



Newnan City Council Meeting

OCTOBER 13, 2020

Newnan City Hall
Richard A. Bolin Council Chambers
25 LaGrange Street
2:30 PM

NO OFF-AGENDA ITEMS OR COMMENTS WILL BE CONSIDERED AT TODAY'S MEETING

CALL TO ORDER

INVOCATION

READING OF MINUTES

- A. Minutes from Regular Meeting on September 21, 2020
- B. Minutes from Special Called Meeting on September 29, 2020

REPORTS OF BOARDS AND COMMISSIONS

- C. Annual Report- Parks Commission (Information Only)
- D. Annual Report- Tree Commission (Information Only)
- E. 1 Appointment- Water and Light Commission, 3 year term
- F. 1 Appointment- Urban Redevelopment Agency, interim replacement through April 2021
- G. 1 Appointment- Newnan Youth Activities, 3 year term
- H. 1 Appointment- Convention Center Authority, 3 year term
- I. 3 Appointments- Farmer Street Cemetery Commission, 3 year term
- J. 5 Appointments- Ethics Commission, 2 year term

REPORTS ON OPERATIONS BY CITY MANAGER

REPORTS AND COMMUNICATIONS FROM MAYOR

NEW BUSINESS

- K. Public Hearing - Application for Alcohol Beverage License - El Callejon Cantina - Retail on Premise (Pouring) Sales Malt Beverages only - 33 1/2 East Broad Street - Reason: New Business
- L. Public Hearing - Application for Alcohol Beverage License - Waypoint Watercrest, SL, LLC. Retail On Premise (Pouring) Sales, Malt Beverage and Wine - 285 Summerlin Blvd. Reason: New Business
- M. Public Hearing - Application for Alcohol Beverage License - JC Newnan Investment LLC, dba The Juicy Crab - Retail On Premise (Pouring) Sales, Distilled Spirits, Malt Beverages & Wine - 1120 Bullsboro Drive - Reason: New Business
- N. Public Hearing - Application for Alcohol Beverage License - Karvelas Pizza Company - Retail on Premise (Pouring) Sales, Malt Beverage & Wine - 7 LaGrange Street Reason: New Business

- O. Public Hearing - Application for Alcohol Beverage License - Nabi Enterprise, Inc., dba Greenville Shell - Retail Off Premise (Package) Sales, Malt Beverages and Wine - 226 Greenville Street, Ste E - Reason: New Business
- P. Consideration of an Ordinance to Amend the License Fee for Retail Consumption Dealer (Distilled Spirits, Malt Beverage and Wine)
- Q. To Request City Council Direction on the Fire Training Facility Concept Study Results
- R. Consideration of Disposal of and Acceptance of Sealed Bids for Real Property
- S. Consideration of Construction Contract Award, Budget and Funding for Pickleball Facility

UNFINISHED BUSINESS

- T. 2nd and Final Reading - Rezoning Request – RZ2020-02, InLine Communities, LLC for 22.007+/- acres located at McBride Street (Tax Parcel N58 0001 002), 90 Sprayberry Road (Tax Parcel N36 015), a portion of 92 Sprayberry Road (Tax Parcel N36 014), and Tax Parcel N58 0006 011
- U. Consideration of a Resolution to Adopt the 2020 Update to the Capital Improvements Element (CIE), which includes the Short-Term Work Program (STWP)
- V. To consider a contract award for the installation of a traffic signal at the intersection of LaGrange Street/ Boone Drive/ Cougar Way, and related construction
- W. Consideration of Memorandum from Merris Management & Leadership Consulting related to Phase I outcomes and Phase II Recommendations
- X. Consideration of the appointment of a Selection Review Committee for grant writing/administrative services related to a FY2021 Community Home Investment Program (CHIP) grant

VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

- Y. College Temple neighborhood request to close streets for annual Halloween event
- Z. White Oak Golden K-Kiwanis Club request permission to set up a kiosk on Court Square for their annual pecan sale, weekends November 6-22
- AA. Request from the Newnan Junior Service League to establish a collection point on the square for their annual Can-A-Thon December 1st from 7am-7pm

MOTION TO ENTER INTO EXECUTIVE SESSION

- BB. Motion to Enter into Executive Session

ADJOURNMENT

The regular meeting of the City Council of the City of Newnan, Georgia was held on Monday, September 21, 2020 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; George Alexander; Paul Guillaume, Dustin Koritko, Rhodes Shell and Cynthia E. Jenkins. Also present: Assistant City Manager, Hasco Craver; City Clerk, Della Hill; City Attorney, Brad Sears and Police Chief, Douglas "Buster" Meadows.

MINUTES – REGULAR COUNCIL MEETING – SEPTEMBER 8, 2020

Motion by Mayor Pro Tem Alexander, seconded by Councilman Koritko to dispense with the reading of the minutes of the Regular Council meeting on September 8, 2020 and adopt them as presented.

MOTION CARRIED. (7 – 0)

ANNUAL REPORT – KEEP NEWNAN BEAUTIFUL (INFORMATION ONLY)

The report is in your packet for your review.

APPOINTMENT – NEWNAN YOUTH ACTIVITIES COMMISSION – 3 YEAR TERM

Mayor Brady asked the Assistant City Manager to place Councilman Koritko's appointment to the Newnan Youth Activities Commission on the agenda for the next meeting.

APPOINTMENT – CONVENTION CENTER AUTHORITY

Mayor Brady asked the Assistant City Manager to place Councilwoman Jenkin's appointment on the agenda for the next Council meeting to the Convention Center Authority.

APPOINTMENT – BOARD OF ZONING APPEALS

Motion by Councilwoman Jenkins, seconded by Mayor Pro Tem Alexander to reappoint Willie Walton to the Board of Zoning Appeals for another three year term.

MOTION CARRIED. (7 – 0)

APPOINTMENTS – FARMER STREET CEMETERY COMMISSION

Motion by Councilman Shell, seconded by Mayor Pro Tem Alexander to appoint Alison O'Rourke to the Farmer Street Cemetery Commission for a three year term.

MOTION CARRIED. (7 – 0)

Mayor Brady asked the Assistant City Manager to place his appointment, Councilman Koritko and Councilman DuBose's appointments to the Farmer Street Cemetery Commission on the agenda for the next Council meeting.

APPOINTMENTS – ETHICS COMMISSION – 2 YEAR TERM

Motion by Mayor Pro Tem Alexander, seconded by Councilwoman Jenkins to reappoint Ryan Freeman to the Ethics Commission for another two year term.

MOTION CARRIED. (7 – 0)

Motion by Mayor Brady, seconded by Councilwoman Jenkins to reappoint Carrie Knight and Robert McKoon to the Ethics Commission for another two year term.

MOTION CARRIED. (7 – 0)

Motion by Councilman DuBose, seconded by Councilman Guillaume to reappoint Bud Freeburg and Rev Winston Skinner to the Ethics Commission for another two year term.

MOTION CARRIED. (7 – 0)

Mayor Brady asked the Assistant City Manager to place Mayor Pro Tem Alexander, Councilman Guillaume and Councilwoman Jenkins's appointments on the agenda for the next meeting for the Ethics Commission.

**APPOINTMENT - NEWNAN URBAN REDEVELOPMENT AGENCY – REPLACE
ANTOINE MARTIN – EXPIRES APRIL 2021**

Mayor Brady asked the Assistant City Manager to place his appointment on the agenda for the next meeting for the Newnan Urban Redevelopment Agency term to expire April 2021.

POTENTIAL REDUCTION DISTILLED SPIRITS LICENSES FROM \$5,000 TO \$2,500

The City Manager is asking Council to consider a deferral of the annual alcohol licensing or to develop a payment schedule for the largest licensing fee, which is the Distilled Spirits Licensing. He is proposing this as a permanent reduction and not a temporary reduction as a result to COVID-19. If Council desires to make such a change he is requesting to change the license for Distilled Spirits (Pouring) from \$5,000 to \$2,500. Staff will prepare

an ordinance for your consideration for the October 13th Council meeting. If a restaurant pays their renewal prior to consideration of the ordinance a refund would be issued if Council decides to pass the ordinance.

Motion by Councilman DuBose, seconded by Councilwoman Jenkins to approve the recommendation by City Manager instructing Staff to prepare an Ordinance to change the Distilled Spirits (Pouring) License fee from \$5,000 to \$2,500. Opposed: Alexander

MOTION CARRIED. (6 – 1)

CONSIDERATION – DEVELOPMENT OF APPLICATION FOR 2021 CHIP GRANT

The City was not selected for funding through the Department of Community Affairs 2020 CDBG grant program. Staff and the grant writer feel the better option would be to apply for CHIP funds. If received the CHIP grant would allow the City to move forward with the housing portion of the project. The maximum grant award for CHIP is \$300,000. There is no cash match requirement (just-in-kind and leverage); however, the City would be responsible for approximately \$7,000 for grant administration as well as a \$250 application fee. It is anticipated that the CHIP application will be due on January 31, 2021. Staff recommends to move forward in developing a FY2021 CHIP application.

Motion by Councilwoman Jenkins, seconded by Mayor Pro Tem Alexander to authorized Staff to move forward in developing a FY2021 CHIP Grant application.

MOTION CARRIED. (7 – 0)

REQUEST – CLOSE NORTH AND SOUTH COURT SQUARE – MARKET DAY

Motion by Councilman Koritko, seconded by Councilman Shell to approve the request to close North and South Court Square for Market Day on October 3rd, November 7th and December 5th.

MOTION CARRIED. (7 – 0)

PUBLIC HEARING – REQUEST BY OWNER - DEMOLISH STRUCTURE - 54 ROSCOE ROAD

Mayor Brady opened a public hearing on the request to demolish the structure located at 54 Roscoe Road.

The cost of renovating the structure exceeds 50% of the assessed value, which meets ordinance eligibility criteria for the City's substandard housing rehab or demolish resolution. The cost of \$84,500 represents conservative ball park figures for complete renovation of the structure.

Mayor Brady closed the public hearing.

Motion by Councilman Shell, seconded by Councilman Guillaume to approve the request by owner to demolish the structure located at 54 Roscoe Road.

MOTION CARRIED. (7 – 0)

REQUEST – MEMORANDUM OF AGREEMENT (MOA) BETWEEN COWETA COUNTY AND THE CITY OF NEWNAN REGARDING LOCAL WATERSHED PLANNING AND MANAGEMENT

This agreement is mandated by the State of Georgia for jurisdictions within the District and will become effective upon execution by both parties and will terminate December 31, 2025, but will automatically renew for four (4) additional one year terms unless terminated by either party by written notice given on or before December 31 of the preceding year.

Motion by Mayor Pro Tem Alexander, seconded by Councilman Koritko to approve the request for a Memorandum of Agreement (MOA) between Coweta County and the City of Newnan regarding Local Watershed Planning and Management.

MOTION CARRIED. (7 – 0)

PUBLIC HEARING – CONTINUED FROM AUGUST 25, 2020 - REZONING REQUEST – RZ2020-02, INLINE COMMUNITIES, LLC – 22.007± ACRES LOCATED AT MCBRIDE STREET, 90 SPRAYBERRY ROAD, AND A PORTION OF 92 SPRAYBERRY ROAD – CONSIDERATION ORDINANCE

Mayor Brady indicated this public hearing is continued from the August 25, 2020 meeting.

The City Planner stated the Planning Staff and the City Manager met with the applicant and the applicant's counsel on September 14, 2020 to discuss topics that were raised at the August 25, 2020 Council meeting. During this conversation the applicant reaffirmed that the project will be a townhome-style condominium concept. The applicant also indicated that information will be provided at today's Council meeting regarding other issues that were discussed at the August 25, 2020 Council meeting, including traffic issues, school bus routes, and commitments from builders.

Also, please note that a revised Ordinance has been prepared since the Council meeting on August 25, 2020, adding "final approval as an administrative appeal by the Planning Director" on Condition #3. Should the Council elect to recommend approval of the request, staff would recommend the conditions that are found in the attached Ordinance in your packets on page 129 (these include staff-recommended conditions and proffered conditions), with the inclusion of the one change to Condition #3.

Ms. Melissa Griffis, 32 South Court Square, went over the new information since the last meeting. She indicated they have received a traffic study since the last meeting. They met with Shannon Arnold and have a written agreement with her and she wanted to modify

exhibit D. She has requested a gated entrance fence instead of the landscaping planted on her side of the fence. We have amended the original exhibit to our plan and this plan has an additional automatic gate opening and omitted the landscap planting on her side of the fence. She indicated they received a letter at 5:00 today from Willie Cameron, 57 North Street, in favor of the project that she read. The School Board reviewed the conditions and sent a letter back indicating they have no issues with the school bus route in this development.

Mr. Bryan Musolf stated they have met with Staff and are fine going with the townhome style condominium. He indicated a sliding gate was added for Ms. Arnold also we are going to pave her driveway currently it is gravel. The LINC is coming close to the project which is important for transportation. The traffic study shows a small impact with the project. He has met with all current builders and they approve with the architecture.

No one spoke in opposition.

Mayor Brady closed the public hearing.

Motion by Mayor Pro Tem Alexander, seconded by Councilman Guillaume to accept the report from the Planning Commission as presented.

MOTION CARRIED. (7 - 0)

Motion by Mayor Pro Tem Alexander, seconded by Councilman Koritko to approve the rezoning request from IHV (Heavy Industrial District) and RU-7 (Urban Residential Single-Family Dwelling District-High Density District) to RML (Residential Multiple-Family Dwelling-Lower Density District) with all conditions. Opposed: Brady.

MOTION CARRIED. (6 - 1)

Motion by Mayor Pro Tem Alexander, seconded by Councilman Koritko to adopt an Ordinance for the rezoning of 22.007± acres located at McBride Street, 90 Sprayberry Road and a portion of 92 Sprayberry Road with all conditions. Opposed: Brady

MOTION CARRIED. (6 – 1)

REQUEST – NEWNAN ROTARY CLUB – ERECT CROSSES OF COWETA COUNTY
CITIZENS KILLED IN COMBAT FROM WWI TO PRESENT

Motion by Mayor Pro Tem Alexander, seconded by Councilman Guillaume to approve the request from the Newnan Rotary Club to erect crosses with names of all citizens of Coweta County killed in combat from WWI to present to be displayed Memorial Day week.

MOTION CARRIED. (7 – 0)

REQUEST – AVERY PARK NEIGHBORHOOD – PLACE SIGNS AT ENTRANCE ON HWY 29 FOR GARAGE SALE

Motion by Councilman DuBose, seconded by Councilman Guillaume to approve the request from Avery Park neighborhood to place signs at entrance on Highway 29 for garage sale on October 3rd, signs to be posted the day prior.

MOTION CARRIED. (7 – 0)

EXECUTIVE SESSION

MOTION EXECUTIVE SESSION

Motion by Mayor Pro Tem Alexander, 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 real estate and legal 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 7:00 pm.

MOTION CARRIED. (7 – 0)

RESOLUTION/MAYOR’S AFFIDAVIT FOR EXECUTIVE SESSION

Motion by Mayor Pro Tem Alexander, 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)

BAILEY CLAIM

Motion by Councilman DuBose, seconded by Councilman Shell to deny the Bailey Claim.

MOTION CARRIED. (7 – 0)

VERDON CLAIM

Motion by Councilman Shell, seconded by Councilman Koritko to deny the Verdon Claim.

MOTION CARRIED. (7 – 0)

ADJOURNMENT

Motion by Councilman Dubose, seconded by Councilman Koritko to adjourn the Council meeting at 7:10 pm.

