



Newnan City Council Meeting

APRIL 11, 2023

Newnan City Hall

Richard A. Bolin Council Chambers

25 LaGrange Street

2:30 PM

CALL TO ORDER

INVOCATION

READING OF MINUTES

- [A.](#) Minutes from the Special Called Work Session on March 28, 2023
- [B.](#) Minutes from the Regular Meeting on March 28, 2023

REPORTS OF BOARDS AND COMMISSIONS

- [C.](#) 1 Appointment - Cultural Arts Commission, 3 year term
- [D.](#) 1 Appointment - Keep Newnan Beautiful, interim term until 8/1/24
- [E.](#) 1 Appointment - Parks Commission, 3 year term
- [F.](#) 1 Appointment - Tree Commission, 3 year term
- [G.](#) 3 Appointments - Urban Redevelopment Agency, 3 year terms
- [H.](#) 4 Appointments - Youth Activities Commission, 3 year terms
- [I.](#) DDA Recommendations for Downtown Sanitation Program

REPORTS ON OPERATIONS BY CITY MANAGER

REPORTS AND COMMUNICATIONS FROM MAYOR

NEW BUSINESS

- [J.](#) Public Hearing - Application for Alcohol Beverage License - Rhea Investments dba Springhill Suites - Retail on Premise (Package) Sales of Malt Beverages & Wine - 1119 Bullsboro Dr. - Reason: New Business
- [K.](#) Public Hearing - Application for Alcohol Beverage License - Zokalo Mexicantina 1, LLC - Retail on Premise (Pouring) Sales of Distilled Spirits, Malt Beverages & Wine - 1899 Newnan Crossing Blvd - Reason: New Business
- [L.](#) Consideration of Consultant Selection for Professional Engineering Services for Preliminary Engineering, for Jefferson Street Intersection Improvements; roundabout at Greison Trail/ Jefferson Street/ Sprayberry Road.
- [M.](#) Consideration of a Resolution to Re-Certify the City of Newnan as a "City of Ethics"

UNFINISHED BUSINESS

- [N.](#) 5 Smith St - Owner update and request for extension.

VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

- [O.](#) Request from Summergrove POA to Post signs/banners for several events

MOTION TO ENTER INTO EXECUTIVE SESSION

- [P.](#) Motion to Enter into Executive Session

ADJOURNMENT

The special called work session of the City Council of the City of Newnan, Georgia was held on Tuesday, February 22, 2023 at 4:00PM in the Richard A. Bolin Council Chambers of City Hall with Mayor Keith Brady presiding.

Present

Mayor Keith Brady: Council members present: Ray DuBose, Rhodes Shell, George Alexander, Cynthia Jenkins, Dustin Koritko and Paul Guillaume. Also present: City Manager, Cleatus Phillips; Assistant City Manager, Hasco Craver and City Clerk, Megan Shea

Call to Order

Mayor Brady called the meeting to order and delivered the invocation.

Discussion Regarding 57 East Project

Mayor Brady explained that the purpose of the meeting is to have a general discussion about the 57 East Project. Bill Johnston was asked to present and step through some of the “how’s” and the financial side of the project.

Bill Johnston with Stephens stated that he has worked with Newnan before on projects such as the hospital project and cable tv. This is not what is going to be done but how it can be done. Mr. Johnston went through the City’s current financials, budget and current project documents, all public records.

Mr. Johnston began with financing options on how to pay for the project. The options being Cash, General Obligation Bonds, SPLOST General Obligation Bonds, Intergovernmental Contract Revenue Bonds, Urban Redevelopment Agency and Tax Allocation Districts (“TAD”).

Cash:

Approximate amount of cash on hand as of February 28, 2023 was \$20,500,000. The City has a Fund Balance Reserve Policy which is 50% of the Budgeted Unassigned Fund Balance each year, which in 2022 is estimated to be \$27,550,000, leaving the reserve amount at \$13,775,000. The City has an AA2 bond rating which is very high and that will help with lower interest rates. Of the \$20,500,000 cash and cash equivalents on hand, less reserve of \$13,775,000, that leaves \$6,725,000 available for the project.

