



Newnan City Council Meeting

February 27, 2024

Newnan City Hall

Richard A. Bolin Council Chambers

25 LaGrange Street

6:30 PM

CALL TO ORDER

INVOCATION

READING OF MINUTES

- A. Minutes from Regular Meeting on February 13, 2024

REPORTS OF BOARDS AND COMMISSIONS

- B. 2 Appointments - Christmas Commission, 3 year terms
- C. 1 Appointment - Cultural Arts Commission, 3 year term
- D. 2 Appointments - Downtown Development Authority, 4 year terms
- E. 2 Appointments - Farmer Street Cemetery Commission, 3 year terms
- F. 1 Appointment - Parks Commission, 3 year term
- G. 1 Appointment - Planning Commission, 3 year term
- H. 1 Appointment - Tree Commission, 3 year term

REPORTS ON OPERATIONS BY CITY MANAGER

REPORTS AND COMMUNICATIONS FROM MAYOR

NEW BUSINESS

- I. Consideration of Contract for Cooling Tower Replacement at Newnan City Hall

UNFINISHED BUSINESS

- J. Public Hearing - 60 Sunset Ln
- K. 21 Berry Ave - 45-day progress update.

VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

MOTION TO ENTER INTO EXECUTIVE SESSION

- L. Motion to Enter into Executive Session

ADJOURNMENT

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, February 13, 2024 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, Jim Thomasson, Cynthia Jenkins, Rhodes Shell, Dustin Koritko and Paul Guillaume. Also present: City Manager, Cleatus Phillips; Assistant City Manager, Hasco Craver; Assistant City Manager, Meg Kelsey; City Clerk, Megan Shea and City Attorney, Brad Sears.

READING OF MINUTES

A. Minutes from the Regular Meeting on January 23, 2024

Motion by Councilman Koritko, seconded by Councilman Shell to dispense with the reading of the minutes of the Regular Council Meeting on January 23, 2024 and adopt them as presented.

MOTION CARRIED. (7-0)

REPORTS OF BOARDS AND COMMISSIONS

B. 4 Appointments – Christmas Commission, 3-year term

Motion by Councilman Koritko, seconded by Councilman Shell to reappoint Jane Clifford for another term.

MOTION CARRIED. (7-0)

Motion by Councilman Shell, seconded by Councilman Koritko to reappoint Linda Arnall for another term.

MOTION CARRIED. (7-0)

Continue other appointments to next agenda.

C. 1 Appointment – Cultural Arts Commission, 3-year terms

Continue to next agenda.

D. 2 Appointments – Farmer Street Cemetery Commission, 3-year term

Continue to next agenda.

E. 2 Appointments – Parks Commission, 3-year term

Motion by Mayor Brady, seconded by Councilman Shell to reappoint Beth Barnett for another term.

MOTION CARRIED. (7-0)

Continue other appointment to next agenda.

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

Continue to next agenda.

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

Continue to next agenda.

NEW BUSINESS

H. Public Hearing – Application for Alcohol Beverage License – York Restaurant Group, LLC dba Capital Tacos, 1111 Hwy 34 East

Mayor Brady opened a public hearing on the application for a Retail On Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine for York Restaurant Group, LLC dba Capital Tacos at 1111 Hwy 34 East.

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

MOTION CARRIED. (7-0)

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

Danny Kelly with Lichty Construction spoke to the issues they have been having on the project. The rain has really hindered the parking lot but the building is almost done. Mr. Kelly asked for an extension to June because of unforeseen things that could come up but he promised it would be done before that.

Councilman Koritko asked about a date the business could be open? Mr. Kelly said they are trying to be done by end of March but he can't know what the weather will do. Mayor

Brady commented that there is a difference between Lichty being done and getting a CO and the proprietor being able to open, there could be other issues with licensing and inventory etc. Mr. Kelly said if he can be done by end of March that gives them two months for everything else to be able to open by June.

Mayor Brady said he wanted a date when Lichty would get the CO and not what will happen beyond that with the proprietor. Councilman Guillaume commented that in comparison the other two liquor licenses awarded are much farther along, one is open and the other is about to be, and they were subject to the same weather issues. Mr. Kelly said that they didn't have a graded lot ready to go and had a building with complications. Mayor Brady reminded Council that the owner did take much longer to get through their financing and permitting to even begin construction.

