

CITY OF NEWNAN, GEORGIA
REGULAR COUNCIL MEETING

SEPTEMBER 13, 2022

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, September 13, 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 – AUGUST 23, 2022

Motion by Councilman Koritko, seconded by Councilman Alexander to dispense with the reading of the minutes of the Regular Council meeting on August 23, 2022 and adopt them as presented.

MOTION CARRIED. (7-0)

MINUTES – SPECIAL CALLED MEETING – AUGUST 30, 2022

Motion by Mayor Pro Tem DuBose, seconded by Councilman Koritko to dispense with the reading of the minutes of the Special Called meeting on August 30, 2022 and adopt them as presented.

MOTION CARRIED. (7-0)

APPOINTMENT- NEWNAN YOUTH ACTIVITIES, 3 YEAR TERM

Motion by Mayor Brady, seconded by Councilman Koritko to appoint Ian Goldenberg for a three-year term.

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.

APPOINTMENTS – ETHICS COMMISSION, 2 YEAR TERM

Motion by Councilman Alexander, seconded by Councilman Koritko to re-appoint Ryan Freeman for another term.

MOTION CARRIED. (7-0)

Motion by Councilman Koritko, seconded by Councilman Alexander to re-appoint Carl Greene for another term.

MOTION CARRIED. (7-0)

Motion by Councilman Koritko, seconded by Councilman Alexander to re-appoint Krista Frost for another term.

MOTION CARRIED. (7-0)

Motion by Councilman Shell, seconded by Councilman Alexander to re-appoint Chip Barron for another term.

MOTION CARRIED. (7-0)

Motion by Councilman Shell, seconded by Councilman Alexander to re-appoint Tom Freeman for another term.

MOTION CARRIED. (7-0)

Mayor Brady asked the City Manager to place his appointments and Mayor Pro Tem DuBose's on the next agenda.

APPOINTMENT- KEEP NEWNAN BEAUTIFUL, 3 YEAR TERM

Motion by Councilman Alexander, seconded by Councilman Koritko to appoint Angela Lewis for a three-year term.

MOTION CARRIED. (7-0)

ANNUAL REPORT- DOWNTOWN DEVELOPMENT AUTHORITY

Mr. Jim Thomasson presented the report. He introduced Abigail Strickland and Jesse Branch, who he thanked for all their hard work, as well as Hasco Craver. He discussed the façade grant program, where the DDA will offer a match of up to \$1,000 for tenants/landlords to update the outside of their property. This year the rear of the building was included in the grant program. Bike racks have also been added.

The DDA has two main goals, one is to add/expand community business and then to add outdoor activity space and features.

Mr. Thomasson gave an overview of the events held each year. Market Day is the most successful with over 60 vendors. It has become so popular that there is a waiting list for vendors.

Councilman Alexander asked could more bike racks be put in? Mr. Craver stated that there is a program to place bike racks all over the downtown area and the City as a whole. They are partnering with Bike Coweta and Main Street for strategic locations for the bike racks.

Councilman Guillaume asked about the incentive program offered. Abigail Strickland stated there is a welcome incentive to recruit businesses and tell them about all that is offered through Main Street. Right now, it is difficult as the downtown is thriving and there is a very little vacancy. Ms. Strickland explained that the strategic plan for the next two years includes updating the downtown design guidelines, encouraging downtown outdoor dining and the project at 57 E. Broad.

PROCLAMATION FOR CONSTITUTION WEEK 2022

Mayor Brady explained that ladies from the DAR (Daughters of the American Revolution) were present and every year during Constitution Week there is a proclamation that is read. Mayor Brady said he appreciates all their help and their persistence during COVID. Mayor Brady then read the proclamation and presented it to the ladies from the DAR.

Claudia Johnson commented that all the 4th graders in Coweta County are given copies of the pocket Constitutions as well.

CITY MANAGER

Mr. Phillips explained that he wanted to give an update on the negotiations between the County and Cities within Coweta County to renegotiate the Local Option Sales Tax (LOST) distribution. He started by giving a brief explanation of LOST. The LOST 1 cent tax is used to roll back the millage rate and used for operations. He gave a brief history of LOST starting in 1994.

Mr. Phillips discussed how important LOST is for the City and the community. Instead of a property owner paying just over 3 mills, they would have to pay 7.8 mills. LOST is the largest source of revenue for the City, 32% of the City's budget. This allows the City to police the streets, keep them clean and offer services. Without a new agreement then LOST will go away and this will impact taxable purchases, as well as affect the City's operations.