General Obligation Bonds:

These bonds can be issued by city, county or school district and are backed by its ad valorem taxing power, full faith and credit. A referendum is required for these in Georgia. Total debt cannot exceed 10% of the assessed value of all taxable property. In 2021,

City's assessed value of taxable property was \$1,782,815,630 so the City's G.O. bond limit would be \$178,281,563.

SPLOST General Obligation Bonds:

This is a popular method of funding capital projects. This also requires a referendum, both for SPLOST and for the bonds.

Intergovernmental Contract Revenue Bonds:

With these types of bonds, you find an authority in the city or county that is broad enough to do the type of project you want. Revenue bonds are issued out of that authority and then an intergovernmental contract is signed and the full faith and credit of that entity is guaranteeing those bonds. No referendum is required.

Councilman Shell asked if the rate would be higher. Mr. Johnston said it would be slightly. It can be quicker. Mr. Johnston looked at the city and county authorities and would suggest the Coweta County Development Authority, Coweta County Public Facilities Authority or Newnan Urban Redevelopment Agency.

Urban Redevelopment Agency:

With this agency you can do redevelopment projects and governmental projects. There has to be a redevelopment plan, the area, what your going to do and that has to be put together first.

Tax Allocation District (TAD):

Mr. Johnston stated more and more of these are being used. An area has to be defined and what you're going to do. Then the legislature has to approve it and then a referendum is needed. Only the people in the district would participate in the referendum. They require public hearings and adoption by city, county and school district. The area can only be 10% of the assessed property value of the City. To qualify for a TAD there are 3 areas to look at, a blighted or distressed area, a deteriorating area or an area with inadequate infrastructure. But for the TAD, the redevelopment would not happen.

Discussion:

Mr. Johnston expressed that in his opinion the Urban Redevelopment Agency would be the best option. Councilwoman Jenkins commented that the point of NURA was to redevelop neighborhoods and focus on affordable housing so there is a concern to not get off mission with that. How do we protect that and do this project at the same time? City Manager said the urban redevelopment plan and map would need to be amended. Mayor Brady commented that it would be similar to the hospital redevelopment project. The what and the how still need to be figured out and this will be on the agenda for the council retreat.

Councilman Guillaume commented that there are multiple avenues for the financial piece, the big deal is the what, needing a clear vision.

Mayor Brady asked if NURA would make a fee off of providing services? Mr. Johnston said that some authorities charge a fee and some don't. The City's finances are in good shape so should not be constrained with creditworthiness.

Mayor Pro Tem Koritko asked how the bonds with NURA are repaid? Mr. Johnston said there are a couple ways, sold in the public market or placed in private market. Proceeds can only be used for that project, not mixed with other funds for other things. City pays debt service over whatever period of time.

Councilman Guillaume asked Mr. Johnston his opinion on risks going forward? Mr. Johnston said there has been a dramatic rise in interest rates. New money projects are being seen more now. The public is demanding new infrastructure in downtowns all over. New projects are not slowing down.

Council acknowledged that they need to start looking at what the city might want and not want, what is Newnan and what it's not. Councilman Guillaume suggested that prior to the Council retreat that councilmembers try to go see Trillith in Fayetteville. The space is much larger acreage but shows the possibilities of what's out there.

ADJOURNMENT

Motion by Councilman Alexander, seconded by Mayor Pro Tem Koritko to adjourn the meeting at 5:03PM.

MOTION CARRIED. (7-0)

Megan Shea, City Clerk

Keith Brady, Mayor

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, March 28, 2023 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: Ray DuBose, Rhodes Shell, George Alexander, 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.

READING OF MINUTES

A. Minutes from Special Called Meeting on February 22, 2023

Motion by Councilman Alexander, seconded by Councilman Guillaume to dispense with the reading of the minutes of the Special Called Meeting on February 22, 2023 and adopt them as presented.

MOTION CARRIED. (7-0)

B. Minutes from the Regular Meeting on March 14, 2023

Motion by Councilman DuBose, seconded by Councilman Alexander to dispense with the reading of the minutes of the Regular Council Meeting on March 14, 2023 and adopt them as presented.