Council discussed whether the extension should be for the CO or for date to open business. City Manager stated that the City ordinance says an establishment given a liquor license must open within 6 months so extensions have been given to this owner and the others for their date to open. Councilman Thomasson commented that they are making progress and the City doesn't want the building to just sit there, so he suggested giving 120 days extension.

Rocky Singh, Owner, spoke and said he's already in talks with inventory and has the money set aside for that. He will need state licensing once he has the CO but that may take 4-6 weeks. City Manager commented that the City side of things should be easy and relatively quick but with the state he would guess 30 days total for all licensing.

Mr. Kelly asked for 90 days for his completion and then 45 days for the owner to open. Councilman Guillaume asked if progress reports could be given and Council agreed.

Motion by Councilman Thomasson, seconded by Councilwoman Jenkins to grant a 150-day extension from March 1, 2024 for the business to open with 30-day progress reports to the City Manager. Opposed: Shell

MOTION CARRIED. (6-1)

J. Consideration of Certain City-Sponsored Events to Exercise Ordinance
Amendment to Chapter 3, Alcoholic Beverages

Councilwoman Jenkins asked if this just covers Main Street events and does not include other City events? Mr. Craver confirmed this is only Main Street events.

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

MOTION CARRIED. (7-0)

K. Consideration to Award Energy Construction Solutions, Inc. a Contract for Housing Rehabilitation Under the Community HOME Investment Program (CHIP) Grant

Andrew Moody, Special Projects Manager, stated that the total contract is \$25,524.

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

MOTION CARRIED. (7-0)

L. FOR INFORMATION ONLY – Report from Jimmy Ellison regarding Restart Coweta

Jimmy Ellison explained how the idea for Restart Coweta began after a meeting he had with City Officials discussing the issues and concerns with homelessness in Newnan. Pastor Ellison has over 15 years of experience working with the homeless in downtown Atlanta. He proposed putting together a think tank and to involve concerned citizens and other members of the community to address the issue and come up with solutions.

The group consulted with Jack Griffin. In July 2023, under the umbrella of the Coweta Community Foundation, they started Restart Coweta. The vision they came up with is ending homelessness in the community one family at a time. They put together a business plan, which was given to Council for consideration. The plan involves assessing and partnering with other non-profits such as Coweta Force, Bridging the Gap and local churches. The plan is based on a similar non-profit that services the homeless in Lakeland, Florida. This has worked in Lakeland and been successful.

Restart Coweta has already begun working The NEST to implement some of the ideas in the plan. Pastor Ellison read a list of names of citizens that they have already been able to help find housing and are now off the streets.

Councilman Shell commented that the report was impressive and hopes this will help do some good in the community. Mayor Brady said they appreciate the hard work on this.

No action was taken.

M. Consideration of Contract with Pyro Productions for the Display of Fireworks on July 4, 2024

Hasco Craver, Assistant City Manager, explained that the Rotary Club of Newnan has sponsored the 4th of July fireworks. After the tornado the fireworks had to move locations but it is back this year at Newnan High School. The Rotary Club has asked for a partnership with the City. The City has for years allocated money in the budget to give \$15,000 to this event. The Rotary Club has asked the City to full fund the event, total cost \$27,610.

Mayor Brady asked if the County has also been contacted? City Manager said that the County Administrator verbally committed their portion to support it.

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

MOTION CARRIED. (7-0)

VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

N. Request to Close South Court Sq. on June 7th for Southern LitFest Local Author Showcase Event

Motion by Councilman Shell, seconded by Councilman Thomasson to approve the request as presented. Motion carried 7-0. The requestor, Mr. Brown, then clarified that the location was incorrect. The closure being requested was W. Broad St to W. Brown St.

Motion by Councilman Shell, seconded by Councilman Thomasson to approve the request in the area of W. Broad to W. Brown St.

MOTION CARRIED. (7-0)

Motion by Councilman Shell, seconded by Councilman Koritko to rescind the first motion regarding South Court Sq.

MOTION CARRIED. (7-0)

EXECUTIVE SESSION

MOTION EXECUTIVE SESSION

Motion by Mayor Pro Tem Guillaume, seconded by Councilman Koritko 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 and real estate 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 3:06PM.

