CITY OF NEWNAN, GEORGIA
REGULAR COUNCIL MEETING OCTOBER 13, 2020

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, October 13, 2020 at 2:30 p.m. in the Richard A. Bolin Council Chambers of City Hall with Mayor Keith Brady presiding.

CALL TO ORDER

Mayor Brady called the meeting to order and delivered the invocation.

PRESENT

Mayor Keith Brady: Council members present: Ray DuBose; George Alexander; Paul Guillaume, Dustin Koritko, Rhodes Shell and Cynthia E. Jenkins. Also present: City Manager, Cleatus Phillips; Assistant City Manager, Hasco Craver; City Clerk, Della Hill; City Attorney, Brad Sears and Police Chief, Douglas "Buster" Meadows.

MINUTES – REGULAR COUNCIL MEETING – SEPTEMBER 21, 2020

Motion by Councilman Koritko, seconded by Mayor Pro Tem Alexander to dispense with the reading of the minutes of the Regular Council meeting on September 21, 2020 and adopt them as presented.

MOTION CARRIED. (7 – 0)

MINUTES – SPECIAL CALLED MEETING – SEPTEMBER 29, 2020

Motion by Councilman DuBose, seconded by Councilwoman Jenkins to dispense with the reading of the minutes of the Special Called Meeting on September 29, 2020 and adopt them as presented.

MOTION CARRIED. (7 – 0)

ANNUAL REPORT – PARKS COMMISSION (INFORMATION ONLY)

The report is in your packet for your review.

ANNUAL REPORT – TREE COMMISSION – INFORMATION ONLY

The report is in your packet for your review.

APPOINTMENT – WATER AND LIGHT COMMISSION – 3 YEAR TERM

Motion by Mayor Brady, seconded by Mayor Pro Tem Alexander to reappoint Dianne Parker to the Water and Light Commission for another term.

MOTION CARRIED. (7 – 0)

APPOINTMENT – NEWNAN YOUTH ACTIVITIES COMMISSION – 3 YEAR TERM

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

APPOINTMENT – CONVENTION CENTER AUTHORITY

Motion by Councilwoman Jenkins, seconded by Mayor Pro Tem Alexander to reappoint Carles Stinson to the Convention Center Authority for another three year term.

MOTION CARRIED. (7 – 0)

APPOINTMENTS – FARMER STREET CEMETERY COMMISSION

Mayor Brady asked the 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 Councilman Koritko to reappoint Rebecca Gibson to the Ethics Commission for another two year term.

MOTION CARRIED. (7 – 0)

Motion by Councilman Guillaume, seconded by Mayor Pro Tem Alexander to appoint John Pirro to the Ethics Commission for a two year term.

MOTION CARRIED. (7 – 0)

Motion by Councilman Guillaume, seconded by Councilman Koritko to appoint Mark Darrow to the Ethics Commission for a two year term.

MOTION CARRIED. (7 – 0)

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

MOTION CARRIED. (7 – 0)

Mayor Brady asked the City Manager to place Councilwoman Jenkins's appointment on the agenda for the next Council meeting for the Ethics Commission.

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

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

CITY MANAGER – REPORTS

The City Manager informed Council the Christmas Parade has been canceled. We are in the planning process to have Santa Express on December 12th. Our plans are to bring Santa to the neighborhoods. We are working on a release and should have more information soon.

PUBLIC HEARING – ALCOHOL BEVERAGE LICENSE – EL CALLEJON CANTINA

Mayor Brady open a public hearing on the application for a Retail on Premise (Pouring) Sales of Malt Beverages License for El Callejon Cantina located at 33 ½ East Broad Street.

A representative of applicant was present for the hearing. No one spoke for or against the application. Mayor Brady closed the public hearing. The City Clerk advised that all the documentation had been received and everything was in order.

Motion by Councilman Koritko, seconded by Councilman Guillaume to approve the application for a Retail on Premise (Pouring) Sales Malt Beverages License for El Callejon Cantina located at 33 ½ East Broad Street.