MOTION CARRIED. (7-0)

REPORTS OF BOARDS AND COMMISSIONS

C. Appointment – Cultural Arts Commission, 3-year term

Continue to next agenda.

D. Appointment – Keep Newnan Beautiful, interim term

Continue to next agenda.

E. Appointment – Parks Commission, 3-year term

Continue to next agenda.

F. Appointment – Tree Commission, 3-year term

Continue to next agenda.

G. Appointment – Newnan Youth Activities, 3-year term

Motion by Councilman Guillaume, seconded by Mayor Pro Tem Koritko to appoint Ann Chirhart to the Newnan Youth Activities Commission for a 3-year term.

MOTION CARRIED. (7-0)

NEW BUSINESS

H. Public Hearing – Request by Owner to Demolish 282 Greenville Street

Mayor Brady opened the public hearing.

Bill Stephenson, Chief Building Official, stated that this building was built more than 50 years ago and is not located in a historic district. A representative of the owner was present.

No one spoke for or against. Mayor Brady closed the public hearing.

Motion by Councilman Alexander, seconded by Councilman Shell to grant the request for the demolition permit as presented.

MOTION CARRIED. (7-0)

Newnan Youth Council Attendees

Councilwoman Jenkins introduced the members of the Newnan Youth Council who were in attendance. Lilliana Maxfield, Isabella Rodriguez (Historian), Laci Johnson, Ashlynn Jones, Sara Park Lee, Madison Pater and Adele Bulford (Newnan High Rep).

I. Consideration of Contract for C. Jay Smith Slide Slope Repairs

Hasco Craver, Assistant City Manager, explained that due to increased uses there have been erosion issues along the 2 slides. City Staff worked with consultants for a remedy. The treatment recommended uses shotcrete, where concrete is pushed onto a vertical structure to hold in place then a rubber material is placed on it. This would stop the erosion and allow people to traverse safely.

Motion by Councilman Alexander, seconded by Councilman DuBose to approve the contract as presented.

MOTION CARRIED. (7-0)

Councilwoman Jenkins asked about repairs for the slide at Lynch Park. Mr. Phillips stated that the issue was handed over to Mike Furbush, City Landscape Architect and the playground equipment has been ordered.

J. Consideration of Contract Award for Design Services for the Preservation and Improvement of the Farmer Street Cemetery

Mr. Craver explained that the Farmer Street Cemetery Commission is hoping to engage Pond & Co. to do some early design work, how to treat the space such as lights or signage. The company would have community meetings and create some design schematics.

Ms. Jocelyn Palmer, a member of the Farmer Street Cemetery Commission, spoke to Council about the interview they conducted with Pond & Co. Ms. Palmer was impressed with their depth of knowledge, expertise and actual work they had done in these areas. They seem to have a real knowledge of what we have in Newnan and how to protect and preserve it.

Mayor Pro Tem Koritko asked if other companies were looked at? Ms. Palmer explained that an RFP was put out and only Pond & Co. responded. That gave the commission the ability to look into the company in depth. They really looked at the costs and feel they are in reasonable limits of what you would expect to spend.

Councilwoman Jenkins asked how long this process will take? Mr. Craver referenced a timeline that was in the packet with 6 weeks of initial work, possibly 3-4 months in total. This is the initial phase of possibly 2-3 phases.

Motion by Councilman Shell, seconded by Councilman DuBose to approve the contract as presented.

MOTION CARRIED. (7-0)

K. Consideration of Contract Extension for Debris Removal Services

Ray Norton, Public Works Director, explained that this is to extend a contract put in place after the tornado in 2021. There was a 5-year clause in that to have the services available at a moment's notice if needed.

Mayor Pro Tem Koritko asked if there was a cost? Mr. Norton said no cost, unless we activate it.

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

MOTION CARRIED. (7-0)

L. Consideration of Contract Extension for Debris Monitoring, Disaster Recovery and Emergency Planning Services

Mr. Norton stated this is on the same scale as the previous item. This was also procured during the tornado. This relates to FEMA eligibility and handling that process.

Mayor Pro Tem Koritko asked about cost? Mr. Norton said same as the previous, they are just on standby.

Motion by Councilman DuBose, seconded by Councilman Shell to approve the extension as presented.