MOTION CARRIED. (7-0)

RESOLUTION/MAYOR'S AFFIDAVIT FOR EXECUTIVE SESSION

Motion by Mayor Pro Tem Guillaume, seconded by Councilman Koritko 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)

SMITH CLAIM

Motion by Councilman Koritko, seconded by Councilman Thomasson to deny the Smith claim.

MOTION CARRIED. (7-0)

GETER CLAIM

Motion by Councilman Koritko, seconded by Councilman Thomasson to deny the Geter claim.

MOTION CARRIED. (7-0)

WALLACE CLAIM

Motion by Councilman Koritko, seconded by Councilman Thomasson to deny the Wallace claim.

MOTION CARRIED. (7-0)

VISITOR

Ms. Carlotta Carson spoke to Council regarding a complaint about trash service. She explained that she lives in the Heritage Ridge neighborhood and when she moved in she was not given information about trash service. She was told she could purchase bags at Kroger or Publix and take them to the dump on Lora Smith Rd. She lives alone and therefore does not have a lot of trash.

She then received a letter about a trash can being delivered but she did not think she needed one and she did not receive trash service. She called a spoke to Mr. Martin and he told her to put it in writing that she did not need the can and she never heard anything after that. Then she received a citation saying she was not in compliance with the City's trash ordinance and that she had fees she had to pay. She spoke with Christine at the Sanitation department and tried to call Ray Norton.

She feels there has been a breakdown in communication but that she has done what she needed to do. If she has to pay for trash service then she will make accommodations but she is asking Council to not have to pay the outstanding bills for service that she never used or received.

Councilwoman Jenkins thanked her for coming and speaking to them and said she feels that Council does not have all the information. She said they would need Staff to look into this and bring a recommendation back to Council. Councilman Thomasson agreed. City Attorney said a trial date is set for February 23rd but that can be continued if Council is going to consider her request.

Motion by Councilwoman Jenkins, seconded by Councilman Thomasson to look into the situation and for Staff to bring back a recommendation.

MOTION CARRIED. (7-0)

ADJOURNMENT

Motion by Councilwoman Jenkins, seconded by Mayor Pro Tem Guillaume to adjourn the Council meeting at 3:49pm.

MOTION CARRIED. (7-0)

Megan Shea, City Clerk

Keith Brady, Mayor



To: Mayor and Council
Date: February 27, 2024
Agenda Item: Consideration of Contract for Cooling Tower Replacement at Newnan City Hall
Prepared By: Mark Johnston, Facilities Maintenance Director

Purpose:

To present City Council with recent bid results for the Cooling Tower Replacement at Newnan City Hall and request approval to enter into a contract with Anchor HVAC as the low bidder and to approve the overall budget for the project.

Background:

For 25 years, the Cooling Tower at Newnan City Hall, has worked tirelessly to aid in the comfort of citizens and staff and has endured countless weather events. However, the unit is no longer performing at an optimal level and maintenance has become costly and challenging.

As a general rule, Cooling Towers last 15–20 years. The extended life of City Hall's Cooling Tower can be accredited to the quality preventative maintenance programs that are in place, along with partnering with qualified contractors who have performed exceptional water treatment services; an example of good stewardship of taxpayer funds.

A Request for Proposal (RFP) was released on Wednesday, January 10, 2024, and the proposals were due Tuesday, February 13, 2024, with three firms responding:

Anchor HVAC	J.M. Clayton Co	Trane Technologies
6556 Adair Pl	98 Ave H, PO Box 246	4000 Dekalb Technolgy Pkwy
Douglasville, Ga 30134	Thomaston, Ga 30286	Atlanta, GA 30340

Staff are confident of the overall budget established as well as the low bidder, Anchor HVAC, being able to provide quality and timely delivery of the Cooling Tower.

Funding:

General Fund (Capital)

Recommendation:

Staff recommends the approval of the Cooling Tower Replacement with Anchor HVAC including the two alternate items, bringing the total price for the project to \$176,458, which is \$8,542 under budget.

