

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, September 9, 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, Cynthia Jenkins (called in via phone), Paul Guillaume and Dustin Koritko. Also present: City Manager, Cleatus Phillips; Assistant City Manager, Meg Kelsey; City Clerk, Megan Shea and City Attorney, Brad Sears. Absent – Assistant City Manager, Hasco Craver.

READING OF MINUTES

A. Minutes from the Regular Meeting on August 26, 2025

Motion by Councilman DuBose, seconded by Councilman Koritko to dispense with the reading of the minutes of the Regular Meeting on August 26, 2025 and adopt them as presented.

MOTION CARRIED. (7-0)

REPORTS OF BOARDS AND COMMISSIONS

B. 1 Appointment – Bicentennial Committee

Continue to next agenda.

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

Continue to next agenda.

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

Continue to next agenda.

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

Motion by Councilman DuBose, seconded by Councilman Koritko to reappoint Kirby Arnall for another term.

MOTION CARRIED. (7-0)

F. 3 Appointments – Ethics Commission, 2-year terms

Continue to next agenda.

G. 2 Appointments – Keep Newnan Beautiful, 3-year terms

Motion by Mayor Pro Tem Thomasson, seconded by Councilman Koritko to reappoint Angela Lewis for another term.

MOTION CARRIED. (7-0)

Continue other appointment to next agenda.

H. 1 Appointment – Planning Commission, 3-year term

Continue to next agenda.

I.1 Appointment – Youth Activities, 3-year term

Motion by Mayor Brady, seconded by Councilman Koritko to reappoint Ian Goldenberg for another term.

MOTION CARRIED. (7-0)

REPORTS ON OPERATIONS BY CITY MANAGER

City Manager reminded everyone that Thursday morning, the 9/11 ceremony would be taking place in front of the Courthouse on the Square, starting at 8:35am.

REPORTS AND COMMUNICATIONS FROM MAYOR

J. Proclamation for Constitution Week 2025

Mayor Brady read the proclamation and presented it to the members of the DAR (Daughters of the American Revolution) that were in attendance.

NEW BUSINESS

K. Public Hearing – Application for Alcohol Beverage License – Applebee’s – Retail on Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine – 971 Bullsboro Dr. – Reason: New Owner

Mayor Brady opened a public hearing on the application for Retail On Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine for Applebee’s at 971 Bullsboro Dr.

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 Koritko, seconded by Councilman Guillaume to approve the application for a Retail On Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine.

MOTION CARRIED. (7-0)

L. Public Hearing – Application for Alcohol Beverage License – Curious Kitchen – Retail on Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine – 80 Newnan Station Dr. Ste. I-K – Reason: New Business

Mayor Brady opened a public hearing on the application for Retail On Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine for Curious Kitchen at 80 Newnan Station Dr. Ste. I-K.

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 Koritko, seconded by Councilman Shell to approve the application for a Retail On Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine.

MOTION CARRIED. (7-0)

M. Consideration of Amending Chapter 3 – Alcoholic Beverages, Section 3-37 in the Code of Ordinances

Dean Smith, Senior Planner, explained that this is to add MXD back to the alcohol ordinance as an allowable district. It was an oversight in 2021 when MXD was adopted as an official zoning classification. This seeks to correct that.

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

MOTION CARRIED. (7-0)

N. Request for additional funding from the Christmas Commission for the upcoming 2025 Christmas season

Ms. Val Cranford, member of the Christmas Commission, stated that the commission was asking for an additional \$25,000, due to several unexpected expenses that occurred. There were replacement and repair of lights for the Rock & Road festival, which was to ensure the downtown area looked perfect for the event. Labor and expenses have also increased since the last time replacement had to happen. The \$25,000 would cover installations of decorations on city buildings, replacement of roundabout decorations on Greison Trail, purchase of new ornaments for the tree on the square and to cover added costs from removing and reinstalling the downtown tree lights.

Councilman Koritko asked if Rock & Road festival may be willing to help cover some of these costs in the future? Page Beckwith, Christmas Commission Liaison said there was not damage caused by the event, it was just taking them off and on again for the event, which is done every 2 years anyway. Councilman Koritko asked what the budget normally is for the commission? Ms. Beckwith said it alternates between \$30-50k, depending on the years the lights must be taken off. City Manager explained an amendment would be made to the budget for 2025 to cover the expenditure, from current year revenue.

Motion by Mayor Pro Tem Thomasson, seconded by Councilman Koritko to approve the request for funding as presented.

MOTION CARRIED. (7-0)

O. Presentation from MSI Benefits for 2025 City of Newnan Employee Benefits Program

Carole Ann Fields, HR Manager, introduced Jon Leggett with MSI Benefits.

Mr. Leggett started with a recap of how 2024 ended and what changes had been made for 2025. Medical claims were slightly down, and pharmacy claims are about the same. Total projections for 2025 are showing below 2024 numbers. Cigna was looking to increase the plan by about 9.5%. MSI pushed back on Cigna and got them down to a 4.85% increase.

Mayor Pro Tem Thomasson asked what happens to the money that is saved. Ms. Kelsey said there is a group insurance fund that it goes into. Currently that fund has about \$1.8 million which ebbs and flows depending on claims that are paid.

There is an increase in dental. Delta Dental asked for a 30% increase and MSI went to market for other quotes from MetLife and Cigna. They went back to Delta and got them to come down on their numbers. There will be an increase to employees but the recommendation from MSI is to stay with Delta Dental. There are no changes to the vision plan rates. They did look at the benefits of the vision plan and increasing those. They are recommending a second, buy up plan that employees can opt for, for an additional cost.

For 2026, MSI recommended renewing with Cigna with no changes to benefits or costs, renew with Delta Dental with a cost increase but no plan changes, renew with Cigna for vision with the secondary plan to offer more benefits, increased contribution on Flexible Spending Account and no changes to life, disability or supplemental.

Motion by Mayor Pro Tem Thomasson, seconded by Councilman Shell to accept the recommendations from MSI Benefits for 2026.

MOTION CARRIED. (7-0)

P. Presentation of the FY2026 Newnan Centre Budget

Peyton Shelnut, Director of the Newnan Centre, stated that the 2026 budget was approved by the Convention Center Authority, including a rental rate increase. There has not been a rental rate increase in at least the last 8 years and maybe even longer.

Motion by Councilman Shell, seconded by Councilman Guillaume to adopt the budget as presented.

MOTION CARRIED. (7-0)

VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

Q. Request from Newnan- Coweta Chamber to provide alcohol at their Pickleball Tournament at The HOP on October 1, 2025

Motion by Councilman Shell, seconded by Mayor Pro Tem Thomasson to approve the request and adopt the resolution.

MOTION CARRIED. (7-0)

R. Request from Burn Boot Camp to close portion of Market Square Way for Block Party on September 13th from 3:30-7:30pm

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

MOTION CARRIED. (7-0)

ADJOURNMENT

Motion by Councilman Koritko, seconded by Councilman Shell to adjourn the Council meeting at 2:54pm.

MOTION CARRIED. (7-0)

Megan Shea, City Clerk

Keith Brady, Mayor