

CITY OF NEWNAN, GEORGIA
REGULAR COUNCIL MEETING

OCTOBER 11, 2022

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, October 11, 2022 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, Rhodes Shell, George Alexander, Cynthia Jenkins, Dustin Koritko and Paul Guillaume. Also present: City Manager, Cleatus Phillips; Assistant City Manager, Hasco Craver; City Clerk, Megan Shea and City Attorney, Brad Sears.

MINUTES – REGULAR COUNCIL MEETING – SEPTEMBER 27, 2022

Motion by Mayor Pro Tem DuBose, seconded by Councilman Koritko to dispense with the reading of the minutes of the Regular Council meeting on September 27, 2022 and adopt them as presented.

MOTION CARRIED. (7-0)

APPOINTMENT – CULTURAL ARTS COMMISSION, 3 YEAR TERM

Mayor Brady asked the City Manager to place Councilman Shell's appointment on the next agenda.

Councilman Alexander stated that Ms. Maggie Hickman has resigned from the Cultural Arts Commission.

Motion by Councilman Alexander, seconded by Councilman Koritko to appoint Gabby White to the Cultural Arts Commission to replace Maggie Hickman.

MOTION CARRIED. (7-0)

APPOINTMENTS – ETHICS COMMISSION, 2 YEAR TERM

Mayor Brady asked the City Manager to place Councilman Alexander and Councilman Guillaume's appointments on the next agenda.

Motion by Councilwoman Jenkins, seconded by Councilman Koritko to reappoint Alan Dean to the Ethics Commission for another term.

MOTION CARRIED. (7-0)

Motion by Councilwoman Jenkins, seconded by Councilman Alexander to reappoint Sarah Towns to the Ethics Commission for another term.

MOTION CARRIED. (7-0)

APPOINTMENT- WATER & LIGHT COMMISSION, 3 YEAR TERM

Motion by Mayor Brady, seconded by Councilman Shell to reappoint Parnell Odom for another term.

MOTION CARRIED. (7-0)

APPOINTMENT- EXPLORE NEWNAN-COWETA, INC., 3 YEAR TERM

Mayor Brady explained that when this board was started he volunteered to serve on the board and would like to continue. It states a 3-year term but he would like to change that to a 1-year term. Mayor Brady does want to see the Train Depot renovation get under way.

Motion by Councilman Shell, seconded by Councilman Alexander to reappoint Mayor Brady for one year.

MOTION CARRIED. (7-0)

ANNUAL REPORT – PARKS COMMISSION

Mayor Brady stated there was no one present to give this report and asked that it be placed on the next agenda.

ANNUAL REPORT- TREE COMMISSION

J. R. Roberts presented the report. The members of the commission have stayed the same and they have been meeting monthly with the Kindergarten Tree Planting Program taking the place of the March meeting.

Mr. Roberts highlighted some accomplishments including the revitalizing the Tree Donor Program. For goals and objectives, they are working on securing the Annual Tree City USA Award. He noted that there are only 37 cities in Georgia that have received this award and done so for 30 plus years running.

The commission is looking forward to the future Alternative Compliance Board that is part of the new tree ordinance. They have started preparing and training for this so that they know what to look for should something have to come before them.

MAYOR

Mayor Brady stated that there was an off-agenda item brought to him. The College Temple neighborhood is requesting to close College streets for Halloween. Councilwoman Jenkins asked that usually there are more streets closed than just College Street, does this include all those streets?

City Manager said that in years past the street closures for Halloween have been authorized to the Police Departments discretion.

Motion by Councilman Shell, seconded by Councilman Alexander to approve the request.

MOTION CARRIED. (7-0)

PUBLIC HEARING- APPLICATION FOR ALCOHOL BEVERAGE LICENSE- FIK
BUSINESS LLC DBA NEWELLS GROCERY

Mayor Brady open a public hearing on the application for a Retail On Premise (Package) Sales of Malt Beverages and Wine for Newells Grocery at 45 Robinson St.

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 Shell, seconded by Councilman Koritko to approve the application for a Retail On Premise (Package) Sales Malt Beverages and Wine License.

MOTION CARRIED. (7-0)

PUBLIC HEARING- APPLICATION FOR ALCOHOL BEVERAGE LICENSE- JK
NEWNAN CROSSING, LLC DBA IRON AGE KOREAN STEAK HOUSE

Mayor Brady open a public hearing on the application for a Retail On Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine for Iron Age Korean Steak House at 236 Newnan Crossing Bypass.

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 Mayor Pro Tem DuBose, seconded by Councilman Shell to approve the application for a Retail On Premise (Pouring) Sales Distilled Spirits, Malt Beverages and Wine License.

MOTION CARRIED. (7-0)

PUBLIC HEARING- APPLICATION FOR ALCOHOL BEVERAGE LICENSE- GEORGIA REEDERS, INC.

