CITY OF NEWNAN, GEORGIA
REGULAR COUNCIL MEETING OCTOBER 25, 2022

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, October 25, 2022 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, Rhodes Shell, George Alexander, Cynthia Jenkins, Dustin Koritko and Paul Guillaume. Also present: City Manager, Cleatus Phillips; Assistant City Manager, Hasco Craver; City Clerk, Megan Shea and City Attorney, Brad Sears.

MINUTES – REGULAR COUNCIL MEETING – OCTOBER 11, 2022

Motion by Councilman Koritko, seconded by Councilman Shell to dispense with the reading of the minutes of the Regular Council meeting on October 11, 2022 and adopt them as presented.

MOTION CARRIED. (7-0)

APPOINTMENT – CULTURAL ARTS COMMISSION, 3 YEAR TERM

Motion by Councilman Shell, seconded by Councilman Alexander to appoint Joe Arnotti to the Cultural Arts Commission for a 3-year term.

MOTION CARRIED. (7-0)

APPOINTMENTS – ETHICS COMMISSION, 2 YEAR TERM

Motion by Paul Guillaume, seconded by Councilman Koritko to reappoint Mark Darrow for another two-year term.

MOTION CARRIED. (7-0)

Mayor Brady asked the City Manager to put Councilman Alexander's appointment on the next agenda.

NEWNAN YOUTH COUNCIL ATTENDEES

Councilwoman Jenkins introduced the members of Youth Council who were in attendance. Danny Blanco, Helene Gibson, Jabrea Fowler, Stella Weaver and Davis Chapman.

ANNUAL REPORT – PARKS COMMISSION

Martin Smith presented the report. He gave an overview of the objectives for 2022 such as Sprayberry Dog Park improvements and evaluating the ADA accessibility for all parks. For 2023 and beyond they plan to focus on continued improvements at Sprayberry Dog Park, latest phases of The LINC, changes at C. J. Smith Park and research and design for ADA compliance at all parks.

ANNUAL REPORT- YOUTH ACTIVITIES COMMISSION

Roy Garner, Chairman of the commission, presented the report. They have 14 commission members and 36 youth student members from all over the County. In 2022 the commission served as ambassadors at many events such as the Wadsworth Concert, LINC Fun Run and Howl-o-ween Pet Parade. They also serve as Christmas Parade judges and Elf Ambassadors during the parade. They also engaged with State Representatives at the State Capitol and delivered Valentines to patients at CTCA.

In 2022 they have provided various training such as orientation w/ Fire and Police, orientation at Newnan Utilities and government training with the Assistant City Manager on the City budget. For the remainder of 2022 they are looking forward to a training session with the local 911 Director and the NLC Youth Conference in Kansas City.

REZONING REQUEST RZ2022-13 BY MELISSA GRIFFIS ON BEHALF OF MILL CREEK RESIDENTIAL, 34.497 + ACRES AT 60 HOSPITAL RD, REQUESTED CHANGE FROM OI-1 TO PDR FOR 221 UNIT RESIDENTIAL HOUSING COMMUNITY- FOR INFORMATION ONLY

Mayor Brady had to recuse himself from this item due to a business relationship. Mayor Pro Tem DuBose read the item. No action needed.

CONSIDERATION FOR ALLOWING FOOD/BEVERAGE AT THE WADSWORTH AUDITORIUM

Katie Mosley, Leisure Services Director, stated that this is to consider a policy change to allow for sale and serving of food and beverages at the Wadsworth Auditorium. Since 2018 when Leisure Services was created, rentals have increased almost 200%. There are a lot of requests for food and beverage at the events.

Councilman Alexander asked if extra cleaning would be needed? He expressed concern over damage to the seats and be able to get those fixed.

Councilman Guillaume asked about potential renters that call and then go elsewhere due to no food and beverage being allowed, how much is being lost? Ms. Mosley stated about 35-40%, mainly new renters.

Councilman Koritko asked about looking at policies at similar venues, specifically historic venues. Ms. Mosley said she has researched and all of them have food and beverage policies. She offered to put together information on that.