MOTION CARRIED. (7-0)

M. Consideration of Contract Extension for Consulting Services for Disaster Recovery and FEMA Public Assistance

Mr. Norton stated this is the same as the previous two items, to have on standby, no costs incurred. This would be for FEMA reporting and paperwork.

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

MOTION CARRIED. (7-0)

N. Proposal to Repair and Maintain Erosion at 57 East

City Manager explained that there are erosion issues at the 57 East site. Program Manager, Eric Johnson was asked to help with this and worked with New South to get 3 bids from contractors. New South will be construction manager so it is under their insurance and supervision. Mr. Phillips recommended to do the the work with New South and Southeastern Sitework for a total of \$101,850.00.

Councilman Guillaume asked about possibly using some of that area as public parking, as the plan for what to do with the whole site is still being put together? Mr. Phillips said the priority is to get the site stabilized and then maybe using it for event parking is possible. There has been discussion to park County vehicles there during the Rock & Road Festival to free up parking across the street.

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

MOTION CARRIED. (7-0)

UNFINISHED BUSINESS

O. Public Hearing – 31 Jones St. – Resolution to Repair or Demolish

Mayor Brady opened the public hearing.

Matt Murray, Code Enforcement Officer, said that this property information was sent to Council in January. This is one of the few storm damaged properties that remain with not much progress or repair. Building department heard from Ms. Sheila Allen in early 2022 and she said they were trying to get assistance for repairs. Nothing has move forward, the property has continued to deteriorate and was not secured.

The property has been secured but it is in very bad condition. It is greater than 50% assessed value to repair. The family was present to speak.

Ms. Montgomery explained they are in the process of securing resources to decide if they will demo or not. They would like more time, maybe 90 or 120 days. They are working hard and are in unfamiliar territory.

No one else spoke for or against. Mayor Brady closed the public hearing.

Council asked about the possibility of an update from the building department at 90 or 45 days. Mr. Murray said 45 days is typical and he could provide an update then.

Councilman Shell asked what they are looking at doing? Ms. Montgomery said they are hoping to rebuild. Ms. Sheila Allen said they are also working with the Housing Authority.

Motion by Councilwoman Jenkins, seconded by Councilman Alexander to approve a resolution for 120-days repair or demolish.

MOTION CARRIED. (7-0)

P. Recommendation Regarding the Public Sale of 66 1st Avenue and 10 Buchanan Street

City Manager explained that this is a follow-up from 2 weeks ago. First, for 66 1st Avenue, the OCGA statute says that if you have a buildable lot it has to be sold via sealed bid or auction. There is a provision that if there is a lot remnant or unbuildable lot there is a process to offer the property to the adjoining property owners. There are some questions with encroachments and for staff to say it's buildable or not a survey should be done. The last survey done was in the 1980's.

Regarding 10 Buchanan, there is no doubt it's unbuildable, it's nonconforming and has no street frontage. This could be offered to adjoining property owners. There are 2 adjoining property owners and potentially a 3rd property owner who has historically been utilizing the property. Mr. Phillips recommended that if the 3rd property owner was allowed to bid and

was the highest bidder then she should have to complete a quiet title for that portion of the alley to give her access to the lot.

Bin Minter, Attorney, spoke on behalf of Debbie Vines who lives at 68 1st Ave. Her property adjoins 66 1st and she is the property owner separated from 10 Buchanan by an alleyway. She would like to participate in the auctions for both properties but particularly for 10 Buchanan St. She has maintained the property for 13 years. She understands she will need to file a quiet title of the alleyway.

Motion by Councilman Alexander, seconded by Councilman Shell to approve staff to obtain the survey for 66 1st Avenue.

MOTION CARRIED. (7-0)

Mr. Phillips said no action was needed on 10 Buchanan until after the survey. Mayor Pro Tem Koritko asked if a survey should be done of 10 Buchanan or the alleyway as well? City Attorney recommended that the part of the alleyway not outlined in the prior survey be included.

Q. Report on Annexation and Development Planning

Mayor Brady stated that this was requested at the Council Retreat in 2022 and no action will be taken.

