

CITY OF NEWNAN, GEORGIA
REGULAR COUNCIL MEETING

MARCH 12, 2024

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, March 12, 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 February 27, 2024

Motion by Councilman DuBose, seconded by Councilman Koritko to dispense with the reading of the minutes of the Regular Council Meeting on February 27, 2024 and adopt them as presented.

MOTION CARRIED. (7-0)

REPORTS OF BOARDS AND COMMISSIONS

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

Motion by Councilman Thomasson, seconded by Councilman Koritko to appoint Edie Eldridge to the Christmas Commission.

MOTION CARRIED. (7-0)

Continue other appointments to the next agenda.

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

Continue to next agenda.

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

Motion by Councilman DuBose, seconded by Councilman Koritko to appoint Phyllis Graham to Keep Newnan Beautiful.

MOTION CARRIED. (7-0)

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

Continue to next agenda.

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

Continue to next agenda.

G. 3 Appointments – Youth Activities Commission, 3-year terms

Motion by Councilman Koritko, seconded by Councilman Thomasson to reappoint Matt Markham for another term.

MOTION CARRIED. (7-0)

H. Consideration to Amend Resolution Establishing the Bicentennial Committee and Subsequent Appointments

Councilman DuBose said that the committee process is important. This committee will have a lot to do and the 14 members will be busy. It's important to have members from all parts of the City. Mayor Brady agreed that the workload necessitates 14 members as this won't just be one day to plan but spread over a year or so.

Council decided to take no action.

Motion by Councilman DuBose, seconded by Councilman Thomasson to appoint Ronnie Oliver and Jenny Horn to the Bicentennial Committee.

MOTION CARRIED. (7-0)

Motion by Mayor Brady, seconded by Councilman Koritko to appoint Danny Beck and Jennifer Morrison to the Bicentennial Committee.

MOTION CARRIED. (7-0)

NEW BUSINESS

I. Public Hearing – Application for Alcohol Beverage License – BAF Enterprises, Inc dba Fraziers@Jackson – 227 Jackson St.

Mayor Brady opened a public hearing on the application for a Retail Off Premise (Package) Sales of Malt Beverages and Wine for Fraziers@Jackson at 227 Jackson 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 Councilman Thomasson to approve the application for a Retail Off Premise (Package) Sales Malt Beverages and Wine License.

MOTION CARRIED. (7-0)

J. Consideration of a Resolution to Authorize an Interfund Loan from the General Fund Unassigned Fund Balance to SPLOST 2025

Meg Kelsey, Assistant City Manager, stated that the list of SPLOST projects was discussed at the Council Retreat and the LINC Trailhead has been moved to 2025. Funding was also discussed at the Retreat. The SPLOST proceeds will not begin coming in until February 2025 so to get these projects started funding is needed. Staff thinks that \$3 million is the maximum needed. This would be a loan not to exceed \$3 million and will be paid back over the 6 years of the projects. There are some SPLOST funds available to begin design and engineering of the projects in 2024 so construction can begin in 2025.

Mayor Pro Tem Guillaume asked for clarification regarding the repayment over the 6 years and the possibility of paying it back sooner. Ms. Kelsey said they would keep a close eye on the projects, as funding comes in and \$3 million is worst case scenario.

Councilman Koritko asked what the fund balance will be at after the \$3 million is taken out? City Manager stated that the fund balance currently is around \$21 million and there is the 50% policy in place so there is not a huge gap. Total fund balance is bigger but in different categories.

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

MOTION CARRIED. (7-0)

K. Consideration to add LaGrange St. to the list of streets to be repaired in 2024

Ray Norton, Public Works Director, said the request is to add LaGrange Street to the list of streets to be repaired and to authorize staff to put out the RFP to see what the cost is going to be.

Councilman Shell asked if this would be from the bridge all the way out to City limits and Mr. Norton confirmed yes. He also asked about the time frame. Mr. Norton said the goal is to do it during summer break so school traffic is not impacted. Mayor Brady asked if the construction at the school will be done at that point? Mr. Norton said that it should be.

Councilman Koritko asked about prioritizing street repairs for the Bicentennial coming up. Councilwoman Jenkins also asked about emails that had been received regarding another road that needs repairs. City Manager stated he knows Cates Alley has been asked about, it is very narrow and was never constructed to the typical standards of a City street. There has been discussion about the method to use for the repairs. Councilwoman Jenkins asked if Staff can come up with a list of the smaller streets, ones that may require different methods and come up with costs and bring that back to Council.

City Manager commented that there are additional LMIG dollars that the City can apply for in the new state budget that was passed. First step for LaGrange would be to get it patched, fixed and structurally sound and then maybe come back regarding the overlay. Councilman Thomasson asked about a time frame on repaving the whole street. Mr. Norton said that is a decision for Council. The last time it was paved was 2015 so it may need to happen in another 3 years.

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

MOTION CARRIED. (7-0)

VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

L. Request from Operation Tackle Box and AD-1 Originals to close Madison St. between Jackson St. and Jefferson St. on March 23rd for Warriors Bike Show, from 12pm-6pm

Councilman Koritko asked if this is for a walk or run? Mr. Jacob Watkins with Operation Tackle Box stated no, this is just the bike show, to help raise money for the family of a veteran who they lost to suicide.

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

MOTION CARRIED. (7-0)

M. Request from RPM to Close Madison St. between Jackson St. and Jefferson St. on June 8th for Fundraiser, from 11am-6pm

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

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 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 2:55PM. Mayor Brady recused himself due to a business relationship.

MOTION CARRIED. (7-0)

RESOLUTION/MAYOR'S AFFIDAVIT FOR EXECUTIVE SESSION

Motion by Councilwoman Jenkins, 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. (6-0)

LENNAR PROPERTY CASE

Motion by Councilwoman Jenkins, seconded by Councilman Koritko, In a good faith effort to settle the County lawsuit against the City in the Lower Fayetteville "Lennar Property" and recognizing that the County has made an unsupported offer to settle the case, I move that the Council make a counter offer to settle the case by authorizing Newnan Utilities to provide sewer services to the proposed County fire station on Belk Road at the expense of the County and the City take over maintenance of that portion of Lower Fayetteville Road from Kent Drive to the northeast corner of the Lennar Property subject to the acceptance of this offer by the Coweta County Commission at its March 12, 2024 meeting and additionally upon confirmation of the decision of the County not to appeal the Superior Court order finding in favor of the City

MOTION CARRIED. (6-0)

ADJOURNMENT

Motion by Councilman Koritko, seconded by Councilman Shell to adjourn the Council meeting at 3:23pm.

MOTION CARRIED. (6-0)

Megan Shea, City Clerk

Keith Brady, Mayor