Councilwoman Jenkins asked if the price structure will give the option for food and beverage and reflect if someone does not want that option. Ms. Mosley stated yes, that has already been discussed and would be part of the policy.

Motion by Councilman Alexander, seconded by Councilman Shell to instruct staff to move forward with a policy change proposal to be brought to Council.

MOTION CARRIED. (7-0)

PRESENTATION OF A POLICY RECOMMENDATION TO ESTABLISH PARAMETERS FOR ELIGIBILITY AND FUNDING MAXIMUMS FOR THE PREMIUM PAY CATEGORY UNDER THE AMERICAN RESCUE PLAN ACT (ARPA)

Andrew Moody, ARPA Special Projects Manager, stated that there are 3 options. The first option was to not authorize the use of premium pay and staff feels this is a good option since funding has gotten low. ARPA funds have to be retained through 2026 to pay for direct and indirect administrative costs and those costs fluctuate. Mr. Moody would recommend around $400,000 for those costs. Right now, funds are at $886,000 remaining and in the docket, there is $624,985 which would bring us down to about $200,000. The second option is similar to the Small Business model and sets a cap on a request at $75,000 and the third option sets the cap at $150,000.

Councilman Alexander asked about any of the applications in the docket that have asked for premium pay. Mr. Moody stated the only one that had is the next agenda item.

Motion by Councilman Guillaume, seconded by Councilwoman Jenkins to adopt Exhibit A as the policy for the premium pay category.

MOTION CARRIED. (7-0)

EXTERNAL REQUEST FOR FUNDING UNDER THE AMERICAN RESCUE PLAN ACT (ARPA)

Mayor Brady stated that this request is now mute as there is no policy for this category being requested.

Motion by Councilman Alexander, seconded by Councilman Guillaume to deny based on no policy on premium pay.

MOTION CARRIED. (7-0)

CONSIDERATION OF RATE CHANGE FOR BRUSH AND BULK COLLECTIONS AND ESTABLISHING RATES FOR ACCOUNT MANAGEMENT/CUSTOMER SERVICE FUNCTIONS FOR RESIDENTIAL CUSTOMERS

Ray Norton, Public Works Director, stated that the request is for a rate change to Brush and Bulk and to establish rates for customer service account management function for sanitation. This would all start January 1st with the new contract with AmWaste. Currently we are charging $6.54 for the city's portion of services. There was a rate study conducted by Abby Goldsmith and it showed that the rates should be increased. The request is for $9.26 for brush and bulk and an additional $1.88 per month for account administration portion now that the City will be handling billing and customer service.

Councilman Guillaume asked if this amount will cover what needs to be covered? Mr. Norton stated that the projected numbers with grow staying the same means these numbers would be adequate. City Manager clarified that the downtown service is still being subsidized and this does not affect the downtown.

The total cost to residents per month now will be $32.40 and that is up from $17.75 a month under GFL.

Motion by Councilman Alexander, seconded by Councilman Guillaume to adopt the numbers as presented.

MOTION CARRIED. (7-0)

CONSIDERATION OF THE PURCHASE PRICE AND PRE-ORDER OF A FIRE TRAINING FACILITY BURN BUILDING

Hasco Craver, Assistant City Manager stated that Council previously asked Staff to work with a firm for a GMP (guaranteed maximum price). In an effort to control costs, staff is recommending to purchase the burn building in advance of starting construction.

Councilman Koritko asked about the 7% sales tax. Mr. Craver stated yes, we have to pay that and City Manager stated that Georgia is not a state that allows for sales tax exemption for municipal contracting.

Motion by Councilman Alexander, seconded by Mayor Pro Tem DuBose to approve the purchase price and order as presented.

MOTION CARRIED. (7-0)

PUBLIC HEARING – REZONING REQUEST RZ2022-08 BY MELISSA GRIFFIS ON BEHALF OF TRIBRIDGE RESIDENTIAL; 14.23 + ACRES AT 110 FIELD ST. (TAX PARCEL #N15 0001 001), REQUESTED CHANGE IN ZONING CONDITIONS BY AMENDING THE DEVELOPMENT PLAN – CONSIDERATION OF ORDINANCE

Mayor Brady opened the public hearing.