Tracy Dunnavant, Planning Director, stated that staff researched annexation plans from other jurisdictions and housing tools. They put together maps showing vacant residential land in the City over 10 acres and the different residential uses around the City. They also looked at owner and renter occupancy and compared to other areas.

Mayor Pro Tem Koritko asked about the two maps, one didn't show the recent property annexed on Parks and the other map didn't show the assisted living on Summerlin. Ms. Dunnavant explained that the property on Parks is being built which is why it was not on there. The assisted living facility may have just been missed.

Councilman Guillaume thanked Ms. Dunnavant and staff for putting together such thorough information. Mayor Brady said that this will be discussed further at the upcoming retreat.

R. Ordinances to Amend the Charter of the City of Newnan and Code of Ordinances for the Purpose of Redistricting

Mayor Brady explained that an amended ordinance was in front of Council. There were a few typos that were caught and fixed.

1. 2nd and Final Reading – Ordinance to Amend the Charter of the City of Newnan for the Purpose of Redistricting

Motion by Councilman Shell, seconded by Councilman Alexander to amend the charter as presented.

MOTION CARRIED. (7-0)

2. Consideration of Ordinance to Amend the Code of Ordinances, Chapter 2, Administration for the Purpose of Redistricting

Motion by Councilman Alexander, seconded by Councilman Shell to amend the code of ordinances as presented.

MOTION CARRIED. (7-0)

VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

S. Request to Close Fresh Bru Dr. for Remote Control Car Events in April

This item was removed from the agenda.

T. Request from Explore Newnan-Coweta and Newnan-Coweta Chamber of Commerce to Use the City Trolley on April 11th

Mayor Brady explained that this request had been changed. The trolley is out of commission and will not be available by April 11th. This was changed to a discussion about uses of the trolley.

City Manager explained no action would be taken but there have been conversations with Explore Newnan Coweta about partnership/relationship with trolley booking for special events. Ridership has been down and the route was going to be changing. Council expressed interest in exploring options and partnership with ENCI. Mayor Brady said a proposal could be put together and brought back to Council.

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 7:14PM.

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)

Comments from Maxwell Britton

ADJOURNMENT

Motion by Councilman Alexander, seconded by Councilman DuBose to adjourn the Council meeting at 7:22pm.

MOTION CARRIED. (7-0)

Megan Shea, City Clerk

Keith Brady, Mayor



Newnan City Council
2023
City of Newnan
25 LaGrange Street
Newnan, Georgia 30263

March 23,

Dear Mayor and Newnan City Council,

During the March 8, 2023 Downtown Development Authority of Newnan meeting, the members discussed the Downtown Sanitation Program. It is the Downtown Development Authority of Newnan's recommendation that the Newnan City Council consider implementing an annual adjustment in March to the program rates based on the Consumer Price Index.

Please contact me if you require additional information.

Best Regards,

A handwritten signature in blue ink, appearing to read 'Jim Thomasson', is written in a cursive style.

Jim Thomasson
Chairperson,
Newnan Downtown Development Authority
6 First Avenue
Newnan, Georgia 30263

APPLICATION FOR ALCOHOL BEVERAGE LICENSE

Name: **Rhea Investments dba Springhill Suites**

Licensee: **Sandip Patel**

License Representative: **Jennifer Searels**

Type License: **Retail On Premise (Package) Sales of Malt Beverages & Wine**

Location: **1119 Bullsboro Drive**

TO THE CITY COUNCIL: REASON – NEW BUSINESS

(1) The above application with supporting documents and application fee has been filed in the City Clerk's office; reviewed by the appropriate departments of the City and appears to be (complete). (Sec 3-33)

If incomplete, reasons _____

(2) The citizenship requirements (have) been met. (Sec. 3-34)

If not, reasons _____

(3) Residency requirements (have) been met. (Sec. 3-35)

If not, reasons _____

(4) The location appears (to comply) with zoning requirements. (Sec 3-37)

If not, reasons _____

(5) The location of the proposed premises appears (to comply) with the distance requirements set forth in Sec. 3-39.

