Two Hundredth Anniversary. City Manager suggested giving 60 days to put the appointments on the agenda.

Motion by Councilman Alexander, seconded by Councilman Shell to adopt the resolution with amended name.

MOTION CARRIED. (7-0)

CONSIDERATION OF RESOLUTION TO DECLARE A LOCAL STATE OF EMERGENCY IN THE CITY OF NEWNNA RELATED TO DESIGN, CONSTRUCTION AND DEMOLITION ACTIVITES AT NEWNAN CROSSING BLVD EAST DUE TO CULVERT COLLAPSE

Ray Norton, Public Works Director explained that they have engaged ISE to come up with a design and identified a design is buildable in a short time frame. The emergency ordinance is being requested to secure the contractor and get the road opened as soon as possible. Also, to avoid back up of water if the pipe were to fail completely. Materials have been quoted, the actual concrete structure but the lead times are 12-15 weeks engineering and then 12-20 weeks of construction. A local contractor has been identified and can start immediately.

Motion by Councilman Shell, seconded by Councilwoman Jenkins to approve the resolution as presented.

MOTION CARRIED. (7-0)

REQUEST FOR PUBLIC HEARINGS

Mayor Brady explained that the next 7 agenda items are all requests for public hearings to be scheduled for May 24, 2022 and so would be considered under one motion. Mayor Brady read all the addresses being considered; 25 Pinson St., 157 Lagrange St., 5 Mink Hollow Ct., 66 Robinson St., 22 Smith St., 5 Smith St. and 21 Johnson Ave.

Councilwoman Jenkins asked what made these properties stand out? Matt Murray, Code Enforcement Officer stated these properties are on the red tag list and have the most significant damage and there has been little communication from the owners. There were 130 properties on the red tag list after the storm and now 12 left that are still in severe condition. 5 were brought before Council last month and since then 2 have been torn down.

Motion by Councilman Guillaume, seconded by Councilman Alexander to schedule public hearings on May 24, 2022 for all 7 properties.

MOTION CARRIED. (7-0)

REZONING REQUEST- RZ2022-02 BY ALICE CORNEJO FOR DUI SCHOOL OF COWETA, INC. ; 0.27 + ACRES AT 39 MAIN STREET; REQUESTED ZONING OF CGN (GENERAL COMMERCIAL DISTRICT) – FOR INFORMATION ONLY

No action needed.

REZONING REQUEST- RZ2022-03 BY CHER MCWILLIAMS; 0.22 + ACRES AT 14 LEE STREET; REQUESTED ZONING OF RU-1 (URBAN RESIDENTIAL DWELLING DISTRICT-HISTORICAL AND INFILL) – FOR INFORMATION ONLY

No action needed.

CONSIDERATION OF CONTRACT EXTENSION FOR CONSULTING SERVICES FOR DISASTER RECOVERY AND FEMA PUBLIC ASSISTANCE

Ray Norton, Public Works Director explained that this is for the contract with Goodwyn, Mills & Cawood and the original RFQ allowed for 1-year renewals.

Motion by Councilman Shell, seconded by Councilwoman Jenkins to approve the contract extension as presented.

MOTION CARRIED. (7-0)

CONSIDERATION OF CONTRACT EXTENSION FOR DEBRIS MONITORING, DISASTER RECOVERY AND EMERGENCY PLANNING SERVICES

Mr. Norton stated that this is a one-year extension on this contract. In the event of another disaster someone is on standby.

Motion by Mayor Pro Tem DuBose, seconded by Councilman Koritko to approve the contract extension as presented.

MOTION CARRIED. (7-0)

CONSIDERATION OF A CONTRACT EXTENSION FOR DEBRIS REMOVAL SERVICES

Mr. Norton stated this is the same as the previous agenda item but for debris removal services. If something happens the company is already ready to go.

Motion by Mayor Pro Tem DuBose, seconded by Councilman Guillaume to approve the contract extension as presented.

MOTION CARRIED. (7-0)

STAFF REPORT RELATED TO MERRIS MANAGEMENT & LEADERSHIP CONSULTING PROJECT

Hasco Craver, Assistant City Manager, stated that this report was requested by Council. Councilwoman Jenkins explained that she brought this up in February to get an update. Since the contractor hired for this stepped away there was never a replacement found. She asked Council to continue the process and hire someone else.

Councilman Guillaume expressed concern that things have changed since this was first discussed and suggested moving forward by discussing this further and re-wording the resolution so there is a clearer idea of what is needed. He suggested a work session to further discuss on how to move forward.

