

CITY OF NEWNAN, GEORGIA
REGULAR COUNCIL MEETING

AUGUST 8, 2023

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, August 8, 2023 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, George Alexander, Rhodes Shell, 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.

READING OF MINUTES

A. Minutes from the Regular Meeting on July 18, 2023

Motion by Councilman DuBose, seconded by Councilman Alexander to dispense with the reading of the minutes of the Regular Council Meeting on July 18, 2023 and adopt them as presented.

MOTION CARRIED. (7-0)

Amend Agenda

Mayor Brady asked for a motion to amend the agenda. There was an oversight with the Boards and Commission list and the name of Jim Thomasson was added.

Motion by Councilman Alexander, seconded by Mayor Pro Tem Koritko to amend the agenda to include the addition of Jim Thomasson's appointment.

MOTION CARRIED. (7-0)

REPORTS OF BOARDS AND COMMISSIONS

B. 3 Appointments – Board of Zoning Appeals, 3-year terms

Motion by Councilman Alexander, seconded by Mayor Pro Tem Koritko to re-appoint Ken Parker for another 3-year term.

MOTION CARRIED. (7-0)

Motion by Councilman DuBose, seconded by Councilman Alexander to re-appoint Skin Edge V for another 3-year term.

MOTION CARRIED. (7-0)

Continue other appointment to next agenda.

C. 3 Appointments – Cultural Arts Commission, 3-year terms

Motion by Councilman Shell, seconded by Councilman Alexander to re-appoint Bob McKoon for another 3-year term.

MOTION CARRIED. (7-0)

D. 2 Appointments – Downtown Development Authority, 3-year terms

Motion by Mayor Brady, seconded by Councilman DuBose to re-appoint Jim Thomasson for another 3-year term.

MOTION CARRIED. (7-0)

Continue other appointments to next agenda.

E. 2 Appointments – Keep Newnan Beautiful, 3-year terms

Continue to next agenda.

F. 1 Appointment – Parks Commission, 3-year term

Continue to next agenda.

G. 1 Appointment – Tree Commission, 3-year term

Continue to next agenda.

CITY MANAGER

Mr. Phillips asked Assistant City Manager, Hasco Craver, to introduce a special guest in attendance. Mr. Craver stated that the City Council has been long standing supporters of the Boys and Girls Club of Metropolitan Atlanta through funding facilities in Newnan. Mr. King Banks was just appointed as the new Executive Director for the Boys and Girls Club and Mr. Craver wanted to introduce him.

Mr. King Banks introduced himself as the new Executive Director for all the Boys and Girls Clubs in Coweta County. He has over 10 years' experience working with youth in Georgia. He is from Elberton, Georgia and has been in Atlanta for about 10 years. He has been working as a program director and then was appointed Executive Director. He has already

seen changes he would like to make to take the Boys and Girls Club to another level and he said he looks forward to working with City Council, engaging community involvement and partnering with local businesses.

Council welcomed him and thanked him for coming.

NEW BUSINESS

H. Public Hearing – Application for Alcohol Beverage License – Supermercado Juquilita, Inc.

Mayor Brady opened a public hearing on the application for a Retail Off Premise (Package) Sales of Malt Beverages for Supermercado Juquilita, Inc. at 272 Greenville 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 DuBose, seconded by Councilman Guillaume to approve the application for a Retail Off Premise (Package) Sales Malt Beverages.

MOTION CARRIED. (7-0)

I. Public Hearing – Application for Alcohol Beverage License – Coweta Gas, LLC

Mayor Brady opened a public hearing on the application for a Retail Off Premise (Package) Sales of Malt Beverages and Wine for Coweta Gas, LLC at 50 Millard Farmer Industrial Blvd.

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 Guillaume to approve the application for a Retail Off Premise (Package) Sales Malt Beverages and Wine License.

MOTION CARRIED. (7-0)

J. Consideration of Extension for Distilled Spirits Package Store License – 109 Bullsboro Dr.

City Manager explained that this was one of the 3 awarded licenses in April 2022. In October 2022 they were given an extension for 9 months and that period expires on August 22nd. The applicant would like to request an extension.

Mr. Danny Kelly spoke and asked for an extension to March 1st. He stated there have been some constraints but they have made great progress.

Mayor Brady asked for a breakdown of a time table on what will be accomplished. Mr. Kelly said he does have a time table including the metal building and coolers scheduled for October. The goal was always to be done by the end of the year but with weather and other factors they decided to ask for a longer extension to be safe.

Mayor Brady asked for a representative with Lichty to speak and Mr. Kelly clarified that he is the Site Superintendent with Lichty. Councilman Guillaume asked that knowing how staff operates, why do they feel progress has not been made? Councilman Guillaume said he drove by the site and only saw one person there and some sheeting had gone up, he expressed reluctance to give an extension.

Mr. Kelly said they did not have building permits until July 19th and so in less than a month they have made significant progress. He said he has an electrician and rough plumbing is starting this week. By end of the month there should be brick on the existing building. There was also a hold up with GDOT. He promised to give a timeline with deadlines.

