



Newnan City Council Meeting

January 9, 2024

Newnan City Hall

Richard A. Bolin Council Chambers

25 LaGrange Street

2:30 PM

CALL TO ORDER

INVOCATION

READING OF MINUTES

- A. Minutes from Special Called Meeting on December 12, 2023
- B. Minutes from Regular Meeting on December 12, 2023

REPORTS ON OPERATIONS BY CITY MANAGER

REPORTS AND COMMUNICATIONS FROM MAYOR

- C. Resolution In Recognition of Councilmember George M. Alexander

UNFINISHED BUSINESS

- D. Resolution Certifying the Results for the City of Newnan Municipal Election November 7, 2023 and the City of Newnan Municipal Election-Runoff December 5, 2023

ADJOURNMENT - SINE DIE

The special called meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, December 12, 2023 at 6:00PM 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, Rhodes Shell, George Alexander, Cynthia Jenkins (arrived late), Dustin Koritko and Paul Guillaume. Also present: City Clerk, Megan Shea; Assistant City Manager, Hasco Craver and City Attorney, Brad Sears. Absent: City Manager, Cleatus Phillips

PUBLIC HEARING – FY2024 BUDGET

Mayor Brady opened the public hearing.

Assistant City Manager presented the proposed FY2024 Budget. The City did receive its 34th Distinguished Budget Award for the FY2023 budget. He thanked the City Manager and Ronda Helton, Program Manager, as well as the department Directors for their hard work on putting the budget together. He discussed budget challenges especially balancing the expected levels of service and costs to provide those services. Other challenges are salary increases, estimating the millage rate and impact of costs of goods and services.

He discussed the General Fund, which is the main operating fund and the budget trends. As required by State law, the budget is balanced and there is a \$3,643,400 increase from 2023. No reserves used to balance the budget. Budget trends were shown in regards to % changes over the years, salary increases and new employees. The millage rate history was shown with only 3 years when the rollback rate was not adopted. As we look to 2024 the rate stays the same.

Revenue estimates for 2024 are \$36,733,650 with Local Option Sales Tax (LOST) as the largest revenue category. Other revenue categories include property tax, insurance premiums, occupational fees, water & light, franchise fees, Ad Valorem tax, alcohol tax, fines and permits. In 2024, a \$1 million revenue change is forecasted with LOST and increases are forecasted in other major categories as well.

Trends and projections in Expenses were shown with wages and benefits being the largest expense categories. Looking at trends with expenses, all categories fairly flat and modest but show growth over time. Public Safety makes up 50% of the expenses or \$18,328,585.

Major operating expenses include contractual services as the largest category then repairs/maintenance, vehicles and gasoline which has leveled off.

Benefit changes over time shows increases in insurance, FICA and retirement. Workers Comp has stayed flat. There is a total of 305 full-time employees, 16 part-time and 7 elected officials. There are 5 new employees proposed for 2024 including Assistant City Manager, Probation Officer, Fire Inspector, Wadsworth Event Manager and PD Open Records Clerk from part-time to full-time. The minimum starting pay with the City is \$17.46. There is a cost of living increase proposed for all employees and additional increase based on longevity and merit. The average pay increase city-wide is 10.5%.

A three-year budget forecast shows modest increases but nothing major. An increase in ad valorem is forecasted, more than sales tax. The rollback millage rate will become more difficult to take each year. Council may want to consider a Homestead Exemption for potential tax relief for homeowners. There is no substantial wage change forecasted but there will continue to be increases in healthcare. There is a 7% annual increase to retirement contributions but moves are being made to stabilize that. There is consistent funding of capital projects in the general fund projected.

All funds combined show increases, particularly after the City got into the trash business. The 5-year history for SPLOST 2019 was shown and budgeting for that is primarily for streets. The Sanitation Fund shows a 5.6% increase after year 2 of it being fully in house. Total capital budget includes 4 funds and 9 projects funded through those. Some of the significant capital projects include the Fire Training Facility, parking lot improvements at Wadsworth, intersection improvements, paving various streets, replacement of various culverts and design of phase 1 for the Lower Fayetteville Road Improvement Project.

Councilwoman Jenkins asked if any funds have been allotted in the budget for the Farmer Street Cemetery improvements? Mr. Craver said no but once costs are back then it will come to Council again for funding. In the 2025 SPLOST referendum that was just passed, there are funds specifically for cemeteries.

No one spoke for or against. Mayor Brady closed the public hearing.

ADJOURNMENT

Motion by Councilman Alexander, seconded by Councilman Koritko to adjourn the meeting at 6:23PM.

MOTION CARRIED. (7-0)

Megan Shea, City Clerk

Keith Brady, Mayor

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, December 12, 2023 at 6:30 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, Cynthia Jenkins, Rhodes Shell, Dustin Koritko and Paul Guillaume. Also present: Assistant City Manager, Hasco Craver; City Clerk, Megan Shea and City Attorney, Brad Sears. Absent: City Manager, Cleatus Phillips.