2024 General Fund Capital Budget amount for this project:	\$185,000.00
Anchor HVAC proposal for Cooling Tower Project:	\$149,945.00
Pricing for additional pump:	\$ 9,579.00
Pricing for additional electrical:	\$ 16,934.00

Attachments:

1. Bid Opening for Cooling Tower

Previous Discussion with Council:

N/A



City of Newnan, Georgia

BID OPENING: Cooling Tower Replacement at Newnan City Hall

Tuesday, February 13, 2024 -2pm

BIDDER	BID AMOUNT	COMMENTS
J.M. Clayton Co.	\$167,300. ⁰⁰	
J.R. Hobbs		
Trane	\$179,650. ⁵⁵	
Anchor HVAC	\$149,945. ⁰⁰	

BIDS OPENED BY



To: Mayor and Council
Date: February 27, 2024
Agenda Item: Public Hearing - 60 Sunset Ln
Prepared By: Matt Murray, Code Enforcement Officer

Purpose:

To conduct a public hearing concerning the dilapidated structure located at 60 Sunset Ln.

Background:

Owner: Martha Owens & Juanita Mitchell

Permits: None

Date Sub-Standard housing file was opened: August 4, 2023.

Does the cost to bring this structure into compliance by means of repair exceed 50% of the structure's assessed tax value? **YES**

City staff observed sub-standard housing conditions present at 60 Sunset Ln. The structure has been determined to be unsafe as set forth by City Ordinance, Section 5-24. (a), Sub-sections (2, 3, 4, 5, 6, 7, 8, 9, 10).

Funding:

N/A

Recommendation:

Adopt a resolution directing the property owner to either repair or demolish the structure within forty-five (45) days.

Attachments:

1. 60 Sunset Ln - 10
2. 60 Sunset Ln - 9
3. 60 Sunset Ln - 8
4. 60 Sunset Ln - 7
5. 60 Sunset Ln - 6

Previous Discussion with Council:

December 13, 2023 - Council informed of condition.

January 9, 2024 - Public Hearing was requested.













To: Mayor and Council
Date: February 27, 2024
Agenda Item: 21 Berry Ave - 45-day progress update.
Prepared By: Matt Murray, Code Enforcement Officer

Purpose:

To update council on the 45-day progress to repair 21 Berry Ave.

Background:

Owner: Doug and Teresa Calderon

Date Sub-Standard housing file was opened: July 18, 2018.

Does the cost to bring this structure into compliance by means of repair exceed 50% of the structure's assessed tax value? **YES**

On November 20, 2019 the Building Department conducted an inspection of the premises. The structure has been determined to be unsafe as set forth by City Ordinance Section 5-24. (a), Sub-sections (3, 4, 5, 6, 8, 9, 10).

Funding:

N/A

Recommendation:

Accept the current 90-day extension request to complete repairs to structure.

Attachments:

1. 21 Berry Ave - 6
2. 21 Berry Ave - 7
3. 21 Berry Ave - 8
4. 21 Berry Ave - 9

Previous Discussion with Council:

December 12, 2019 – Council informed of conditions.

January 14, 2020 – Public Hearing was requested.

February 25, 2020 – Public hearing was held and resolution was adopted to repair or demolish within 90 days.

August 12, 2021 – Owner was granted 90-day extension by council.

November 9, 2021 – Owner was granted 90-day extension by council.

February 8, 2022 – Owner was granted 180-day extension by council.

September 13, 2022 – Owner was granted a 180-day extension by council, to include a 90-day update by staff.

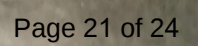
December 13, 2022- Staff update on status of repairs.

March 14, 2023 - Owner granted 180-day extension by council.

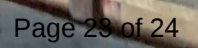
September 12, 2023 - Owner was granted 120-day extension by council.

January 9, 2024 - Owner was granted 90-day extension by council with 45-day update on progress.









Motion to Enter into Executive Session

I move that we now enter into closed session as allowed by O.C.G.A. §50-14-4 and pursuant to advice by the City Attorney, for the purpose of discussing

And that we, in open session, adopt a resolution authorizing and directing the Mayor or presiding officer to execute an affidavit in compliance with O.C.G.A. §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.

Motion to Adopt Resolution after Adjourning Back into Regular Session

I move that we adopt the resolution authorizing the Mayor to execute the affidavit stating that the subject matter of the closed portion of the council meeting was within the exceptions provided by O.C.G.A. §50-14-4(b).