

CITY OF NEWNAN, GEORGIA
REGULAR COUNCIL MEETING

MAY 13, 2025

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, May 13, 2025 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, Jim Thomasson, Rhodes Shell, Paul Guillaume and Dustin Koritko. Absent – Cynthia Jenkins. Also present: City Manager, Cleatus Phillips; Assistant City Manager, Hasco Craver; City Clerk, Megan Shea and City Attorney, Brad Sears. Absent – Assistant City Manager, Meg Kelsey.

READING OF MINUTES

A. Minutes from the Regular Meeting on April 15, 2025

Motion by Councilman DuBose, seconded by Councilman Koritko to dispense with the reading of the minutes of the Regular Meeting on April 15, 2025 and adopt them as presented.

MOTION CARRIED. (6-0)

REPORTS OF BOARDS AND COMMISSIONS

Youth Council Attendees

Mayor Brady introduced the members of the Newnan Youth Council who were in attendance. Emma Caylor, Sadie Keith and Annie Glenn Winstead.

B. 1 Appointment – Christmas Commission, 3-year term

Continue to next agenda.

C. 1 Appointment – Convention Center Authority, 3-year term

Motion by Mayor Brady, seconded by Councilman Koritko to appoint Jennifer Morrison to the Convention Center Authority.

MOTION CARRIED. (6-0)

D. 2 Appointments – Cultural Arts Commission, 3-year terms

Continue to next agenda.

E. 2 Appointments – Ethics Commission, 2-year terms

Continue to next agenda.

F. 1 Appointment – Newnan Urban Redevelopment Agency, 3-year term

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

MOTION CARRIED. (6-0)

G. 1 Appointment – Tree & Parks Commission, 3-year term

Continue to next agenda.

H. 2 Appointments – Youth Activities Commission,, 3-year terms

Motion by Mayor Brady, seconded by Councilman Koritko to re-appoint Lillie Smith for another term.

MOTION CARRIED. (6-0)

REPORTS AND COMMUNICATIONS FROM MAYOR

I. Discussion Regarding an Amendment to the Code of Ordinances, Chapter 10 Environment, Article II, Section 10-36 Noises, to Change the Time from 10pm to 9pm

Mayor Brady suggested changing the end time on construction from 10pm to 9pm. This stems from recent commercial activity near Avery Park and the burden that it has created to the people living in that area. The start time would still be 7am.

Motion by Mayor Pro Tem Thomasson, seconded by Councilman Shell to instruct City Attorney to draft the ordinance change and bring it back to Council with 9pm end time.

Councilman Shell asked if this is 7-days a week and City Manager said that the days are not stated in the ordinance. Council discussed whether this would just cover construction and not landscaping and other noises. The ordinance has points 1, 2 and 3 under restricted uses and Council discussed leaving 3 as is pertaining to amplified sound. Then Council discussed #2 pertaining to lawn mowing and changing the time to either 9pm or sunset.

Amended Motion by Mayor Pro Tem Thomasson, seconded by Councilman Shell to draft ordinance changes with # 2 changing to 9pm and #1 changing to 8pm.

MOTION CARRIED. (6-0)

NEW BUSINESS

J. Public Hearing – Application for Alcohol Beverage License – Bell Street Burrito– Retail On Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine – 55 Newnan Crossing Bypass– Reason: New Business

Mayor Brady opened a public hearing on the application for a Retail On Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine for Bell Street Burrito at 55 Newnan Crossing Bypass.

A representative of the 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 On Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine.

MOTION CARRIED. (6-0)

K. Appointment of Voting Delegate for GMA Annual Business Meeting 2025

Councilman Ray DuBose was nominated as voting delegate.

Motion by Councilman Shell, seconded by Mayor Pro Tem Thomasson to appoint Councilman Ray DuBose as voting delegate.

MOTION CARRIED. (6-0)

L. Election of GMA's District 4 Officers for 2025-2026

Motion by Mayor Pro Tem Thomasson, seconded by Councilman Guillaume to accept the ballot with District 4 officers.

MOTION CARRIED. (6-0)

M. Consideration of 2025 City Council Retreat Report

Mayor Brady stated that this is staff verifying the items from the Council retreat.

Motion by Councilman Guillaume, seconded by Councilman Koritko to accept the City Council Retreat Report as presented.

MOTION CARRIED. (6-0)

N. Consideration of Bicycle and Pedestrian Facilities Plan Update 2025

Hasco Craver, Assistant City Manager, explained that this was presented at the Council retreat with ways the City can be more intentional in the ways money is spent, and policy is adopted for safer pedestrian facilities and bike facilities.

Mayor Pro Tem Thomasson asked to look at adding two items. The first is looking at tools to incentivize LINC improvements to promote LINC within commercial and residential projects such as an amenity. The second is to investigate national certifications to make the City of Newnan bike friendly and run friendly communities. Mr. Craver said these could be added as objectives in the implementation strategy.

