



Newnan City Council Meeting

March 12, 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 Regular Meeting on February 27, 2024

REPORTS OF BOARDS AND COMMISSIONS

- B. 3 Appointments - Christmas Commission, 3-year terms
- C. 1 Appointment - Cultural Arts Commission, 3-year term
- D. 1 Appointment - Keep Newnan Beautiful, 3-year term
- E. 1 Appointment - Parks Commission, 3-year term
- F. 1 Appointment - Tree Commission, 3-year term
- G. 3 Appointments - Youth Activities Commission, 3-year terms
- H. Consideration to Amend Resolution Establishing the Bicentennial Committee and Subsequent Appointments

REPORTS ON OPERATIONS BY CITY MANAGER

REPORTS AND COMMUNICATIONS FROM MAYOR

NEW BUSINESS

- I. Public Hearing - Application for Alcohol Beverage License - BAF Enterprises, Inc DBA Fraziers@Jackson - Retail Off Premise (Package) Sales of Malt Beverages and Wine - 227 Jackson St. - Reason: New Business
- J. Consideration of a Resolution to Authorize An Interfund Loan From the General Fund Unassigned Fund Balance to SPLOST 2025
- K. Consideration to add LaGrange Street to the list of streets to be repaired in 2024 and authorize staff to solicit Request for Proposals for the needed repairs.

UNFINISHED BUSINESS

VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

- L. Request from Operation Tackle Box and AD-1 Orginals to close Madison St. between Jackson St. and Jefferson St. on March 23rd for Warriors Bike Show, from 12pm-6pm
- M. Request from RPM to Close Madison St. between Jackson St. and Jefferson St. on Saturday, June 8th for Fundraiser, from 11am to 6pm

MOTION TO ENTER INTO EXECUTIVE SESSION

- N. Motion to Enter into Executive Session

ADJOURNMENT

CITY OF NEWNAN, GEORGIA
REGULAR COUNCIL MEETING

FEBRUARY 27, 2024

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, February 27, 2024 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, 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 DuBose, 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)

YOUTH COUNCIL ATTENDEES

Councilwoman Jenkins introduced the members of Youth Council who were in attendance. Mary Lois Griffis, Laci Johnson, Davis Markham and Liam Bulford.

REPORTS OF BOARDS AND COMMISSIONS

B. 2 Appointments – Christmas Commission, 3-year term

Motion by Mayor Brady, seconded by Councilman Koritko to reappoint Val Cranford for another term.

MOTION CARRIED. (7-0)

Continue other appointment to next agenda.

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

Continue to next agenda.

D. 2 Appointments – Downtown Development Authority, 4-year terms

Motion by Mayor Pro Tem Guillaume, seconded by Councilman Koritko to appoint Ashley Keeley to the Downtown Development Authority.

MOTION CARRIED. (7-0)

Motion by Councilman DuBose, seconded by Councilman Koritko to appoint Valerie Dumas to the Downtown Development Authority.

MOTION CARRIED. (7-0)

E. 2 Appointments – Farmer Street Cemetery Commission, 3-year terms

Motion by Councilman Koritko, seconded by Mayor Pro Tem Guillaume to appoint Jordan Marchman to the Farmer Street Cemetery Commission.

MOTION CARRIED. (7-0)

Motion by Councilman DuBose, seconded by Councilman Koritko to appoint Christina Joseph to the Farmer Street Cemetery Commission.

MOTION CARRIED. (7-0)

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

Continue to next agenda.

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

Motion by Councilman Koritko, seconded by Mayor Pro Tem Guillaume to appoint Katie Frost to the Planning Commission.

MOTION CARRIED. (7-0)

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

Continue to next agenda.

CITY MANAGER

Just a reminder to Council that the appointments for the Bicentennial Committee will be on the next agenda. Councilman Shell asked how many appointments and Mayor Brady stated two per Councilmember. Mayor Pro Tem Guillaume asked if they could consider changing it to only one appointment per Councilmember? Mayor Brady asked for that discussion to be on the next agenda, as an amended ordinance would be needed.