MOTION CARRIED. (7 – 0)

Della Hill, City Clerk

Keith Brady, Mayor

CITY OF NEWNAN, GEORGIA
SPECIAL CALLED COUNCIL MEETING

SEPTEMBER 29, 2020

The Special Called Council meeting of the Mayor and Council of the City of Newnan, Georgia was held on Tuesday, September 29, 2020 at 2:30 p.m. at the Richard A. Bolin Council Chambers 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; Paul Guillaume; George Alexander; Cynthia E. Jenkins and Rhodes Shell. Council member absent Dustin Koritko. City Manager, Cleatus Phillips; Assistant City Manager, Hasco Craver; City Clerk, Della Hill; City Attorney Brad Sears; Police Chief Douglas "Buster" Meadows.

INSURANCE PROGRAM AND PRESENTATION BY MSI BENEFITS GROUP AND CITY STAFF

The City Manager stated about a year ago we starting discussion on our health care program. We went through the process and selected a firm MSI Benefits Group as our broker. They serve several cities and counties throughout the state. Matt Tidwell and John Leggett are with us today for the presentation.

Mr. John Leggett stated they started the process right after the city decided to go with them. Data was gathered from the city and the carrier. The City has three plans BASE-POS, MIDDLE-HMO 80 and HIGH-HMO 90. A lot of work was done looking at different options for self-insured plans and reviews. We had several meetings with Staff and management and are recommending Cigna as third-party administrator network and pharmacy manager for the City. Specific stop loss deductible \$100,000. Aggregate Stop Loss coverage is purchased to provide protection in the event of an extreme high claim year; most employers budget from their expected claim total. Cigna will reduce first administrative invoice by \$68,500 - \$46,000 for year two and \$31,000 for year three. Also \$20,000 in Wellness Fund dollars is included. Cigna will provide one ID card for all members for Medical, Dental and Vision. Cigna will cover basic and voluntary life insurance, short and Long-term disability, accident insurance and critical illness. Replace the current Colonial Cancer plan and cover illnesses beyond cancer (heart attack, stroke, organ transplant, etc) all will be with MetLife. Employees enrolled in the Colonial plan would be able to keep their coverage and pay direct. The City currently offers employees a voluntary Legal Plan through LegalShield. We recommend Hyatt Legal Plans, a MetLife company, provides a new solution to the narrow network Legal Plan offering currently in place. Cigna will also cover the Flexible Spending account. They will cover all state mandates and guidelines.

CITY OF NEWNAN, GEORGIA

SPECIAL CALLED COUNCIL MEETING

SEPTEMBER 29, 2020

Most of all the providers will be in the network, however if not we can reach out to the provider.

The City Manager indicated we are very close to open enrollment and would like direction from Council to proceed as recommended, authorize Mayor to sign all documents and to notify GMA by letter we are leaving the program.

Motion by Councilman Shell, seconded by Councilman Guillaume to instruct staff to proceed with the recommendation for the self-insured plan as presented by MSI Benefits Group.

MOTION CARRIED. (6 – 0)

Motion by Councilwoman Jenkins, seconded by Councilman Mayor Pro Tem Alexander to authorize the Mayor to sign all contracts and documents for the 2021 Health Plan as recommended by MSI Benefits Group.

MOTION CARRIED. (6 – 0)

Motion by Councilman Guillaume, seconded by Councilman Shell to authorize Staff to write a letter notifying GMA the City will be leaving the program.

MOTION CARRIED. (6 – 0)

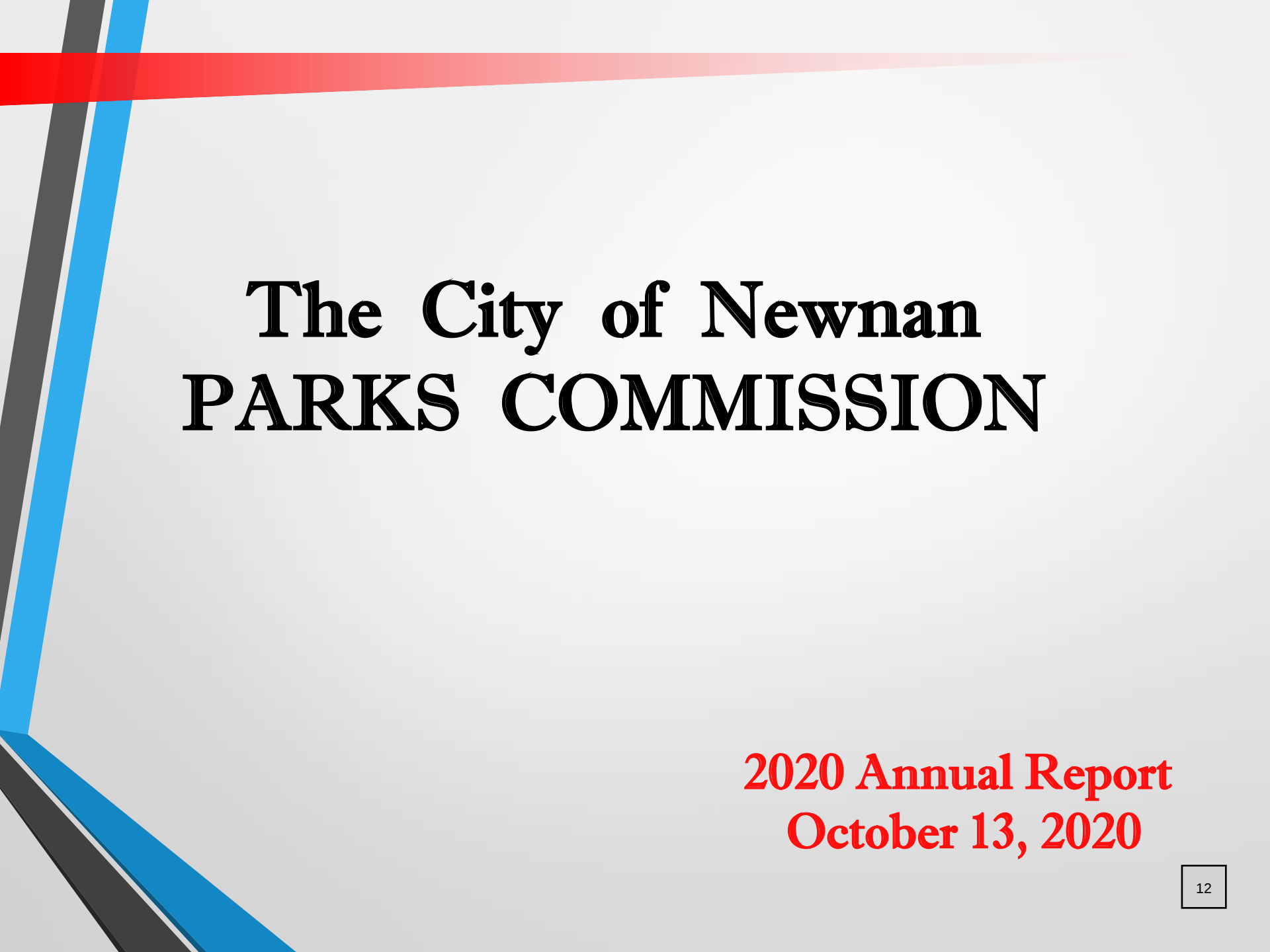
ADJOURNMENT

Motion by Mayor Pro Tem Alexander, seconded by Councilman DuBose to adjourn the meeting at 3:09 pm.

MOTION CARRIED. (6 - 0)

Della Hill, City Clerk

Keith Brady, Mayor



The City of Newnan PARKS COMMISSION

**2020 Annual Report
October 13, 2020**

PARKS COMMISSION

2020 Parks Commission Members...

- ❖ **Beth Barnett – Chair**
- ❖ **Kristy Franklin**
- ❖ **Martin Smith**
- ❖ **Carol Tamplin**
- ❖ **Jesse Tanner**
- ❖ **J. J. Thomasson – Secretary**
- ❖ **Anne Yancey – Vice Chair**

PARKS COMMISSION

Objectives for This Year (2020)...

- ✓ **Observe & Monitor Operation of Sprayberry Road Park**
- ✓ **Observe & Monitor The LINC (Second Phase)**
- ✓ **Observe & Monitor Temple Avenue Park Outdoor Venue**
- ✓ **Observe & Comment on C.J. Smith Park Design**
- ✓ **Observe & Comment on Pickett Field Renovations**
- ✓ **Observe & Comment on Pickleball Facility Design**
- ✓ **Make Annual Evaluation of Individual City Parks**
- ✓ **Submit Annual Parks Commission Report To City Council**

PARKS COMMISSION

Moving Forward (2021 & Beyond)...

- ✓ **Comment on Overall Dog Park Management**
- ✓ **Observe & Comment on The LINC (Other Phases & Pocket Parks)**
- ✓ **Observe & Monitor C. J. Smith Park Construction**
- ✓ **Observe & Monitor Pickett Field Construction**
- ✓ **Observe & Monitor Pickleball Facility Construction**
- ✓ **Continue to Coordinate & Communicate With Leisure Services**
- ✓ **Submit Annual Parks Commission Report to City Council**
- ✓ **Evaluate Future City of Newnan Recreational Needs**



CITY OF NEWNAN

**TREE
COMMISSION**

2020 Annual Report
October 13, 2020



2020 Tree Commission Members...

- **Matt Bryan – Vice Chair**
- **Laurie Pope**
- **Richard Prange – Chair**
- **J. R. Roberts**
- **Brandon Schott**
- **Ellen Wood – Secretary**
- **Vacant - To Be Determined**

2020 Tree Commission Meeting Schedule...

- ✓ January 2020 – Monthly Tree Commission Meeting
- ✓ February 2020 – Monthly Tree Commission Meeting
- March 2020 - Kindergarten Tree Planting Program – CANCELLED (Covid19)
- April 2020 – Monthly Tree Commission Meeting – CANCELLED (Covid19)
- May 2020 – Landscape Excellence Award Selection – CANCELLED (Covid19)
- September 2020 – Monthly Tree Commission Meeting – CANCELLED (Covid19)
- ✓ October 2020 – Annual Tree Commission Report
- ✓ November 2020 – Tree City USA Submittal (31st Year)
- December 2020 – Holiday Social – CANCELLED (Covid19)

2020 Tree Commission Goals, Objectives, & Accomplishments...

-
- ✓ Provide City Council with Annual Commission Report - DONE
- ✓ Secure Annual Tree City USA Award - IN PROGRESS
- Continue Annual Kindergarten Tree Planting Program – Cancelled (Covid19)
- Revitalize Tree Donor Program - Cancelled (Covid19)
- Present Tree Preservation & Landscape Awards - Cancelled (Covid19)
- Implement City Heritage Tree Program - Cancelled (Covid19)
- Holiday Social for City Beautification Department - Cancelled (Covid19)

Tree Commission Looking Forward...

Look to improve our level of program excellence...

- ✕ Regularly Scheduled Monthly Meetings
- ✕ Annual Arbor Day Observances
- ✕ Annual Kindergarten Tree Planting Program
- ✕ Tree Donor Program
- ✕ Tree Preservation & Landscape Excellence Awards
- ✕ Heritage Tree Program
- ✕ Annual Tree Commission Report
- ✕ Annual Tree City USA Award

APPLICATION FOR ALCOHOL BEVERAGE LICENSE

Name: **EL CALLEJON CANTINA**

Licensee: **NORMA CANSECO**

License Representative: **N/A**

Type License: **Retail ON Premise (Pouring) Sales Malt Beverages**

Location: **33 ½ EAST BROAD STREET**

TO THE CITY COUNCIL: REASON – NEW BUSINESS

(1) The above application with supporting documents and application fee has been filed in the City Clerk's office; reviewed by the appropriate departments of the City and appears to be (complete). (Sec 3-33)

If incomplete, reasons

(2) The citizenship requirements (have) been met. (Sec. 3-34)

If not, reasons

(3) Residency requirements (have) been met. (Sec. 3-35)

If not, reasons

(4) The location appears (to comply) with zoning requirements. (Sec 3-37)

If not, reasons

(5) The location of the proposed premises appears (to comply) with the distance requirements set forth in Sec. 3-39.

If not, reasons _____

(6) All taxes or other debts to the City (are) current. (Sec 3-38)

If not, reasons _____

(7) A publisher's affidavit (has not) been filed showing the notice requirement (has not) been complied with. (Sec 3-40 (a))

If not, reasons Advertised. Will file affidavit prior to hearing.

(8) An affidavit from the applicant certifying posting of the proposed premises (has) (has not) been filed. (Sec. 3-40(b))

If not, reasons prior to hearing

Respectfully submitted,

Della Hill
City Clerk

APPLICATION FOR ALCOHOL BEVERAGE LICENSE

Name: **WAYPOINT WATERCREST, SL, LLC**

Licensee: **JOAN T. WILLIAMS**

License Representative: **LEISA CAWTHON**

Type License: **Retail ON Premise (Pouring) Sales Malt Beverages & Wine**

Location: **285 SUMMERLIN BLVD**

TO THE CITY COUNCIL: REASON – NEW BUSINESS

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If not, reasons Advertised. Will file affidavit prior to hearing.

(8) An affidavit from the applicant certifying posting of the proposed premises (has) (has not) been filed. (Sec. 3-40(b))

If not, reasons prior to hearing

Respectfully submitted,

Della Hill
City Clerk

APPLICATION FOR ALCOHOL BEVERAGE LICENSE

Name: **JC NEWNAN INVESTMENT LLC DBA THE JUICY CRAB**

Licensee: **BING LIU**

License Representative: **JOHN TAKVORIAN**

Type License: **Retail ON Premise (Pouring) Sales Distilled Spirits, Malt Beverages & Wine**

Location: **1120 BULLSBORO DRIVE**

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If not, reasons prior to hearing

Respectfully submitted,

Della Hill
City Clerk

APPLICATION FOR ALCOHOL BEVERAGE LICENSE

Name: **KARVELAS PIZZA COMPANY**

Licensee: **NICHOLAS KARVELAS**

License Representative: **CHELSEA WILLIAMS**

Type License: **Retail ON Premise (Pouring) Sales Malt Beverages & Wine**

Location: **7 LAGRANGE STREET**

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If not, reasons prior to hearing

Respectfully submitted,

Della Hill
City Clerk

APPLICATION FOR ALCOHOL BEVERAGE LICENSE

Name: **NABI ENTERPRISE, INC D/B/A GREENVILLE SHELL**

Licensee: **BARKAT LALANI**

License Representative: **N/A**

Type License: **Retail OFF Premise (Package) Sales Malt Beverages & Wine**

Location: **226 GREENVILLE STREET, STE E**

TO THE CITY COUNCIL: REASON – NEW BUSINESS

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(6) All taxes or other debts to the City (are) current. (Sec 3-38)

If not, reasons _____

(7) A publisher's affidavit (has not) been filed showing the notice requirement (has not) been complied with. (Sec 3-40 (a))

If not, reasons Advertised. Will file affidavit prior to hearing.

(8) An affidavit from the applicant certifying posting of the proposed premises (has) (has not) been filed. (Sec. 3-40(b))

If not, reasons prior to hearing

Respectfully submitted,

Della Hill
City Clerk



City of Newnan, Georgia - Mayor and Council

Date: October 13, 2020

Agenda Item: Consideration of an Ordinance to Amend the License Fee for Retail Consumption Dealer (Distilled Spirits, Malt Beverage and Wine)

Prepared By: Cleatus Phillips, City Manager

Purpose: Newnan City Council may consider an Ordinance to amend the license fee for retail consumption dealers from \$5,000.00 to \$2,500.00.