If not, reasons _____

(6) All taxes or other debts to the City (are) current. (Sec 3-38)

If not, reasons _____

(7) A publisher's affidavit (has not) been filed showing the notice requirement (has not) been complied with. (Sec 3-40 (a))

If not, reasons Advertised. Will file affidavit prior to hearing.

(8) An affidavit from the applicant certifying posting of the proposed premises (has not) been filed. (Sec. 3-40(b))

N/A

Respectfully submitted,

Megan Shea
City Clerk

APPLICATION FOR ALCOHOL BEVERAGE LICENSE

Name: **Zokalo Mexicantina 1, LLC**

Licensee: **Celerino Garcia Garcia**

License Representative: **Hurfilio Garcia Garcia**

Type License: **Retail On Premise (Pouring) Sales of Distilled Spirits, Malt Beverages & Wine**

Location: **1899 Newnan Crossing Blvd**

TO THE CITY COUNCIL: REASON – NEW BUSINESS

(1) The above application with supporting documents and application fee has been filed in the City Clerk's office; reviewed by the appropriate departments of the City and appears to be (complete). (Sec 3-33)

If incomplete, reasons _____

(2) The citizenship requirements (have) been met. (Sec. 3-34)

If not, reasons _____

(3) Residency requirements (have) been met. (Sec. 3-35)

If not, reasons _____

(4) The location appears (to comply) with zoning requirements. (Sec 3-37)

If not, reasons _____

Application - Beverage License

(5) The location of the proposed premises appears (to comply) with the distance requirements set forth in Sec. 3-39.

If not, reasons _____

(6) All taxes or other debts to the City (are) current. (Sec 3-38)

If not, reasons _____

(7) A publisher's affidavit (has not) been filed showing the notice requirement (has not) been complied with. (Sec 3-40 (a))

If not, reasons Advertised. Will file affidavit prior to hearing.

(8) An affidavit from the applicant certifying posting of the proposed premises (has not) been filed. (Sec. 3-40(b))

N/A

Respectfully submitted,

Megan Shea
City Clerk



NEWNAN
GEORGIA

City of Newnan, Georgia - Mayor and Council

Date: April 11, 2023

Agenda Item: Consultant Selection-
Preliminary Engineering
Jefferson Street Intersection Improvements

Prepared By: Michael Klahr, Director of Engineering

Purpose: Council may consider approval of consultant selection for professional engineering services for Preliminary Engineering, for Jefferson Street Intersection Improvements; roundabout at Greison Trail/ Jefferson Street/ Sprayberry Road.

Background: The City of Newnan has received notice of project selection for receiving Federal-Aid funding in the amount of \$208,000.00 (Local match of \$52,000 for a budget total of \$260,000), funding source, Surface Transportation Block Grant (STBG) Program- Urban, Atlanta Regional Commission, for Preliminary Engineering for a roundabout intersection at Jefferson Street/ Greison Trail/ Sprayberry Road.

Time Line:

Council support, by Resolution, November 23, 2021; includes funding match by City at 20%
Notice of Selection, ARC, including proposed funding amount, October, 2022
RFQ issued, November 22, 2022
Selection Committee decision, March 23, 2023

Next up: a ***Project Framework Agreement (PFA)*** between the City of Newnan and the Georgia Department of Transportation, which defines project phase participation commitments, will be brought before Council for approval. Under the terms of a ***PFA***, a consultant shall be selected based on qualifications. Once selected, the City will negotiate the scope and fees. The scope is defined by the *Plan Development Process (PDP)*.

A *Request for Qualifications (RFQ)* was issued November 22, 2022 and a total of 6 firms submitted statements of qualifications.

After evaluation by a committee of subject matter experts, in accordance with the policies and guidelines of the Georgia Department of Transportation, the recommended consultant is **Heath & Lineback Engineers, Inc.** (A BCC Company), Marietta, Georgia.