City Manager explained that an extensive amount of time was originally spent looking for consulting firms to help with this and many found either did not have the resources or time. If Council does want to move forward the approach would need to be looked at again. Mr. Craver also stated if the scope is redefined then the RFP will look different.

There was a discussion about a work session and a time frame.

Motion by Councilman Guillaume, seconded by Councilwoman Jenkins to schedule a work session to discuss on May 24, 2022 at 5:30pm.

MOTION CARRIED. (7-0)

PUBLIC HEARING (CONTINUED)- 178 LAGRANGE ST.- RESOLUTION TO REPAIR OR DEMOLISH

Mayor Brady opened the public hearing.

Matt Murray, Code Enforcement officer explained that this is continued from the March 22nd meeting. This property was vacant prior to the storm and then sustained significant damage. There is a small loan on the property through Bank of America. The heirs of the estate wanted to sell the property and had a contract that has since fallen through but there is not another individual interested.

Vicky White, realtor representing the buyer for the property. The buyer is paying for the fines, fees and probate and are supposed to close next week. Councilman Shell asked what the buyers plan is for the property? Ms. White stated he wants to try and rehab the property. The buyer has contractors to look at the property and if it's not feasible he would demolish in 30 days. Chris Reading, attorney for Bank of America was present and stated they are willing to work with the heirs.

City Attorney explained that if all the heirs sign off on the probate it could take 45 days. He suggested that 45 days on the resolution would be more adequate.

Mayor Brady closed the public hearing.

Motion by Councilman Shell, seconded by Councilman Alexander to adopt a resolution to repair or demolish in 45 days.

MOTION CARRIED. (7-0)

OFF AGENDA ITEM

Request from Explore Newnan-Coweta for 4 parking spaces on East Court Square on Friday, May 22nd from 11am-12pm. There was discussion as to when the spots would be blocked off.

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

MOTION CARRIED. (7-0)

REQUEST FOR 3 PARKING SPACES IN FRONT OF THE ALAMO/FABIANOS FOR EVENT SPONSORS, JUNE-DECEMBER 2022

Hasco Craver, Assistant City Manager explained that the understanding is that this for displaying automobiles from third party sponsors. Cody Kelly from The Alamo was present and clarified that yes this is for sponsors. One is an auto import company from Newnan and they will have some cool custom cars to park out front. He stated this is part of series of events they are calling "The Hustle" and it will be different each month.

City Manager explained that it was discussed to handle this differently. Possibly provide The Alamo the cones and it is their responsibility to watch the spots and put the cones out when a vehicle leaves a spot. He does not feel they should be allowed to call the police at 8:30pm and say a car needs to be towed. Mr. Kelly stated they have hosts and security who could watch the spots and put the cones out after 8pm.

Cher McWilliams, owner of Leaf & Bean on the square spoke to the downtown parking issue and concern about what time they would be allowed to block the spots. There was discussion about the timing and the request being for 7 months. Mr. Craver suggested testing this out for a month or two and seeing how it goes then it could be extended.

Motion by Councilwoman Jenkins, seconded by Councilman Guillaume to approve the request with the condition that the cones cannot be set out before 8pm and approved for June and July.

MOTION CARRIED. (7-0)

REQUEST TO CLOSE CUL DE SAC AT THE END OF WOODLANE DR. ON MAY 15TH FOR NEIGHBORHOOD PARTY

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

MOTION CARRIED. (7-0)

REQUEST FROM NEWNAN COWETA ART ASSOCIATION ON BEHALF OF CORNER
ARTS GALLERY TO HOST ANNUAL LABOR DAY FESTIVAL, SEPTEMBER 5, 2022

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

MOTION CARRIED. (7-0)

EXECUTIVE SESSION

MOTION EXECUTIVE SESSION

Motion by Mayor Pro Tem DuBose, 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 and personnel 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 3:30pmPM.

MOTION CARRIED. (7-0)

RESOLUTION/MAYOR'S AFFIDAVIT FOR EXECUTIVE SESSION

Motion by Mayor Pro Tem DuBose, 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)

PETITION

Motion by Councilman Alexander, seconded by Councilman Koritko to not object to the petition as presented.

MOTION CARRIED. (7-0)

ADJOURNMENT

Motion by Councilman Alexander, seconded by Councilman Koritko to adjourn the Council meeting at 4:05pm.

MOTION CARRIED. (7-0)

Megan Shea, City Clerk

Keith Brady, Mayor