

CITY OF NEWNAN, GEORGIA
REGULAR COUNCIL MEETING

SEPTEMBER 21, 2020

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