Background: At the City Council Meeting on September 21, 2020, a possible reduction to the license fee for retail consumption dealers was brought before Council. Due to the recent constraints placed on restaurants because of the COVID-19 pandemic, it was brought to the attention of City Staff that a reduction in the fee for an alcoholic beverage license may help offset financial impacts that the restaurants have been experiencing. The current fee for an alcoholic beverage license for Retail Consumption Dealer (distilled spirits, malt beverages and wine) is \$5,000 yearly. It was proposed to reduce that fee to \$2,500 and that this reduction continue year to year until such time as Council feels it necessary to re-evaluate.

Funding: N/A

Recommendation: Newnan City Council may adopt the ordinance to amend the license fee for Retail Consumption Dealer (Distilled Spirits, Malt Beverage and Wine).

Attachment: An Ordinance to Amend the Code of Ordinances of the City of Newnan, Georgia to Amend the License Fee for Retail Consumption Dealer (Distilled Spirits, Malt Beverage and Wine); And for Other Purposes.

Previous Discussion with Council: September 21, 2020

**AN ORDINANCE TO AMEND THE CODE OF ORDINANCES
OF THE CITY OF NEWNAN, GEORGIA TO
AMEND THE LICENSE FEE FOR RETAIL CONSUMPTION DEALER (DISTILLED
SPIRITS, MALT BEVERAGE AND WINE); AND FOR OTHER PURPOSES**

WHEREAS, it has been determined by the City Council of the City of Newnan that due to the fiscal impacts that the COVID-19 emergency orders have created for certain restaurants holding a license for on premise consumption of alcoholic beverages due to the limitations that have been placed upon such restaurants that impacts both the food and alcoholic beverage sales for such establishments, a reduction in the fee for an alcoholic beverage license for a retail consumption dealer (distilled spirits, malt beverage and wine) is in order to help offset such fiscal impacts.

NOW, THEREFORE, BE IT ORDAINED AND IT IS HEREBY ORDAINED by the City Council of the City of Newnan, Georgia, and by the authority thereof:

Section I: Sec. 3-31, License required to sell alcohol beverages Sec. 3-31, Paragraph (a)(1) Retail Consumption dealer (distilled spirits, malt beverage and wine) of Article II, Licensing, of Chapter 3, Alcoholic Beverages is hereby deleted in its entirety and a new Sec. 3-31 (a)(1) of Article II of Chapter 3 is hereby adopted to read as follows:

Sec. 3-31. License required to sell alcoholic beverages.

(a) Licenses for the sale of alcoholic beverages shall be issued by the City Clerk at an annual license fee as established herein:

- (1) Retail consumption dealer
(distilled spirits, malt beverage and wine) \$2,500.00

Section II: The annual license fee provided for in Section I hereinabove shall become effective January 1, 2021.

Section III: All ordinances or parts of ordinances in conflict or inconsistent with this ordinance are hereby repealed.

Section IV: Should any phrase, clause, sentence, or section of this Ordinance be deemed unconstitutional by a Court of competent jurisdiction, such determination shall not effect the remaining provisions of this Ordinance, which provisions shall remain in full force and effect.

Section V: The effective date of this Ordinance shall be as upon adoption.

DONE, RATIFIED and PASSED, by the City Council of the City of Newnan, Georgia, this the ____ day of _____, 2020, in regular session.

ATTEST:

L. Keith Brady, Mayor

Della Hill, City Clerk

George M. Alexander, Mayor Pro-Term

Reviewed:

C. Bradford Sears, Jr., City Attorney

Cynthia E. Jenkins, Councilmember

Cleatus Phillips, City Manager

Ray DuBose, Councilmember

Rhodes Shell, Councilmember

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember



City of Newnan, Georgia - Mayor and Council

Date: October 13, 2020

Agenda Item: To Request City Council Direction on the Fire Training Facility Concept Study Results

Prepared By: Stephen Brown, Fire Department

Purpose: To Request City Council Direction on the Fire Training Facility Concept Study Results

Background: Citizens approved a SPLOST 2019 budget of \$1,700,000 for the construction of a fire training facility. Staff engaged an architectural firm, 2RW Architecture to evaluate and compare the existing site at Greison Trail for renovations and the new potential site on Corinth Road for new construction. Although both options are estimated over the SPLOST 2019 budget, the presentation shows that the existing site at Greison Trail for renovations is much more cost effective and more operationally efficient for maintaining response times, than the complete erection of a new facility on Corinth Road.

Funding: N/A

Recommendation: Staff recommends the renovations of the existing site at Greison Trail.

Previous Discussion with Council: N/A

FIRE TRAINING FACILITY

Conceptual Design & Cost Estimating – Existing Site vs
New Site

BACKGROUND

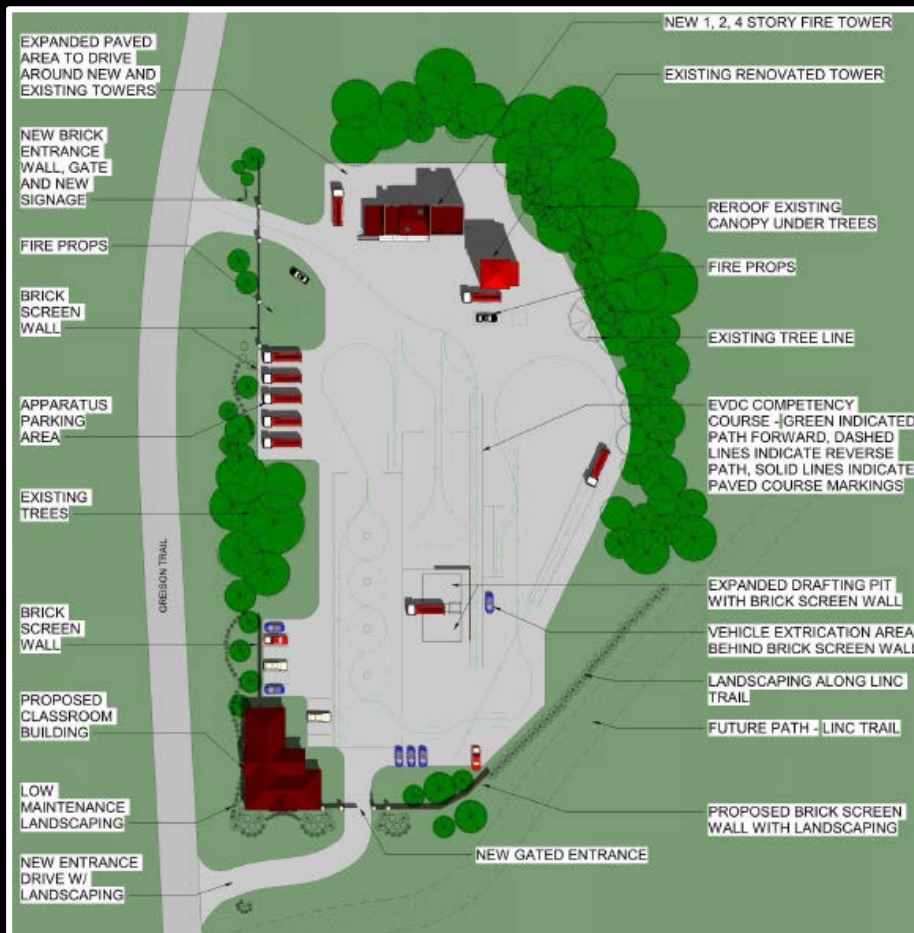
Citizens voted for SPLOST 2019 that included \$1,750,000 for a Fire Training Facility. The City currently has access to 10.35 acres owned by Newnan Utilities on Corinth Road as a consideration for a new Fire Training Facility and an existing facility; 4.275 acres at 473 Greison Trail that is currently used as the City and County Training Facility.

Staff engaged 2WR, an Architectural firm to study the existing site and the potential new site in order to prepare conceptual and cost estimates of each site. The results were to assist the City Council and staff in making the decision on which site would be more advantageous to the City of Newnan and the Newnan Fire Department.

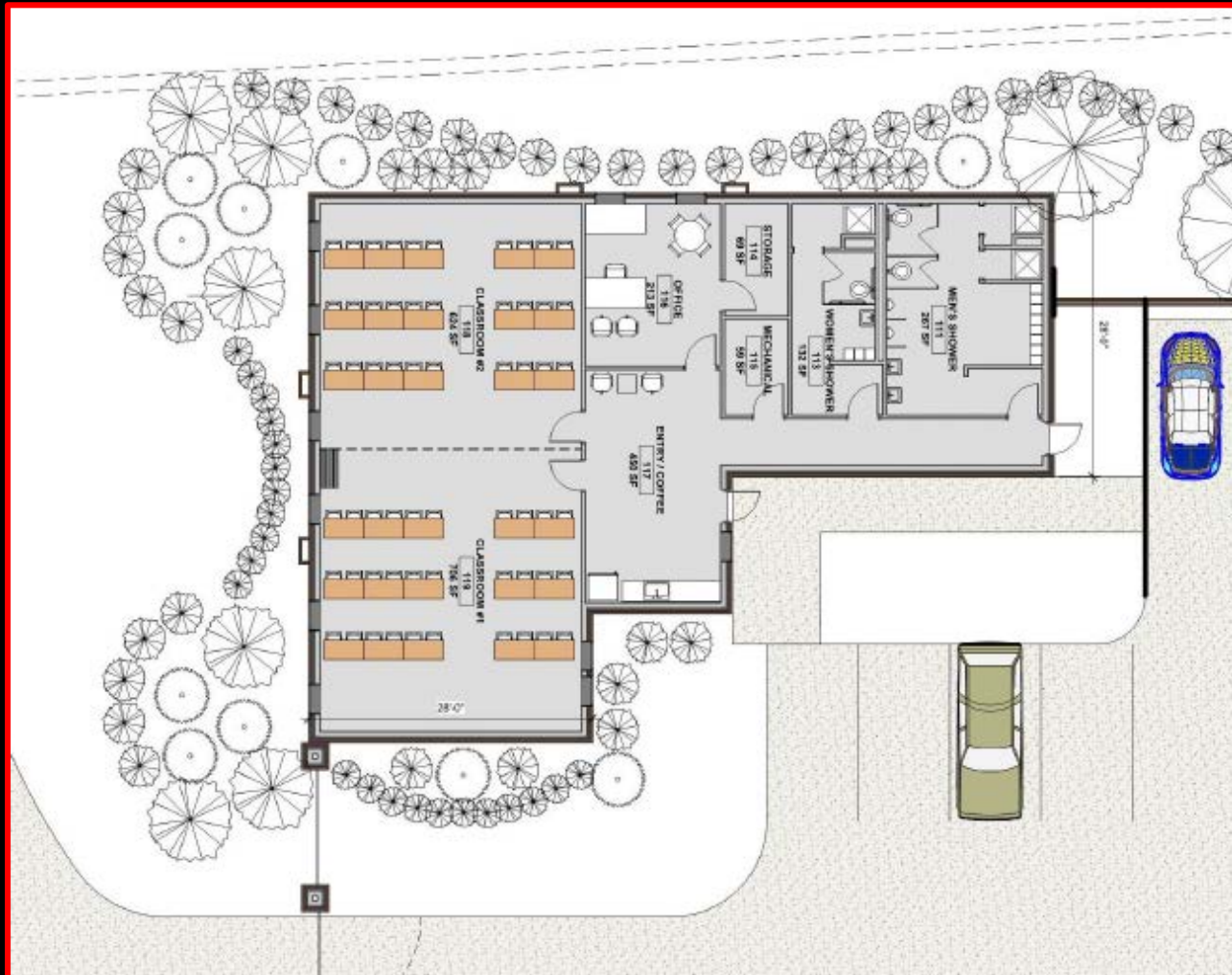
EXISTING SITE



CONCEPTUAL



NEW CLASSROOMS



EXISTING SITE ESTIMATED COST

ESTIMATED COST TO RENOVATE EXISTING SITE

\$3,382,446

AMOUNT BUDGETED IN SPLOST 2019

\$1,750,000

DEFICIT

(\$1,632,446)

PROS & CONS OF RENOVATING EXISTING SITE

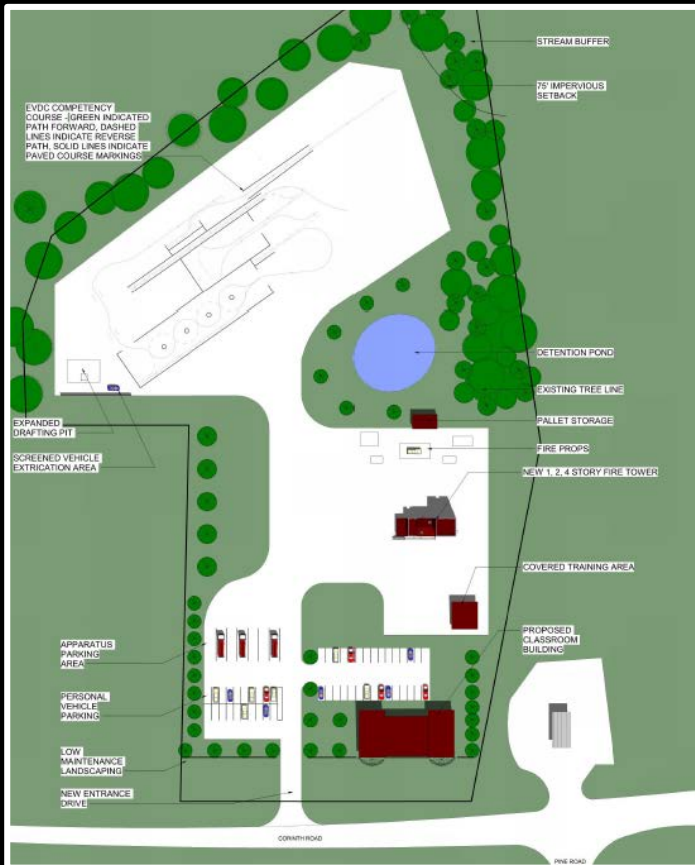
- Pros
 - ❖ Centrally located to downtown (maintain current response times)
 - ❖ Less cost compared to new site
 - ❖ Existing Utilities
 - ❖ Visual to the community
 - ❖ Meets current needs for Newnan Fire Department
 - ❖ Potential LINC Trail Head location
- Cons
 - ❖ Smaller site than potential new site