MOTION CARRIED. (7 – 0)

PUBLIC HEARING – ALCOHOL BEVERAGE LICENSE – WAYPOINT WATERCREST SL, LLC

Mayor Brady opened a public hearing on the application for a Retail on Premise (Pouring) Sales, Malt Beverage and Wine License for Waypoint Watercrest SL, LLC located at 285 Summerlin Boulevard.

A representative of applicant was present for the hearing. No one spoke for or against the application. Mayor Brady closed the public hearing. The City Clerk advised that all the documentation had been received and everything was in order.

Motion by Councilman Koritko, seconded by Councilman Guillaume to approve the application for a Retail on Premise (Pouring) Sales, Malt Beverages and Wine License for Waypoint Watercrest SL, LLC located at 285 Summerlin Boulevard.

MOTION CARRIED. (7 – 0)

PUBLIC HEARING – ALCOHOL BEVERAGE LICENSE – JC NEWNAN INVESTMENT LLC, DBA THE JUICY CRAB

Mayor Brady opened a public hearing on the application for a Retail on Premise (Pouring) Sales, Distilled Spirits, Malt Beverages and Wine License for JC Newnan Investment, LLC, dba The Juicy Crab located at 1120 Bullsboro Drive.

A representative of applicant was present for the hearing. No one spoke for or against the application. Mayor Brady closed the public hearing. The City Clerk advised that all the documentation had been received and everything was in order.

Motion by Councilman Koritko, seconded by Councilman Shell to approve the application for a Retail on Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine License for JC Newnan Investment, LLC dba The Juicy Crab located at 1120 Bullsboro Drive.

MOTION CARRIED. (7 – 0)

PUBLIC HEARING – ALCOHOL BEVERAGE LICENSE – KARVELAS COMPANY

Mayor Brady opened a public hearing on the application for a Retail on Premise (Pouring) Sales, Malt Beverage and Wine License for Karvelas Pizza Company located at 7 LaGrange Street.

A representative of applicant was present for the hearing. No one spoke for or against the application. Mayor Brady closed the public hearing. The City Clerk advised that all the documentation had been received and everything was in order.

Motion by Councilman Koritko, seconded by Mayor Pro Tem Alexander to approve the application for a Retail on Premise (Pouring) Sales Malt Beverages and Wine License for Karvelas Pizza Company located at 7 LaGrange Street.

MOTION CARRIED. (7 – 0)

PUBLIC HEARING – ALCOHOL BEVERAGE LICENSE – NABI ENTERPRISE, INC., DBA GREENVILLE SHELL

Mayor Brady opened a public hearing on the application for a Retail off Premise (Package) Sales, Malt Beverages and Wine License for Nabi Enterprise, Inc., dba Greenville Shell located at 226 Greenville Street, Suite E.

A representative of applicant was present for the hearing. No one spoke for or against the application. Mayor Brady closed the public hearing. The City Clerk advised that all the documentation had been received and everything was in order.

Motion by Councilman Koritko, seconded by Councilman Shell to approve the application for a Retail off Premise (Package) Sales of Malt Beverages and Wine License for Nabi Enterprise, Inc. dba Greenville Shell located at 226 Greenville Street, Suite E.

MOTION CARRIED. (7 – 0)

ORDINANCE – AMEND LICENSE FEE - RETAIL CONSUMPTION (POURING) DEALER (DISTILLED SPIRITS, MALT BEVERAGE AND WINE)

The City Manager stated 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 this reduction continue year to year until such time as Council feels it necessary to re-evaluate. Effective date January 2021.

Motion by Councilman Shell, seconded by Councilman DuBose to adopt an Ordinance to Amend the Code of Ordinance to Amend the License fee for Retail Consumption Dealer (Distilled Spirits, Malt Beverage and Wine) and for other purposes on first reading. Opposed: Koritko, Alexander.

MOTION CARRIED. (5 - 2)

REQUEST – DIRECTION – FIRE TRAINING FACILITY CONCEPT STUDY RESULTS

Fire Chief, Steven Brown presented the results on the Fire Training Facility for the existing site located on Greison Trial and new site on Corinth Road. Citizens approved a SPLOST 2019 budget of $1,750,000 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.

