

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, August 26, 2025 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, Jim Thomasson, Rhodes Shell, Cynthia Jenkins, Paul Guillaume and Dustin Koritko. Also present: City Manager, Cleatus Phillips; Assistant City Manager, Hasco Craver; Assistant City Manager, Meg Kelsey; City Clerk, Megan Shea and City Attorney, Brad Sears.

READING OF MINUTES

A. Minutes from the Regular Meeting on August 12, 2025

Motion by Councilman DuBose, seconded by Councilman Shell to dispense with the reading of the minutes of the Regular Meeting on August 12, 2025 and adopt them as presented.

MOTION CARRIED. (7-0)

B. Minutes from the Work Session on August 12, 2025

Motion by Councilman Shell, seconded by Councilman Guillaume to dispense with the reading of the minutes of the Work Session on August 12, 2025 and adopt them as presented.

MOTION CARRIED. (7-0)

REPORTS OF BOARDS AND COMMISSIONS

C. Swearing In of Youth Council Students

Councilwoman Jenkins called out the names of the new sophomore students joining the Newnan Youth Council, Mayor Brady presented them with certificates, and they were sworn in by the City Attorney.

Davis Agee (Heritage), Kimmie Banks (East Coweta), Abigail Barrett (Newnan), Caroline Brackett (Northgate), Grier Brady (Newnan), Sam Caldwell (East Coweta), Adeline Craver (Newnan), Gray Goldenberg (Newnan), Kendall Lange (Northgate), Darden Lee (Newnan), Taylor Linch (Newnan), Ashlynn Mitchell (Newnan), Adlyr Mol (Northgate) and Laura Sears (Newnan).

Youth Council Attendees

Councilwoman Jenkins announced the members of the Youth Council who were in attendance for their one meeting requirement. Sarah Helen Zachry, Macie Bohannon, Davis Markham, Lila McDowell, Olivia Rodriguez, Ellie Behm and Dominic Chafardon.

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

Continue to next agenda.

E. 1 Appointment – Downtown Development Authority, 4-year term

Motion by Councilman Koritko, seconded by Mayor Pro Tem Thomasson to appoint Roger Miles to the Downtown Development Authority.

MOTION CARRIED. (7-0)

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

Continue to next agenda.

NEW BUSINESS

G. Presentation from Nichols Cauley of the Audited 2024 Financial Statements

Meg Kelsey, Assistant City Manager introduced Greg Chapman from Nichols Cauley. He completed the City's audit on time in June. She also thanked the Finance Department for their hard work.

Greg Chapman, started by introducing his firm. He explained their responsibility as the auditor and the responsibility of the City's management. He said they rendered an unmodified or "clean" opinion on the financial statements, meaning they were presented fairly in accordance with generally accepted accounting principles. They also did a Yellow Book report on the City's internal controls and there were no material weaknesses or significant deficiencies.

The city receives a substantial amount of Federal funding, the most significant being ARPA Grant. They did a single audit report on ARPA funds and found no material weaknesses and no significant deficiencies. The City also completed an additional step and completed an Annual Comprehensive Financial Report.

The city has \$238.5 million in total assets and deferred outflows with the majority being capital assets and cash and investments. There are \$25.2 million in total liabilities, which is mostly pension liability and accrued vacation and sick leave for employees. The city does not have any debt. Total net position is \$213 million.

The Capital Assets Activity showed a healthy upward trend. The general fund had \$38 million in revenues and \$40 million in expenditure for a net of just over \$2 million. The city ended the year with \$29 million of fund balance, which is very strong for a city. Fund balance is important as it can help the city get through periods of economic uncertainty and prevents short-term borrowing. In the General Fund, the biggest category is public safety, which is typical for a city or county. There was a positive net for the Sanitation Fund and the previous year there was a deficit.

Mr. Chapman stated that there were no difficulties dealing with Management, no disagreements and no uncorrected misstatements. Nichols Cauley is independent from the city.

Mayor Brady thanked Mr. Chapman. No action was needed.

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

Motion by Councilman Shell, seconded by Mayor Pro Tem Thomasson to approve the declaration of surplus property and disposition of capital assets and controlled assets as presented.

