CITY OF NEWNAN, GEORGIA
REGULAR COUNCIL MEETING NOVEMBER 11, 2025

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, November 11, 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, 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 October 28, 2025

Motion by Councilman Guillaume, seconded by Mayor Pro Tem Thomasson to dispense with the reading of the minutes of the Regular Meeting on October 28, 2025 and adopt them as presented.

MOTION CARRIED. (7-0)

REPORTS OF BOARDS AND COMMISSIONS

Mayor Brady asked that all appointments be put on the next agenda.

B. 1 Appointment – Bicentennial Committee

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

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

E. 2 Appointments – Development Authority, 3-year terms

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

NEW BUSINESS

G. Public Hearing – Appllication for Alcohol Beverage License – Hacienda Café, LLC – Retail on Premise (Pouring) Sales of Distilled Spirits, Malt Bevearges and Wine – 941 GA-34 – Reason: New Business Name

Mayor Brady opened a public hearing on the application for Retail On Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine for Hacienda Café at 941 GA-34.

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 Mayor Pro Tem Thomasson to approve the application for a Retail On Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine.

MOTION CARRIED. (7-0)

H . Public Hearing – Application for Alcohol Beverage License – JW Restaurant Group, LLC – Retail on Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine – 1329 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 JW Restaurant Group at 1329 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)

I. Public Hearing – Application for Alcohol Beverage License – J. Christopher's Newnan – Retail on Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine – 440 Newnan Crossing Bypass West, Bldg 200. Suite 201 – 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 J. Christopher's Newnan at 440 Newnan Crossing Bypass West, Bldg 200. Suite 201.

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 Mayor Pro Tem Thomasson to approve the application for a Retail On Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine.

MOTION CARRIED. (7-0)

J. Request by the Housing Authority of the City of Newnan (HAN) to Construct its final ARPA home at 28 Westgate Park Lane

Andrew Moody, Special Projects Manager, introduced Sandra Strozier with the Housing Authority. Ms. Strozier said that they have completed their first home at 4 Johnson St. and it is occupied. They have $334,787.55 left. They are looking to build another home and would like it to be in Chalk Level but have not been able to find a lot yet. There is a lot that was donated to them but it is not big enough so they are looking at purchasing the lot next door to it, but they don't know if that will happen. In the meantime, they have the lot they won at auction at 28 Westgate Park Lane and could build a house there. The house has to be built by next year, if they cannot secure the lot in Chalk Level they want to be able to go ahead with the Westgate property.

Mr. Moody explained that the original ARPA agreement did state Chalk Level as the area they would build in so Council would need to approve the application to be amended to allow them to continue to build in the same category but in a different location.

Motion by Councilwoman Jenkins, seconded by Mayor Pro Tem Thomasson to allow the Housing Authority to build a home at 28 Westgate Park Lane, in addition to their ability to build a home in Chalk Level.

MOTION CARRIED. (7-0)

K. Consideration of Approval to Purchase Network Firewall Replacement

Mr. Craver explained that this replacement software. If we continue with the current contract, it would be $28,000 and this new firewall will only be $18,000. This would be for 3 years and two devices, to allow for greater stability.

Motion by Mayor Pro Tem Thomasson, seconded by Councilman Koritko to approve the request to purchase network firewall replacement.

MOTION CARRIED. (7-0)

L. Consideration of Project Award for Server Storage and Switching Replacement

Mr. Craver said this is to replace equipment that was installed in 2018. There will be a 50% increase in memory, computing and usable storage.

Motion by Mayor Pro Tem Thomasson, seconded by Councilman Guillaume to approve the purchase as presented.

MOTION CARRIED. (7-0)

M. Consideration of Amendment to Chapter 2, Section 2-217 of the Code of Ordinances, Cultural Arts Commission

Mayor Brady stated that this was on the last agenda and there were instructions to staff and this reflects those changes.

Motion by Mayor Pro Tem Thomasson, seconded by Councilman Guillaume to amend the ordinance as presented.