Tracy Dunnavant, Planning Director, stated that this is a rezoning request at the site of the Newnan Lofts mixed-use development. The site was originally approved in 1998. When the Zoning Ordinance was updated in 2017, the Headley property was removed and given a CUN zoning designation. The applicant is requesting a change in the master plan conditions to reflect the loss of the Headley property and to convert 18,950 square feet of commercial space into nine residential units.

Staff completed an assessment of the 8 required standards and Ms. Dunnavant gave a summary. Staff felt the proposed use would be suitable in view of zoning and development and there would be no adverse impact on adjacent or nearby property. The property could be used as currently conditioned but the Headley property should be removed since it's now CUN. There would be no burden on public facilities and the use is compatible with the Comprehensive Plan. The footprint will remain the same as the units will be located in existing buildings. This rezoning would amend the current master plan to reflect actual conditions today. Overall the development met 7 of the 9 standards.

The Planning Commission held a public hearing on September 13th and voted to recommend approval with two conditions.

- The project will be consistent with the plan and square footage allocations as specified in the post rezoning calculations: 21,077 square feet of commercial and 153,073 square feet of multi-family (154 total units).
- The proffered condition of the applicant – "In conjunction with the support of the City's recent investment in the LINC trail located along the property's eastern boundary and existing pond, the Landlord will work within the environmental constraints defined for the area to improve the condition, aesthetics and access to the pond for residents and the public."

Councilman Koritko asked if this development would still be mixed-use after the changes and Ms. Dunnavant stated that it would.

Mayor Brady asked first if anyone wanted to speak in opposition. No one came forward.

<u>Applicant:</u>

Ms. Melissa Griffis representing the applicant, explained that this project started 2 years ago before the pandemic. They became aware that the Headley property was no longer part of the percentages and therefore they were no longer in compliance. They got with

City Staff and City Attorney to find a solution. They have not been able to get viable tenants for the commercial space as there is no visibility. They want to add the nine additional units and this will actually be less traffic, the footprint will not change. There are some commercial tenants that they want to maintain.

Councilman Koritko asked about the parking? Ms. Griffis stated that they had already discussed this with Ms. Dunnavant and they are fine with the count they had before. So, no additional parking will be added.

Councilman Alexander asked about fire code compliance? Ms. Dunnavant stated that when they convert and go to the building department, then they will have to meet all codes and standards.

Mayor Brady closed the public hearing.

Motion by Councilman Guillaume, seconded by Councilman Koritko to accept the report from the Planning Commission.

MOTION CARRIED. (7-0)

Motion by Councilman Alexander, seconded by Councilman Koritko to approve the rezoning request.

MOTION CARRIED. (7-0)

Motion by Councilman Shell, seconded by Councilman Alexander to adopt the ordinance as presented.

MOTION CARRIED. (7-0)

REQUEST FROM FOUNDATION CHURCH FOR 3 PARKING SPACES ON W. WASHINGTON ST. FOR ICE CREAM TRUCK DURING ANNUAL MUNCHKIN MASQUERADE

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

MOTION CARRIED. (7-0)

REQUEST FROM THE NEWNAN TIMES HERALD TO SETUP A TABLE/TENT ON WEST COURT SQUARE TO WRAP PRESENTS, NOVEMBER 25TH

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

MOTION CARRIED. (7-0)

EXECUTIVE SESSION

MOTION EXECUTIVE SESSION

Motion by Mayor Pro Tem DuBose, seconded by Councilman Alexander 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 personnel issues 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 7:10PM.

MOTION CARRIED. (7-0)

RESOLUTION/MAYOR'S AFFIDAVIT FOR EXECUTIVE SESSION

Motion by Mayor Pro Tem DuBose, seconded by Councilman Alexander 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 Guillaume to adjourn the Council meeting at 7:27pm.

MOTION CARRIED. (6-0)

Megan Shea, City Clerk

Keith Brady, Mayor