NEW BUSINESS

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

Mark Johnston, Facilities Director, stated that he is requesting to enter into contract with Anchor Heating & Air for the replacement of the cooling tower.

Motion by Mayor Pro Tem Guillaume, seconded by Councilwoman Jenkins to approve the contract as presented.

MOTION CARRIED. (7-0)

UNFINISHED BUSINESS

J. Public Hearing – 60 Sunset Ln.

Mayor Brady opened the public hearing.

Matt Murray, Code Enforcement Officer, started by introducing Patrick Ramirez, a new code enforcement officer who was in attendance. Mr. Ramirez will be taking over for Mr. Murray when he steps down later this year. Mayor Brady welcomed Mr. Ramirez.

Mr. Murray explained that this property was brought to the City's attention last summer. Code violation letters were sent to the estate of Ms. Lily Mae Turner and Ms. Martha Owens did respond. The family was not sure what to do with the property. They did cut back overgrowth but the roof has continued to deteriorate. The property taxes are current. The cost to repair would exceed 50% of the appraised value of the property. The request is for 45-day resolution to repair or demolish.

Ms. Martha Owens explained that this was her mother's residence and they are planning on demolishing the house. She said there have been many factors that have contributed to the property not being kept up. She said she has already contacted people to handle the demolition.

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

Motion by Councilman Shell, seconded by Mayor Pro Tem Guillaume to adopt a resolution for 45-day repair or demolish.

MOTION CARRIED. (7-0)

K. 21 Berry Ave. – 45-day progress update

Mr. Murray stated that this property was given 90 days with a 45-day update. There has been progress made, all inspections have not been passed but they are working with the inspectors to fix.

No action needed.

ADJOURNMENT

Motion by Councilman Koritko, seconded by Councilman Shell to adjourn the Council meeting at 6:42pm.

MOTION CARRIED. (7-0)

Megan Shea, City Clerk

Keith Brady, Mayor

RESOLUTION

WHEREAS, the year of our Lord Two Thousand Twenty Eight will mark the bicentennial anniversary of the founding of the City of Newnan; and

WHEREAS, to mark this historic year in the history of the City of Homes, the Mayor and City Council of the City of Newnan desire that the Citizens of the City of Newnan and City staff work together to plan and sponsor appropriate events to celebrate the bicentennial anniversary of the founding of the City of Newnan.

NOW THEREFORE BE IT RESOLVED that there be created the City of Newnan Bicentennial Celebration Planning Committee:

THE CITY OF NEWMAN BICENTENNIAL CELEBRATION PLANNING COMMITTEE

SECTION I: ESTABLISHMENT; PURPOSE.

There is hereby created to be known and designated as the City of Newnan Bicentennial Celebration Planning Committee to be referred to herein as the "Committee" for the purpose of planning and sponsoring appropriate events celebrating the bicentennial anniversary of the founding of the City of Newnan, all subject to the approval of the City Council.

SECTION II: COMPOSITION; TERMS; COMPENSATION.

(a) The Committee shall consist of seven (7) members, one (1) member shall be appointed by each of the seven (7) council members. Each member shall be a resident or business owner/operator of the City of Newnan during his or her term of office. The members shall serve until the purpose of the Committee as stated herein is fulfilled or until such time as the purpose of said Committee is deemed to have been fulfilled by the Council or until such time as the Committee shall be dissolved as decided by the Council, whichever occurs first. Vacancies in office during the term of any appointment shall be filled in the same manner as the person was appointed whose office became vacant.

(b) The members of the Committee shall serve without compensation. However, they shall be entitled to reimbursement for any actual expenses incurred by them in the performance of their duties.

SECTION III: DUTY; RESPONSIBILITY; AUTHORITY.