NEW SITE

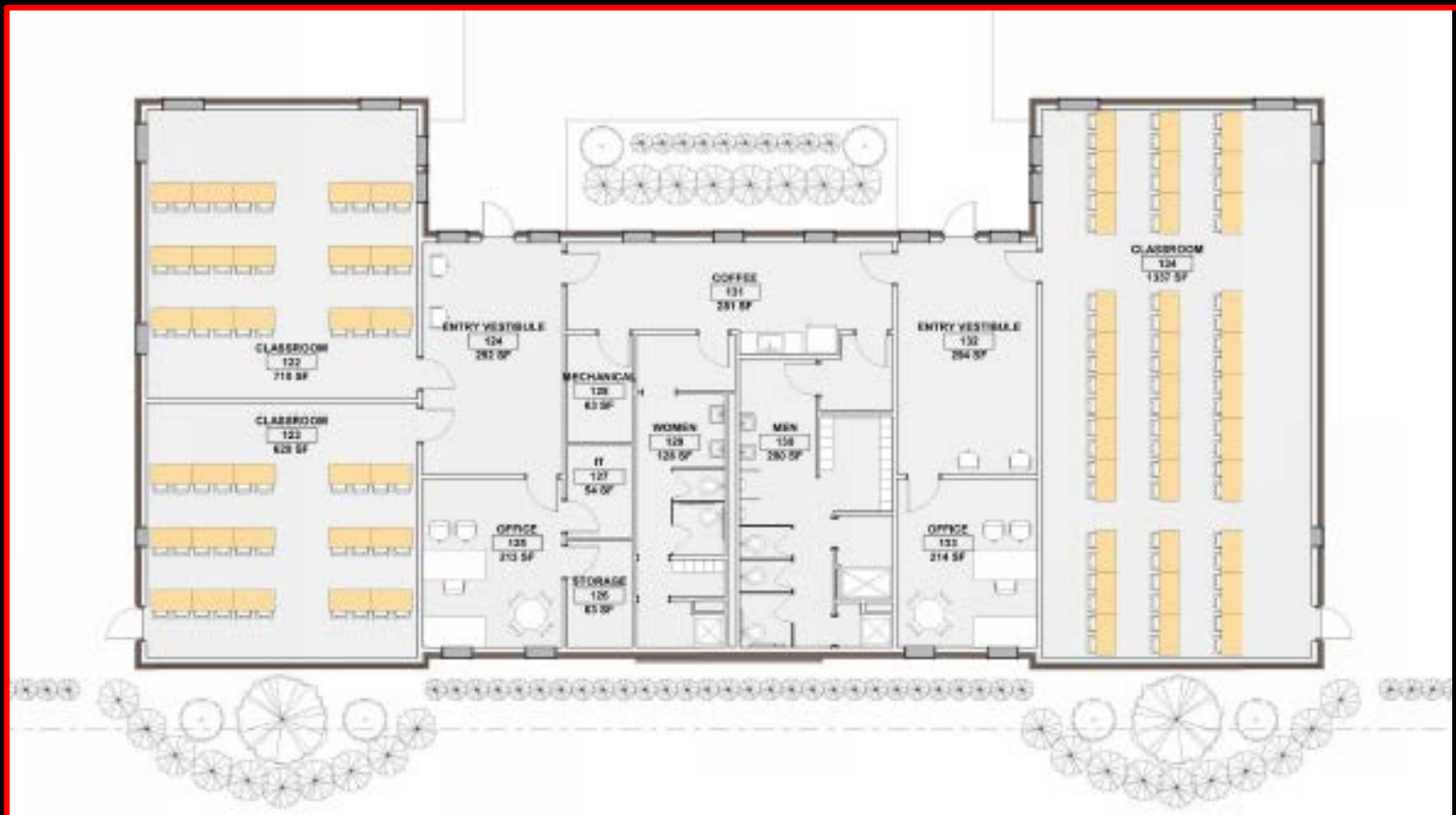


10.35 acres – Corinth Road

CONCEPTUAL



NEW CLASSROOMS



NEW SITE ESTIMATED COST

ESTIMATED COST TO CONSTRUCT NEW SITE

\$6,532,412

AMOUNT BUDGETED IN SPLOST 2019

\$1,750,000

DEFICIT

(\$4,782,412)

PROS & CONS OF ERECTING NEW SITE

- Pros

- ❖ Location is in industrial area
- ❖ More room for driver training
- ❖ More classroom space for potential partners

- Cons

- ❖ Not centrally located which may affect response times
- ❖ No onsite utilities
- ❖ COST!!

POTENTIAL SCHEDULE

Design Phase	October 2022
Construction Phase	Fall 2023
Fully Operational	Summer 2024

This schedule was created considering:

- SPLOST 2019 revenue collection projections
- Allocated funds for projects that are currently underway
- Estimated deficit on both options (estimated construction cost does not include other cost, such as design, FFE, and etc.)

CONCLUSION

Newnan Fire Department respectfully requests City Council to consider that the Fire Training Facility remains at the current location due to:

- The central location in order to maintain current response times which is detrimental to serving the public and saving lives.
- The tremendous difference in cost of erecting a new facility in the amount \$3,149,966; nearly double!



City of Newnan, Georgia - Mayor and Council

Date: October 13, 2020

Agenda Item: Consideration of Disposal of and Acceptance of Sealed Bids for Real Property

Prepared By: Hasco Craver, Assistant City Manager

Purpose: Newnan City Council may consider the disposal of and acceptance of sealed bids for real property located at 99 E. Washington St. and Lot 38 SG 318 at Portico Place.

Background: City staff has received inquiries from individuals interested in the acquisition of real property located at:

1. 99 East Washington Street
Newnan, GA 30263

The interest in the property located along East Washington Street originated from a neighboring property owner. More specifically, the owner of 130 East Broad Street is interested in acquiring the aforementioned property as it is adjoining at the rear and may be used as an additional unimproved lot. The subject lot is not suitable for the construction of a housing unit. The City of Newnan acquired the lot in 2016, as part of the McIntosh Parkway Extension project.

2. Lot 38 SG 318
Portico Place
Newnan, GA 30265

The interest in the property located in the Townhomes at Eastlake in the Summergrove residential neighborhood originated from Billy Cranford, a local builder and developer that owns several neighboring lots. Mr. Cranford is interested in constructing a residential unit. The City of Newnan acquired the lot in 2015.

Funding: N/A

Attachments:

1. Billy Cranford letter, dated June 10, 2020
2. Luis and Jessica Nieves letter, dated September 26, 2020

Recommendation: City staff recommends the disposal of and release of a RFP for the acceptance of sealed bids for real property, as described herein, with conditions deemed fitting.

Previous Discussion with Council: None

LUIS A. NIEVES & JESSICA NIEVES

132 East broad | 770-833-5079 | Jnnieves15@gmail.com

9/26/2020

Cleatus Phillips

City of Newnan
25 Lagrange street, Newnan GA

Dear Cleatus Phillips,

My wife Jessica and I were wanting to purchase 99 East Washington st. Our property is adjacent to 99 East Washington and we are limited with the size of our lot and a safe space for my family. We would love the ability to purchase 99 East Washington to have more safe space for our family. We have taken on responsibility of maintaining the lawn, overgrowth, and some dump site prevention for some time now. My wife and I would appreciate the opportunity to purchase 99east Washington from the city of Newnan.

Sincerely,

Luis & Jessica Nieves

June 10, 2020

To: City of Newnan
Attn: Mr. Hasco Craver

Re: Lot 38 SG 318 @ Portico Place

Dear Mr. Craver,

I hope this finds you well. My company, Cranford Homes, has been building in Coweta County since 1990 and has built a reputation on quality, sustainable housing over these last 30 years. Some of the projects we have built in the City of Newnan include projects in the Parks of Olmsted and now we are currently building in Dappers Landing, a sustainable, brick home community geared for the sophisticated up empty nest buyer.

I am writing because I am the Owner of 4 lots on Portico Place in the City of Newnan (SG 319, SG 320, SG 321, SG 322) which is adjacent to SG 318 which the City of Newnan now owns. As you may know these lots were designed for Townhomes. The lot to the left, SG 317, is greater than 10ft off the property line which would seemingly make it impossible for any potential Owner to connect the 2 structures. My property to the right, SG 319 would be ideal for the connection of Townhomes and I would entertain purchasing this lot from the City of Newnan to include it in my plans to build out the remaining lots with quality Townhomes. Please let me know of the City's interest in selling this lot to Cranford Homes.

Sincerely,

Billy Cranford, Pres.
Cranford Homes, Inc.



City of Newnan, Georgia - Mayor and Council

Date: October 13, 2020

Agenda Item: Consideration of Construction Contract Award, Budget and Funding for Pickleball Facility

Prepared By: Ronda Helton, City Manager's Office
Presented: Hasco Craver, Assistant City Manager
By:

Purpose:

Newnan City Council may consider awarding a construction contract to Headley Construction for the construction of a pickleball facility at 4 Joseph Hanna Blvd. In addition, Newnan City Council may consider approving the project budget.

Background:

Newnan City Council, at the October 22, 2019 City Council Meeting, received a request from a group of citizens interested in the development of a pickle ball facility within the City of Newnan. The Newnan City Council received information related to the growing interest of pickle ball in general as well as the growing interest in the local marketplace. In addition to receiving information related to the popularity and growth of the sport, Newnan City Council members were presented with a conceptual site plan for a multi-court facility located adjacent to the Newnan Public Safety Complex along Joseph Hannah Boulevard.

Newnan City Council, upon receiving the report, engaged in a conversation about the potential development of a local facility. Newnan City Council directed City Staff to solicit proposals from qualified firms to provide a detailed design, which would include a cost estimate. City staff engaged Comprehensive Program Services (CPS) to assist as an owner's representative during the procurement phase of the project. CPS may continue to assist City staff from time-to-time, with the management of the pickle ball facility program and project.

It is important to note that the Newnan City Council instructed staff to complete a design and pricing exercise in advance of presenting a capital project proposal for review and consideration.

City staff, in response to the Newnan City Council's directive, prepared and released a Request for Proposals (RFP) for Professional Architectural Services – Newnan Parks Pickle Ball Facility on October 28, 2019. Newnan City Council, at the January 14, 2020 meeting, selected Hughes, Good, O'Leary & Ryan, Inc. (HGOR) as the firm responsible for providing design and cost estimating services.

Upon receiving updates related to estimated costs on August 25, 2020, the Newnan City Council directed City staff to release a Request for Proposals (RFP) for the construction of a pickleball facility. Staff released a RFP for Pickleball Construction on August 26, 2020. The City of Newnan received six proposals on October 2, 2020.

The following firm submitted qualified proposals:

1. Headley Construction
44 East Washington Street
Newnan, GA 30263
2. New South Construction
1180 W. Peachtree St., Suite 700
Atlanta, GA 30309
3. Magnum Contracting
2 Mountain Park Drive
Jasper, GA 30143
4. Lichty Construction
22 Hillwood Circle
Newnan, GA 30265
5. Integrated Construction & Nobility
228 Old Driver Road
Whitesburg, GA 30185
6. Albion
8601 Dunwoody Plan, Bldg. 300, Ste. 330
Sandy Springs, GA 30305

The recommendation herein is primarily based upon the following elements:

- Firm's understanding of the project; and
- Firm's availability and project approach; and
- Firm's experience performing similar services; and
- Firm's fee proposal

After close evaluation of the proposals and evaluation of the overall project funding needs, it is the recommendation of Comprehensive Program Services (CPS) and City staff, that a total project budget be set as shown below.

Description	Budget
Construction	\$1,731,900
Furniture, Fixtures & Equip	\$60,000
Testing, Surveys, Etc.	\$30,000
Other (Permitting, Etc.)	\$5,000
Owner Contingency	\$100,000
Total Recommended Budget	<u>\$1,926,900</u>

Funding:

General Fund (Unassigned Fund Balance)

Recommendation:

Comprehensive Program Services, serving as the City's owner representative and program manager, in conjunction with City staff, recommends that the New City Council award the construction contract the Headley Construction in the amount of \$1,713,900. In addition, the project team recommends that the Newnan City Council consider and approve a total project budget of \$1,926,900 (project budget details above).

Attachment:

1. Bid Tabulation
2. CPS Recommendation Letter

Previous Discussion with Council:

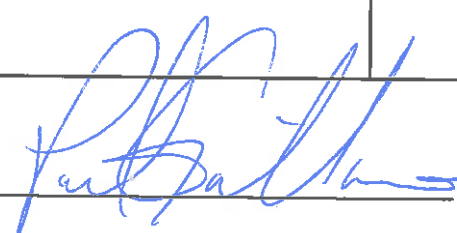
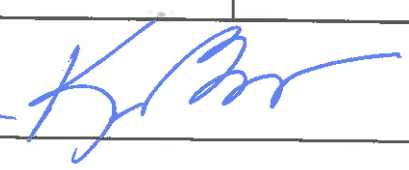
Beginning in fall 2019, Newnan City Council has considered the approval of certain aspects related to the construction of a pickleball facility in Newnan. Please reference the narrative section herein for greater detail.



City of Newnan, Georgia

BID OPENING: Pickleball Construction
Friday, October 2, 2020 – 10:00 A.M.

BIDDER	BID AMOUNT	COMMENTS
✓ Headley Construction 44 East Washington Street Newnan, GA 30263	\$1,731,900.00	
✓ New South Construction 1180 West Peachtree St, Suite 700 Atlanta, GA 30309	\$1,860,946.00	
Tomeo Construction 1040 Sullivan Road Newnan, GA 30265		
Ra-Lin 101 Parkwood Circle Carrollton, GA 30117		
✓ Magnum Contracting 2 Mountain Park Drive Jasper, GA 30143	\$1,959,885.00	
✓ Lichty Construction 22 Hillwood Circle Newnan, GA 30265	\$1,734,999.00	
✓ Albion 8601 Dunwoody Place, Bldg. 300, Ste 330 Sandy Springs, GA 30305	\$1,763,800.00	
Multiside 3505 Koger Blvd, Ste 210 Duluth, GA 30096		
✓ Integrated Construction & Nobility 228 Old Driver Road Whitesburg, GA 30185	\$1,806,461.17	

BIDS OPENED BY:  



October 6, 2020

Mr. Cleatus Phillips
Office of the City Manager
City of Newnan
25 LaGrange Street
Newnan, GA 30263

Re: City of Newnan Pickle Ball Facility Construction Services with Headley Recommendation.

Dear Mr. Phillips,

CPS is pleased to offer the following recommendation for the Professional Construction Services on the above referenced Project based on the proposals received.

After reviewing all bidders Request for Proposal, CPS would recommend the City of Newnan contract with **Headley Construction** to provide construction services for a base-bid budget of **\$1,731,900.00**.

If you should have any questions, please feel free to call.

Sincerely,

Comprehensive Program Services, Inc.

A handwritten signature in blue ink, appearing to read "Jalen Johnson", is positioned above the printed name.

Jalen Johnson
Program Manager

Cc: Ronda Helton, City of Newnan Program Manager
Hasco Craver, City of Newnan Assistant City Manager
Eric Johnson, CPS
Jay Goldstein, CPS

INLINE COMMUNITIES, LLC
McBride Street
Tax Parcel #N58 0001 002
90 Sprayberry Road
Tax Parcel N36 015
and a portion of 92 Sprayberry Road
Tax Parcel N36 014 and N58 0006 011
22.007± acres

**ORDINANCE TO AMEND THE ZONING MAP FOR PROPERTY LOCATED
ON McBRIDE STREET AND SPRAYBERRY ROAD,
CONTAINING 22.007± ACRES, IN THE CITY OF NEWNAN, GEORGIA**

WHEREAS, the owner of the property described herein has filed an application to rezone said subject property from City of Newnan Zoning Classification IHV (Heavy Industrial District) and RU-7 (Urban Residential Single-Family Dwelling District-High Density District) to RML (Residential Multiple-Family Dwelling-Lower Density District); and

WHEREAS, in accordance with the requirements of the City Zoning Ordinance, the Planning Commission of the City of Newnan has forwarded its recommendation to the City Council; and

WHEREAS, pursuant to said requirements of the City Zoning Ordinance, the City Council has conducted a properly advertised public hearing on the rezoning application not less than 15 nor more than 45 days from the date of publication of notice, which public hearing was held on the 25th day of August, 2020; and

WHEREAS, after the above-referenced public hearing, the City Council has determined the re-zoning of the property would be in the best interest of the residents, property owners and citizens of the City of Newnan, Georgia; and

NOW THEREFORE, BE IT ORDAINED, by the City Council of the City of Newnan, Georgia, that the Zoning Map of the City of Newnan be revised as follows:

Section I. That the property described on Exhibit "A" attached hereto and by reference made a part hereof and shown on the plat of survey attached hereto as Exhibit "B" and by reference made a part hereof be rezoned RML (Residential Multiple-family Dwelling-Lower Density District) subject to the following conditions:

1. The project will be consistent with the conceptual site plan, density, project data, amenities, proffered conditions, and architectural details as provided as part of the amended application. This application is attached hereto by reference and specifically made a part hereof as if included herein
2. The applicant shall also not create any nonconformities in regards to the residential dimensional requirements when splitting the tract at 92 Sprayberry Road (concerning items such as minimum lot size, setback

requirements, and the other dimensional elements found in the Zoning Ordinance).

