

CITY OF NEWNAN, GEORGIA
REGULAR COUNCIL MEETING

SEPTEMBER 12, 2023

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, September 12, 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 August 22, 2023

Motion by Councilman DuBose, seconded by Councilman Shell to dispense with the reading of the minutes of the Regular Council Meeting on August 22, 2023 and adopt them as presented.

MOTION CARRIED. (7-0)

REPORTS OF BOARDS AND COMMISSIONS

B. 1 Appointment – Board of Zoning Appeals, 3-year term

Motion by Councilwoman Jenkins, seconded by Councilman Alexander to re-appoint Willie Walton for another 3-year term.

MOTION CARRIED. (7-0)

C. 2 Appointments – Cultural Arts Commission, 3-year terms

Motion by Councilman Guillaume, seconded by Mayor Pro Tem Koritko to re-appoint Betsy Burnette for another 3-year term.

MOTION CARRIED. (7-0)

Continue other appointment to next agenda.

D. 1 Appointment – Downtown Development Authority, 3-year terms

Motion by Councilwoman Jenkins, seconded by Councilman Alexander to re-appoint Graylin Ward for another 3-year term.

MOTION CARRIED. (7-0)

E. 1 Appointment – Keep Newnan Beautiful, 3-year term

Motion by Councilman Guillaume, seconded by Mayor Pro Tem Koritko to re-appoint Carolina McMean for a 3-year term.

MOTION CARRIED. (7-0)

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

Motion by Mayor Brady, seconded by Mayor Pro Tem Koritko to appoint Jess Barron for a 3-year term.

MOTION CARRIED. (7-0)

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

Continue to next agenda.

CITY MANAGER

City Manager wanted to share some recognition that was received from the Judicial Council of Georgia for the City's Municipal Courts system. The Municipal Court received the Clearance Rate of Excellence Award. This recognizes the top 10 of courts that demonstrate the ability to effectively manage its' caseload.

H. 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. This is only proclamation that is done every year at a Council meeting. Mayor Brady explained that many proclamations are done throughout the year and they are a great way to recognize individuals or an organization in our community. He stated that the Constitution Week proclamation is very important to recognize. He then read the proclamation and presented it to the ladies from the DAR.

NEW BUSINESS

I. Consideration of Contract Award for Old Hospital Rd Culvert Removal

Ray Norton, Public Works Director, explained that there is a piece of Hospital Rd that was abandoned when the bridge was built and the culvert has failed. This is to remove that culvert and restore the stream bank back to natural.

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

MOTION CARRIED. (7-0)

J. Consideration of Project Framework Agreement – Lower Fayetteville Rd.

Michael Klahr, City Engineer, explained that this is with the Georgia Department of Transportation, to lay out conditions in order to receive federal funding for the project. This would be for the full PE Phase of the Lower Fayetteville Rd project.

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

MOTION CARRIED. (7-0)

K. Consideration of Project Framework Agreement – Jefferson St.

Mr. Klahr stated that this is just like the previous item and would be full PE with no scoping. This is for the realignment of Sprayberry Rd to Grieson Trail at Jefferson St. for a roundabout.

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

MOTION CARRIED. (7-0)

L. Request to Amend Pay Plan by adding an additional Assistant City Manager's position

City Manager explained that this request is for an additional Assistant City manager position to oversee HR and Finance. This is not a budget amendment request as there are still a lot of moving parts with details for this position. With two openings already in Finance, the budget impact will be minimal for this year and then it will be included in next years budget.

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

MOTION CARRIED. (7-0)

UNFINISHED BUSINESS

M. 33 Ray St. – Owner update and request extension

Matt Murray, Code Enforcement Officer, explained that this property has finally had some positive activity. Progress has been made with interior, exterior siding has been installed, new roof and gutters installed. The debris has been removed as well. The owner requested a 90-day extension and they submitted a schedule of repairs.

Motion by Councilman Shell, seconded by Councilwoman Jenkins to approve a 90-day extension.

MOTION CARRIED. (7-0)

N. 25 Pinson St. – Owner update and request extension

Mr. Murray stated that this property is close to being completed. The exterior work is pretty much done, interior finishes are needed and they think they can be done in 30 days.

Motion by Councilman Alexander, seconded by Councilman Shell to approve a 30-day extension.

MOTION CARRIED. (7-0)

O. 21 Berry Ave. – Owner update and request extension

Mr. Murray stated that this property is seeing consistent progress and the exterior is almost completed. Interior demo has been done and they are starting interior rough. The owner is maintaining the property. The owner was present to request the extension.

Mr. Douglas Calderon said he has been making progress and is considering adding central heating and air which will require better insulation and electrical. The electrician is scheduled to start in the next 3 weeks. He asked for as much time as Council could give him.

Motion by Councilman Shell, seconded by Mayor Pro Tem Koritkok to approve a 120-day extension.

MOTION CARRIED. (7-0)

P. 2nd and Final Reading – Rezoning Request RZ2023-02 by LDO Coweta, LLC for 35.49 + acres at 2037 Newnan Crossing Bypass; Requested zoning from RS-15 to RMH for 163 townhouse development

Motion by Councilman Alexander, seconded by Councilman Guillaume to approve the rezoning as presented. Opposed: Jenkins, Shell

MOTION CARRIED. (5-2)

Q. Request from Coweta FORCE to Close portion of Perry St. on September 20th for Recovery Month Event

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

MOTION CARRIED. (7-0)

EXECUTIVE SESSION

MOTION EXECUTIVE SESSION

Motion by Mayor Pro Tem Koritko, seconded by Councilman Alexander 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 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 2:46PM.

MOTION CARRIED. (7-0)

RESOLUTION/MAYOR'S AFFIDAVIT FOR EXECUTIVE SESSION

Motion by Mayor Pro Tem Koritko, 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)

BERDAK CLAIM

Motion by Councilman Alexander, seconded by Councilman DuBose to deny the claim as presented.

MOTION CARRIED. (7-0)

GOULD CLAIM

Motion by Councilman Alexander, seconded by Councilman Guillaume to deny the claim as presented.

MOTION CARRIED. (7-0)

ADJOURNMENT

Motion by Councilman Alexander, seconded by Councilman Shell to adjourn the Council meeting at 3:11pm.

MOTION CARRIED. (7-0)

Megan Shea, City Clerk

Keith Brady, Mayor