The City Manager stated the Greison Trial location will accommodate the City for many years. If the City continues to have a joint venture with Coweta County we will need to have conservation with County on what their plans are. If we decide to build a joint facility we will need 1) Financial assistance and 2) Operational agreement. There are times now when we have a hard time getting in our training. We are concerned with the location on Corinth Road being so far out of town it will affect our response time. The important thing is what are our needs in a facility.

Mayor Brady would like for us to move to the site on Corinth Road. He stated it is more money however it would be more space than what we have now. The Corinth Road location would provide as a LINC trailhead with additional parking. He indicated Greison Trail location has served its time. We need to solve the City/County issues on communications, training and the expectations before a decision is made on the location.

After discussion with Council and Staff it was recommended more information regarding City/Coweta issues on communications, training and the expectations will be needed before a decision is made on the location.

DISPOSAL OF AND ACCEPTANCE OF SEALED BIDS FOR REAL PROPERTY

The Assistant City Manager informed Council Staff has received inquires from individuals interested in the acquisition of real property located at 99 East Washington Street and Lot 38 SG 381 Portico Place.

The interest in the property located along East Washington Street originated from a neighboring property owner. 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. This lot is not suitable for the construction of a housing unit.

The interested property located in the Townhomes at Eastlake in Summergrove residential neighborhood originated from Billy Cranford, a local builder and developer that owns several neighboring lots. He is interested in constructing a residential unit.

Lot at 99 East Washington

The Assistant City Manager stated in his opinion the Lot at 99 East Washington Street is not suitable for a single-family home. He feels restrictions should be assigned to this lot.

Motion by Councilman Koritko, seconded by Mayor Pro Tem Alexander to approve the disposal of and release of RFP for the acceptance of minimum sealed bids for Lot 38 SG 318 Portico Place and other properties not to include 99 East Washington.

MOTION CARRIED. (7 – 0)

Motion by Councilman Shell, seconded by Councilwoman Jenkins to approve the disposal of and release of RFP for the acceptance of minimum sealed bids with restriction for 99 East Washington Street.

MOTION CARRIED. (7 – 0)

AWARD BID CONTRACT, BUDGET AND FUNDING FOR PICKLEBALL FACILITY

Comprehensive Program Services, serving as the City's owner representative and program manager, in conjunction with City staff, recommends that Council award the construction contract to Headley Construction in the amount of $1,713,900. In addition, the project team recommends Council consider and approve a total project budget of $1,926,900. Funding is Unassigned Fun Balance.

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	`$1,926,900

Motion by Councilman Koritko, seconded by Mayor Pro Tem Alexander to award the bid for construction to Headley Construction for $1,713,900 and the total project budget for the Pickleball Facility for $1,926,900.

MOTION CARRIED. (7 – 0)

ORDINANCE – 2ND READING – REZONING INLINE COMMUNITIES, LLC FOR 22.007± ACRES LOCATED AT MCBRIDE STREET, 90 SPRAYBERRY ROAD AND PORTION OF 92 SPRAYBERRY ROAD

Mayor Brady has concerns with the builder of the development understanding the conditions and proffered conditions in regards to condominium/townhomes. Also, the streets being built as private streets and who will be responsible for upkeep after project is completed.

Melissa Griffis informed Council all three builders have approved the plans and understand proffered and state regulation. The developer or builder agrees to a 2-year maintenance bond to the condominium association for the driveway and parking areas in a manner as the City would require for a dedicated street.

Motion by Councilman Koritko, seconded by Mayor Pro Tem Alexander to adopt an Ordinance on 2nd reading for Inline Communities, LLC to rezone 22.007± acres located at McBride Street, 90 Sprayberry Road and a portion of 92 Sprayberry Road including condition #10 that the developer or builder furnish a 2-year maintenance bond to the condominium association for the driveway and parking areas in a manner as the City would require for a dedicated street. Opposed: Brady

MOTION CARRIED. (6 – 1)

RESOLUTION – ADOPT 2020 UPDATE CAPITAL IMPROVEMENTS ELEMENT (CIE) INCLUDES SHORT-TERM WORK PROGRAM (STWP)

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 documents.

