

CITY OF NEWNAN, GEORGIA
REGULAR COUNCIL MEETING

APRIL 13, 2021

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, April 13, 2021 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. He said he knows everyone is accustomed to him delivering the invocation but with everything that our City and Community has gone through in the past two weeks, he invited his personal minister, Matt Sapp from Central Baptist Church to deliver the invocation.

PRESENT

Mayor Keith Brady: Council members present: Rhodes Shell, George Alexander; Cynthia E. Jenkins, Ray DuBose, Paul Guillaume and Dustin Koritko. Also present: City Manager, Cleatus Phillips; Assistant City Manager, Hasco Craver; City Clerk, Megan Shea; Planning Director, Tracy Dunnavant; Public Works Director, Michael Klahr; and City Attorney, Brad Sears and Police Chief, Douglas "Buster" Meadows.

MINUTES – REGULAR COUNCIL MEETING – MARCH 23, 2021

Motion by Councilman DuBose, seconded by Councilman Alexander to dispense with the reading of the minutes of the Regular Council meeting on March 23, 2021 and adopt them as presented.

MOTION CARRIED. (7-0)

APPOINTMENTS – NEWNAN YOUTH ACTIVITIES COMMISSION – 3 YEAR TERM

Motion by Councilman DuBose, seconded by Councilman Alexander to reappoint Steve Cothran to the Youth Activities Commission.

MOTION CARRIED. (7-0)

Motion by Councilman DuBose, seconded by Councilwoman Jenkins to reappoint James Keith to the Youth Activities Commission.

MOTION CARRIED. (7-0)

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

APPOINTMENTS- NEWNAN URBAN REDEVELOPMENT AGENCY- 3 YEAR TERM

Motion by Mayor Brady, seconded by Councilman Alexander to reappoint Kassie Hooks to the Urban Redevelopment Agency.

MOTION CARRIED. (7-0)

Mayor Brady asked the City Manager to place Councilman Koritko and Mayor Pro Tem Shell's appointments to the Urban Redevelopment Agency on the agenda for the next meeting.

CITY MANAGER

City Manager wanted to give an update on the City's storm response, get as much public information out there as possible. First, he wanted to offer support and condolences to Councilman DuBose and his family as they are going through some difficult times.

It's been a challenging couple of weeks for all of us, unbelievably proud of this community and unbelievably proud of this staff. You get emotional when you go out and look at the community, seeing how everyone has responded. Accolades to everyone on this team, everyone has stepped up above and beyond. One announcement, one person who has stepped up and lead operations is Mr. Ray Norton, who was in attendance. He was recently promoted to Public Works Director. Appreciate everyone and Michael Klahr's support of this promotion, fantastic job by everyone.

To date we have hauled 120,000 cubic yards of vegetation. To put into perspective, piled 1 ft tall it would cover 74 acres. Started a few days after the storm but really ramped up after a week. We are moving a lot, with about 17 trucks on the ground. Transitioned over on Sunday, it was a slow transition, to carrying mixed debris. Now have 4 trucks for mixed debris and they are going to the Coweta County landfill. They are about 160yd double-barrel trucks. A typical knuckle boom truck can hold 25 yards, so these trucks have more capacity. We transitioned to the County landfill for several reasons. We were using Newnan Utilities compost facility but they became inundated so we're going to give them a chance to get caught up a bit.

One thing we want to tell our citizens is that we are not stopping, we are not on a deadline. You don't have to have debris out by a certain date. The city is broken down into 6 zones. There is not a set schedule but we are telling people get it out and we'll get it picked up. There have been calls about the lack of mixed debris. It was important to get as much vegetation as we could first then the mixed debris.

Initially we calculated about half a million cubic yards of debris, now we think that may be low. Calculations have been closer to 800,000. We are making progress but there is still a tremendous amount to be picked up. Citizens please be patient. No deadline and multiple trips will be made.

We submitted estimates to the GEMA/FEMA team. It appears we are going to exceed the public assistance threshold. There are two forms of FEMA assistance, public and individual. We could be given either or both or none. The GEMA letter will be going to FEMA tomorrow and then it will be on the President's desk and hopefully a quick decision can be made on both sides of assistance. Our individual estimate for the City of Newnan is approaching over \$14 million. We really appreciate Council's support. We couldn't sit back and wait, we had to hit this head on to rebuild our community. There are several items on the council agenda today that address items taken immediately after the storm.

