

CITY OF NEWNAN, GEORGIA
REGULAR COUNCIL MEETING

NOVEMBER 14, 2023

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, November 14, 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 October 24, 2023

Motion by Councilman Alexander, seconded by Councilman Shell to dispense with the reading of the minutes of the Regular Council Meeting on October 24, 2023 and adopt them as presented.

MOTION CARRIED. (7-0)

REPORTS OF BOARDS AND COMMISSIONS

B. 1 Appointment – Cultural Arts Commission, 3-year term

Continue to next agenda.

C. 1 Appointment – Development Authority, 4-year term

Continue to next agenda.

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

Motion by Mayor Pro Tem Koritko, seconded by Councilman Alexander to appoint David Carlson to the Tree Commission for a 3-year term.

MOTION CARRIED. (7-0)

CITY MANAGER

Mr. Phillips stated that copies of the draft budget for FY2024 had been placed at Council seats. The document is also available for review in the City Manager's office and will be online. Then the required public hearings will be scheduled for next month.

NEW BUSINESS

E. Consideration of Resolution to Recognize the 2023 Lady Cougar Softball Team of Newnan High School

Mayor Brady explained that it has not been since 1991 that any sports team at Newnan High School won a state championship and this year the Lady Cougars won the 6A State Championship in softball. The resolution was read by all Council members and then each member of the softball team was presented with a framed copy of the resolution, copies were also given to all the coaches.

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

MOTION CARRIED. (7-0)

F. Public Hearing – Application for Alcohol Beverage License – Mayhew LTW415, LLC dba Whimzical Café

Mayor Brady opened a public hearing on the application for a Retail On Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine Mayhew LTW415, LLC dba Whimzical Café at 33 E. Broad 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 Mayor Pro Tem Koritko to approve the application for a Retail On Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine License.

MOTION CARRIED. (7-0)

G. Consideration of Extension for Distilled Spirits Package Store License – 459 Millard Farmer Industrial Blvd.

Manny Singh, owner, addressed Council and requested a 4-month extension. He explained that there have been delays with materials and his contractor is spread thin with other projects. Mayor Brady commented that the exterior of the building looks good and he was in support of the extension.

Motion by Councilman Shell, seconded by Councilman DuBose to grant a 4-month extension.

MOTION CARRIED. (7-0)

H. Consideration of an Adoption Agreement and a General Addendum from Georgia Municipal Association for the City of Newnan's Defined Benefit Retirement Plan

Motion by Councilman Alexander, seconded by Councilman DuBose to adopt the agreement and addendum as presented. Opposed: Guillaume. 2nd and Final Reading 11/28/23.

MOTION CARRIED. (6-1)

I. Consideration of Surplus Property Declaration and Disposition of Capital Assets and Controlled Assets

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

MOTION CARRIED. (7-0)

J. Consideration to Update the Animal Ordinances of the City of Newnan

Chief Blankenship explained that this is to update verbiage and definitions. Mayor Pro Tem Koritko asked if the dangerous dog definition includes if someone is trespassing on private property? Chief Blankenship that would fall under the police department for the criminal trespass. Animal Control would investigate if need be depending on the circumstances.

Motion by Councilman Guillaume, seconded by Councilman Shell to adopt as presented.

MOTION CARRIED. (7-0)

K. Consideration to Adopt the Probation and Rehabilitation Services Agreement between the City of Newnan and the Judge of the Municipal Court

Jada Blankenship, Municipal Court Manager, stated that this is the final step in the process to bring probation in house. This is the service agreement between the City and the Judge, laying out scope of services. Mayor Pro Tem Koritko asked if this will have to be renewed again? Terms in the agreement are always subject to amendment by Council or by the Judge. Mayor Pro Tem Koritko asked if the fees are standard and Ms. Blankenship stated yes.

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

MOTION CARRIED. (7-0)

UNFINISHED BUSINESS

L. Consideration of Ordinance for Adoption of Local Amendments to the Plumbing Code

Bill Stephenson, Chief Building Official, stated that this is the second step in a two-step process. The resolution passed by Council on October 10th was submitted to DCA and they did approve it and had no comments.