Motion by Mayor Pro Tem Alexander, seconded by Councilman Koritko to adopt a Resolution adopting the 2020 update to Capital Improvements Element (CIE) which includes the Short-Term Work Program (STWP).

MOTION CARRIED. (7 – 0)

AWARD CONTRACT – INSTALLATION OF TRAFFIC SIGNAL – INTERSECTION OF LAGRANGE STREET/BOONE DRIVE/COUGAR WAY AND RELATED CONSTRUCTION

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

Motion by Councilman Shell, seconded by Councilman Koritko to award the contract to GTG Traffic Signals in the amount of $190,000 for the installation of a traffic signal at the intersection of LaGrange Street/Boone Drive/Cougar Way and related construction.

MOTION CARRIED. (7 – 0)

MEMORANDUM – MERRIS MANAGEMENT & LEADERSHIP CONSULTING – RELATED TO PHASE I OUTCOMES AND PHASE II RECOMMENDATIONS

The Assistant City Manager indicated it appears that most members would prefer an option to 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 for a policy and procedure review to be effective, subject matter experts would be most helpful in assuring actionable outcomes.
It is recommended that Phase II policy review project with the input from Mayor, City Council and staff 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 input received in Phase I and a desire to move forward in a reasonably timely manner, the objective to assure that the City 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.

Motion by Councilman DuBose, seconded by Mayor Pro Tem Alexander to move forward with Phase II recommendations by Merris Management and Leadership Consulting to have policies and procedures in place that reflect best practices in transparency, accountability, procedural fairness and professional standards.

MOTION CARRIED. (7 – 0)

APPOINTMENT – REVIEW COMMITTEE FOR GRANT WRITING/ADMINISTRATIVE SERVICES RELATED TO A FY2021 COMMUNITY HOME INVESTMENT PROGRAM (CHIP) GRANT

The Planning Director stated this is for appointment for a review committee to assess request for qualifications (RFQs) related to the grant writing and administration of a FY2021 CHIP application.

Motion by Mayor Pro Tem Alexander, seconded by Councilman Shell to approve the appointment of Review Committee for Grant Writing/Administrative Services related to FY2021 Community Home Investment program (CHIP) Grant.

MOTION CARRIED. (7 – 0)

REQUEST - COLLEGE TEMPLE NEIGHBORHOOD – CLOSE STREETS ANNUAL HALLOWEEN EVENT

Motion by Mayor Pro Tem Alexander, seconded by Councilman Shell to approve the request by College Temple Neighborhood to close streets as needed for annual Halloween event.

MOTION CARRIED. (7 – 0)

REQUEST – WHITE OAK GOLDEN K-KIWANIS CLUB – SET UP KIOSK - COURT SQUARE - ANNUAL PECAN SALE

Motion by Mayor Pro Tem Alexander, seconded by Councilwoman Jenkins to approve the request by White Oak Golden K-Kiwanis Club to set up a kiosk on Court Square for their annual pecan sale, weekends November 6 - 22, 2020.

MOTION CARRIED. (7 – 0)

REQUEST – BY NEWNAN JUNIOR SERVICE LEAGUE – ESTABLISH COLLECTION POINT ON THE SQUARE – ANNUAL CAN-A-THON

Motion by Councilwoman Jenkins, seconded by Councilman Koritko to approve the request by Newnan Junior Service League to establish a collection point on the square for their annual Can-A-Thon December 1st from 7:00 am – 7:00 pm.

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 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 3:28 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)

ADJOURNMENT

Motion by Mayor Pro Tem Alexander, seconded by Councilman Koritko to adjourn the Council meeting at 3:48 pm.

MOTION CARRIED. (7 – 0)

Della Hill, City Clerk

Keith Brady, Mayor