Options:

- A. Approve consultant selection of **Heath & Lineback Engineers, Inc.**, and authorize the negotiation of scope and fees
- B. Other action as directed by Council

Funding: N/ A

Recommendation: Option A

Attachments: None

RESOLUTION

Participation in the “Certified City of Ethics” Program

WHEREAS, the Board of Directors of the Georgia Municipal Association, has established a Certified City of Ethics program; and

WHEREAS, the City of Newnan has previously adopted an ethics ordinance and has become a Certified City of Ethics; and

WHEREAS, the City of Newnan, Georgia wishes to be re-certified as a Certified City of Ethics under the GMA program; and

WHEREAS, part of the re-certification process requires the Mayor and Council to re-subscribe to the ethics principles approved by the GMA Board;

NOW THEREFORE BE IT RESOLVED by the governing authority of the City of Newnan, Georgia, that as a group and as individuals, the governing authority subscribes to the following ethics principles and pledges to conduct its affairs accordingly.

- Serve Others, Not Ourselves
- Use Resources With Efficiency and Economy
- Treat All People Fairly
- Use The Power of Our Position For The Well Being Of Our Constituents
- Create An Environment Of Honesty, Openness And Integrity

SO, RESOLVED in open session, regularly assembled this _____ day of April, 2023.

ATTEST:

Megan Shea, City Clerk

REVIEWED AS TO FORM:

C. Bradford Sears, Jr., City Attorney

Cleatus Phillips, City Manager

L. Keith Brady, Mayor

Dustin Koritko, Mayor Pro-Tem

George M. Alexander, Councilmember

Cynthia E. Jenkins, Councilmember

Rhodes H. Shell, Councilmember

Raymond F. DuBose, Councilmember

Paul Guillaume, Councilmember



NEWNAN
GEORGIA

City of Newnan, Georgia - Mayor and Council

Date: April 11, 2023

Agenda Item: 5 Smith St

Prepared and
Presented by: Matt Murray, Code Enforcement Officer

Submitted by: Bill Stephenson, Chief Building Official

Purpose: Owner to update council on status and request an extension to repair the dilapidated structure at 5 Smith St.

Background: Owner: EVMT Real Estate LLC

Date Sub-Standard housing file was opened: December 1, 2021

Does the cost to bring this structure into compliance by means of repair exceed 50% of the structure's assessed tax value? **YES**

On December 1, 2021 the Building Department conducted an inspection of the premises and found the structure to be unsafe, uninhabitable. The structure has been determined to be unsafe as set forth by City Ordinance Section 5-24. (a), Sub-sections (3, 5, 6, 7, 8, 9, 10).

Options:

1. Accept the extension request from owner in order to complete the renovations to the property.
2. Other direction from council.

Funding: Not Applicable

Recommendation: Staff is requesting Council's approval to proceed with Option1.

**Previous Discussions
With Council:**

March 31, 2022 – Council informed of conditions.

April 12, 2022 – Public hearing was requested.

May 24, 2022 – Public Hearing was held with 60-day resolution deadline adopted by council.

July 24, 2022 – Resolution deadline expired with no action taken by owner.

October 11, 2022 – 180-day extension granted by council.





City Council Meeting

From: social@summergrovepoa.org

Sent: Thursday, March 23, at 10:00am

To: Megan Shea

Subject: Approval for posting of signs

Mayor and City Council,

Summergrove POA is requesting city approval for the posting of signs and/or banners at the entrances of our neighborhood on Lower Fayetteville Rd. across from Sullivan, the main entrance at Shenandoah, the East Lake entrance, and the entrance to East Lake on Mary Freeman on the following dates:

May 3-6 for Neighborhood Yard Sale

May 12-25 for Highschool Graduations

May 26-29 for Military Heroes

Oct. 4-7 for Neighborhood Yard Sale

Nov. 10-11 for Military Heroes

Thank you so much,

Karen Hildebran

Social Committee Chairperson

SummerGrove Neighborhood

Motion to Enter into Executive Session

I move that we now enter into closed session as allowed by O.C.G.A. §50-14-4 and pursuant to advice by the City Attorney, for the purpose of discussing

And that we, in open session, adopt a resolution authorizing and directing the Mayor or presiding officer to execute an affidavit in compliance with O.C.G.A. §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.

Motion to Adopt Resolution after Adjourning Back into Regular Session

I move that we adopt the resolution authorizing the Mayor to execute the affidavit stating that the subject matter of the closed portion of the council meeting was within the exceptions provided by O.C.G.A. §50-14-4(b).