The Committee created in this article shall have the duty, responsibility and authority:

(1) To develop plans and to sponsor for appropriate events celebrating the bicentennial anniversary of the founding of the City of Newnan and to present such plans, as a recommendation to the Mayor and Council within six (6) months of the Committee's first meeting and thereafter monthly or as often as may be necessary to insure orderly development of a plan for celebration.

(2) To assist and coordinate its activities with the City staff and public to insure a successful celebration of the bicentennial anniversary of the founding of the City of Newnan.

SECTION IV: OFFICERS; MEETINGS.

Upon appointment of the initial Committee by the Mayor and Council, the Committee shall meet and elect one (1) of its members as Chairman and one (1) of its members as secretary. The Committee shall then provide for the rules and procedure for the holding of regular and special meetings of the Committee as deemed advisable and necessary.

Adopted in regular session assembled, this _____ day of _____,
2024.

ATTEST:

Megan Shea, City Clerk

L. Keith Brady, Mayor

REVIEWED AS TO FORM:

Paul Guillaume, Mayor Pro-Tem

C. Bradford Sears, Jr., City Attorney

Cynthia E. Jenkins, Councilmember

Cleatus Phillips, City Manager

Rhodes H. Shell, Councilmember

Raymond F. DuBose, Councilmember

Dustin Koritko, Councilmember

James J. Thomasson, III,
Councilmember

APPLICATION FOR ALCOHOL BEVERAGE LICENSE

Name: **BAF Enterprises, Inc. dba Fraziers@Jackson**

Licensee: **Micah Frazier**

License Representative: **N/A**

Type License: **Retail Off Premise (Package) Malt Beverages & Wine**

Location: **227 Jackson St.**

TO THE CITY COUNCIL: REASON – NEW BUSINESS

(1) The above application with supporting documents and application fee has been filed in the City Clerk's office; reviewed by the appropriate departments of the City and appears to be (complete). (Sec 3-33)

If incomplete, reasons _____

(2) The citizenship requirements (have) been met. (Sec. 3-34)

If not, reasons _____

(3) Residency requirements (have) been met. (Sec. 3-35)

If not, reasons _____

(4) The location appears (to comply) with zoning requirements. (Sec 3-37)

If not, reasons _____

(5) The location of the proposed premises appears (to comply) with the distance requirements set forth in Sec. 3-39.

If not, reasons _____

(6) All taxes or other debts to the City (are) current. (Sec 3-38)

If not, reasons _____

(7) A publisher's affidavit (has not) been filed showing the notice requirement (has) been complied with. (Sec 3-40 (a))

If not, reasons Advertised. Will file affidavit prior to hearing.

(8) An affidavit from the applicant certifying posting of the proposed premises (has) been filed. (Sec. 3-40(b))

Respectfully submitted,

Megan Shea
City Clerk



To: Mayor and Council

Date: March 12, 2024

Agenda Item: Consideration of a Resolution to Authorize An Interfund Loan From the General Fund Unassigned Fund Balance to SPLOST 2025

Prepared By: Meg Kelsey, Assistant City Manager

Purpose:

To request approval of an interfund loan from the general fund unassigned fund balance to assist in funding SPLOST 2025 capital and construction expenses.

Background:

SPLOST funding is inherently slow, as the 1% tax will be collected over the several years for which the tax is imposed. Since as a general matter construction of a project cannot be contracted for until monies for that purpose are available, taxpayers may be disappointed not to see the project they voted to fund until years after the SPLOST election. This can be alleviated by financing the SPLOST-funded project.

As discussed during the Council retreat, there are funds available in unassigned fund balance in the general fund that could be loaned to SPLOST 2025 to begin construction projects and address capital investment needs. A recent cash modeling exercise shows that a maximum of \$3,000,000 would be needed to address the attached project schedule. As directed by the Mayor and Council, the LINC Trailhead project was moved to FY 2025.

Fortunately, funding for engineering and design for fiscal year 2025 projects is available in SPLOST 2019.

