

CITY OF NEWNAN, GEORGIA
REGULAR COUNCIL MEETING

MARCH 9, 2021

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, March 9, 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 and delivered the invocation.

PRESENT

Mayor Keith Brady: Council members present: Rhodes Shell; Ray DuBose; George Alexander; Cynthia E. Jenkins; Paul Guillaume, 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 – FEBRUARY 23, 2021

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

MOTION CARRIED. (7-0)

APPOINTMENT – NEWNAN YOUTH ACTIVITIES COMMISSION – 3 YEAR TERM

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

APPOINTMENTS- CHRISTMAS COMMISSION- 3 YEAR TERM

Motion by Councilman Guillaume, seconded by Councilman Koritko to appoint Nancy Teller to the Christmas Commission.

MOTION CARRIED (7-0)

Mayor Brady asked the City Manager to place Councilwoman Jenkins appointment to the Christmas Commission on the agenda for the next meeting.

ANNUAL REPORT- CHRISTMAS COMMISSION (INFORMATION ONLY)

REPORTS FROM CITY MANAGER

City Manager wanted to recognize some new staff members that were attending the meeting. Sam Henriquez is a new Civil Engineer. He joins us from the private sector, this

is his first time working in the public sector. Abigail Strickland has been promoted to our Main Street Manager. Also, Jada Blankenship who has taken a broader role with the Municipal Courts.

GEORGIA'S EXCEPTIONAL MAIN STREET CITY (GEMS) RECOGNITION

Main Street Manager introduced two visitors from the Georgia Department of Community Affairs Office of Downtown Development, Tara Bradshaw and Elizabeth Elliot. Ms. Bradshaw is an Economic Development Specialist. The office of Downtown Development manages the Main Street Program in over 100 cities in Georgia.

There are 10 standards that the Main Street cities are evaluated on annually in order to be an accredited Main Street city. Ms. Bradshaw's group look at those cities that consistently excel in all 10 of the standards and these cities are known as the Georgia Exceptional Main Street cities or "GEMS".

The City of Newnan and its Main Street Program are committed to excellence and stable leadership and that is why Ms. Bradshaw and Ms. Elliot came to congratulate the City of Newnan on being re-designated as a GEMS community. In the past three years Downtown Newnan has seen \$19.2 million in private and public investment, which led to 65 new businesses and 213 net new jobs created.

CONSIDERATION OF A RESOLUTION FOR THE DECLARATION OF INTENT BY CITY COUNCIL TO ISSUE A MORATORIUM ON THE ACCEPTANCE OF APPLICATIONS TO REZONE PROPERTY IN THE CITY OF NEWNAN TO CLASSIFICATIONS PERMITTING TOWNHOUSE, CONDOMINIUM, OR MULTI-FAMILY DEVELOPMENT

It has recently come to the Mayor's attention that City Staff has been overwhelmed with calls and contacts regarding rezoning of property mainly from the RU-7 category, which is single-family residential, into another category that does not allow for single family residential homeownership. The City is also starting to work on the Comprehensive Plan for the next 20 years.

The Mayor encourages everyone to go online to the Comprehensive Plan survey and take the survey to give input on what you would like to see the City of Newnan look like. There is also a Coweta County survey.

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

MOTION CARRIED. (7-0)

**CONSIDERATION OF AN ORDINANCE TO ESTABLISH THE POSITION OF
MUNICIPAL COURT PROSECUTING ATTORNEY**

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

MOTION CARRIED. (7-0)

**CONSIDERATION OF A RESOLUTION TO APPOINT THE PROSECUTING ATTORNEY
OF MUNICIPAL COURT**

The City Manager stated that because of the 7-0 vote on the previous agenda item, a candidate is now being presented for that position. He explained that City Staff, Municipal Court Staff, Police Department Staff and the Municipal Court Judge all worked to identify candidates for the Prosecuting Attorney position. Ms. Danielle Sewell is being presented for consideration for the position. She has several years' experience as a solicitor in Coweta County and has a practice here.

Motion by Councilman Alexander, seconded by Councilman Koritko to adopt the resolution and appoint Danielle Sewell to the position.

MOTION CARRIED. (7-0)

**CONSIDERATION OF A RESOLUTION RATIFYING THE APPOINTMENT OF C.
BRADFORD SEARS, JR. AS CITY ATTORNEY AND SUCH MEMBERS OF THE LAW
FIRM OF SANDERS, HAUGEN & SEARS, P.C. AS AN ASSISTANT PROSECUTING
ATTORNEY(S) OF MUNICIPAL COURT**

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

MOTION CARRIED. (7-0)

**CONSIDERATION OF RESOLUTION TO AUTHORIZE THE EXECUTION OF A
QUITCLAIM DEED OF LOT 7 ALONG ROWE STREET**

Assistant City Manager explained that this property was declared surplus in February 2020.

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

MOTION CARRIED. (7-0)

**CONSIDERATION OF STREET ACCEPTANCE FOR BRAEMORE SUBDIVISION;
BRAEMORE LANE, AFFIRMED WAY, UNBRIDLED WAY AND BARBARO COURT**

Dean Smith, Planner, stated that everything is in order. Legal description and bonds are all ready to go.

Motion by Councilman DuBose, seconded by Councilwoman Jenkins to approve streets as presented.

MOTION CARRIED. (7-0)

**CONSIDERATION OF TEFRA EXTENSION- MCINTOSH WOODS LOCATED AT THE
INTERSECTION OF GRIESON TRAIL AND MCINTOSH PARKWAY**

A few people wanted to speak on this issue.