As far as building permit activity, we set up that our building inspectors are concentrating on the rebuilding area. We brought in a third-party firm that will be doing inspections for new construction. We wanted the service of our senior staff to go to the residents who were affected. We have assessed over 600 homes. We haven't started to see the repair and building permits come in yet but we are expecting a wave on that in another week or two. It will be a challenge because there is still debris pickup on the streets, materials being delivered, big trucks, fiber connections, AT&T, Comcast, WOW etc. Trying to coordinate that with debris pickup in urban areas where some lots do not have places to off load materials will be a logistical challenge and we ask for patience from everyone.

Thanks again to the staff and Council for all the support. It's been incredible to see everyone come together.

Mayor Brady said he speaks for all of Council in saying great job. They are proud of not only staff, including Mr. Phillips but all our citizens who came out with 5-gallon cans of gas and a chain saw and kept coming. Also, all the corporations that came out to help. There are too many to name all but they are continuing to email the Mayor with work dates. We appreciate and are grateful. We will get through it and we will be stronger.

MAYOR

Kim Learnard, Director of Friends of LINC spoke. She said she is grateful the LINC has remained open and is thankful to staff that the LINC has remained safe. They are keeping plans to hold the 3rd Annual Ready, Set LINC public block party event on Saturday, April 24th. Looking forward to food trucks, DJ's, vendors including bicycle shops with E-bike demonstrations, rock climbing wall, kayak tank and 1-mile fun run for kids. Saturday, April 24th at the Newnan Centre, outside from 11am-3pm.

Mayor Brady said they appreciate Ms. Learnard's efforts. They understand she will be leaving the City in this position soon and they appreciate all her hard work and dedication.

PUBLIC HEARING- APPLICATION FOR ALCOHOL BEVERAGE LICENSE-LOS BROTHERS TACOS INC. – RETAIL ON PREMISE (POURING) SALES OF MALT BEVERAGES- 50 BULLSBORO DR. SUITE B- REASON: NEW BUSINESS

Mayor Brady opened a public hearing on the application for a Retail on Premise (Pouring) Sales of Malt Beverages License for Los Brothers Tacos, Inc located at 50 Bullsboro Dr. Suite B.

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 Alexander, seconded by Councilman Koritko to approve the application for a Retail on Premise (Pouring) Sales Malt Beverages for Los Brothers Tacos Inc.

MOTION CARRIED. (7-0)

PUBLIC HEARING- APPLICATION FOR ALCOHOL BEVERAGE LICENSE-NEWNAN COMMERCIAL PROPERTIES LLC – RETAIL OFF PREMISE (PACKAGE) SALES OF MALT BEVERAGES & WINE- 1700 NEWNAN CROSSING BLVD EAST- REASON: NEW BUSINESS

Mayor Brady opened a public hearing on the application for a Retail Off Premise (Package) Sales of Malt Beverages and Wine License for Newnan Commercial Properties LLC located at 1700 Newnan Crossing Blvd East.

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 Guillaume, seconded by Councilman DuBose to approve the application for a Retail Off Premise (Package) Sales Malt Beverages & Wine for Newnan Commercial Properties LLC.

MOTION CARRIED. (7-0)

ANNEXATION REQUEST- ANNEX2021-01 BY POPLAR 20-20, LLC; 42.20 + ACRES ON POPLAR ROAD (TAX PARCEL #'S 087 2005 001, 087 2005 002 AND 087 2005 003); REQUESTED ZONING FOR MXD (MIXED USE DEVELOPMENT) FOR 304 MULTI-FAMILY UNITS, 150 INDEPENDENT FAMILY UNITS, 86 ASSISTED LIVING UNITS, 672,800 SQ. FT OF OFFICE SPACE, A 140-KEY HOTEL, AND 75,200 SQ FT OF RETAIL/RESTAURANT SPACE

This is a referral to the Planning Commission for public hearing to then come back to Council with conclusions and for a decision.

Motion by Mayor Pro Tem Shell, seconded by Councilman Alexander to refer the annexation request to the Planning Commission.

MOTION CARRIED. (7-0)

CONSIDERATION OF AN ORDINANCE RATIFYING AWARDED EMERGENCY CONTRACTS

City Manager noted that there is a revised ordinance in front of Council. Some language was included that is required by federal law for non-competitive procurement justification.

Motion by Councilman Alexander, seconded by Councilman Guillaume to approve the contracts as follows:

1. Goodwyn, Mills, Cawood, Inc., May 28, 2021, for Disaster Debris Monitoring Services.
2. Southern Disaster Recovery LLC, May 28, 2021, for Emergency Debris Removal and Management Services.
3. Charles Abbott Associates, Inc., March 29, 2021, for Inspection of Residential and Commercial Structures Services.