Mr. Phillips gave some examples of scenarios with property values, taking into consideration that in the City of Newnan property owners also pay Coweta County taxes.

All cities in Coweta County remain unified to keep the rates the same that have been in place. The County is objecting to that and therefore mediation will begin. There will be a mediation meeting October 17th, 9am at the Newnan Centre.

PRESENTATION OF 2022 AGC BUILD GEORGIA AWARD

Rob Ragan with New South Construction explained that New South is a member of the Associated General Contractors of Georgia and every year they do a build Georgia award. New South submitted the parks project. One of the criteria is customer relationship and Mr. Ragan is most proud of that. New South did win first place. He presented a plaque to the Mayor.

Mayor Brady thanked City Staff for their leadership and hard work on this project, along with New South.

PUBLIC HEARING- APPLICATION FOR ALCOHOL BEVERAGE LICENSE- AA
NEWNAN LLC DBA NEWNAN FOOD MART

Mayor Brady open a public hearing on the application for a Retail On Premise (Package) Sales of Malt Beverages and Wine for AA Newnan LLC dba Newnan Food Mart at 2 Franklin Rd.

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)

PRESENTATION OF FY2023 NEWNAN CENTRE BUDGET

Carol Moore explained that the Newnan Centre is owned by the City but managed by the Newnan Convention Center Authority. The authority has already approved the budget for 2023. The budget for 2023 is projecting \$105,000 more in earned revenue. The expenses have increased \$52,000 due to having more events. They are projecting a net income of \$56,440. They did receive ARPA funding for personnel costs.

Next year the Newnan Centre will be 10 years old. There will be 2 celebrations, first an event with the LINC and second a dinner for existing clients who have continued to do business there. The dinner will also be open to new clients they are trying to get and vendors that have worked with them for the 10 years.

Motion by Mayor Pro Tem DuBose, seconded by Councilman Alexander to approve the budget as presented.

MOTION CARRIED. (7-0)

CONSIDERATION OF INTERGOVERNMENTAL AGREEMENT WITH COWETA COUNTY TO PURCHASE WESTNET FIRST IN FIRE STATION ALERTING SYSTEM

Stephen Brown, Fire Chief, gave an overview of the agreement. This system is being requested by Coweta County 911 as they also dispatch the Newnan Fire Department. It should help make things more efficient. It will help the dispatchers and decrease response times. The county is going to fund the whole install.

City Manager explained that when the request first came to the City the City was going to have to pay for it. The issue was raised of service delivery and residents being tax payers of Coweta County and the City. They are now going to use SPLOST funds to reimburse the City. This is strictly for Fire and not PD.

Motion by Councilman Alexander, seconded by Councilman Shell to approve the intergovernmental agreement as presented.

MOTION CARRIED. (7-0)

CONSIDERATION OF REQUEST TO ABANDON PUBLIC RIGHT OF WAY – PORTION OF POPE STREET

Dean Smith, Senior Planner, stated that staff has been working on this with the property owner and developer for almost a year. This will allow city staff to initiate the process, this is not to actually abandon the right of way, this will come back to Council once it's been researched further. Engineering has stated there are no plans on continuing Pope Street.

Councilwoman Jenkins asked if there is an opportunity for the City to extend Pope Street, are there any future plans that would benefit? Mr. Smith stated at the time there are no plans but that will be researched further.

Motion by Councilman Shell, seconded by Councilman Alexander to initiate the process for abandoning a public right of way, portion of Pope Street.

MOTION CARRIED. (7-0)

INFORMATION ONLY – CONSIDERATION OF ZONING ORDINANCE AMENDMENTS AND TO REFER TO PLANNING COMMISSION

Motion by Councilman Alexander, seconded by Councilman Shell to refer to the Planning Commission.

MOTION CARRIED. (7-0)

REZONING REQUEST RZ2022-11 BY SPRAYBERRY'S BARBECUE, INC. 1.25 + ACRES AT 30 AMLAJACK BLVD (TAX PARCEL 097-5077-016); REQUESTED CHANGE IN CHV (HEAVY COMMERCIAL DISTRICT) CONDITIONS ASSOCIATED WITH RECENT ANNEXATION – TO REDUCE HIGHWAY SIGN'S SETBACKS – FOR INFORMATION ONLY

No action.