Mayor Brady open a public hearing on the application for a Retail On Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine for Georgia Reeders, Inc. at 7 Spring St.

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 Shell, seconded by Councilman Koritko to approve the application for a Retail On Premise (Pouring) Sales Distilled Spirits, Malt Beverages and Wine License.

MOTION CARRIED. (7-0)

CONSIDERATION OF EXTENSION FOR DISTILLED SPIRITS PACKAGE STORE LICENSE – 931 LOWER FAYETTEVILLE RD.

The applicant, Paresh Patel, stated that since March he has purchased the land, signed a contract with Tomco and obtained permits. The SBA loan should be closing in 4-5 weeks.

Councilman Shell asked when they project they will be able to open? Mr. Patel said hopefully 9-12 months. Representative for Balaji, LLC stated that Mr. Patel has purchased a home in Newnan as well now that the business is moving forward. Tom Crymes with Tomco said they have started construction, grading and erosion control and should be finished with the building in 5-6 months.

Motion by Mayor Pro Tem DuBose, seconded by Councilman Alexander to approve a 9-month extension.

MOTION CARRIED. (7-0)

CONSIDERATION OF EXTENSION FOR DISTILLED SPIRITS PACKAGE STORE LICENSE – 459 MILLARD FARMER IND BLVD

Manny Singh, the husband of one of the partners, stated that they closed on the loan for the land in April and the SBA loan has been closed. The original contractor had an accident and they had to find a new contractor. They are now working with Brandon Guthrie, who they have worked with before. They have paid the permit fees and hope to finish the project in 9 months.

Brandon Guthrie with Guthrie Contracting said that they had their meeting last week to get their LDP and he agrees that 9 months is a good timeframe.

Motion by Councilman Shell, seconded by Councilman Guillaume to approve a 9-month extension.

MOTION CARRIED. (7-0)

**CONSIDERATION OF EXTENSION FOR DISTILLED SPIRITS PACKAGE STORE
LICENSE – 109 BULLSBORO DR.**

Rocky Singh, the nephew of the licensee, explained that they have been a little behind. They have acquired the building and just submitted plans last week. They are working with contractors for bids and hope to have a contract signed next week. The building is already existing so once things get started it should not take as long. They are working with United Community Bank for funding.

Councilman Shell asked for a time frame. Brian Riede who has been helping Mr. Singh with drawings and bid management stated that this is just a renovation and addition and the renovation could begin now. City Manager said there was a submission for the Land Disturbance Permit last week and the Quality Development Corridor review but the architectural plans for the building permits have not been received. Dean Smith, Senior Planner stated that all plans had been turned in at 4pm on Friday.

Mayor Brady expressed concern regarding the bank financing and hiring the contractor. He suggested a 30-day extension to secure a contractor and then return to Council so the Contractor can state a time frame and they can request a further extension. Council discussed the extension options and to have Mr. Singh return at least by the second Council meeting in November or sooner if he is ready.

Motion by Councilman Shell, seconded by Councilman Alexander to approve a 45-day extension.

MOTION CARRIED. (7-0)

FOR INFORMATION ONLY – PROPOSED AMENDMENTS TO ZONING ORDINANCE

No action needed.

**33 RAY ST. – REQUEST A PUBLIC HEARING ON NOVEMBER 22, 2022 FOR
STRUCTURE**

Matt Murray, Code Enforcement, explained that this and the next item on the agenda are to request public hearings for unsafe structures that are not storm related.

Mayor Brady stated that a motion could be made for both properties.

Motion by Mayor Pro Tem DuBose, seconded by Councilman Guillaume to schedule public hearings on November 22, 2022 for both 33 Ray St. and 4 Westgate Park Dr.

MOTION CARRIED. (7-0)

4 WESTGATE PARK DR. – REQUEST A PUBLIC HEARING ON NOVEMBER 22, 2022 FOR STRUCTURE

See previous item, motions combined.

TO PRESENT AN INTERNAL REQUEST FOR FUNDING UNDER THE AMERICAN RESCUE PLAN ACT (ARPA)

Andrew Moody, ARPA Special Projects Manager stated that the request for \$50,000 to pay the Long-Term Recovery Program payment to the Community Foundation, year two of three obligated. Councilman Koritko asked about the balance after this? Mr. Moody said currently there would be about \$900,000 remaining with upcoming requests that would then go to \$300,000-\$400,000 and in government funds there is about \$111,000.

Motion by Councilman Alexander, seconded by Councilman Guillaume to approve the request for funding as presented.

MOTION CARRIED. (7-0)

CONSIDERATION OF CONTRACT AWARD FOR THE DESIGN/BUILD OF THE FACILITIES MAINTENANCE DEPARTMENT OFFICES AT 55 BOONE DRIVE

Staff recommendation is to award to Lewis Construction and this includes the overall project budget.