3. Variances resulting from the proposal will only be granted upon consideration and final approval as an administrative appeal by the Planning Director or by the Board of Zoning Appeals, as applicable, including the variance for the stream buffer and setback encroachments with mitigation above and beyond the minimum detention and water quality requirements for development.
4. A minimum of 2 points of entrance/exit to the community shall be provided generally as shown on the conceptual site plan attached hereto as Exhibit "C", however, a traffic study or analysis will be required to determine that the connections for the internal streets to Jefferson Street and Sprayberry Road, as shown in the concept, meet generally accepted engineering design standards (GDOT or AASHTO) for sight distance, and will accommodate the volumes of left and right turn movements.
5. The project shall consist of a maximum of 103 units, being a townhouse design condominium project in accordance with the requirements of Article III, Section 3-7(c) of the City's Zoning Ordinance. Residential attached homes shall be a minimum of 1,300 heated square feet.
6. An amenity center inclusive of pool, cabana with restrooms, green space, mulched walking trails and a dog park shall be provided.
7. Landscaping and a fence shall be provided along American Avenue as shown on the attached Exhibit "D"
8. A Homeowner's Condominium Association shall be incorporated to maintain the common areas and the amenity center areas.
9. Buildings and structures constructed in the project shall be consistent with the proffered Representative Architecture and Exterior Examples attached hereto as Exhibit "E" attached hereto and by reference made a part hereof.

Section II. All Ordinances or parts of Ordinances in conflict or inconsistent with this Ordinance hereby are repealed.

Section III. Should any phrase, clause, sentence, or section of this Ordinance be deemed unconstitutional by a Court of competent jurisdiction, such determination shall not affect the remaining provisions of this Ordinance, which provisions shall remain in full force and effect.

Section IV. This Ordinance shall be effective upon adoption.

DONE, RATIFIED and PASSED, by the City Council of the City of Newnan,
Georgia, this the 21st day of SEPTEMBER, 2020 in regular session assembled.

ATTEST:

Della Hill, City Clerk

REVIEWED AS TO FORM:

C. Bradford Sears
C. Bradford Sears, Jr., City Attorney

Cleatus Phillips, City Manager

~~_____
L. Keith Brady, Mayor~~

George M. Alexander
George M. Alexander, Mayor Pro-Tem

Cynthia E. Jenkins
Cynthia E. Jenkins, Councilmember

Raymond F. DuBose
Raymond F. DuBose, Councilmember

Rhodes H. Shell
Rhodes H. Shell, Councilmember

Dustin Koritko
Dustin Koritko, Councilmember

Paul Guillaume
Paul Guillaume, Councilmember

(OPPOSED)
SIGNED IN
ERROR

LEGAL DESCRIPTION
ZONING LOTS 207/208

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 1 of the 55th District, Coweta County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence at a point at the intersection of the northwesterly right-of-way line of Jefferson Street and the southwesterly right-of-way line of American Avenue; thence leaving said right-of-way line of Jefferson Street and along said right-of-way line of American Avenue, North 57 degrees 43 minutes 47 seconds West a distance of 323.40 feet to a point; thence South 31 degrees 19 minutes 13 seconds West a distance of 20.00 feet to a point and the TRUE POINT OF BEGINNING, from the TRUE POINT OF BEGINNING as thus established; thence South 57 degrees 23 minutes 15 seconds East a distance of 165.47 feet to a point; thence South 32 degrees 36 minutes 45 seconds West a distance of 20.32 feet to a point; thence South 50 degrees 54 minutes 50 seconds West a distance of 198.13 feet to a point; thence North 72 degrees 57 minutes 6 seconds West a distance of 69.00 feet to a point; thence North 2 degrees 36 minutes 27 seconds East a distance of 65.90 feet to a point; thence North 31 degrees 19 minutes 13 seconds East a distance of 169.91 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing 0.653 acres (28,448 square feet).

LEGAL DESCRIPTION
ZONING LOT 73

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 1 of the 55th District, Coweta County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence at a point at the intersection of the northwesterly right-of-way line of Jefferson Street and the southwesterly right-of-way line of American Avenue; thence leaving said right-of-way line of Jefferson Street and along said right-of-way line of American Avenue, North 57 degrees 43 minutes 47 seconds West a distance of 323.40 feet to a point; thence South 31 degrees 19 minutes 13 seconds West a distance of 20.00 feet to a point; thence South 57 degrees 23 minutes 15 seconds East a distance of 165.47 feet to a point; thence South 32 degrees 36 minutes 45 seconds West a distance of 20.32 feet to a point; thence South 50 degrees 54 minutes 50 seconds West a distance of 198.13 feet to a point; thence North 72 degrees 57 minutes 6 seconds West a distance of 69.00 feet to a point; thence South 73 degrees 6 minutes 25 seconds West a distance of 199.30 feet to a point; thence North 60 degrees 9 minutes 53 seconds West a distance of 42.00 feet to a point; thence North 01 degree 12 minutes 49 seconds West a distance of 152.00 feet to a point; thence South 76 degrees 12 minutes 33 seconds West a distance of 225.24 feet to a point; thence North 80 degrees 50 minutes 0 seconds West a distance of 31.92 feet to a point; thence South 78 degrees 32 minutes 27 seconds West a distance of 487.00 feet to a point; thence South 78 degrees 48 minutes 41 seconds West a distance of 39.77 feet to a point; thence South 83 degrees 4 minutes 47 seconds West a distance of 53.50 feet to a point; thence South 83 degrees 4 minutes 49 seconds West a distance of 76.47 feet to a point; thence South 87 degrees 51 minutes 54 seconds West a distance of 97.71 feet to a point; thence North 87 degrees 27 minutes 31 seconds West a distance of 90.87 feet to a point; thence South 18 degrees 5 minutes 58 seconds West a distance of 42.43 feet to a point; thence North 86 degrees 22 minutes 23 seconds West a distance of 83.02 feet to a point; thence South 17 degrees 24 minutes 12 seconds West a distance of 134.99 feet to a point and the TRUE POINT OF BEGINNING, from the TRUE POINT OF BEGINNING as thus established; thence North 72 degrees 35 minutes 48 seconds West a distance of 90.85 feet to a point; thence North 19 degrees 2 minutes 19 seconds East a distance of 135.00 feet to a point; thence South 72 degrees 37 minutes 41 seconds East a distance of 87.00 feet to a point; thence South 17 degrees 24 minutes 12 seconds West a distance of 134.99 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing 0.276 acres (12,002 square feet).

LEGAL DESCRIPTION
ZONING MAIN PARCEL

EXHIBIT A
PAGE 3 OF 4

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 1 of the 55th District, Coweta County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence at a point at the intersection of the northwesterly right-of-way line of Jefferson Street and the southwesterly right-of-way line of American Avenue; thence leaving said right-of-way line of Jefferson Street and along said right-of-way line of American Avenue, North 57 degrees 43 minutes 47 seconds West a distance of 323.40 feet to a point and the TRUE POINT OF BEGINNING, from the TRUE POINT OF BEGINNING as thus established; thence South 31 degrees 19 minutes 13 seconds West a distance of 20.00 feet to a point; thence continue Southwesterly along said line, a distance of 169.91 feet; thence South 2 degrees 36 minutes 27 seconds West a distance of 65.90 feet to a point; thence South 73 degrees 6 minutes 25 seconds West a distance of 199.30 feet to a point; thence North 60 degrees 9 minutes 53 seconds West a distance of 42.00 feet to a point; thence North 01 degree 12 minutes 49 seconds West a distance of 152.00 feet to a point; thence South 76 degrees 12 minutes 33 seconds West a distance of 225.24 feet to a point; thence North 80 degrees 50 minutes 0 seconds West a distance of 31.92 feet to a point; thence South 78 degrees 32 minutes 27 seconds West a distance of 487.00 feet to a point; thence South 78 degrees 48 minutes 41 seconds West a distance of 39.77 feet to a point; thence South 83 degrees 4 minutes 47 seconds West a distance of 53.50 feet to a point; thence South 83 degrees 4 minutes 49 seconds West a distance of 76.47 feet to a point; thence South 87 degrees 51 minutes 54 seconds West a distance of 97.71 feet to a point; thence North 87 degrees 27 minutes 31 seconds West a distance of 90.87 feet to a point; thence North 87 degrees 7 minutes 21 seconds West a distance of 82.60 feet to a point; thence South 19 degrees 2 minutes 19 seconds West a distance of 41.50 feet to a point; thence North 72 degrees 37 minutes 41 seconds West a distance of 87.00 feet to a point; thence South 19 degrees 2 minutes 19 seconds West a distance of 135.00 feet to a point; thence North 72 degrees 35 minutes 48 seconds West a distance of 147.36 feet to a point; thence North 72 degrees 24 minutes 22 seconds West a distance of 133.72 feet to a point; thence North 53 degrees 43 minutes 51 seconds East a distance of 896.23 feet to a point; thence North 52 degrees 20 minutes 50 seconds East a distance of 123.13 feet to a point; thence North 57 degrees 24 minutes 29 seconds East a distance of 136.90 feet to a point; thence North 64 degrees 24 minutes 41 seconds East a distance of 90.45 feet to a point; thence North 68 degrees 26 minutes 31 seconds East a distance of 204.64 feet to a point; thence North 68 degrees 53 minutes 22 seconds East a distance of 163.77 feet to a point; thence North 77 degrees 14 minutes 37 seconds East a distance of 67.26 feet to a point; thence South 62 degrees 22 minutes 43 seconds East a distance of 690.18 feet to a point; thence South 31 degrees 19 minutes 13 seconds West a distance of 250.00 feet to a point and the TRUE POINT OF BEGINNING.

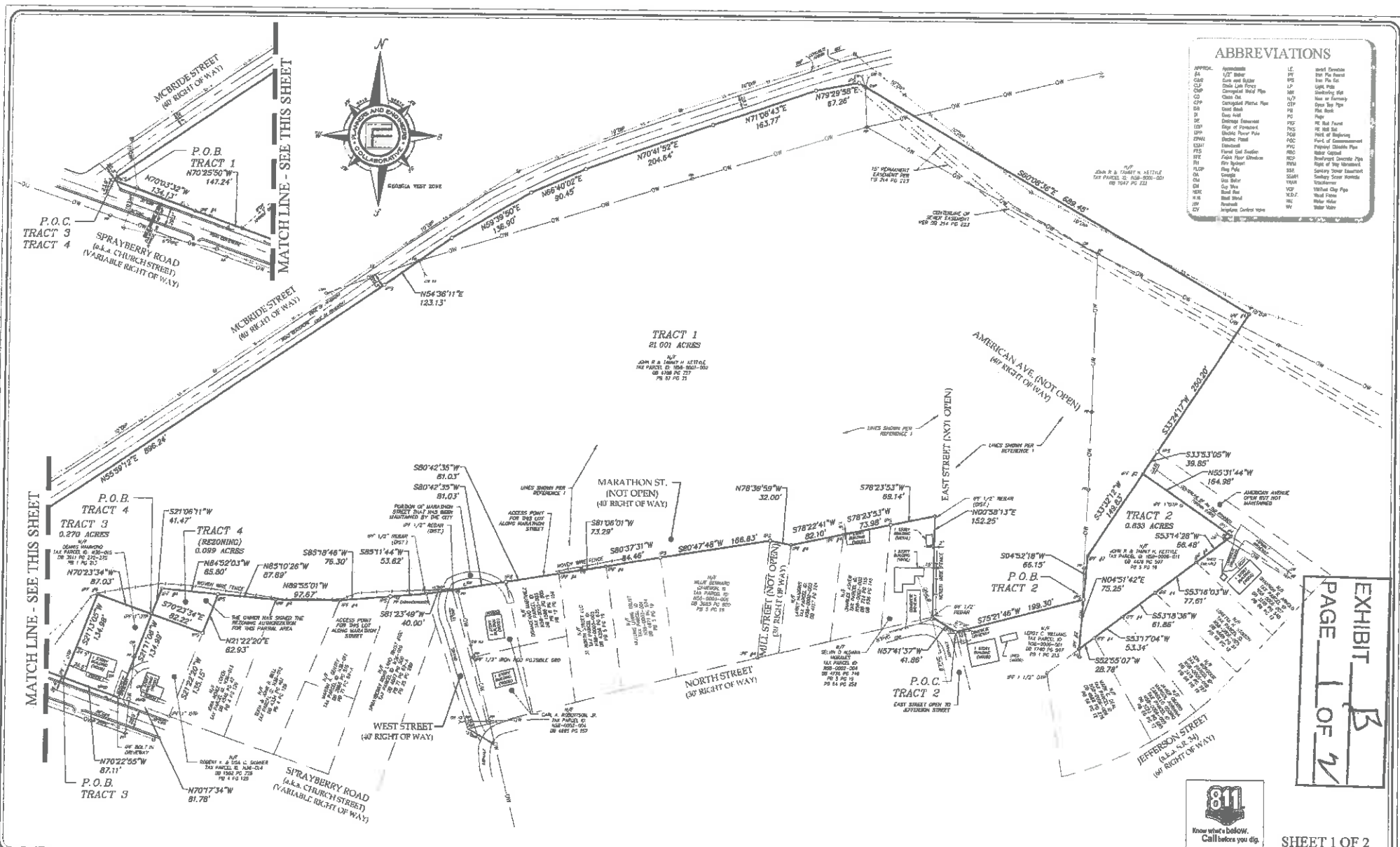
Said tract containing 21.001 acres (914,825 square feet).

LEGAL DESCRIPTION
ZONING LOT 72-A

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 1 of the 55th District, Coweta County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence at a point at the intersection of the northwesterly right-of-way line of Jefferson Street and the southwesterly right-of-way line of American Avenue; thence leaving said right-of-way line of Jefferson Street and along said right-of-way line of American Avenue, North 57 degrees 43 minutes 47 seconds West a distance of 323.40 feet to a point; thence South 31 degrees 19 minutes 13 seconds West a distance of 20.00 feet to a point; thence South 57 degrees 23 minutes 15 seconds East a distance of 165.47 feet to a point; thence South 32 degrees 36 minutes 45 seconds West a distance of 20.32 feet to a point; thence South 50 degrees 54 minutes 50 seconds West a distance of 198.13 feet to a point; thence North 72 degrees 57 minutes 6 seconds West a distance of 69.00 feet to a point; thence South 73 degrees 6 minutes 25 seconds West a distance of 199.30 feet to a point; thence North 60 degrees 9 minutes 53 seconds West a distance of 42.00 feet to a point; thence North 01 degree 12 minutes 49 seconds West a distance of 152.00 feet to a point; thence South 76 degrees 12 minutes 33 seconds West a distance of 225.24 feet to a point; thence North 80 degrees 50 minutes 0 seconds West a distance of 31.92 feet to a point; thence South 78 degrees 32 minutes 27 seconds West a distance of 487.00 feet to a point; thence South 78 degrees 48 minutes 41 seconds West a distance of 39.77 feet to a point; thence South 83 degrees 4 minutes 47 seconds West a distance of 53.50 feet to a point; thence South 83 degrees 4 minutes 49 seconds West a distance of 76.47 feet to a point; thence South 87 degrees 51 minutes 54 seconds West a distance of 97.71 feet to a point; thence North 87 degrees 27 minutes 31 seconds West a distance of 90.87 feet to a point and the TRUE POINT OF BEGINNING, from the TRUE POINT OF BEGINNING as thus established; thence South 18 degrees 5 minutes 58 seconds West a distance of 42.43 feet to a point; thence North 86 degrees 22 minutes 23 seconds West a distance of 83.02 feet to a point; thence North 19 degrees 2 minutes 19 seconds East a distance of 41.50 feet to a point; thence South 87 degrees 7 minutes 21 seconds East a distance of 82.60 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing 0.077 acres (3,352 square feet).