Councilman Shell stated that he doesn't question Lichty, he thinks it was the owner's responsibility as to why permits were not secured sooner. He further said that no more extensions will be given after this, even one day.

Councilman Guillaume agreed with Councilman Shell and said there needs to be documentation or a gauge on progress with hard dates. Mayor Brady said that the project timeline and milestones on the project should be reported to the Building department.

Motion by Councilwoman Jenkins, seconded by Councilman Alexander to approve an extension until March 1, 2024 with 30-day progress reports

MOTION CARRIED. (7-0)

K. Consideration of Ordinance Amendment to Chapter 3, Alcoholic Beverages, of the Code of Ordinances to Provide for License Transfers, Change Licensee or Relocation of Business Approved by City Manager

Mayor Brady stated that this is just a personnel change and would take a lot of public hearings off of City Council. City Manager said staff feels this is something that can be handled administratively. This is not for changing the initial public hearing, the initial license approval or appeals, it simply is for administrative changes. So instead of taking 6-8 weeks and having to get it on the Council agenda, the process will move more quickly.

Mayor Pro Tem Koritko asked long term how will delegation happen as the ordinance states "or designee"? City Manager said several staff members have been dealing with this for years and have the expertise. The application will be brought to the City Manager

and he will sign the final document. Specific employees used to be named in the ordinances but that presented many challenges.

Motion by Councilman Alexander, seconded by Councilman Guillaume to adopt the amendment as presented.

MOTION CARRIED. (7-0)

L. Request for Reclassification of Employee Position

Chief Building Official, Bill Stephenson, explained that there is a part-time permit tech position that he is requesting to make into a full-time code enforcement position. Currently there are two Code Enforcement Officers. One, Matt Murray who handles open/vacants/dilapidated structures that he brings to Council through the sub-standard housing program. Two, Chi Anderson who handles illegal dumping and refuse service. The both do business license enforcement as well. The third position would handle other issues such as deferred maintenance, nuisance issues etc.

Mayor Pro Tem Koritko asked if down the road there might be a need for part-time permit tech in addition to the code enforcement officer? Mr. Stephenson said that is a possibility and right now they are going to try this out and try to have this position also help with permit paperwork as well.

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

MOTION CARRIED. (7-0)

M. Consideration of Annual Re-Paving Contract Award

City Engineer, Michael Klahr, explained that this is from a 3-year rolling plan and this is for year one. This is the largest paving contract that has been brought to Council. There are 3 different approaches and 3 different lists of streets. The request is to approve a contract with C.W Matthews.

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

MOTION CARRIED. (7-0)

N. Rezoning Request for RZ2023-03 by Ken Parker (VP Ventures, LLC) for 0.92 + acres at 50 Farmer St.- Information Only

Item withdrawn by applicant.

O. Rezoning Request RZ2023-04 by George Rosenzweig and Templar Development Group, LLC for 12.56 + acres on Bullsboro Drive; Requested zoning from CGN to RML – Information Only

No action needed.

UNFINISHED BUSINESS

P. 31 Jones St. – Owner Update and Request Extension

Code Enforcement Officer, Matt Murray, stated that this property was before Council back in March and was given 120-days. There hasn't been any progress but the lot has been maintained and secured. Mr. Murray met with the family and there was some confusion as they thought they just had to maintain the lot to satisfy the previous resolution.

Mr. Dennis Montgomery and Mr. Tyrone Davis explained that they have kept up the lot and the family has been trying to figure out what they want to do. They got a couple quotes for demolition and remodel. The property is in a late father's name and there is a legal process to get the name changed with probate. They are trying to find a real estate attorney.

Councilwoman Jenkins said she would make a motion for a 120-day extension and Councilman Alexander seconded. Mayor Brady said they would also like 30-day reports to be given to staff on progress. Councilwoman Jenkins amended her motion to include that condition.

Motion by Councilwoman Jenkins, seconded by Councilman Alexander to approve a 120-day extension with 30-day progress reports to staff.

MOTION CARRIED. (7-0)

Q. Consideration of Resolution for Transmittal of the 2023 Capital Improvements Element (CIE), including the Short-Term Work Program (STWP)

Senior Planner, Chris Cole, stated they are requesting transmittal of the 2023 update to the Three Rivers Regional Commission and Department of Community Affairs.

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

MOTION CARRIED. (7-0)

R. 2nd and Final Reading – Ordinance to Amend Chapter 3, Alcoholic Beverages to Provide for the Regulation of Sales and Consumption of Alcoholic Beverages at the Wadsworth Auditorium

Motion by Councilman Alexander, seconded by Councilman Guillaume to adopt the amendment as presented.

MOTION CARRIED. (7-0)

ADJOURNMENT

Motion by Councilman Alexander, seconded by Councilwoman Jenkins to adjourn the Council meeting at 2:59pm.

MOTION CARRIED. ()

Megan Shea, City Clerk

Keith Brady, Mayor