Motion by Councilman Shell, seconded by Councilman Alexander to approve the contract award as presented.

MOTION CARRIED. (7-0)

REQUEST TO REJECT BIDS RECEIVED FOR SIX (6) BAY EQUIPMENT STORAGE SHELTER

Motion by Councilman Alexander, seconded by Councilman Guillaume to reject the bids.

MOTION CARRIED. (7-0)

PRESENTATION BY MSI BENEFITS REGARDING THE CITY OF NEWNAN 2023
EMPLOYEE BENEFITS PROGRAM

John Legett presented the benefits information. He gave a recap on the current year with the Cigna fixed cost increased 13.14% and claim liability increased 20.56%. For 2022 there were no changes to employee deductions and the Telehealth Copay was reduced to \$0. For 2023 it is only medical, dental and vision to be renewed.

Mr. Legett gave cost details for 2022 with \$2,716,183 total net costs and no stop loss claims. The year overall is going well, at about \$4.1 million total net cost annualized which is 9.4% below what was budgeted. There are 3 health plans offered and there is a good mix between them. The recommendation is to hold the plans in place and hold employee deductions.

The MotivateMe wellness plan is going well. Cigna gives \$25,000 to fund this and that is going up to \$30,000. The total expected cost for 2023 is \$4,692,002. There will be a slight increase in dental and vision with Cigna. The recommendation is to renew the City's health insurance with no change in benefits or employee cost and renew the voluntary dental/vision insurance with slight increases in employee cost.

Motion by Councilman Koritko, seconded by Councilman Alexander to accept the recommendations (page 10 of the presentation) and renew the City's insurance for 2023.

MOTION CARRIED. (7-0)

5 SMITH ST. – OWNER UPDATE AND REQUEST EXTENSION

Matt Murray, Code Enforcement gave a brief overview on the property. It was before Council in May and 60 days was given for repair or demolish and is a storm damaged property. Building department did not hear from the owner and decided to move ahead with demolition and the City conducted an asbestos and lead paint survey. There were legal issues with the property and the family.

In September a family member and realtor, Mr. Bailey contacted Mr. Murray and asked to halt demolition as they were finally able to get the property out of probate and could sell it. Mr. Brian Bailey said he is working with the administrator of the estate. They do have a buyer and are looking to close with approval from Council.

Ruben Lagos, a real estate agent was present on behalf of the buyer. He said they are ready to close and it is an all cash purchase. They will then be ready to pull permits for repairs. Ken Horne, contractor stated that as soon as permits are pulled and approved it should take about 4-6 months. He stated that he also worked on 22 Smith St. and that is finished.

Council requested that 30-day reports be given to Mr. Murray with updates on progress. Mr. Murray asked about the \$2800 costs that the City incurred for the studies on the property.

Councilman Koritko asked if the property can be rehabilitated? Mr. Horne said that it can't stay the way it is much longer but once he gets a roof on then they can do the internal work.

Motion by Councilwoman Jenkins, seconded by Councilman Alexander to grant a 6-month extension with 30-day reports given and payment of \$2800 when permits are obtained.

MOTION CARRIED. (7-0)

REQUEST FROM NEWNAN HIGH SCHOOL BAND BOOSTERS TO CLOSE ARMORY RD. ON NOVEMBER 5TH FROM 8AM-MIDNIGHT FOR OLD SOUTH BAND COMPETITION

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

MOTION CARRIED. (7-0)

OFF AGENDA

Citizen expressed concerns to Council regarding issues in the City.

Phyllis Graham explained that the Ayrshire Fiddle Orchestra is scheduled to be here next July 2023 and a site committee will be in Newnan this coming weekend. She requested use of the City Trolley to drive them around. City Manager recommended taking the trolley out of service on Sunday so there would be no conflicts.

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

MOTION CARRIED. (7-0)

EXECUTIVE SESSION

MOTION EXECUTIVE SESSION

Motion by Mayor Pro Tem DuBose, seconded by Councilman Koritko that we now enter into closed session as allowed by O.C.G.A. Section 50-14-4 and pursuant to advice by the City Attorney, for the purpose of discussing legal and personnel issues and that we move, in open session to adopt a resolution authorizing and directing the Mayor or presiding

officer to execute an affidavit in compliance with O.C.G.A. Section 50-14-4, and that this body ratify the actions of the Council taken in closed session and confirm that the subject matters of the closed session were within exceptions permitted by the open meetings law at 3:18PM.

MOTION CARRIED. (7-0)

RESOLUTION/MAYOR'S AFFIDAVIT FOR EXECUTIVE SESSION

Motion by Councilman Shell, 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. (6-0)

ADJOURNMENT

Motion by Councilman Koritko, seconded by Councilman Guillaume to adjourn the Council meeting at 4:25pm.

MOTION CARRIED. (6-0)

Megan Shea, City Clerk

Keith Brady, Mayor