

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, March 10, 2026 at 2:30p.m. in the Richard A. Bolin Council Chambers of City Hall with Mayor James Shepherd presiding.

PRESENT

Mayor James Shepherd: Council members present: Scott Berta, Jim Thomasson, Jennifer Morrison, 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.

CALL TO ORDER

Mayor Shepherd called the meeting to order. Reverend Myron Deas from Greater Mount Zion Church delivered the invocation.

READING OF MINUTES

A. Minutes from the Regular Meeting on February 24, 2026

Motion by Councilwoman Morrison, seconded by Councilman Thomasson to dispense with the reading of the minutes of the Regular Meeting on February 24, 2026 and adopt them as presented.

Mayor Shepherd called for the vote. There was no discussion after the motion and second.

MOTION CARRIED (7-0)

REPORTS OF BOARDS AND COMMISSIONS

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

Continue to next agenda.

C. 1 Appointment - Development Authority, 4-year term

Continue to next agenda.

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

Motion by Councilman Thomasson, seconded by Councilman Koritko to re-appoint Jennifer Petrino for another term.

MOTION CARRIED. (7-0)

E. 1 Appointment – Youth Activities Commission, 3- year term

Continue to next agenda.

REPORTS ON OPERATIONS BY CITY MANAGER

Mr. Phillips said that the Planning staff has put out a survey for the Comprehensive Plan update and that it is on the city's social media.

REPORTS AND COMMUNICATIONS FROM MAYOR

Mayor Shepherd noted that the item on the agenda for a moratorium on large scale rezonings and annexations is part of a larger process. The city has been talking with the county on development and how to move forward, including consideration of a development boundary with them. He thanked staff and members of Council that helped put the moratorium together.

Mayor Shepherd also thanked staff for preparations for the Comprehensive Plan update.

NEW BUSINESS

F. Public Hearing – Application for Alcohol Beverage License – Hooters of Newnan – Retail on Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine – 1001 Bullsboro Dr. – Reason: Name and Licensee Change and Add License Rep

Mayor Shepherd opened a public hearing on the application for a Retail On Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine for Hooters of Newnan at 1001 Bullsboro Dr.

Mr. Brian White, General Manager at Hooters of Newnan was present. Ms. Manda Torres with Sard & Leff Attorneys was also present on behalf of Hooters of Newnan. Ms. Torres said that these changes are the result of a bankruptcy order.

No one spoke for or against the application. Mayor Shepherd closed the public hearing. Councilman Thomasson asked if the application was in order and the City Clerk advised that all the documentation had been received and everything was in order.

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

MOTION CARRIED. (7-0)

G. Consideration of Contract Award for Resurfacing of the Lynch Park Pool

Mark Johnston, Facilities Maintenance Director, said it would take about two weeks to complete the plastering and then 30 days of brushing and maintaining the pool chemicals and then it can be turned over to the YMCA. The last time this was done was in 2009, it lasted 17 years.

Mayor Shepherd asked how the pool had lasted considerably longer than expected. Mr. Johnston said it is due to the work and maintenance provided by city staff and the great partnership they have with the YMCA.

Motion by Councilman Thomasson, seconded by Councilwoman Jenkins to award the contract as presented.

MOTION CARRIED. (7-0)

H. Consideration of a Resolution to adopt a Moratorium on the acceptance of new Rezoning and Annexation Applications containing more than 20 residential units

Motion by Councilwoman Jenkins, seconded by Councilman Thomasson to adopt the resolution as presented.

MOTION CARRIED. (7-0)

I. Consideration of an Ordinance to amend the 2026 Budget

Ms. Kelsey said this amendment is to the General Fund, specifically the Cemetery Department for site improvement. This is for Phase 1 of the Farmer Street Cemetery improvements. Staff recommended a budget of \$825,000

Motion by Councilwoman Jenkins, seconded by Councilman Thomasson to approve the budget amendment as presented.

MOTION CARRIED. (7-0)

J. Consideration of Memorandum of Agreement (MOA) between Coweta County and the City of Newnan regarding local watershed planning and management

Michael Klahr, City Engineer, stated that the agreement is required by the Georgia EPD for shared responsibilities with the county. This establishes guidelines for sharing testing, water sampling and fish testing. The original agreement was in 2008, and this is the fourth renewal and will last until 2032.

Motion by Councilman Thomasson, seconded by Councilwoman Jenkins to approve the MOA as presented.

MOTION CARRIED. (7-0)

UNFINISHED BUSINESS

K. Consideration of Resolution to Amend Fee Schedule – Building Department Permits, Inspections and Reviews

Bryan Partin, Chief Building Official, said these are the fee changes that were presented to Council at the last meeting, without the residential master file plan.

Motion by Councilman Thomasson, seconded by Councilman Guillaume to adopt the resolution as presented.