Councilman Koritko asked if the certifications are renewable and what are the benefits to having them? Council asked staff to send more information regarding the certifications and what the application process looks like for them.

O. Discussion of Potential Island Annexation at Certain Properties

Mr. Craver said this was another council retreat item. He showed a map of the islands that they discussed annexing. Council asked staff to find out if the properties are claiming Homestead Exemption and therefore are they owner occupied and to look at the current utility service. All the information gathered was in the agenda packet and staff was looking for further direction, if Council wishes to initiate the annexation process.

Motion by Councilman Guillaume, seconded by Councilman DuBose to proceed with the annexation process as discussed at retreat for number 8, 9, 10, 11, 12 and 13 shown on the map.

MOTION CARRIED. (6-0)

P. Consideration of Contract Award for Asphaltic Concrete Pavement Preservation 2025

Michael Klahr, City Engineer, explained that this is for Summer 2025 annual paving project. A list of streets was provided. Blount Construction had the low bid at \$2,159, 637.84 and staff recommend awarding the contract.

Motion by Councilman Koritko, seconded by Councilman Guillaume to approve the contract award as presented.

MOTION CARRIED. (6-0)

Q. Discussion of Cemetery Staffing and Future Operations

Ray Norton, Public Works Manager, stated that on March 25th he asked Council for direction on openings/closings and staffing at the cemeteries and Council asked for a report back. A summary was provided in the agenda packet. They currently have 8 full-time employees and 2 seasonal employees. They would like to take East View Cemetery back under City maintenance and with Farmer St. Cemetery possibly coming under the City, then he estimates needing 2-4 additional employees.

Councilman Guillaume wanted to clarify that if grave openings are outsourced then there would be no need for additional employees? Mr. Norton stated that is correct. He said to give an idea of costs, they spend \$54,000/year on the contractor for East View and there is about \$120,000 budgeted for burials so some costs will offset. Mr. Norton says he would come back to Council with a fee schedule and contract award if that is the direction Council wants to go.

Motion by Councilman Guillaume, seconded by Mayor Pro Tem Thomasson to proceed with outsourcing burials.

MOTION CARRIED. (6-0)

R. Consideration of Ordinance to Amend the Code of Ordinances, Chapter 7, Section 56, Personnel to Dig Graves

Mr. Norton explained that this amendment allows them to proceed with the previous discussion to outsource burials.

Motion by Councilman Guillaume, seconded by Councilman Koritko to adopt the ordinance as presented.

MOTION CARRIED. (6-0)

S. Consideration of Contract Extension for Debris Removal Services

Mr. Norton stated that this contract was originally executed in November 2021 after the tornado. It was a one-year contract with 4 one-year renewals, and this is the last year for the renewal. There is no cost associated; it is in place in case it is needed. Mayor Brady asked about further renewals. City Manager said an RFQ will need to be reissued to stay in compliance with FEMA.

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

MOTION CARRIED. (6-0)

T. Consideration of Surplus Property Declaration and Disposition of Capital Assets and Controlled Assets

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

MOTION CARRIED. (6-0)

U. Consideration of 180-day Postponement of the Arbitration Proceedings in the Annexation Request of Greentop Road Everhour Phase 2

Motion by Councilman Shell, seconded by Councilman DuBose to approve the postponement

MOTION CARRIED. (6-0)

VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

V. Request from RPM to close Madison St. between Jefferson St. and Jackson St. for three community events Summer 2025

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

MOTION CARRIED. (6-0)

W. Request from Bridging the Gap to host Summer Lunch at CJ Smith Park from May 27th – July 25th, Monday-Friday from 11:30am-1:30pm

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

MOTION CARRIED. (6-0)

X. Request to Close Wesley St. between St. Clair and Richard Allen Dr. on May 25, 2025 from 3pm-7pm for Rocky Hill Day Event

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

MOTION CARRIED. (6-0)

Y. Request from Lolita Whitaker to close Paul St. between Pinson St. and Johnson Ave on July 26, 2025 from 2pm-6pm for Back to School Bash

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

MOTION CARRIED. (6-0)

MOTION EXECUTIVE SESSION

Motion by Mayor Pro Tem Thomasson, seconded by Councilman Koritko 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 real estate 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 3:00PM.

MOTION CARRIED. (6-0)

RESOLUTION/MAYOR'S AFFIDAVIT FOR EXECUTIVE SESSION

Motion by Mayor Pro Tem Thomasson, seconded by Councilman Koritko 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. (6-0)

ADJOURNMENT

Motion by Councilman Koritko, seconded by Councilman Shell to adjourn the Council meeting at 3:20pm.

MOTION CARRIED. (6-0)

Megan Shea, City Clerk

Keith Brady, Mayor