REZONING REQUEST RZ2022-12 BY SOUTHERN DEVELOPMENT, LLC, 3.3 ACRES AT 420 JEFFERSON ST. (TAX PARCEL N57D-096); REQUESTED CHANGE FROM RS-15 (SUBURBAN RESIDENTIAL SINGLE-FAMILY DWELLING DISTRICT) TO CGN (GENERAL COMMERCIAL DISTRICT)- FOR INFORMATION ONLY

No action.

REZONING REQUEST RZ2022-10 BY DANIEL LICHTY ON BEHALF OF MORANNA CONSTRUCTION, INC, 0.970 + ACRES AT 170 LAGRANGE ST (TAX PARCEL N28 004B); FROM RS-15 TO RU-7 – FOR INFORMATION ONLY

No action.

ANNEXATION REQUEST ANNEX2022-06 BY GEORGE ROSENZWEIG ON BEHALF OF PULTE GROUP HOME COMPANY, LLC AND GREEN TOP ROAD, LLC, 163.61 + ACRES ON GREEN TOP ROAD (TAX PARCELS 085 5086 001, 085 5107 002, 085 5086 003 AND SOUTHER PORTION OF 085 5107 003); REQUESTED ZONING OF PDR (PLANNED RESIDENTIAL DEVELOPMENT DISTRICT – DECISION ON REFERRAL TO PLANNING COMMISSION

Mayor Brady and Mayor Pro Tem DuBose recused themselves from this item due to conflicts. Councilman Alexander took over the meeting for this item.

Motion by Councilman Shell, seconded by Councilman Guillaume to refer to the Planning Commission.

MOTION CARRIED. (5-0)

CONSIDERATION OF ADOPTION OF CITY COUNCIL 2022 RETREAT REPORT

Hasco Craver, Assistant City Manager, explained that Council met on August 12th to consider a number of items. This report helps dictate how city staff will work through those items.

Motion by Councilman Alexander, seconded by Councilman Guillaume to adopt the report.

MOTION CARRIED. (7-0)

**CONSIDERATION OF ENTERING INTO AN AGREEMENT WITH A QUALIFIED FIRM
TO PROVIDE RESIDENTIAL REFUSE AND RECYCLING SERVICES BEGINNING
JANUARY 1, 2023**

Hasco Craver, Assistant City Manager, stated that this was discussed at the Council retreat and Council requested pricing to be reaffirmed with the 3 firms that had originally submitted proposals. Price is a consideration but so is service. City Staff recommends to engage AmWaste.

Ray Norton, Public Works Director, restated that the award was rescinded and the 3 firms were asked to reaffirm pricing. That was received from AmWaste, Coastal Waste and GFL. After review, AmWaste is the one being recommended to award.

Councilman Guillaume asked about the transition from GLF to AmWaste and the one container idea. Mr. Craver confirmed that Council can vote on the one can option. Mr. Norton explained that the transition time is attainable for January 1, 2023.

Council discussed the difference between 1 can and 2 cans. City Manager clarified that the motion made should state 1 can or 2 cans. There are people that need 2 cans so additional cost would be \$5 for the second. City Manager stated that with the traditional 1 trash and 1 recycling then two trucks are still needed and cost difference is minimal. The one can option limits trucks needed.

Jason Zepp with AmWaste spoke and said that increased costs in truck time and fuel drives the price up when more trucks are needed. Councilman Guillaume commented that the 1 can option may help promote more recycling. Councilman Shell commented that the biggest concern is that the trash gets picked up and that communication be better. City Manager said the City will be the main point of contact but AmWaste also has customer service. There will also be software communication. The more integrated we can be with them the more beneficial.

Councilwoman Jenkins asked what is AmWaste's plan to deal with supply chain issues and shortages. Mr. Zepp said they have a full plan to ramp up for the January 2023 start with employees and equipment.

Councilman Guillaume expressed concern for service with GFL between now and January. City Manager stated that they are contractually obligated and are a publicly traded company so it would be in their best interest to fulfill their contract.

Councilman Koritko asked how the 1 can option benefits residents? Mr. Zepp explained that when a can is deemed for recyclables it tends to be dirtier. They are able to divert more with recyclables in the 1 can.

City Manager added that performance measures in the contract to help secure performance. We do want to make some changes. The plan is to go back to 4 day a week service instead of 2 day. Education will be important for the citizens as well.

