

CITY OF NEWNAN, GEORGIA
REGULAR COUNCIL MEETING
2024

APRIL 23,

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, April 23, 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, Paul Guillaume and 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 April 9, 2024

Motion by Councilman DuBose, seconded by Councilman Koritko to dispense with the reading of the minutes of the Regular Council Meeting on April 9, 2024 and adopt them as presented.

MOTION CARRIED. (7-0)

BOY SCOUT

Mayor Brady welcomed Will Barnett with Troop 57 who was in attendance. A Newnan High School student, he was attending for his Citizenship in the Community badge.

REPORTS OF BOARDS AND COMMISSIONS

B. 5 Appointments – Bicentennial Committee

Motion by Mayor Pro Tem Guillaume, seconded by Councilman Koritko to appoint Ashley Keeley and Joy Barnes to the Bicentennial Committee.

MOTION CARRIED. (7-0)

Continue other appointments to the next agenda.

C. 1 Appointment – Christmas Commission, 3-year term

Continue to next agenda.

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D. 2 Appointments – Newnan Urban Redevelopment Agency, 3-year terms

Motion by Councilman Shell, seconded by Councilman Koritko to appoint Eric Miller for a 3-year term.

MOTION CARRIED. (7-0)

Continue other appointment to the next agenda.

YOUTH COUNCIL GRADUATES

Mayor Brady, Councilwoman Jenkins and Roy Garner, Chairman of the Newnan Youth Activities Commission announced the graduating seniors and their future plans. They were presented with certificates and honor cords. Graduating Seniors: Adele Bulford, Sonny Durham, Miles Fabre, Sarah Hays Grote, Macy Horne, Sam Knight, Rico Lane, Keaton McNutt, Belinda Ramirez Ocampo, Susan Grayton Pass, Maddie Butler and Stella Weaver.

NEW BUSINESS

E. To Recognize the Spring 2024 Newnan Citizen Academy Graduates

Aimee Hadden, Communications Manager, explained that this program is over 3 days and allows the participants to learn about all the departments within the City of Newnan. Mayor Brady read the names of the graduates and they received their certificates. Melissa Krammerer, LaCrisha Baker, Jovan Murphy, JerMarkus Jacobs, Dominique Reese Smith, Christina Joseph, Beth Moore, Aurora Meredith and Angela Hodnett.

F. Public Hearing – Consideration of Emergency Demolition of Structures Located at 1 Madison St.

Mayor Brady opened the public hearing.

Bryan Partin, Chief Building Official, explained that hazardous and toxic materials were found at this property and the EPD issued an order to clean the site up. The owner needs to do some selective demolition for the clean-up. The buildings are more than 50 years old but there is not time to go through the usual process.

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

Councilwoman Jenkins asked why this process is different since the EPD is giving 120 days for the abatement? Mr. Craver stated that the owner cannot mobilize and get the work done in time. Mr. Phillips said it would not have been able to be on the Council agenda until July.

Motion by Councilman DuBose, seconded by Councilman Shell to grant the emergency demolition for the structures at 1 Madison St.

MOTION CARRIED. (7-0)

G. Public Hearing – Consideration to Amend the Urban Redevelopment Plan with a Revised Urban Redevelopment Area Map

Mayor Brady opened the public hearing.

Tracy Dunnavant, Planning Director, stated that at the last Council meeting Mr. Moody explained that as part of the Georgia Initiative for Community Housing Program they are asked periodically to review the boundaries for any changes.

Councilman Koritko asked that since the area was expanded in 2013 should they look at taking some off that have already been invested in before expanding again? Ms. Dunnavant said they will do that in the future and the areas from 2013 were mostly commercial. Councilman Koritko asked if the existing areas should then be concentrated on before expanding? Councilwoman Jenkins commented that adding to the area now is beneficial since funding can take a while. Ms. Dunnavant said that some of these are areas of Westgate and Rocky Hill that probably should have been included in the first place.

Councilman Thomasson asked if the expanded areas are similar and will benefit the same as the first area? Ms. Dunnavant said yes, they even have had applications for paint day in Westgate that they weren't able to address as they weren't included areas.

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

Motion by Councilman Shell, seconded by Councilman Thomasson to adopt the map as recommended by Staff.

MOTION CARRIED. (7-0)

YOUTH COUNCIL ATTENDEES

Mayor Brady said they got caught up with the other awards and forgot to recognize the Youth Council students in attendance. Councilwoman Jenkins introduced the students. Belinda Ramirez Ocampo, Alex Allen and Margaret Gail Barron.

H. Election of GMA's District 4 Officers for 2024-2025

Motion by Councilman Shell, seconded by Councilman Thomasson to adopt the ballot as presented.

MOTION CARRIED. (7-0)

I. For Information Only – Consideration of Program to Provide for the Inspection of Single-Family Rental Properties

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City Attorney explained that this was discussed at the retreat. O.C.G.A. 36-74-30, section B states that no local government may require the registration of residential rental property. On that basis, any changes to the ordinance would not be sustainable if challenged.

No further action on this item going forward.

J. Consideration of Planning Agreements with Historical Concepts, LLC for Development of Concept Plans for the Andrew Street Corridor (Railroad District) and 57 East Projects

Hasco Craver, Assistant City Manager, stated that this comes from the retreat and wanting Historical Concepts to develop concept plans for both the Andrew Street Corridor or Railroad District and 57 East. There is a cost difference between the two, Andrew Street not to exceed \$47,000 and 57 East not to exceed \$79,000.

Mayor Pro Tem Guillaume asked how much has been spent so far in studies on 57 East? Mr. Craver and City Manager did not have an exact number but at least a few hundred thousand dollars. Mayor Brady asked if they could get the exact number for Council.

City Manager commented that if Council does approve this then there is the \$10 million ARPA Revenue Replacement category and there is still about \$130,000 not allocated, so Staff would come back and request that be the funding source instead of General Fund.

Motion by Councilwoman Jenkins, seconded by Councilman Thomasson to approve the contract for the Andrew Street Corridor project.

MOTION CARRIED. (7-0)

Motion by Councilman Thomasson, seconded by Councilwoman Jenkins to approve the contract for the 57 East project.

MOTION CARRIED. (7-0)

UNFINISHED BUSINESS

K. Public Hearing – Zoning Ordinance Text Amendments – Articles 2, 8 & 13

Mayor Brady opened the public hearing.

Dean Smith, Senior Planner, explained that the previously placed moratorium is expiring today and this ordinance will allow sign permits that have been waiting to be approved. It was suggested by outside counsel that Article 2 be added in the event that Article 8 is challenged or rendered null and void in the future. Article 13 refines the definition of 'free standing' sign.

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

Motion by Councilman DuBose, seconded by Councilman Koritko to adopt the ordinance as presented.

MOTION CARRIED. (7-0)

VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

L. Request from Race for Orphans to block parking spots on Brown St. from W. Washington to Wesley St. on Friday, May 3rd, early evening, in preparation for a race on Saturday, May 4th

Motion by Councilman Shell, seconded by Mayor Pro Tem Guillaume to approve the request as presented.

MOTION CARRIED. (7-0)

ADJOURNMENT

Motion by Councilman Koritko, seconded by Mayor Pro Tem Guillaume to adjourn the Council meeting at 6:56pm.

MOTION CARRIED. (7-0)

Megan Shea, City Clerk

Keith Brady, Mayor