MOTION CARRIED. (7-0)

L. Consideration of an Ordinance to amend Chapter 3, Alcoholic Beverages by deleting Section 3-67, Growlers, adding a new Section 3-67, Specialty Beer and Wine Shop

Mr. Phillips explained that this initial ordinance was presented at the February 10th meeting. There were concerns regarding limits on inventory or licenses, to prevent any merchant from being able to have beer and wine. He did some research, reviewed other jurisdictions, and had discussions with potential operators and with council members. The ordinance now sets a minimum inventory threshold at \$15,000.

Councilwoman Jenkins asked where the \$15,000 number came from. Mr. Phillips said that someone starting a business like this would have other costs as well such as refrigeration systems and training staff so it would end up being more than just \$15,000. Mayor Shepherd asked if other jurisdictions have a minimum and Mr. Phillips said only related to package stores.

Motion by Councilman Thomasson, seconded by Councilwoman Morrison to adopt the ordinance as presented.

MOTION CARRIED. (7-0)

VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

M. Consideration of a Resolution to Authorize the Sale and Service of Alcoholic Beverages for a Special Event – Porchfest 2026

Ms. Melody Kiser, organizer of Porchfest, explained that the reason for this came from a post-event survey that was conducted after last year's event and this was the largest request that came from that. She said the reasoning for having 4 stands is to combat congestion.

Councilman Koritko asked how this would be monitored. Ms. Kiser said they will give out wristbands to those that buy drinks and ID's will be checked. Councilwoman Jenkins asked if there were concerns from police or staff. Chief Blankenship said they just want everyone to obey the law and have a good time. Mr. Phillips said that staff and PD met with Ms. Kiser and different strategies were discussed and this seemed like the best solution. This ensures there are licensed vendors and that ID's are checked. Councilman Koritko asked if this has been discussed with the neighbors. Ms. Kiser said yes and there have been no concerns or objections. They are also working with First Baptist Church regarding the beverage stand that would be closest to the church.

Mayor Pro Tem Berta asked if the alcohol ordinance stipulates a cup size or serving size that is permitted. Mr. Sears said 16 ounces from a vendor.

Motion by Councilman Thomasson, seconded by Councilman Koritko to adopt the resolution as presented.

MOTION CARRIED. (7-0)

N. Request from Susie Cuebas to close North and South Court Sq. on October 10, 2026 for Community Wellness Day, from 10am-3pm with street closures beginning October 9th at 6pm

Ms. Susie Cuebas was present. Mayor Shepherd asked if there were concerns from staff or PD. Mr. Phillips said closing the streets at 6pm on a Friday is difficult and it would be better to do around 1am, which is more typical of events.

Motion by Councilman Thomasson, seconded by Councilwoman Jenkins to approve the request as amended with street closures to begin at 1am on October 10th.

MOTION CARRIED. (7-0)

O. Request from Race for Orphans for additional street closures beginning Friday, May 1st at 6pm for Saturday, May 2nd event

Jason and Kelly Preston, organizers for Race for Orphans, said this is the 14th race and it has grown over the years. Mr. Phillips said this is easier to accommodate because it is not on court square. Chief Blankenship said they did this last year, and PD helps locate car owners and it helps that the race has staff to assist, letting citizens know the streets will be closed at 6pm. It is different than the previous request. Mr. Preston said they put signs up letting people know the street will be closing.

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

MOTION CARRIED. (7-0)

MOTION EXECUTIVE SESSION

Motion by Mayor Pro Tem Berta, 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 2:54PM.

MOTION CARRIED. (7-0)

RESOLUTION/MAYOR'S AFFIDAVIT FOR EXECUTIVE SESSION

Motion by Mayor Pro Tem Berta, 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)

JONES CLAIM

Motion by Councilman Thomasson, seconded by Councilwoman Morrison to deny the Jones claim as presented.

MOTION CARRIED. (7-0)

COUNCIL COMMENTS

Councilwoman Morrison said there was not an opportunity for discussion during Item H. She wanted to thank Councilman Berta for his work on getting this on the agenda.

Councilman Koritko said that as Mayor Shepherd has had different ministers coming to give the invocation, he would ask that their name and church be put on the agenda or verbally introduced. Mayor Shepherd said yes, he would make sure that is done going forward.

ADJOURNMENT

Motion by Councilwoman Morrison, seconded by Councilwoman Jenkins to adjourn the Council meeting at 3:05PM.

MOTION CARRIED. (7-0)

**Amended by motion at the March 24, 2026 Regular Council Meeting reading as follows "Motion by Mayor Pro Tem Berta to amend the minutes from the March 10, 2026, meeting to reflect that on items A, D, F, G, H, I, J, K, L, M, N and O no discussion was allowed after a motion and second was made. Mayor Shepherd stated that the amendment was out of order. Mayor Pro Tem Berta called parliamentary inquiry and appealed the chairman's decision. Seconded by Councilwoman Morrison". Motion Carried (5-2).

Megan Shea, City Clerk

James Shepherd, Mayor