READING OF MINUTES

A. Minutes from the Regular Meeting on November 28, 2023

Motion by Councilman Alexander, seconded by Councilwoman Jenkins to dispense with the reading of the minutes of the Regular Council Meeting on November 28, 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, 3-year term

Continue to next agenda.

Off Agenda – Appointment

Motion by Councilman Alexander, seconded by Councilman Shell to re-appoint Jocelyn Palmer to the Farmer Street Cemetery Commission for another 3-year term.

MOTION CARRIED. (7-0)

ASSISTANT CITY MANAGER

With this being Councilman Alexander's last official meeting, Mr. Craver wanted to thank him for his service and support on behalf of City Staff. Councilman Alexander thanked him and said he has enjoyed his time and has always said that the employees are the heartbeat of the City.

NEW BUSINESS

D. Public Hearing – Application for Alcohol Beverage License – Family Dollar Stores of Georgia, LLC

Mayor Brady opened a public hearing on the application for Retail off Premise (Package) Sales of Malt Beverages and Wine for Family Dollar Store at 121 Jefferson 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 Shell, seconded by Councilwoman Jenkins to approve the application for Retail off Premise (Package) Sales of Malt Beverages and Wine License.

MOTION CARRIED. (7-0)

E. Public Hearing – Application for Alcohol Beverage License – Family Dollar Stores of Georgia, LLC

Mayor Brady opened a public hearing on the application for Retail off Premise (Package) Sales of Malt Beverages and Wine for Family Dollar Store at 159 Temple Ave.

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 Alexander to approve the application for Retail off Premise (Package) Sales of Malt Beverages and Wine License.

MOTION CARRIED. (7-0)

F. Public Hearing – Application for Alcohol Beverage License – Taco Azteca

Mayor Brady opened a public hearing on the application for Retail on Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine for Taco Azteca, LLC dba Taco Azteca at 395 Millard Farmer Ind Blvd, Ste D.

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 Alexander to approve the application for Retail on Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine License.

MOTION CARRIED. (7-0)

G. Consideration of Resolution for 2024 City Council Meeting Schedule

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

MOTION CARRIED. (7-0)

H. Resolution to Appoint Ashley Nechay as an Assistant Prosecuting Attorney of the Municipal Court

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

MOTION CARRIED. (7-0)

I. Consideration of an Ordinance to Amend the 2022 Fiscal Year Budget

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

MOTION CARRIED. (7-0)

J. Request to approve the Plan Designs (Adoption Agreement) for the newly created 401(a) and 457 retirement plans

Ray Norton, Public Works Director and member of the Retirement Committee, explained that Council previously approved moving forward with this. As defined in the 401(a) Profit Sharing Plan Design, effective 1/1/2024, all newly hired and rehired employees of the City of Newnan will be enrolled in the 401(a) plan. The Pension Committee recommends the following bi-weekly contributions to the individual employee accounts:

1. Employees not classified as Elected Officials receive a base contribution of 10.0% of gross income, with additional matching contribution of up to a maximum of 3.0% based on the employee's voluntary contribution to their own 457 Deferred Compensation Plan.
2. Employees classified as Elected Officials receive a defined contribution amount, not to exceed their bi-weekly gross income. There is no matching contribution based on the employee's voluntary contribution to their own 457 Deferred Compensation Plan.

The Pension Committee seeks approval for the recommended contributions for both defined groups.

Motion by Councilman Alexander, seconded by Councilman Shell to approve the plans, including items 1 and 2 in the handout as presented.

MOTION CARRIED. (7-0)

UNFINISHED BUSINESS

K. 31 Jones St. – Owner update and request extension

Matt Murray, Code Enforcement Officer, gave a quick recap. This property was before council in August and given 120 days. This is a storm damaged property. There's not much to report on the property itself. The owner has decided to tear down the structure, they have pulled a demo permit. They are trying to raise the money for the demolition. They are asking for 60 days to raise the money.

Council discussed giving more time. Mr. Murray said they are trying really hard and can probably get it done in the 60 days.

Motion by Councilman Alexander, seconded by Councilman Shell to grant a 60-day extension.

MOTION CARRIED. (7-0)

L. 2nd and Final Reading – Rezoning Request RZ2023-04; 12.56 acres off of Bullsboro Dr. (Portion of Tax Parcel N57-023)

Motion by Councilman Alexander, seconded by Councilman Guillaume to approve the rezoning request as presented on 2nd reading. Opposed: Shell.

MOTION CARRIED. (6-1)

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 6:43PM.

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 Councilman DuBose to deny the claim as presented.

MOTION CARRIED. (7-0)

WYNN CLAIM

Motion by Councilman Alexander, seconded by Councilman Shell 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 6:51pm.