PLANNERS AND ENGINEERS COLLABORATIVE
"WE PROVIDE SOLUTIONS"

5			
4			
3			
2			
1	08/17/90	ADDRESSER COMMENTS	ACS
REV	DATE	DESCRIPTION	BY

LAND LOT(S) 56
DISTRICT 5th

ALTA/NSPS LAND TITLE SURVEY
FOR

INLINE COMMUNITIES

CITY OF NEWMAN



DRAWN BY: MS
CHECKED BY: JAH /
FILE NO.: 19338.00
DATE: 08/05/2020
SCALE: 1" = 60'
DATE OF FIELD WORK:

SHEET 1 OF 2

EXHIBIT 15
PAGE 1 OF 2

SITE AREA	22.00 ACRES
PROPOSED ZONING	R24
PROPOSED SUBDIVISION	CITY OF KENNESAW
TOTAL SITE AREA	42.00 ACRES
MAX. DENSITY PERMITTED	4 UNITS PER ACRE
PLANNED LOTS PROPOSED	50 LOTS
PLANNED LOTS PROPOSED	50 LOTS
TOTAL LOTS PROPOSED	50 LOTS
DENSITY PROPOSED	1.80 UNITS PER ACRE
FRONT SETBACK (MINIMUM) (FEET)	5 FEET / 20 FEET
REAR SETBACK	7.5 FEET
SIDE SETBACK (SINGLE ROW) (FEET)	10 FEET (15 FEET REAR GARAGE)
REAR SETBACK	10 FEET
MAX. BUILDING HEIGHT	15 FEET
MIN. DISTANCE BETWEEN BUILDINGS	12 FEET
MIN. REQUIRED OPEN SPACE PER ACRE, LAND	1.00 ACRE
OPEN SPACE PROVIDED	1.00 ACRE (1.00 ACRE 10.00 FEET 10.00 FEET)
MAX. PERMITTED BUILDING COVER	25% OF LOT AREA
PROPOSED BUILDING COVER	1.12 ACRE LOT AREA
MIN. PARKING PROVIDED PER UNIT	2.00
PROPOSED PARKING PER UNIT	2.00 SPACES
PARKING PROVIDED PER UNIT	2.00 SPACES (1.00 SPACE 1.00 SPACE 1.00 SPACE)

24 HOUR CONTACT
BRYAN MUSOLF
404-895-0913



SITE LOCATION MAP
NOT TO SCALE



FEMA FIRM MAP
NOT TO SCALE

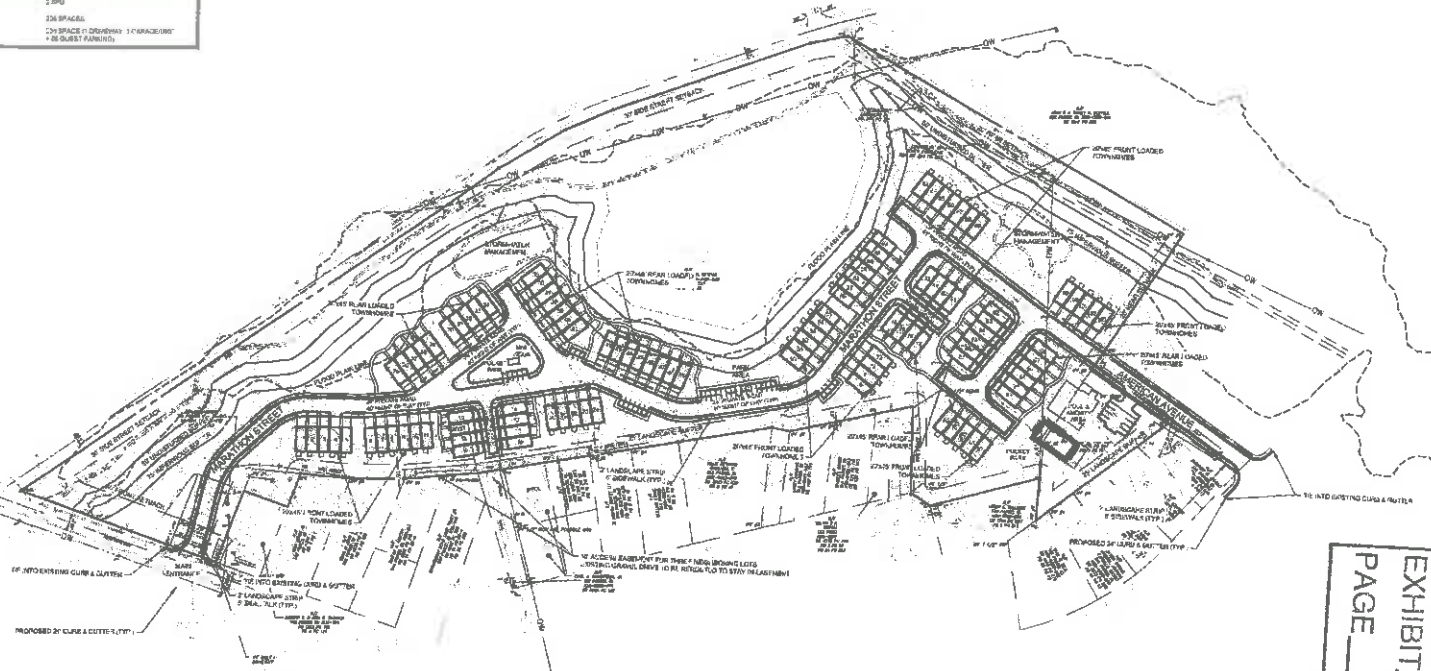


EXHIBIT C
PAGE 1 OF 1

SPRAYBERRY RD AT MCBRIDE ST
A MASTER PLANNED RESIDENTIAL DEVELOPMENT
IN THE COMMUNITIES
40 ATLANTA STREET
ATLANTA, GA 30303
PHONE: 404-895-0913

PLANNERS AND ENGINEERS COLLABORATIVE
SITE PLANNING AND SCULPTURE ARCHITECTURE CIVIL ENGINEERING PLANNING SURVEYING
1000 RESEARCH COURT • FARMINGTON, CONNECTICUT 06031 • TEL: 860-676-6666

REVISIONS:

NO.	DATE	BY	DESCRIPTION
1	7-10-2020	PEC	NEW SITE PLAN

The designer is the author of the Plans and Engineer's Certificate and is not to be held responsible for any errors or omissions in the Plans or Engineer's Certificate.

REZONING
SITE PLAN

SCALE: 1" = 100'
DATE: AUGUST 7, 2020
PROJECT: 19338.00

THIS SEAL IS ONLY VALID IF COPIES ARE SIGNED AND DATED WITH AN EXPIRING SIGNATURE
8/07/2020
COUNTY: DEKALB COUNTY, GEORGIA
CITY: ATLANTA, GEORGIA

Z1
SHEET

EXHIBIT



TREE - Little Gem Magnolia



SHRUB - Arise Tree



SHRUB - Cayana Laurel



SHRUB - Loropetalum

Representative Architecture



Amenity Cl

EXHIBIT E
PAGE 1 / OF 6

Representative Architecture



EXHIBIT E
PAGE 2 OF 6

Exterior Examples



EXHIBIT 6
PAGE 3 OF 6

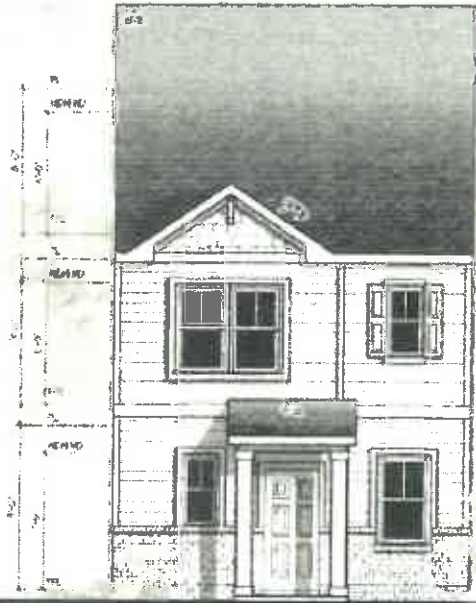
LINE
PLANNING

Front Loaded Exterior Examples

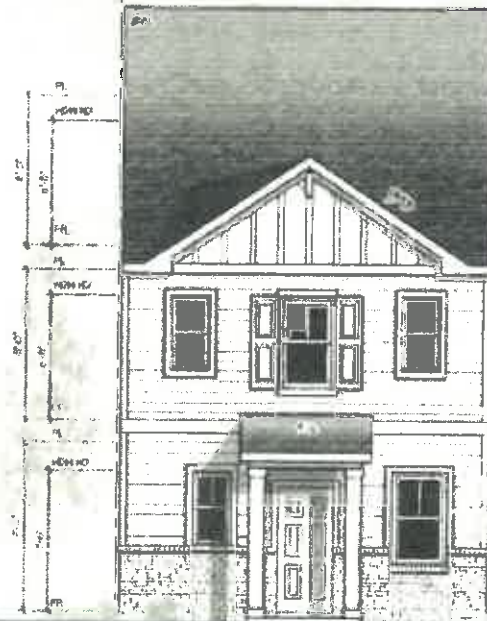


EXHIBIT E
PAGE 4 OF 6

Rear Loaded Exterior Examples



bb Rake



bb Rake

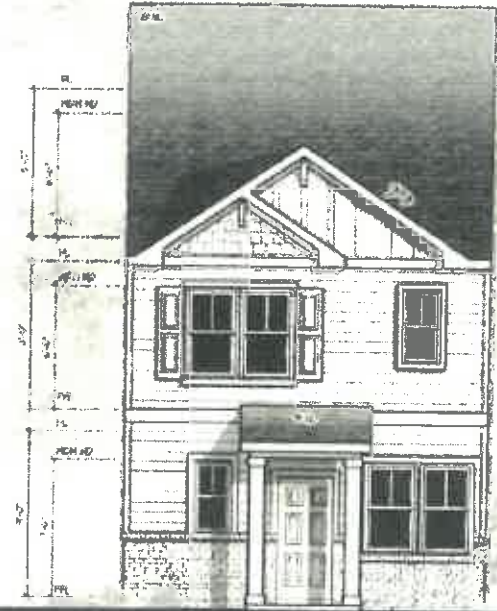


EXHIBIT E
PAGE 5 OF 6

Exteriors

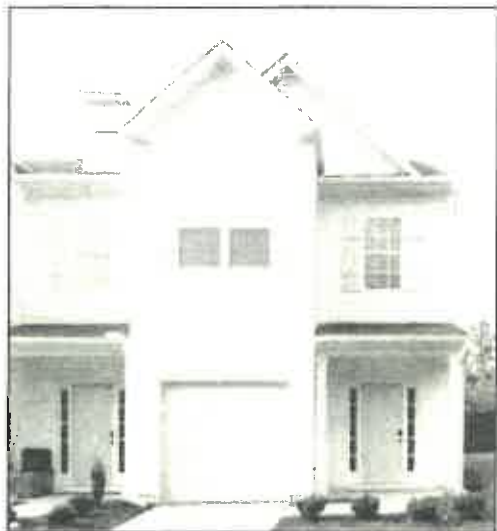


EXHIBIT E
PAGE 6 OF 6

DONE, RATIFIED AND PASSED in regular session, on second reading this the _____ day of _____ 2020.

ATTEST:

Della Hill, City Clerk

Keith Brady, Mayor

REVIEWED AS TO FORM:

George M. Alexander, Mayor Pro Tem

C. Bradford Sears, Jr., City Attorney

Cynthia E. Jenkins, Councilwoman

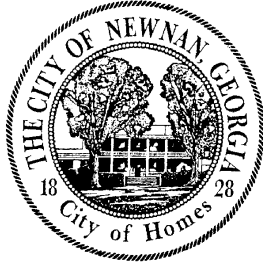
Cleatus Phillips, City Manager

Ray F. DuBose, Councilmember

Rhodes H. Shell, Councilmember

Dustin K. Koritko, Councilmember

Paul L. Guillaume, Councilmember



City of Newnan, Georgia - Mayor and Council

Date: October 13, 2020

Agenda Item: Adoption of the 2020 update to the Capital Improvements Element (CIE), which includes the Short-Term Work Program (STWP)

Prepared by: Chris Cole, Planner

Submitted and Presented by: Tracy Dunnivant, Planning & Zoning Director

Purpose: To request official adoption of the 2020 update to the CIE, which includes the STWP

Background: The Georgia Development Impact Fee Act (GDIFA) was enacted into law in 1990. It sets rules for local governments that wish to charge new development for a portion of the additional capital facilities needed to serve it. Under GDIFA, local governments may impose exactions on developers to help finance the expansion of their infrastructure systems only through an impact fee system and only for the specific types of facilities and infrastructure listed in the law.

All local governments that utilize an impact fee system under the GDIFA must include CIEs in their comprehensive plans and update the CIE portion of their plan annually. The STWP is included as a part of the CIE.

Per the minimum standards of the planning process, all local governments must hold a public hearing prior to the adoption of the update. The City has previously held a public hearing and staff is now requesting official adoption of the document.

Options:

- A. Officially adopt, by resolution, the 2020 update to the Capital Improvements Element, which includes the Short-Term Work Program for the City of Newnan

Funding: N/A

Recommendation: Option A

Attachments: Resolution, CIE Document

Previous Discussions with Council: July 21, 2020 and August 11, 2020

**A RESOLUTION ADOPTING THE 2020 UPDATE TO THE CITY OF NEWNAN'S
CAPITAL IMPROVEMENTS ELEMENT AND SHORT-TERM WORK PROGRAM.**

CITY OF NEWNAN, GEORGIA

WHEREAS, the City of Newnan has completed its annual update to the Capital Improvements Element, which contains the Short-Term Work Program; and

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective January 1, 2020 and established by the Georgia Planning Act of 1989, including the required public hearing;

NOW THEREFORE, IT IS HEREBY RESOLVED, that the Mayor and City Council of the City of Newnan, Georgia do hereby adopt the document entitled, Capital Improvements Element with Short-Term Work Program: 2020 Updates.

This Resolution is adopted this ____ day of _____, 2020.

