

CITY OF NEWNAN, GEORGIA
REGULAR COUNCIL MEETING

APRIL 9, 2024

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, April 9, 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, and Paul Guillaume. Absent – Dustin Koritko. 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 March 26, 2024

Motion by Councilman Shell, seconded by Mayor Pro Tem Guillaume to dispense with the reading of the minutes of the Regular Council Meeting on March 26, 2024 and adopt them as presented.

MOTION CARRIED. (6-0)

REPORTS OF BOARDS AND COMMISSIONS

B. 6 Appointments – Bicentennial Committee

Motion by Councilman Shell, seconded by Councilman Thomasson to appoint Betsy Burnette to the Bicentennial Committee.

MOTION CARRIED. (6-0)

Other appointments continue to next agenda.

C. 2 Appointments – Christmas Commission, 3-year terms

Motion by Mayor Pro Tem Guillaume, seconded by Councilman Shell to reappoint Nancy Teller for another term.

MOTION CARRIED. (6-0)

Other appointment continue to next agenda.

D. 3 Appointments – Newnan Urban Redevelopment Agency, 3-year term

Motion by Mayor Brady, seconded by Councilman Shell to reappoint Kassie Hooks for another term.

MOTION CARRIED. (6-0)

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

Continue.

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

Continue.

Off Agenda

Mayor Brady stated there was an outstanding appointment for Keep Newnan Beautiful that needed to be appointed.

Motion by Councilman Shell, seconded by Councilman Thomasson to appoint Trent Finnegan to Keep Newnan Beautiful.

MOTION CARRIED. (6-0)

NEW BUSINESS

G. Public Hearing – Application for Alcohol Beverage License – Lilah Grey, LLC – Retail on Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine – 7 Spring St. – Reason: New Business

Mayor Brady opened a public hearing on the application for a Retail On Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine for Lilah Grey, LLC at 7 Spring 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 Mayor Pro Tem Guillaume to approve the application for a Retail On Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine License.

MOTION CARRIED. (6-0)

H. Public Hearing – Application for Alcohol Beverage License – York Restaurant Group, LLC dba Capital Tacos – Retail on Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine – 1111 Hwy 34 East – Reason: Addition of Distilled Spirits

Mayor Brady opened a public hearing on the application for a Retail On Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine for 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. (6-0)

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

Manny Singh, owner, stated that the final inspection happened today and there is just a minor landscape issue to address. Based on licensing he requested a two-month extension for state license and inventory.

Motion by Councilman Shell, seconded by Councilwoman Jenkins to approve a 60-day extension.

MOTION CARRIED. (6-0)

J. 5 Hamilton Bohannon Dr. – Request for Public Hearing

Patrick Ramirez, Code Enforcement Officer, stated that this structure was deemed unsafe and a public hearing is requested for May 28th.

Motion by Councilman Shell, seconded by Mayor Pro Tem Guillaume to approve the public hearing for May 28, 2024.

MOTION CARRIED. (6-0)

K. For Information Only – Consideration of the Addition of Proposed Areas to the Urban Redevelopment Area

Andrew Moody, Special Projects Manager, explained that this is just information for Council and this will be on the agenda for a public hearing on April 23rd to consider adding additional areas to the urban redevelopment boundary.

Councilwoman Jenkins asked about the specific areas they are looking to add. Mr. Moody said they do have a map that will be included in the agenda packet for the next meeting. It adds portions in the Westgate neighborhood, Spence Ave, Sewell Rd. near the Housing Authority and Spence

St./Jefferson/Farmer St. and Jefferson Pkwy off Bullsboro. Mayor Brady asked if the map could be sent to Council in advance of the agenda packet going out.

L. Consideration of Modification of Composition of Parks, Tree and Cultural Arts Commissions

Hasco Craver, Assistant City Manager, stated that this was discussed at the Council Retreat in February. This looks at taking the Cultural Arts Commission from 14 members to 7 members, as a result of the amount of work in the past verse now with more staff. Then the other consideration was to combine the Parks and Tree Commissions. Both have 7 members and have similar but distinct responsibilities. Action would be to instruct City Attorney to draft an ordinance. Council also would need to consider procedures of how to make this happen. Some ideas include allowing members terms to run out and then the position expires or start fresh with new appointments.

Councilman Shell asked what would change, certain authorities, should that be discussed? Mayor Brady said there are certain things to consider, such as the Tree Commission is setup to hear arbitration cases from developers if there is an issue. Not sure how long attrition would take with the appointments. Mayor Brady commented that Cultural Arts Commission is different, the workload is not there for 14 so that may not need to move as slowly. Councilman Guillaume asked if this should be discussed in a work session? City Manager said there will be a work session next month to hear the traffic engineers regarding the Jefferson/Jackson/Clark intersections. Council said this topic could be added to that work session.