Funding:

General Fund (unassigned fund balance)

Recommendation:

Staff recommends the approval of an interfund loan transfer. After performing a cash analysis of SPLOST projects, funding not to exceed \$3,000,000 will be necessary to complete projects on the outlined schedule.

Attachments:

1. Resolution
2. SPLOST Project Schedule

Previous Discussion with Council:

Discussions were held at the City Council retreat in February regarding financing of SPLOST projects. The Mayor and Council evaluated financing options and asked staff to perform a cash modeling exercise to determine the necessary funds to execute projects as scheduled. The Mayor and Council discussed loaning funds from the general funds unassigned fund balance rather than issuing debt.

**RESOLUTION TO AUTHORIZE AN INTERFUND LOAN FROM THE GENERAL
FUND UNASSIGNED FUND BALANCE TO SPLOST 2025 TO PREFUND CAPITAL
AND CONSTRUCTION EXPENSES**

WHEREAS, the City of Newnan has planned construction projects and capital investment needs with funds allocated in the SPLOST 2025 referendum; and

WHEREAS, the SPLOST 2025 funds will not be available to fully fund projects; and

WHEREAS, construction costs may rise to a level which substantially increases the cost of construction; and

WHEREAS, the City has funds available in the General Fund Balance to prefund design and construction costs; and

WHEREAS, it is more advantageous to the City to prefund the project through an interfund loan than to issue bonds to cover the capital and construction costs; and

WHEREAS, prefunding of SPLOST projects will be reimbursed to the General Fund prior to Fiscal Year 2030; and

NOW, THEREFORE, BE IT RESOLVED, that the City of Newnan authorizes an interfund loan in an amount not to exceed \$3,000,000 from the General Fund to SPLOST 2025.

DONE, RATIFIED AND PASSED by the City Council of the City of Newnan, Georgia, this 12th day of March 2024 in regular session assembled.

Attest:

Megan Shea, City Clerk

Keith Brady, Mayor

Paul Guillaume, Mayor Pro Tem

Witness:

Cynthia Jenkins, Councilmember

C. Bradford Sears, Jr., City Attorney

Rhodes Shell, Councilmember

Cleatus W. Phillips, City Manager

Ray DuBose, Councilmember

Dustin Koritko, Councilmember

James J. Thomasson, III, Councilmember

		2025	2026	2027	2028	2029	2030
PROJECT	Revenue	\$9,208,350	\$9,392,517	\$9,580,367	\$9,771,975	\$9,967,414	\$10,145,831
	Advance and Payments	\$3,000,000	-\$600,000	-\$600,000	-\$600,000	-\$600,000	-\$600,000
	Beginning Cash	\$0.00	\$1,508,350.00	\$935,867.00	\$2,016,234.34	\$1,288,209.03	\$805,623.21
Paving		\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000
Pickleball		\$900,000					
Firetruck				\$1,000,000	\$2,300,000		
Heavy Equipment		\$350,000	\$350,000		\$350,000	\$350,000	\$350,000
Firearms Training			\$1,100,000				
Fire Station Reno			\$1,250,000	\$1,250,000			
Fire Flashover			\$165,000				
Network		\$250,000			\$250,000		
Cemetery Upgrades			\$1,250,000			\$1,250,000	
Wadsworth Improvements				\$650,000			
Downtown Newnan			\$1,750,000	\$1,750,000			
LINC		\$2,000,000			\$2,000,000		\$2,000,000
LINC Trailhead		\$3,000,000					
Parking at Lynch		\$1,200,000					
Greenville Street Park		\$1,000,000					
Public Safety Expansion					\$3,000,000	\$3,950,000	
Park Playground			\$250,000			\$250,000	
Greenville Street Sewell			\$1,250,000				
Greison/Sprayberry						\$800,000	
Streetscapes				\$1,250,000		\$1,250,000	
Bullsboro							\$2,000,000
LFR							\$4,000,000
Total Project							
	Expenses	\$10,700,000	\$9,365,000	\$7,900,000	\$9,900,000	\$9,850,000	\$10,350,000
	Ending Cash	\$1,508,350	\$935,867	\$2,016,234	\$1,288,209	\$805,623	\$1,454



To: Mayor and Council

Date: March 12, 2024

Agenda Item: Consideration to add LaGrange Street to the list of streets to be repaired in 2024 and authorize staff to solicit Request for Proposals for the needed repairs.