ATTEST:

L. Keith Brady, Mayor

Della Hill, City Clerk

George M. Alexander, Mayor Pro Tem

REVIEWED:

Cynthia E. Jenkins, Councilmember

C. Bradford Sears, Jr., City Attorney

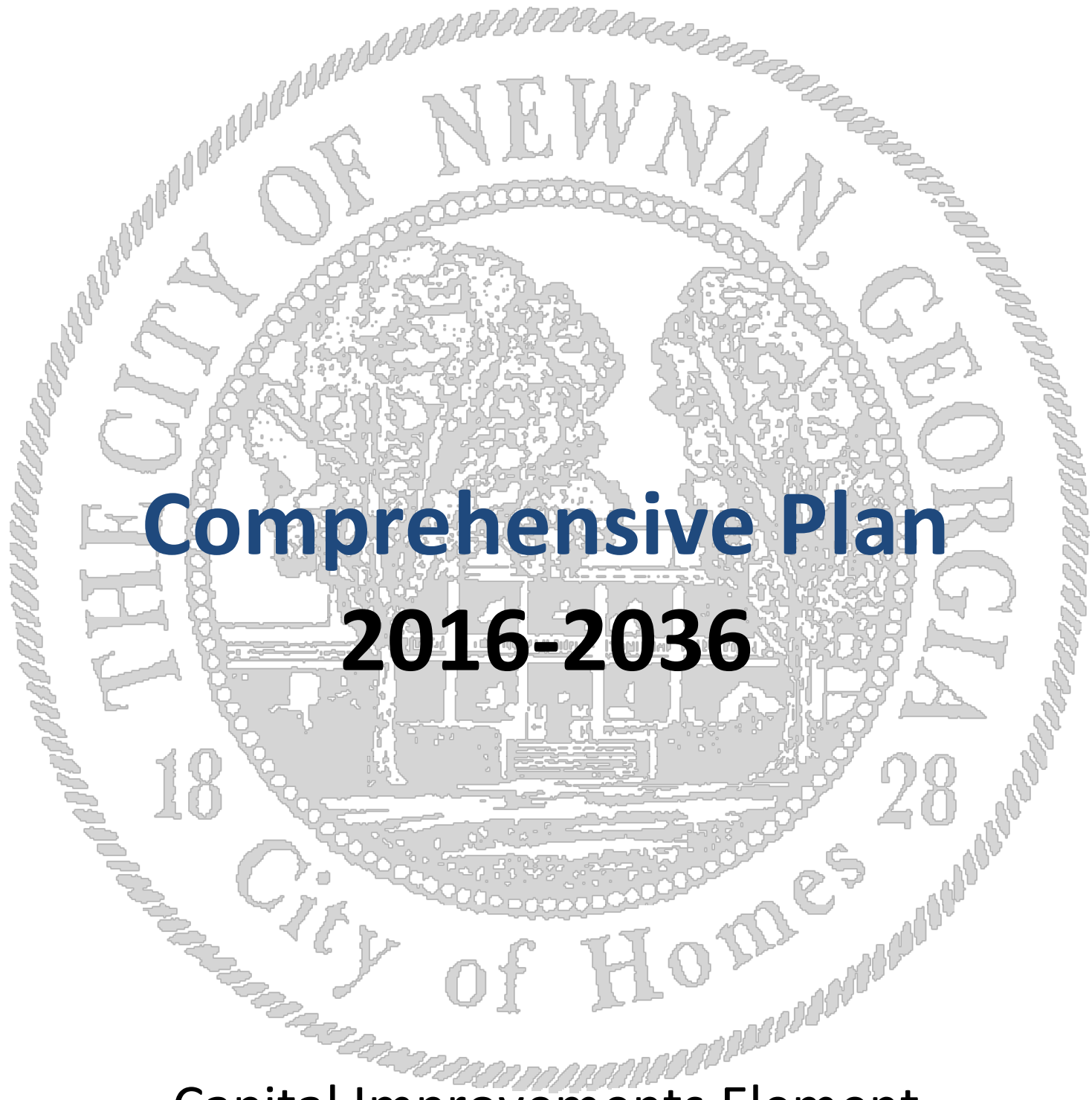
Raymond F. DuBose, Councilmember

Cleatus Phillips, City Manager

Rhodes H. Shell, Councilmember

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember

The seal of the City of Newnan, Georgia, is a circular emblem. It features a central shield with a landscape scene, including a building and trees. The shield is surrounded by a wreath. The outer ring of the seal contains the text "THE CITY OF NEWNAN, GEORGIA" at the top and "City of Homes" at the bottom. The years "18" and "28" are also visible on the left and right sides of the seal, respectively.

Comprehensive Plan 2016-2036

**Capital Improvements Element
with Short-Term Work Program
2020 Update**

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CITY OF NEWNAN | Annual STWP-CIE

2020 Update

I. Introduction

The Georgia Development Impact Fee Act (GDIFA) requires all jurisdictions that levy impact fees to include a Capital Improvements Element (CIE) within the Community Agenda portion of their comprehensive plan. Furthermore, GDIFA requires those jurisdictions that prepare a CIE for their comprehensive plan to update it annually. An annual CIE update includes three components:

1. An annual update to the Short-Term Work Program (STWP) that covers a five-year period, which includes the current year plus the next four years.
2. An annual report on impact fee finances.
3. An updated list of all CIE projects that receive funding from impact fees, which covers the same five-year period as the STWP.

CITY OF NEWNAN | Annual STWP-CIE

2020 Update

II. Short-Term Work Program (STWP) Updates and Long-Term and Ongoing Activities

Whether or not a jurisdiction is required to have a CIE in their comprehensive plan they must have a STWP, as required by the Georgia Planning Act. This is necessary to maintain Qualified Local Government (QLG) status. The STWP is a key implementation tool, which reflects those activities and strategies the local government has chosen to undertake in the current five-year period (2020-2024). The City of Newnan has chosen to also provide a long-term and ongoing activities table for reference.

IMPROVEMENTS STWP ADDENDUM						
Project or Activity	Project Start Date	Project Completion Date	Estimated Project Cost	Portion Chargeable to Impact Fees	Sources of Funds (& Share)	Responsible Party
Replacement of stacked rock culverts at Savannah and Pinson Street	2020	2022	\$500,000	None	CDBG, SPLOST 19	Public Works
Rehabilitate and/or Reconstruction of substandard and dilapidated housing units within Chalk Level area	2020	2022	\$500,000	None	CDBG, CHIP, NSP, local homeowner funds	Planning & Zoning
Develop LINC trail system (Phases 1-4)	2017	2022	\$10,035,800	\$3,800,000	SPLOST 13, Impact Fees, General Fund	City Manager
Improvements to Lower Fayetteville Road (PE Phase I Scoping)	2019	2021	\$625,000	\$0	Federal Share is \$500,000, Match Amount is \$125,000 (SPLOST 13)	Engineering
Renovations of CJ Smith Park	2019	2021	\$4,500,000	\$0	SPLOST 19	City Manager
Renovations of Pickett Field	2019	2021	\$1,300,000	\$0	SPLOST 19	City Manager
Construction of Pickleball Facility	2019	2021	\$2,000,000	\$0	General Fund	City Manager
Improvements to Fire Training Facility	2020	2022	\$1,750,000	\$0	SPLOST 19	Fire
Jackson/Jefferson/Clark/Bullsboro segment traffic study	2015	2020	\$75,000	\$0	LCI, SPLOST 13, Match Amount is \$18,750	Engineering
Jackson Street (North) from Elm Street to Clark Street	2018	2019	\$355,350	\$0	TBD, City, Match Amount is \$71,070	Engineering

CITY OF NEWNAN | Annual STWP-CIE

2020 Update

E. Washington Street from Farmer Street to Perry Street	2019	2020	\$1,234,170	\$0	LCI, City, Match Amount is \$246,834	City
Andrew Street Extension from Augusta Drive to E. Broad Street	2018	2021	\$4,549,000	\$2,500,000	Impact Fees, City	City
Intelligent traffic operations	2016	2021	\$200,000	\$0	SPLOST 13	Engineering
Obtain light duty response truck	2018	2021	\$200,000	\$200,000	Impact Fees	Fire
Acquire a heavy-duty vehicle for fire department	2024	2024	\$550,000	\$550,000	Impact Fees	Fire
Work with community partners to develop program extolling the benefits of historic preservation and tourism	2014	2020	Staff Time, Other materials	\$0	City, Historical Society, Hotel/Motel Tax, Grants (Shares Unknown)	Historical Society, Convention & Visitors Bureau, PIO, Business Development, Explore Newnan-Coweta
Obtain National Register District designation for Chalk Level Neighborhood	2013	2021	\$2,000	\$0	NURA	NURA, Planning & Zoning
Continue Neighborhood Stabilization Program (NSP III)	2011	2021	\$100,000	\$0	Neighborhood Stabilization Program Grant	Planning & Zoning, Housing Authority
Continue Neighborhood Stabilization Program (NSP I)	2013	2021	\$100,000	\$0	NSP Revenue, NSP Grant	Planning & Zoning, Housing Authority, Habitat for Humanity
Sidewalks along Greison Trail	2014	2021	\$800,000	\$0	SPLOST 19	Public Works
Sidewalks along Sprayberry Road	2014	2021	\$278,000	\$0	SPLOST 19, Transportation Alternative Program (TAP)	Public Works
Sidewalks along Jackson Street	2020	2022	\$2,240,000	\$0	SPLOST 19, Transportation Alternative Program (TAP)	Public Works

Source: City of Newnan

Note: Building, Planning & Zoning, Public Works, Beautification, Information Technology, Police, Fire, Engineering, Business Development refer to those respective departments of the City of Newnan. County refers to Coweta County. Acronyms used refer to: RC- Three Rivers Regional Commission, ARC- Atlanta Regional Commission, GRTA- Georgia Regional Transportation Authority, NURA- Newnan Urban Redevelopment Agency, NCAC – Newnan Cultural Arts Commission. Other groups referenced, like the Historical Society, represent those organizations servicing either Newnan or Coweta County as a whole.

CITY OF NEWNAN | Annual STWP-CIE

2020 Update

IMPROVEMENTS STWP ADDENDUM LONG-TERM, INDEFINITE, AND CONTINUOUS ACTIVITIES*						
Project or Activity	Project Start Date	Project Completion Date	Estimated Project Cost	Portion Chargeable to Impact Fees	Sources of Funds (& Share)	Responsible Party
Develop LINC trail system	2017	2027	\$27,847,026.90	\$3,800,000	Impact Fees, City, County	City Manager
Improvements to Lower Fayetteville Road	2017	2028	\$67,560,000	\$2,500,000	Impact Fees, City, FHWA	Engineering
Acquire a heavy-duty vehicle for fire department	2026	2026	\$600,000	\$600,000	Impact Fees	Fire
Acquire a heavy-duty vehicle for fire department	2030	2030	\$650,000	\$650,000	Impact Fees	Fire

Source: City of Newnan

Note: Beautification, Fire, Engineering refer to those respective departments of the City of Newnan.

*Long-Term means any activity that is to begin in or more than five years (2025) from the current year (2020). All activities that have an indefinite or continuous end date, but a known start date prior to 2025, are included here to have the STWP represent only activities with known start end dates. Also, it is conceivable that many of the activities with unknown end dates are or may become permanently ongoing activities.

CITY OF NEWNAN | Annual STWP-CIE

2020 Update

III. Impact Fee Financial Report Updates

The purpose of annually reporting on the financial state of impact fees is to provide an overview of impact fees collected and spent by category of public facility and service area. As seen below, there is a report for 2019, which is the last completed year.

ANNUAL FINANCIAL REPORT FOR 2019					
Public Facility Type	Parks and Recreation	Fire Services	Police Protection	Roads, Streets, and Bridges	Total
Service Area	City of Newnan	City of Newnan	City of Newnan	City of Newnan	
Beginning Impact Fee Fund Balance	\$144,117.70	\$441,081.96	\$1.92	\$52,846.32	\$638,047.90
Impact Fees Collected	\$508,500.50	\$244,546.82	\$0	\$210,239.50	\$963,286.82
Accrued Interest	\$1,539.55	\$1,019.43	\$0	\$534.60	\$3,093.58
Project Expenditures	\$32,272.12	\$433,764.18	\$0	\$31,914.99	\$497,951.29
Impact Fee Refunds	\$0	\$0	\$0	\$0	\$0
Ending Impact Fee Fund Balance	\$621,885.63	\$252,884.03	\$1.92	\$231,705.43	\$1,106,477.01
Impact Fees Encumbered	\$0	\$0	\$0	\$0	\$0

Source: City of Newnan Finance Department – Fund 375 Impact Fees

Administrative Fees

Three percent of each impact fee is added to the final amount as an administrative fee. This portion of the impact fee pays for banking fees to maintain the impact fee account and helps fund the salaries of the administrator who collects the impact fees and other staff members of the Planning and Zoning Department who update the CIE, prepare financial reports, and other related activities. For 2019, the only costs associated with implementation were banking fees and the salaries of those various employees. The amount collected in administrative fees was \$27,636.90.

CITY OF NEWNAN | Annual STWP-CIE

2020 Update

IV. Capital Improvements Element (CIE) Project Updates

A capital improvement is an improvement that increases the service capacity of a public facility and has a useful life of ten or more years due to new construction or some other action. The CIE projects tables below show all planned capital improvements with expected completion dates within the current five-year period.

Capital Improvements Projects: Parks and Recreation

Newnan	Capital Improvements Projects - 2020						
Public Facility	Parks and Recreation						
Service Area	City Limits						
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Portion Chargeable to Impact Fees	Funding Sources	Responsible Party	Status
Develop LINC trail system (Phases 1-4)	2017	2022	\$10,035,800	\$3,800,000	SPLOST 13, Impact Fees, General Fund	City Manager	Under Construction

Source: City of Newnan Planning and Zoning Department

Capital Improvements Projects: Fire Services

Newnan	Capital Improvements Projects - 2020						
Public Facility	Fire Services						
Service Area	City Limits						
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Portion Chargeable to Impact Fees	Funding Sources	Responsible Party	Status
Obtain light duty response truck	2018	2021	\$200,000	\$200,000	Impact Fees	Fire	Planning
Acquire a heavy-duty vehicle for fire department	2024	2024	\$550,000	\$550,000	Impact Fees	Fire	Planning

Source: City of Newnan Planning and Zoning Department

CITY OF NEWNAN | Annual STWP-CIE

2020 Update

Capital Improvements Projects: Roads, Streets, and Bridges

Newnan	Capital Improvements Projects - 2020						
Public Facility	Roads, Streets, and Bridges						
Service Area	City Limits						
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Portion Chargeable to Impact Fees	Funding Sources	Responsible Party	Status
Andrew Street Extension from Augusta Drive to E. Broad Street	2018	2021	\$4,549,000	\$2,500,000	Impact Fees, City	Engineering	Early Concept Phase
Replacement of stacked rock culverts at Savannah and Pinson Street	2020	2022	\$500,000	None	CDBG, SPLOST 19	Public Works	Early Concept Phase

Source: City of Newnan Planning and Zoning Department

* McIntosh Parkway was referred to as East Washington Extension and Greison Trail/Bypass Connector, respectively, in earlier CIEs.

CITY OF NEWNAN | Annual STWP-CIE

2020 Update

V. Wastewater Collection and Treatment Updates

As with the Comprehensive Plan, wastewater collection and treatment is being reported separately from the other public facilities. This is due to the fact that Newnan Utilities, the City's appointed authority for administering public utilities, provides service for this specific category. The other public facilities included in this update are direct operations of the City. Newnan Utilities provides all the information for wastewater collection and treatment concerning the Comprehensive Plan and CIE updates. They also levy and collect the impact fees for wastewater collection and treatment.

Similar to previous public facilities, those items for wastewater collection and treatment that have completion dates beyond 2024 are not shown in the CIE and STWP.