MOTION CARRIED. (7-0)

I. Consideration of Regulations to Establish Provisions for the Keeping of Backyard Chickens

Hasco Craver, Assistant City Manager, stated that in 2018/2019 Council considered crafting an ordinance for the keeping of backyard chickens. At that time Council decided to not move forward. This item came back during the 2025 retreat. Staff put together a list of items to consider in crafting this. They did look at other similar cities that have established this.

Councilman Guillaume expressed concern about how neighborhoods will be impacted. He feels this is just for a few who want it and not for many and he said there is a reason that HOA's do not allow this. He asked who is going to monitor this? Given the areas that this is allowed, it will only be in District 2 and 3.

Mayor Pro Tem Thomasson said he supports it and commented that not every ordinance is going to apply to every citizen. He said roosters are really the problem and are loud, but chickens don't make noise. Some people put their dogs outside and they make more noise.

Councilman Guillaume asked how this might affect people's property values. Mayor Brady stated that anyone living in an HOA area, the HOA trumps the ordinance. Council agreed there was a consensus to move forward with this.

Motion by Councilman Shell, seconded by Mayor Pro Tem Thomasson to instruct staff to move forward with drafting the ordinance. Opposed: Guillaume

MOTION CARRIED. (6-1)

J. Consideration of Farmer Street Cemetery Improvement Project

Mr. Craver started by thanking the Farmer Street Cemetery Commission for their work on this. He said many of those members were in attendance. In 2020, the Farmer Street Cemetery Commission was re-established, to provide recommendations to preserve, protect, promote and maintain the Farmer Street Cemetery. The commission worked with different consultants to identify burial sites, literature review, and build consensus for what the proper treatment and recognition should be. Pond and Company were engaged and they provided construction documents and potential phased plan for making improvements.

A site map was shown for the project, showing phase 1 and 2. Phase 1 would primarily be construction of masonry and aluminum perimeter fencing along Farmer St. It would also include reconstruction of driveway entrance, driveway circle, additional parking, stormwater and first leg of a path that allows visitors to enter the cemetery. Total cost for Phase 1 is estimated at \$664,500. Phase 2 would include perimeter fencing along the back of the property and more trails for visitors to explore the cemetery. The cost of Phase 2 is estimated at \$681,500. There is currently no assigned funding for this project and the recommendation from staff is to proceed with Phase 1 using unassigned fund balance.

Dr. Danny Allen, from the African American Alliance spoke about the project. He expressed gratitude regarding the historical significance of this project. He expressed a heartfelt thank you to Council for this project and to the members of the Farmer Street Cemetery Commission. He said that for over 2 ½ decades the community has advocated for the respectful development of this sacred site. He said the redevelopment will not only help beautify the city but also serve as a testament to the enduring spirit and resilience of the community.

Councilwoman Jenkins expressed concern that the construction looks very close to potential graves. Mr. Craver said there are potential burial sites noted and that is potentially reflected in the cost as this is a sensitive project to complete. He said that will be a factor when looking for a contractor, someone that has experience with this type of project and can be sensitive to that.

Councilman Koritko also expressed concern that some of the parking appears to be over burial sites. Mr. Craver said the firm hired considered all mapped anomalies and no improvements will be made on or near the anomalies.

Motion by Mayor Pro Tem Thomasson, seconded by Councilwoman Jenkins to accept the recommended funding source and proceed with Phase 1 and release for bids.

MOTION CARRIED. (7-0)

UNFINISHED BUSINESS

K. Consideration of Amendment to the Zoning Ordinance by adding section 3-14-Residential Accessory Uses – Short-Term Rentals

Dean Smith, Senior Planner, stated that at the last Council meeting there were some further concerns and suggestions made for this amendment. Staff went back and made the requested changes. One change was regarding a complaint and now it is an option to communicate with a neighbor or come straight to the city with a complaint. Also, the word 'unabated' was removed.

No motion was made. Item dies for lack of a motion.