MOTION CARRIED. (7-0)

Megan Shea, City Clerk

Keith Brady, Mayor



**RESOLUTION UNANIMOUSLY ADOPTED BY THE CITY COUNCIL OF THE CITY OF
NEWNAN**

January 9, 2024

In Recognition of Councilmember George M. Alexander

- WHEREAS,** George Alexander has served the City of Newnan and its residents in many capacities for over 30 years; and
- WHEREAS,** George served in the United States Navy for 25 years in active and reserve roles and he is a graduate of the Naval Post Graduate School, Naval War College and Air War College and he is a retired Delta Pilot with 35 years of service; and
- WHEREAS,** George served on the Planning Commission from 1989-2003, during a time in which the he focused on planned growth that would preserve the history and quality of life for both current and future generations; and
- WHEREAS,** serving as Councilmember from 2003-2023, he supported the development and creation of additional city services such as the Carnegie Library, Leisure Services, Communications, Housing and Sanitation Services; and
- WHEREAS,** George was a supporter of investing in our community and during his term on Council, the City invested more than \$200 Million in capital projects including Downtown Streetscapes, University of West Georgia Campus, Public Safety Complex, Fire Station Construction and Remodeling, and numerous recreational amenities; and
- WHEREAS,** as a longstanding resident of the Greenville Street Historic District, his passion was the 'City of Homes' and he fully supported the preservation of Downtown Newnan and surrounding Historic Neighborhoods; and
- WHEREAS,** George served his community in many capacities, such as District Chairman of the Boy Scouts, Board Member of Community Action for Improvement, Past President and Member of the Kiwanis Club, Mentor for the Coweta County School System, Life Member of the VFW and American Legion, and others; and
- WHEREAS,** his vision and leadership helped position the City into excellent financial standing, including an AA+ Credit Rating, zero debt, and numerous financial awards; and
- WHEREAS,** throughout his term George has always been incredibly responsive to his constituent's needs and tremendously supportive of all employees of the City of Newnan; and

NOW THEREFORE, I Keith Brady, by virtue of the authority vested in me as Mayor of the City of Newnan, do hereby express the deepest gratitude for George Alexander's exceptional service to the City of Newnan, his excellence in governance, and commitment to represent his constituents to the highest of standards.

Mayor of City of Newnan

Attest

**RESOLUTION CERTIFYING THE RESULTS
FOR THE CITY OF NEWNAN
MUNICIPAL ELECTION-NOVEMBER 7, 2023
AND THE CITY OF NEWNAN
MUNICIPAL ELECTION-RUNOFF
DECEMBER 5, 2023**

WHEREAS, the election scheduled for November 7, 2023 was held for all candidates for election as reported to the City by the Election Superintendent as follows:

Newnan Council Member District 1-Post A

Paul Guillaume	644 votes	(97.43%)
Write In	17 votes	(2.57%)

Newnan Council Member District 1-Post B

Dustin Koritko	633 votes	(97.43%)
Write In	17 votes	(2.57%)

Newnan Council Member District 3-Post A

Jordan Marchman	88 votes	(14.24%)
Jocelyn Blackwood Palmer	170 votes	(28.80%)
James Shepherd	122 votes	(19.75%)
Jim Thomasson	223 votes	(36.08%)
Write In	7 votes	(1.13%)

Newnan Council Member District 3-Post B

Greg Gause	161 votes	(24.58%)
Cynthia E. Jenkins	496 votes	(75.39%)
Write In	2 votes	(0.03%)

WHEREAS, no candidate for Councilmember District 3 Post A received 50% plus 1 of the votes and a runoff election was held on December 5, 2023 and as reported to the City by the Election Superintendent as follows:

Newnan Council Member District 3-Post A

Jocelyn Blackwood Palmer	73 votes	(35.1%)
Jim Thomasson	135 votes	(64.9%)
Write In	0 votes	(0.0%)

WHEREAS, it is deemed that the candidates for Councilmember District 1, Post A, Paul Guillaume, received 97.43% votes and Councilmember District 1 Post B, Dustin Koritko, received 97.43% votes, therefore, Paul Guillaume and Dustin Koritko have been elected in accordance with all applicable local and state laws; and

WHEREAS, it is deemed that the candidates for Councilmember District 3, Post A, Jim Thomasson, received 64.9% votes in the runoff and Councilmember District 3 Post B, Cynthia E. Jenkins, have been elected in accordance with all applicable local and state laws; and

THEREFORE, BE IT RESOLVED that the results of the Municipal Election be certified and filed with the Secretary of State for the State of Georgia.

BE IT FURTHER RESOLVED that the following candidates shall take office at the first meeting in January, 2024:

Councilmember District 1, Post A
Councilmember District 1, Post B
Councilmember District 3, Post A
Councilmember District 3, Post B

Paul Guillaume
Dusti Koritko
Jim Thomasson
Cynthia E. Jenkins

ADOPTED AND APPROVED by the Mayor and Council of the City of Newnan, this
9th day of January, 2024.

ATTEST:

Megan Shea, City Clerk

L. Keith Brady, Mayor

REVIEWED AS TO FORM:

Dustin Koritko, Mayor Pro-Tem

C. Bradford Sears, Jr., City Attorney

George M. Alexander, Councilmember

Cleatus Phillips, City Manager

Cynthia E. Jenkins, Councilmember

Rhodes H. Shell, Councilmember

Raymond F. DuBose, Councilmember

Paul Guillaume, Councilmember