Prepared By: Ray Norton, Public Works Director

Purpose:

Newnan City Council may consider adding LaGrange Street to the list of streets to be repaired in 2024 to remediate the areas that are failing.

Background:

Newnan City Council, at its February 2024 Retreat, collectively suggested that City Staff repair the portions of LaGrange Street that were failing.

In 2015, LaGrange Street was reconstructed and repaved, but shallow utilities limited the reconstruction in some areas, as well as the heavy traffic from the Tornado Recovery that has caused some sections of pavement to fail.

Funding:

SPLOST 2019

Recommendation:

Staff recommends adding LaGrange Street to the 2024 list of streets for repair and authorize staff to solicit Request for Proposals (RFP) for the needed repairs. The repairs proposed will include excavating the damaged areas, bridging these areas with concrete and placing new asphalt over the concrete, as well as adjusting manholes and water valves.

Attachments:

1. Lagrange Street1 2024
2. Lagrange Street2 2024

Previous Discussion with Council:

February 2024 Council Retreat.





W

NW

N

270

300

330

0

30

☀ 322°NW (T) ☉ 33°21'57"N, 84°48'29"W ±16ft ▲ 991ft

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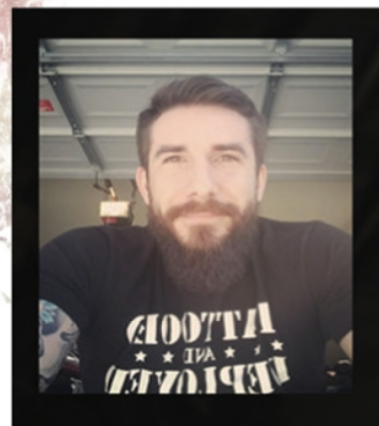
OPERATION TACKLE BOX
&
AD-1 ORIGINALS
presents

THE WARRIORS BIKE SHOW

Benefiting Tharon Sacketts Family

March 23rd 2023 12-6pm

Raffles & More!



All proceeds will be donated to help Tharons family.
Help us Help our Warriors!



RPM FULL SERVICE
15 Jackson St
Newnan, GA 30263



Live music by DUO RIDE JB Walker & Rob Grater
Come join us for Great Bikes, Food, Drinks & Live Music.



Good morning, Megan!

We are at it again but planning super far in advance this time!

Throttle Junkies is hosting their 4th annual event for veteran suicide prevention. This year they will be at RPM Full Service in honor of a local veteran, Tharon Sackett who passed away this month. This year's event will benefit the Love Beyond Bear Foundation, which was set up to provide financial security for Tharon's six-year-old son.

We would like to request closer one block of Madison St adjacent to the south entrance/exit of the RPM Full Service parking lot between Jackson St and Jefferson St, shown in the map below. We are focusing on the safety of pedestrians, riders, and children who will be attending the event and feel that closing this block of Madison St would help us ensure everyone arrives and departs safely.

Our event details are below, and like the Tails and Tailpipes event we will be letting out Madison St neighbors know in advance of the road closure request. We would love to attend to the council meeting to answer any questions or provide details.

I've outlined the details below and attached the most recent save the date flyer as well as a map of the section of Madison St we are requesting.