L. Public Hearing – RZ2025-01 – Request to rezone 29.26 acres at 3000 McIntosh Parkway from CGN to MXD

Mayor Brady recused himself due to a business conflict. Mayor Pro Tem Thomasson took over the meeting.

Mayor Pro Tem Thomasson stated that a letter was submitted by the applicant asking for a continuance until the November 25th Council meeting, so they can work on issues regarding pedestrian crossing.

City Attorney commented that since the public hearing was advertised for this meeting date that the motion should state the item is being continued to a date certain (November 25th) and that it should be re-posted and re-advertised at the applicant's expense.

Motion by Councilman DuBose, seconded by Councilman Guillaume to continue this item to the November 25th meeting, with the applicant responsible for re-posting and re-advertising that date.

MOTION CARRIED. (6-0)

M. Public Hearing – RZ2025-06 – Request to rezone 22.3 acres, tax parcels 087-2027-008 and 087-2027-011 from RS-20 to OI-1

Mayor Brady took over the meeting again and he opened the public hearing.

Mr. Smith showed the site plan of the two parcels. He stated that this was a city-initiated rezoning, and the project is the Coweta County administration building. Back in March, both City and County requested annexation of the two parcels and annexation was approved by House Bill 838 and signed into law on May 13, 2025. Upon annexation the property defaulted to RS-20 zoning and this would not allow for the administration building. Zoning of OI-1 would allow for the construction.

The project does meet all the 8 standards for rezoning and Mr. Smith gave a brief overview of those. The project is compatible with nearby developments, so it's a suitable use. No adverse impacts are anticipated, so adverse impact on adjacent properties. Current zoning prohibits the intended use. No

burden on public facilities, it will be serviced by county utilities. It is similar with some nearby uses so it could be compatible with the comprehensive plan. It is consistent with the intent of the OI-1 zoning designation. The county relocation of admin offices was not anticipated by the comprehensive plan, but the site and location are suitable for such a purpose. The request does provide a reasonable balance to public welfare.

Planning Commission held a public hearing on this and voted 6-0 to recommend approval. Full and complete report is available on the city's website.

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

Motion by Councilman Shell, seconded by Mayor Pro Tem Thomasson to accept the report from the Planning Commission.

MOTION CARRIED. (7-0)

Motion by Councilman Shell, seconded by Mayor Pro Tem Thomasson to adopt the ordinance for rezoning as presented.

MOTION CARRIED. (7-0)

VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

N. Request from RPM to Close Madison St. between Jackson St. and Jefferson St. for events on September 14th and October 19th

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

MOTION CARRIED. (7-0)

O. Request from Newnan High School to close streets for annual Homecoming Parade on September 18th

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

MOTION CARRIED. (7-0)

P. Request from Coweta County NAACP Youth Council for the Juneteenth Parade to be a standing yearly parade

Mr. Dillon Terrell, President of the NAACP Youth Council spoke. He expressed gratitude to Council for their support of the 2025 Juneteenth Parade. Given the positive response to the parade, he was formally requesting that the Juneteenth parade be recognized by the city annually every 3rd Saturday in June.

Councilwoman Jenkins said she also received very positive comments on the parade this year and she looks forward to it for next year.

Councilman Koritko asked how this would impact city resources and what formal process the other parades go through. City Manager explained that there are 4 other standing parades that happen yearly, MLK Day parade, NHS Homecoming, 4th of July and Christmas and this would be the 5th. He said there is a good handle on the road races due to the policy set by Council last year. This parade was managed very well this year and there are no concerns.

Motion by Councilwoman Jenkins, seconded by Mayor Pro Tem Thomasson to approve the request as presented.

MOTION CARRIED. (7-0)

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 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 7:25 PM.

MOTION CARRIED. (7-0)

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. (7-0)

DIX-SNELLING CLAIM

Motion by Councilman Shell, seconded by Councilman Koritko to deny the Dix-Snelling claim as presented.

MOTION CARRIED. (7-0)

ADJOURNMENT

Motion by Councilman DuBose, seconded by Councilman Guillaume to adjourn the Council meeting at 7:31pm.

MOTION CARRIED. (7-0)

Megan Shea, City Clerk

Keith Brady, Mayor