Motion by Councilman Guillaume, seconded by Councilwoman Jenkins to award the contract to AmWaste with the 1 can option.

MOTION CARRIED. (7-0)

CONSIDERATION OF ENTERING INTO AN AGREEMENT WITH A QUALIFIED FIRM TO PROVIDE SOLID WASTE BUSINESS MANAGEMENT SOFTWARE SERVICES

Hasco Craver, Assistant City Manager, explained that there are startup costs and annual subscription service. Councilman Koritko asked about the costs and price increase. Mr. Craver stated on average it will be \$34,000/year and it's a 5-year contract.

Motion by Mayor Pro Tem DuBose, seconded by Councilman Guillaume to approve the agreement as presented.

MOTION CARRIED. (7-0)

CONSIDERATION OF DUE DILLIGENCE AGREEMENT AND LETTER OF INTENT FOR 57 EAST PROJECT

Motion by Councilman Alexander, seconded by Councilman Guillaume to approve as presented.

MOTION CARRIED. (7-0)

21 BERRY AVE – OWNER UPDATE AND REQUEST FOR EXTENSION

Matt Murray, Code Enforcement, stated that this was before Council in August. Council requested the lot to be cleaned before an extension would be granted. The owner has cleaned the lot and also started framing and installing a new roof.

Mr. Calderon, Owner, said he is making progress and is requesting 180-day extension. He has heard there may be a possible railroad strike that would affect supplies. Mr. Murray said that given all the work that has been done, City Staff is comfortable with the extension.

Councilman Guillaume asked if a 90-day report could be given? Mr. Murray said yes, he can do that.

Motion by Councilman Alexander, seconded by Councilman Guillaume to grant the 180-day extension.

MOTION CARRIED. (7-0)

STATUS REPORT- VARIOUS STORM DAMAGED PROPERTIES

Matt Murray, Code Enforcement, said the last report given was in June. Since then there have been several updates. All are storm damaged properties except for 18 Berry Ave which was demolished and the owner does hope to rebuild. 157 LaGrange, 178 LaGrange and 5 Mink Hollow have been demolished and owners indicate a desire to rebuild. 21 Johnson and 5 Smith St. resolutions have expired so city is moving ahead with demolition and they are being tested for asbestos.

There are several properties that are City owned to be demolished and those have begun. 100 E. Washington, 50 Murray St., 54 Murray St. and 62 Murray St. have all been demolished. 7 Lee St. is being demolished and two more are pending.

No action needed.

**REQUEST FROM PARKS OF OLMSTEAD TO PUT UP BANNERS FOR
NEIGHBORHOOD GARAGE SALE, OCTOBER 9TH-15TH AT THEIR MAIN ENTRANCES**

Motion by Councilman Koritko, seconded by Councilman Guillaume to grant the request as presented.

MOTION CARRIED. (7-0)

**CONTINUATION OF REQUEST FROM CALEB DUKE ON BEHALF OF THE TIM
STOUT GROUP TO CLOSE SOUTH COURT SQ (STREET AND PARKING) TO HOST
MOVIE SCREENING ON OCTOBER 21ST, 6PM-9PM**

Caleb Duke, on behalf of Tim Stout Group explained this is to give back to the community, to benefit the businesses. Mayor Brady asked if the businesses on the square that will be open have been contacted? Mr. Duke stated they have been contacted and they are all in favor of it. Mr. Craver stated there have been no objections, street will probably need to be closed 2-3 hours prior to the event.

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

MOTION CARRIED. (7-0)

VISITOR – OFF AGENDA

Tina Melson and Karen Berry requested to close part of Pinson St. for a parade to honor Ms. Berry's grandson, Madarious Gibbs. She explained that he is a basketball player, he started playing at the Verona Center as a kid and went on to play professional basketball in China, Egypt and Vietnam. He has received the MVP and made the playoffs. They requested to hold a parade for him, from 3-5pm. They already spoke to the police chief.

Chief Blankenship said that they are glad to help make this work and can handle the street closure. Mayor Brady said congratulations to Mr. Gibbs. There was clarification that the event would happen on September 24th. Councilman Koritko asked that the homeowners on Pinson St. be notified ahead of the event.

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

MOTION CARRIED. (7-0)

ADJOURNMENT

Motion by Councilman Alexander, seconded by Councilman Koritko to adjourn the Council meeting at 4:08pm.

MOTION CARRIED. (7-0)

Megan Shea, City Clerk

Keith Brady, Mayor