MOTION CARRIED. (7-0)

CONSIDERATION OF AN ORDINANCE PROVIDING FOR ADDITIONAL COMPENSATION FOR EXEMPT EMPLOYEES DURING THE PERIOD OF AN EMERGENCY

City Manager explained that this is not usual for us to do this but given the circumstances and all the hours exempt employees put in, we want to recognize their storm related hours. Supplemental pay calculated at the same as a non-exempt employee, at 1 ½ times standard overtime rate. We have 17 exempt employees who for the first 4 days of the storm worked a total of 460 hours of overtime.

Motion by Councilman Alexander, seconded by Councilwoman Jenkins to adopt the ordinance as presented.

MOTION CARRIED. (7-0)

**RESOLUTION TO ESTABLISH A POLICY FOR STRUCTURES IMPACTED BY THE
TORNADO AND SEVERE STORM WHICH BEGAN ON MARCH 25, 2021 AND
CONTINUED INTO MARCH 26, 2021**

Motion by Councilman Alexander, seconded by Councilwoman Jenkins to adopt the resolution as presented.

MOTION CARRIED. (7-0)

**CONSIDERATION OF A CONTRACT AWARD FOR MILLING AND RESURFACING
VARIOUS STREETS TO PIEDMONT PAVING, INC.**

Motion by Councilman DuBose, seconded by Councilman Guillaume to approve the contract award to Piedmont Paving, Inc. as presented.

MOTION CARRIED. (7-0)

**CONSIDERATION OF RENEWAL OF FACILITIES LEASE AGREEMENT BETWEEN
THE CITY OF NEWNAN AND THE WHOLISTIC STRESS CONTROL INSTITUTE, INC.**

Mayor Brady asked if Howard Warner is available?

Assistant City Manager stated that currently the building is closed to the public and that the group is aware of that. The goal is to re-open by the end of the month.

Motion by Councilwoman Jenkins, seconded by Councilman Koritko to approve the renewal of the lease agreement for another year.

MOTION CARRIED. (7-0)

**CONSIDERATION OF QUITCLAIM DEED FOR FORMER SEWERAGE PACKAGE
PLANT SITE AT THOMAS CROSSROADS**

Motion by Councilman Guillaume, seconded by Councilman DuBose to approve the quitclaim deed and authorize the mayor to sign.

MOTION CARRIED. (7-0)

**CONSIDERATION OF AN ORDINANCE TO ADOPT A NEW CHAPTER 13, MUNICIPAL
COURT, OF THE CODE OF ORDINANCES**

Motion by Mayor Pro Tem Shell, seconded by Councilwoman Jenkins to adopt the ordinance as presented.

MOTION CARRIED. (7-0)

CONSIDERATION OF PARTICIPANT RETIREMENT SEVERANCE AGREEMENT

Mayor Brady asked Council to consider this in Executive Session for personnel.

2ND AND FINAL READING- REZONING REQUEST RZ2021-01, JACK HUGHSTON, EDGAR HUGHSTON BUILDER INC. FOR 16.58+ ACRES AT 255 MARY FREEMAN RD. – (#111 1017 003)- FROM RS-15 TO RU-7 FOR 46 SINGLE-FAMILY HOMES

Motion by Councilman Alexander, seconded by Mayor Pro Tem Shell to adopt an Ordinance on 2nd and final reading. Opposed: Koritko

MOTION CARRIED. (6-1)

REQUEST FROM HERITAGE RIDGE NEIGHBORHOOD FOR PERMISSION TO PUT UP SIGNS FOR NEIGHBORHOOD GARAGE SALE TO BE HELD MAY 1ST.

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

MOTION CARRIED. (7-0)

REQUEST BY FIRST BAPTIST CHURCH TO BLOCK STREETS JUNE 14-18 FOR VACATION BIBLE SCHOOL

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

MOTION CARRIED. (7-0)

EXECUTIVE SESSION

MOTION EXECUTIVE SESSION

Motion by Mayor Pro Tem Shell, 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 personnel and real estate 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 2:55pm.

MOTION CARRIED. (7-0)

RESOLUTION/MAYOR'S AFFIDAVIT FOR EXECUTIVE SESSION

Motion by Mayor Pro Tem Shell, seconded by Councilman Alexander 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)

RETIREMENT ISSUE

Motion by Councilman Alexander, seconded by Councilwoman Jenkins to approve the retirement issue as discussed.

MOTION CARRIED. (7-0)

ADJOURNMENT

Motion by Councilman Koritko, seconded by Councilman DuBose to adjourn the Council meeting at 3:09pm.

MOTION CARRIED. (7-0)

Megan Shea, City Clerk

Keith Brady, Mayor