City Manager asked Council for clarification as to what they would like to see for discussion purposes? Mr. Craver gave some of the main differences between the Parks and Tree commissions. Councilwoman Jenkins commented that they should also talk to the members and see how they feel about combining. Mr. Craver said there is an option to combine and keep the 14 members and see how that goes.

Mr. Craver said that the two commissions typically meet on an as needed basis for projects. Mayor Brady said the Bicentennial Park project is coming up and they will be needed to help with that. Councilman Guillaume said it would be good to look at when each member appointment expires and see what that would look like. Council agreed to add this topic to the work session on May 14th. Cultural Arts Commission also to be discussed in the work session. Councilman Guillaume also asked to get feedback on member attendance and participation. Councilwoman Jenkins commented that Cultural Arts Commission does a lot and that should be looked at too.

UNFINISHED BUSINESS

M. 21 Berry Ave – Owner update and request extension

Matt Murray, Code Enforcement Officer, stated that this property was given a 90-day extension in January. The owner was not able to attend the meeting and send his apologies. There has been a lot of work done, all interior roughs and inspection was passed. They have installed windows, started to repair exterior siding. The owner is asking for another 90-day extension.

Councilman Shell asked about the exterior, this has been going on a long time. Mr. Murray said the exterior finishes have been started and he has made more progress in the last couple months than the last year. Councilman Shell said he would prefer he finish the outside then the inside.

Councilman Thomasson asked if the extension given in January was to finish all work or just part? Mr. Murray said it was supposed to be to complete. Councilman Thomasson expressed concern that extensions have been given repeatedly and its still not complete and he asked the City Attorney what happens if another one is given and it's still not completed? Mr. Sears said part of the problem is that the property is no longer unsafe due to the work that has been done so Council can no longer order it demolished. Options are to not grant the extension, finish the work for him and then file a lien on the property. They could also file to put him in court as he's failed to complete the order of Council, the court can fine him and the court will likely give him an extension. Mr. Sears stated that the owner, Mr. Calderon is well aware of what can happen if he doesn't complete the work.

Councilman Thomasson expressed concern that Council has been taken advantage of and thinks the wording in the extension should have more finality in it. Mayor Brady said Council does not have to give him 90 days.

Motion by Mayor Pro Tem Guillaume, seconded by Councilman Shell to grant a 30-day extension.

Councilwoman Jenkins asked if that's a reasonable amount of time or should they just take him to court now? Mr. Murray stated he won't have it done in 30 days and emphasized that he has done a lot of work in the last 90 days. He still has inspections for interior finishes, windows and exterior siding then the final inspection.

Bryan Partin, Chief Building Official, explained that the next inspection would be energy and then in 30 days power would be turned on then the final inspection. Mr. Partin suggested a deadline of having the exterior complete in the 30 days? Council agreed that was a good suggestion. Mayor Brady asked Mr. Murray to convey to the owner what Council is expecting.

Motion by Mayor Pro Tem Guillaume, seconded by Councilman Shell to grant a 30-day extension.

MOTION CARRIED. (6-0)

N. 2nd and Final Reading – Rezoning Request RZ2024-01; 8.44 + acres located off Newnan Crossing Bypass and Ashley Park Blvd (Tax Parcel #087 5043 004) – Change in Conditions

Motion by Councilman Shell, seconded by Mayor Pro Tem Guillaume to adopt the ordinance as presented.

MOTION CARRIED. (6-0)

O. Consideration of 2024 Roadway Paving Program

Mr. Craver stated that staff's recommendation is to add Cates and Crit Alley and then postpone the roadways in the Summergrove community and Diplomat Parkway. These would then move to next

years program. This is due to the cost estimate received for 2024 paving coming in roughly \$1.55 million over budget.

Councilwoman Jenkins asked if the list of short streets is comprehensive? Mr. Craver said yes, there may be a few pieces missing but as comprehensive as staff could compile. Councilwoman Jenkins said someone commented on the City's social media and emailed her regarding Welch street.

Motion by Councilwoman Jenkins, seconded by Councilman Thomasson to approve the staff recommendation.

MOTION CARRIED. (6-0)

VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

P. Request from Summergrove POA for Banners/Signs at the entrances to the neighborhood for several upcoming events

Motion by Councilman Guillaume, seconded by Councilman Thomasson to approve the request as presented.

MOTION CARRIED. (6-0)

Q. Request from Corner Arts Gallery to Close North Court Sq and South Court Sq for Labor Day Festival on Monday, September 2nd from 8am to 5pm

Mr. Craver asked to clarify the request for parking spaces as well on the interior of the square.

Ms. Jenny Jones, owner of Corner Arts Gallery, said they want to use the same footprint as Market Day and put food trucks across from Leaf & Bean on the West side.

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

MOTION CARRIED. (6-0)

ADJOURNMENT

Motion by Mayor Pro Tem Guillaume, seconded by Councilman Thomasson to adjourn the Council meeting at 3:12pm.

MOTION CARRIED. (6-0)

Megan Shea, City Clerk

Keith Brady, Mayor