ANNUAL FINANCIAL REPORT FOR 2019	
Public Facility Type	Wastewater Collection and Treatment
Service Area	City of Newnan
Beginning Impact Fee Fund Balance	\$5,757,749.03
Impact Fees Collected	\$2,332,109.85
Accrued Interest	\$0.00
Project Expenditures	\$4,513,740.00
Administrative Costs	\$69,963.30
Impact Fee Refunds	\$0
Ending Impact Fee Fund Balance	\$3,506,155.59
Impact Fees Encumbered	\$0

Source: Newnan Utilities

IMPROVEMENTS STWP ADDENDUM						
Project or Activity	Project Start Date	Project Completion Date	Estimated Project Cost	Portion Chargeable to Impact Fees	Sources of Funds (& Share)	Responsible Party
Mineral Springs Upgrade	2016	2021	\$4,500,000	\$4,500,000	Impact Fees (100%)	Newnan Utilities
Collection System Improvements	2019	2023	\$2,000,000	\$2,000,000	Impact Fees (100%)	Newnan Utilities

CITY OF NEWNAN | Annual STWP-CIE

2020 Update

IMPROVEMENTS-STWP ADDENDUM LONG-TERM, INDEFINITE, AND CONTINUOUS ACTIVITIES*						
Project or Activity	Project Start Date	Project Completion Date	Estimated Project Cost	Portion Chargeable to Impact Fees	Sources of Funds (& Share)	Responsible Party
Phase III – Expansion of Mineral Springs WPCP	Indefinite	Indefinite	\$13,000,000	\$13,000,000	Impact Fees (100%), Other Sources	Newnan Utilities
Phase IV – Expansion Wahoo Creek	Indefinite	Indefinite	\$15,000,000	\$15,000,000	Impact Fees (100%), Other Sources	Newnan Utilities
Land Treatment	Indefinite	Indefinite	\$10,000,000	\$10,000,000	Impact Fees (100%), Other Sources	Newnan Utilities
Collection System Construction	Indefinite	Indefinite	\$5,000,000	\$5,000,000	Impact Fees (100%), Other Sources	Newnan Utilities

Source: Newnan Utilities and Wiedeman and Singleton, Inc.

*Long-Term means any activity that is to end more than five years (2025) from the current year (2020). It is conceivable that many of the activities with unknown end dates are or may become permanently ongoing activities. In addition, the figures are not exact totals for the projects they represent. They are estimates as used in the "Calculation of Impact Fee in 2005" table.

Wastewater Collection and Treatment CIE

Newnan	Capital Improvements Projects -- 2019				
Public Facility	Wastewater Collection and Treatment				
Service Area	City Limits				
Project Description	Project Start Date	Project End Date	Estimated Cost of Project*	Funding Sources	Status
Grit Collector, Clarifier Drivers, Belt Press Upgrade, Bar Screen Upgrade	2018	2022	\$1,200,000	Impact Fees (100%)	Construction
Mineral Springs Upgrade	2016	2021	\$4,500,000	Impact Fees (100%)	Construction
Collection System Improvements	2018	2023	\$2,000,000	Impact Fees (100%)	Planning



City of Newnan, Georgia - Mayor and Council

Date: October 13, 2020

Agenda Item: Contract Award- Traffic Signal Installation and Related Construction

Prepared By: Michael Klahr, Public Works Director

Purpose: To consider a contract award for the installation of a traffic signal at the intersection of LaGrange Street/ Boone Drive/ Cougar Way, and related construction

Background: At the regular meeting of the City Council, May 26, 2020, a Resolution to ratify the proposed, referenced, traffic signal was approved.

The work generally includes the installation of traffic signal, controller and cabinet assembly with battery backup, video detection, and related equipment for the intersection of LaGrange Street/ Boone Drive/ Cougar Way. Related construction includes concrete construction of sidewalks, curb/ gutter, curb ramps, installation of drainage structures, milling and paving, and the application of thermoplastic traffic markings.

Upgrading the hardware and software will enable a web based monitoring and control of the traffic signal, and provide for the latest in standards for safety.

The low bid, submitted by, **GTG Traffic Signals**, was found responsive to the specifications for the project. GTG Traffic Signals is located in Marietta, Georgia, and is pre-qualified with the Georgia Department of Transportation for traffic signal installations.

The recommended contractor has indicated he can begin work in November 2020, following a *Notice to Proceed*. Foundations, conduits and pull boxes will be installed while concrete and asphalt work are taking place for the first month or two. He anticipates completion in May 2021, approximately 210 days from first mobilization. There is a 20- 22 week lead time on some of the equipment.

Funding: SPLOST 2013, Intelligent Traffic Operations Center

Recommendation: Award a contract to **GTG Traffic Signals** in the amount of **\$190,000.00**

Attachments: Bid Tabs

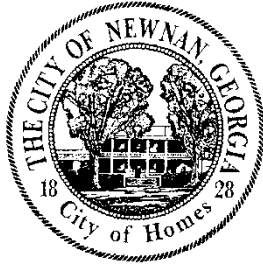


City of Newnan, Georgia

**BID OPENING: Traffic Signal Installations and Related Construction;
LaGrange St./ Boone Dr./ Cougar Way
September 15, 2020- 10am**

BIDDER	BID AMOUNT	COMMENTS
Piedmont Paving, Inc. 1226 Highway 16 East Newnan, GA 30263	\$229,564.90	
GTG Traffic Signals 4195 JVL Industrial Park Dr. Marietta, GA 30066	\$190,000.00	
American Lighting and Signalization, LLC McRae-Helena, GA 31055	\$232,431.15	
JHC Corporation 1029 Peachtree Pkwy N #359 Peachtree City, GA 30269	\$234,000.00	
R.J. Haynie & Assoc., Inc. P.O. Box 1767 Forest Park, GA 30298-1767	\$192,700.00	
Wilburn Engineering LLC 55 Millard Farmer Ind. Blvd. Newnan, GA 30263	\$232,965.00	
Reedwick 15071 Veterans Memorial Hwy Villa Rica, GA 30180	\$298,000.00	

BIDS OPENED BY



City of Newnan, Georgia - Mayor and Council

Date: October 13, 2020

Agenda Item: Consideration of Memorandum from Merris Management & Leadership Consulting

Prepared and Presented by: Hasco Craver, Assistant City Manager

Purpose: Newnan City Council may consider the memorandum presented by Merris Management & Leadership Consulting related to Phase I outcomes and Phase II recommendations.

Background: Newnan City Council, at the June 18, 2020 Meeting, considered and unanimously adopted a resolution instructing city staff to engage a third party facilitator to assist with the development of a process to create a citizen task force, lead said task force, and review policies, procedures and practices of all departments of the City of Newnan.

City staff, upon receiving direction from the Newnan City Council, contacted numerous subject matter experts and recognized industry leaders regarding their potential interest and ability to perform the tasks, as outlined in the adopted resolution.

While several discussions transpired, City staff received one proposal.

Merris Management & Leadership Consulting was selected on August 11, 2020 to provide the services described herein.

During September 2020, Merris Management & Consulting conducted interviews with elected and appointed officials. The outcomes of the interviews and suggested recommendations are presented in the attached document.

Funding: General Fund

Recommendation: City staff remains supportive of Merris Management & Leadership Consulting, including the stated recommendations.

Attachments: Merris Management & Leadership Consulting Memorandum, dated October 5, 2020.

Previous Discussions with Council: The Newnan City Council, at the June 18, 2020 meeting, adopted a resolution, thereby instructing staff to solicit proposals for the activities described herein. Newnan City Council, at the August 11, 2020 meeting, selected Merris Management & Leadership Consulting.

Memo

TO: Cleatus Phillips, City Manager
Hasco Craver, Assistant City Manager

FROM: Peggy Merriss, Merriss Management & Leadership Consulting

DATE: October 5, 2020

RE: Phase I Outcomes & Phase II Recommendations

The purpose of this memorandum is to provide a status report on the outcome of Phase I of the City of Newnan policies, procedures and practices review project and to provide recommendations for moving forward into Phase II.

Phase I Outcomes

As part of Phase I of the project, the Mayor, City Councilmembers and eight staff members were individually interviewed. All participants were very accommodating, straightforward and were genuinely helpful. The following summarizes information provided in the interviews.

There was general agreement that the catalyst to undertaking a policy review was external societal issues that occurred nationally, although there was acknowledgement that there were local activities that impacted the decision-making process. All agreed that regardless of the catalyst, a review of the City's policies, procedures and practices would be a timely effort and that it was the right thing to do in order to provide better service and response to the citizens. There was a sense that there had not been any such activity in the past and that the City was operating well but that there should always be openness to improvement, new approaches and managing liability. One member summarized that the review should not be focused on why the current policies exist but should focus on putting in place policies that would move the City forward.

There was some concern about how detailed and extensive the review would be and whether it was productive to get into the details of all City policies. They indicated a general belief that the review should primarily focus on outward facing policies, procedures and practices that effected community members and that the review and recommendations should be for the City and take into account Newnan as a unique community. Several times it was mentioned that the review should not just consider what was contained in current policies but also what was missing that should be included.

After speaking with Mayor and City Council, it appears that most members would prefer an option that would include a review led by an independent third-party with the assistance of subject matter experts instead of using a citizen task force approach. There was general agreement that for a policy and procedure review to be effective, subject matter experts would

be most helpful in assuring actionable outcomes. Overall, input indicated that using this method would lead to a more effective and informed approach that would allow the Mayor and City Council to receive recommendations within a reasonable time frame. There was a consensus that recommendations should be actionable although there was an understanding that it was likely that not all recommendations could be immediately implemented.

There was general agreement that the project should be continuously moving forward with update reports to the City Manager who would then keep the Mayor and Council informed of progress.

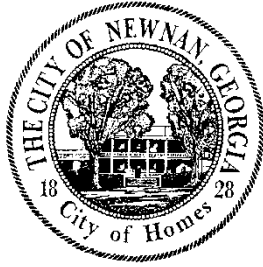
Phase II Recommendations

Given the input from the Mayor, City Council and staff, it is recommended that the Phase 2 policy review project move forward with a modified approach that includes a technical review of two areas - Law Enforcement (in general) and Human Resources (with an emphasis on the City's recruitment efforts and hiring processes).

The following would be included in Phase II.

- Consultant meeting with City Manager, Assistant City Manager and other staff selected by the City Manager to review work-flow schedule and determine departmental designees for Law Enforcement team and Human Resources team.
- Consultant reviews organizational operating policies for Law Enforcement and Human Resources.
- Consultant researches current best practices and recommended professional standards to develop a list of potential policy improvements and changes.
- Consultant meets with Law Enforcement team and Human Resources team to review potential updates.
- In coordination with City Manager and Assistant City Manager, the Consultant organizes two subject matter expert working groups to work with the Law Enforcement and Human Resources teams to provide input and advice into updating and making recommendations for Law Enforcement and Human Resources.
- The subject matter expert working groups could be made up of industry professionals, individuals with knowledge of the field, possibly academics with a topical background and other individuals with backgrounds that could be beneficial to the process.
- The goal would be to complete, or substantially complete, Phase II recommendations by the end of March, 2021.
- It is recognized that circumstances beyond the Consultant's control and/or the City's control (such as pandemic meeting restrictions) could alter this schedule.

While the proposed approach may not exactly fit with what the Mayor and City Council initially considered, given the input received in Phase I and a desire to move forward in a reasonably timely manner, the objective to assure that the City of Newnan have policies and procedures in place that reflect best practices in transparency, accountability, procedural fairness and professional standards can be met with the process described in Phase II above.



City of Newnan, Georgia – City Council

Date: October 13, 2020

Agenda Item: Appointment of Selection Review Committee for Community Home Investment Program (CHIP) FY 2021 Application

Prepared and Presented by: Tracy Dunnavant, Planning Director

Purpose: To appoint a selection review committee to assess request for qualifications (RFQs) related to the grant writing and administration of a FY2021 CHIP application.

Background: As with the CDBG application, the City needs to appoint a selection review committee to review RFQs for grant writing/administration services related to the CHIP grant application. Per DCA's guidelines, there are several methods for establishing the committee. They are as follows:

1. The committee may consist of the entire Council.
2. The committee may consist of a subset of the council, as appointed by the Mayor.
3. The committee may consist of a combination of elected officials and city staff.

The committee must have at least three members who do not have any potential conflicts of interest with any of the individuals, firms, or agencies under review (e.g., family relationships, close friendships, business dealings) and no person who might potentially receive benefits from CHIP-assisted activities may participate in the selection, award, or administration of a contract supported by CHIP funding if he or she has a real or apparent conflict of interest. They will be responsible for developing evaluation criteria, reviewing the RFQ proposals, interviewing candidates, and making final recommendations to the full Council.

With the CDBG application, the Mayor appointed Councilmember Ray DuBose, Councilmember Cynthia Jenkins, Councilmember Paul Guillaume, Planning Director Tracy Dunnavant, City Engineer/Public Works Director Michael Klahr and Building Official Bill Stephenson to serve on the Committee. Once the members have been named, the city can move forward with establishing the evaluation criteria and preparing the RFQ.

Funding: N/A

Recommendation: Appoint a selection review committee.

Previous Discussion with Council: September 21, 2020 – CHIP Grant Authorization

From: Joan or Steve <stejoamad@gmail.com>

Sent: Saturday, September 19, 2020 6:13 AM

To: Kieth Brady <kbrady@cityofnewnan.org>; Cleatus Phillips <cphillips@cityofnewnan.org>

Subject: Halloween

Halloween is near and now is about the time I ask the city to consider closing our College Temple streets for the event. I am hoping for no restrictions; however, I expect some to still be in place. I think most people in the neighborhood will try to do some type of display while keeping a distance from the crowd, i.e., not handing out candy to each kid. Probably many yards will be roped off.

I think we should go ahead and close the streets as before. I request that the Council consider this when appropriate. If you don't have the actual street request from last year I can get that to you.

As always I appreciate the hard work you do for our city.

Steve Achée
42 Temple Ave

PS Our Temple Ave park looks great.

WHITE OAK GOLDEN K - KIWANIS CLUB

*P.O. Box 73283
Newnan, Georgia 30271*

September 17, 2020

Mr. Cleatus Phillips
City Manager
P.O. Box 1193
Newnan, Georgia 30264

Re: Kiwanis Fund Raiser Pecan Sale

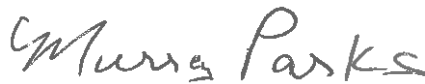
Dear Mr. Phillips:

The White Oak Golden K requests permission to set up a kiosk on the sidewalk around the court square for our 2020 pecan sale. Dates requested are weekends, November 6 through November 22. This would be our 26th year on the square.

Our Kiwanis Club derives a large portion of its financial support from the annual sale of pecans. Proceeds fund service activities throughout Coweta County. The Boys and Girls Club, College Scholarships, Boy Scouts, C.A.S.A., summer camps, Angel House and CORRAL are some of the service commitments of the White Oak Golden K.

Your support of our community projects is appreciated.

Sincerely,



Murray Parks
President

POC: Frank Reece
770-251-8569
reecefs@numail.org



SERVING COWETA COUNTY SINCE 1926

P.O. Box 1433
Newnan, Georgia 30264

September 28, 2020

Mr. Cleatus Phillips
City Manager
25 La Grange Street
Newnan, GA 30263

Dear Mayor and City Council,

I am writing to request permission from the City of Newnan to establish a collection point on the downtown square for the Newnan Junior Service League's annual Can-A-Thon to benefit the Coweta Community Food Pantry. This is our 37th year to have the Can-A-Thon, and it has always been well supported throughout the community.

This year's event is planned for Tuesday, December 1st from 7a.m. to 7p.m. We will need to set up the collection point on the north side of the Square. We also request permission to accept cash contributions from passersby and contributors to the event. In addition, we would like to hang a banner as we have done in previous years.

We are extremely appreciative of the assistance you have given us in the past, and we look forward to hearing from you on this matter.

Sincerely,

Katie Barnes and Erin Randolph
Can-A-Thon Co-Chairs
njslcanathon@gmail.com

Motion to Enter into Executive Session

I move that we now enter into closed session as allowed by O.C.G.A. §50-14-4 and pursuant to advice by the City Attorney, for the purpose of discussing

And that we, in open session, adopt a resolution authorizing and directing the Mayor or presiding officer to execute an affidavit in compliance with O.C.G.A. §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.

Motion to Adopt Resolution after Adjourning Back into Regular Session

I move that we adopt the resolution authorizing the Mayor to execute the affidavit stating that the subject matter of the closed portion of the council meeting was within the exceptions provided by O.C.G.A. §50-14-4(b).