MOTION CARRIED. (7-0)

N. Consideration of a Sanitation Fee Increase based on Consumer Price Index (CPI)

Ray Norton, Public Works Director, stated that this is to increase the portion of the sanitation fee that covers the city's administrative services and brush/bulk services by 3%. The increase total is $0.35 a month.

Motion by Mayor Pro Tem Thomasson, seconded by Councilman Guillaume to approve the increase as presented.

MOTION CARRIED. (7-0)

UNFINISHED BUSINESS

O. Presentation from WLA Studio for Draft Cemetery Master Plan

Ms. Madie Fischetti, landscape architect and preservation planner with WLA Studio, said they were contracted with the city at the beginning of the year to work on a cemetery master plan to look at upgrades in aesthetics and capacity. They did some market studies and presented to a close group in the city to come up with recommendations. She then introduced Liz Solomon, landscape architect, to present the recommendations.

Ms. Solomon said there have been several phases including inventory analysis, concept design and then master plan. The main goals are to bring all city cemeteries to the same standard, anticipate future needs, provide additional interment options and develop a flexible and strategic growth plan. They did historical research on all the city cemeteries.

Their findings show that all cemeteries could benefit from landscape improvements. The gateways at Eastview and Eastview Annex are not to the same standard as Oak Hill. Signage is lacking. Oak Hill requires repaving on the west side. Aesthetics at Eastview would be improved by concrete curbing. Accessibility and sidewalks need improvement at all cemeteries. Oak Hill expansion area has environmental constraints.

They did an operations analysis to understand staffing capacity. The maintenance crew operates well but are understaffed for the acreage they maintain. They also looked at the city ordinances and feel they are unnecessarily restrictive. Current pricing for services is in line with other GA municipal cemeteries. There is potential for adding offerings such as a columbaria, urn lot, scattering garden, chapel or pavilion and natural burial area. At current burial rates, Oak Hill has the capacity for another 5-6 years and East View has a 65–70-year capacity. Depending on the approach, Oak Hill could have a 70-year capacity.

For the master plan they looked at areas of opportunity. At Eastview Annex, they had some ideas of how to improve and elevate the open space. She showed 3 design concepts for Eastview Annex with either a garden, pavilion or chapel. The final plan showed a new entry gateway and a combination of garden and pavilion. At Eastview, the final plan showed a new entry gateway, stone wall and fence and adding signage. Then at Oak Hill they recommended improvements to the maintenance area. Ms. Solomon showed the expansion area which is about 22 acres. There were 3 different concept plans for the expansion area that were shown. After discussing with staff, they came up with a final master plan which would be broken into 3 phases to include landscape, pavement and stormwater improvements, new cremation interment features and a natural burial feature.

Mayor Pro Tem Thomasson asked if they could look at metrics to compare what other cities pay for maintenance. Councilwoman Jenkins said she thinks the data they collected shows a disparity between Eastview Annex and Oak Hill. She said with improvements, people could choose to be at Eastview instead of Oak Hill and she would like to see designs specifically for Eastview Annex for cremation.

Councilwoman Jenkins asked about the composition of the focus groups that were used. Mr. Craver said it was city staff, local funeral homes and funeral directors. Ms. Solomon said she did not get feedback from them on design. Councilwoman Jenkins said she would like to see community input in this.

Councilman Koritko asked about the invasive species that were mentioned in the report. Ms. Solomon said it affects select areas and the state has a list of species and there are best practices for removal and prevention. Councilman Koritko also asked about the scattering garden and if that would affect soil composition? Ms. Solomon said it would change it and best practices are to mix remains with an enzyme that helps neutralize them. There should be a policy put in place to manage that.

No action needed.

P. Jefferson/Jackson/Clark Intersection Improvement Project Update

Mr. Craver explained that the Georgia Department of Transportation (GDOT) is not in support of the previously approved design for this project. Staff discussed alternatives with GDOT and the city should be receiving confirmation of their support for an update in signage. This would help navigating through that intersection a little easier.

No action needed.

ADJOURNMENT

Motion by Mayor Pro Tem Thomasson, seconded by Councilman Koritko to adjourn the Council meeting at 3:30pm.

MOTION CARRIED. (7-0)

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Megan Shea, City Clerk

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Keith Brady, Mayor