Elizabeth Ray, 6 Jacks Drive, spoke first. Ms. Ray was representing many residents in Brown Ridge and had letters from them stating support, at least 29 signatures. It was their understanding from 2018 that this development did not meet the intent for the City's vision for this area. The neighborhood feels the area is inundated with this type of development already. Even though it is being called a condominium the federal tax code requires that at least 95% of the units be rented. This project seems to be the same as in 2018 just worded differently and it does not meet the intent for a condominium development of the Zoning ordinance in the City of Newnan. It also does not meet the spirit of what the zoning ordinance or the residents wanted for that area.

The residents feel this area is already saturated with low income housing. A letter in the agenda packet stated that a public hearing was held on February 12, 2021 and no one spoke. The residents of Brown Ridge subdivision are against this project and feel that they were not adequately heard as they did not know about the public hearing. The residents ask that this be voted down and any other requests in the future for this type of development in this area be voted down.

Mark Mitchell, representing the Newnan Housing Authority spoke, explaining that the Housing Authority is able to issue revenue bonds in certain circumstances. The Housing Authority was approached by the developer and asked to issue the bonds for the project. This project was originally approved in 2019 but due to the COVID-19 pandemic and other circumstances they weren't able to proceed and due to the lapse in time they need to get approval again. The public hearing was advertised properly according to the requirements of the IRS code. This is not a rezoning request, it's a simple request to allow the issuance of the bonds.

Polly Cooper, 16 Jacks Drive spoke. She wanted to reiterate what Ms. Ray had said. Their subdivision is a smaller subdivision and a lot of them are elderly. They worry about the condos being low income. The LINC is out there as well and should be nice and pleasant.

She does not think that with the 96-unit condominiums put there that it would still be calm and pleasant in that area.

It was then clarified that although a condominium usually implies ownership, the TEFRA law states that the units have to be rented for a term of 15 years then they can be owned.

Alison Dyer, with Holland & Knight, serving as Bond Counsel for the Housing Authority spoke. She reiterated that the units will be condominiums for rent for 15 years then they can be owned and that the developer is planning on making this a high-quality project. To clarify the low-income part of the project, it is 40% of the units at 60% area median income. In a nice town like Newnan this means teachers, police, firefighters, so work force housing.

Motion by Councilman Alexander, seconded by Councilman DuBose to deny the request.

MOTION CARRIED (7-0)

CONSIDERATION OF STANDING USE AGREEMENT- FACILITY USE POLICY

Assistant City Manager has information requested by Council and received from annual contract holders.

Councilman DuBose proposed a cap on hours of usage so no one group dominates. That way the facilities are available to the neighborhood for birthdays, family reunions etc. He also proposed that there be a payment for use to cover the up keep of the facilities. There has been a lot of money put into these facilities and going into the parks now.

Councilwoman Jenkins sees that there are limited resources and many people who want to use the facilities. However, a 4-hour cap per organization will decimate groups that serve in the capacities that council always wanted them to. You can't accommodate everyone, there is only so much space and time. You don't want to harm the programs that are doing well. A lot of programs you can't run effectively in 4 hours a week. She proposed that we limit the number of organizations that have long term agreements and open the rest of the time for one-off events or needs. The selection criteria for this should be based on things such as longevity of service, number of children served, financial status of families, number of neighborhood kids and neighborhood support. We should also require that they keep the facilities clean.

Councilman Alexander made the point that some organizations are smaller and that he doesn't want to see a monopoly from the larger groups. Councilman Guillaume wanted to reiterate that the original intent of the facilities was to provide space to the most amount of people. He agreed that a cap on hours and host fee are good ideas. The bottom line is that instills responsibility.

Council discussed the difficulty with this situation and Mayor Brady stated this is a very difficult situation to create policy and that perhaps the best course of action is to continue

with what we have been doing. The City is not in the recreation business and that is why we are discussing this now. The City Manager explained that no one else has our model. Other cities and towns have a recreation department and they offer programs in their community facilities.

The City Manager proposed that we put a cap on the groups that are currently using the facilities now and that cap would be the number of hours they are currently using. Current groups would not be able to take any more time than what they are already using. No fee will be assessed but new agreements will be developed between each group.

Motion by Councilwoman Jenkins, seconded by Councilman Koritko to follow City Manager recommendation that current blocks taken will stand as is and no group can take additional time at this point.

MOTION CARRIED (7-0)

RATIFICATION OF CONTRACT TO PURCHASE 57 E. BROAD STREET AND VACANT LOT

Motion by Councilwoman Jenkins, seconded by Councilman Koritko to ratify the contract.

MOTION CARRIED (7-0)

Mayor Brady announced to the press that the closing for this purchase would take place Friday, March 12th at 11am.

REQUEST FROM PARKS AT OLMSTEAD HOA FOR PERMISSION TO PUT UP BANNERS FOR NEIGHBORHOOD GARAGE SALE, BEGINNING SUNDAY, APRIL 4TH- SATURDAY, APRIL 10TH AT THEIR MAIN ENTRANCES

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

MOTION PASSED (7-0)

ADJOURNMENT

Motion by Councilman Alexander, seconded by Councilman Koritko to adjourn the Council meeting at 3:32pm.

MOTION CARRIED. (7-0)

Megan Shea, City Clerk

Keith Brady, Mayor