Motion by Councilman DuBose, seconded by Councilman Shell to adopt the ordinance as presented. Opposed: Koritko. 2nd and Final Reading 11/28/23

MOTION CARRIED. (6-1)

M. 2nd and Final Reading – Annexation Request Annex2022-06; 163.61 + acres off of Green Top Road (Tax Parcel #s 085 5086 001, 085 5107 002, 085 5086 003 and the southern portion of 085 5107 003); Requested zoning of PDR (Planned Residential Development)

Mayor Brady and Councilman DuBose recused themselves. Mayor Pro Tem Koritko took over and read the item.

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

MOTION CARRIED. (4-1)

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

MOTION CARRIED. (4-1)

VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

N. Historical Concepts Railroad District Plan Presentation

Hasco Craver, Assistant City Manager, explained that a few different projects were discussed with Historical Concepts and it was decided to look at the Railroad District, stretching from 57 E. Broad to the Public Safety complex. They are here today to present their ideas.

Mr. Terry thanked Mr. Craver and the City for introducing them to the potential project for what was identified as the connector to Andrew Street and the corridor that aligns from E. Washington to Augusta Drive. There were two sets of summer interns that helped develop these ideas. This was an academic study and the interns were told to dream big and to create something that would be feasible.

Mr. Matt Schafer explained that the goal was to look at extending the historic urban character of downtown and then blend into the industrial character along the railroad. The interns were split into two groups, looking at phase 1 and 2. In Phase 1, they propose 85 new residential units and another 88 units in phase 2, split between apartments, townhomes and above retail. There would be over 1,000 square feet of commercial space, about 3 acres of public park space and over 400 parking spaces.

Mr. Schafer showed illustrations and renderings of all the different elements that would be tied into the designs. There would be 2 mixed use buildings on either side of a courtyard with a proposed farmers market. Olive Street would be expanded to allow for a broad park space. Phase two would tie in more duplex and cottage type residential and a park with proposed walking trail along the railroad tracks.

This area would become a new gateway to downtown Newnan, the corner of Augusta Drive and a corner building that would be a new welcome point.

There was a 3-D model brought in and put in the hallway for people to view. Mayor Brady asked if the model could be left for a while so people can have the opportunity to view it and maybe add a QR code so people could bring it up on their phone. Mr. Schafer said yes. Councilman Alexander praised their hard work on this. Mr. Craver said this gives a good starting point if Council wants to move forward. Councilwoman Jenkins commented that this was done very well, to start to look at needs in the community, an area that needs attention and she appreciated the attention to the details. Councilman Guillaume commented that the interns exceeded in dreaming big and that it incorporates old Newnan and adds an element that we're missing.

O. Request from O. P. Evans Middle School to Close Evans Dr. on November 17, 2023 for school sponsored Turkey Trot, from 8am-12:30pm

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

MOTION CARRIED. (7-0)

P. Request from Tomco Construction to close sidewalks and streets for Re-Roofing project on the Newnan Times Herald building

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

MOTION CARRIED. (7-0)

Q. Request from the Newnan Times Herald to setup a tent on Court Square, November 25th for Small Business Saturday

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

MOTION CARRIED. (7-0)

R. Request from Newnan Police Department to close part of South Court Square and W. Broad St. between Brown and LaGrange for Christmas with a Cop on December 9, 2023 from 7am – 10am

Motion by Councilman Alexander, seconded by Councilman Shell 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 3:17PM.

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)

GOULD CLAIM

Motion by Councilman Alexander, seconded by Mayor Pro Tem Koritko to deny the Gould claim.

MOTION CARRIED. (7-0)

SMITH CLAIM

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

MOTION CARRIED. (7-0)

ADJOURNMENT

Motion by Councilman Alexander, seconded by Councilman DuBose to adjourn the Council meeting at 3:42pm.

MOTION CARRIED. (7-0)

Megan Shea, City Clerk

Keith Brady, Mayor