Event: 4th Annual Ride for Veteran Suicide Prevention

Purpose: Fundraising benefit the Love Beyond Bear Foundation, which was created to provide financial security for a local veteran's serving son

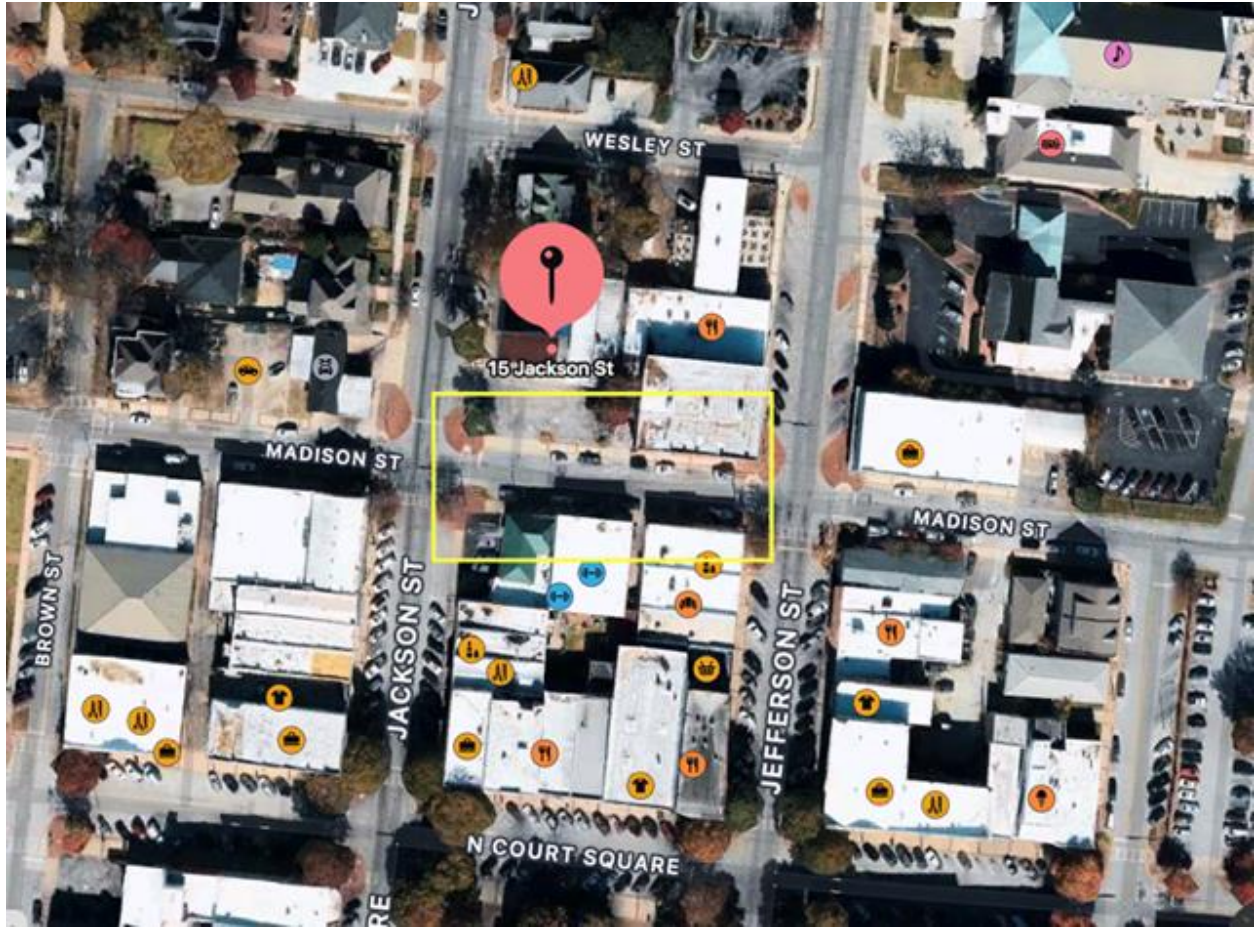
Date: Saturday June 8, 2024

Time: 11am to 6pm, Dice Run from 11am-2pm

Location: RPM Full Service, 15 Jackson St, Newnan, GA

We are looking forward to working with the Council again!

Anna-Elizabeth Nix
678.517.5589



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).