

CITY OF NEWNAN, GEORGIA
REGULAR COUNCIL MEETING
2024

JUNE 10,

The regular meeting of the City Council of the City of Newnan, Georgia was held on Monday, June 10, 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 May 28, 2024

Motion by Councilman DuBose, seconded by Councilman Koritko to dispense with the reading of the minutes of the Regular Council Meeting on May 28, 2024 and adopt them as presented.

MOTION CARRIED. (7-0)

REPORTS OF BOARDS AND COMMISSIONS

B. 2 Appointments – Bicentennial Committee

Motion by Councilwoman Jenkins, seconded by Councilman Thomasson to appoint Dr. Danny Allen to the Bicentennial Committee.

MOTION CARRIED. (7-0)

Continue other appointment to next agenda.

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

Continue to next agenda.

D. 2 Appointments – Keep Newnan Beautiful, 3-year terms

Motion by Mayor Pro Tem Guillaume, seconded by Councilman Koritko to appoint Shushura Smith to Keep Newnan Beautiful.

MOTION CARRIED. (7-0)

Continue other appointment to next agenda.

E. 1 Appointment – Newnan Urban Redevelopment Agency, 3-year term

Motion by Councilman Koritko, seconded by Councilwoman Jenkins to reappoint Tanya Tyson for another term.

MOTION CARRIED. (7-0)

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

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

MOTION CARRIED. (7-0)

G. 1 Appointment – Youth Activities Commission, 3-year term

Motion by Mayor Pro Tem Guillaume, seconded by Councilman Koritko to appoint Callie DuBose to the Youth Activities Commission.

MOTION CARRIED. (7-0)

NEW BUSINESS

H. Public Hearing – Application for Alcohol Beverage License – 360 Catering, LLC – Retail On Premise (Pouring) Sales of Malt Beverages and Wine – 51 Market Square Rd. – Reason: New Business

Mayor Brady opened a public hearing on the application for a Retail On Premise (Pouring) Sales of Malt Beverages and Wine for 360 Catering, LLC at 51 Market Square Rd.

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 Koritko, seconded by Mayor Pro Tem Guillaume to approve the application for a Retail On Premise (Pouring) Sales of Malt Beverages and Wine License.

MOTION CARRIED. (7-0)

I. Public Hearing – Application for Alcohol Beverage License – Brown St. Bodega, LLC – Retail On Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine – 22 Jackson St. Ste C – 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 Brown St. Bodega, LLC at 22 Jackson St.

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

MOTION CARRIED. (7-0)

J. Public Hearing – Application for Alcohol Beverage License – Ziyan Enterprises, LLC – Retail Off Premise (Package) Sales of Malt Beverages and Wine – 24 Bullsboro Dr. – Reason: New Business

Mayor Brady opened a public hearing on the application for a Retail Off Premise (Package) Sales of Malt Beverages and Wine for Ziyan Enterprises, LLC at 24 Bullsboro Dr.

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 Off Premise (Package) Sales of Malt Beverages and Wine License.

MOTION CARRIED. (7-0)

K. Discussion and Possible Referral of a Zoning Ordinance Text Amendment on Board of Zoning Appeals Variance Standards

Tracy Dunnivant, Planning Director, explained that in 2017 a consultant was hired for a comprehensive Zoning ordinance update. During the review, Staff discovered some of the language for variance standards had been changed and that it was not consistent. Unfortunately, this was not changed and at a recent training Staff realized the standards were not what they thought they were. All variances approved are not affected but going forward Staff is looking for direction.

The options are to keep the “all” wording, go with the previous language which allowed Staff to pick one of the standards or they can look at the majority. If the ordinance is to be amended then a text amendment needs to be referred to Planning Commission.

Mayor Brady asked how this affects anything in the pipeline currently? Ms. Dunnivant said any current ones would be put on hold until October. Mayor Pro Tem Guillaume suggested that they strike “all” and go with majority instead.

Motion by Councilman Shell, seconded by Councilman Thomasson to refer to Planning Commission.

MOTION CARRIED. (7-0)

L. Consideration to Pursue a CHIP Grant for the Rocky Hill and Westgate Neighborhoods

Andrew Moody, Special Projects Manager, explained that the City has been fortunate already to apply many Federal dollars to the Chalk Level neighborhood over the last few years. Now Staff is looking at a CHIP Grant for the Rocky Hill and Westgate neighborhoods. There is a request for \$10,000 funding for consulting fees, to go through the RFQ process.

Councilman Koritko asked about the AMI? Mr. Moody stated that it is 50%, it's on a sliding scale, based on the number of people in the household.

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

MOTION CARRIED. (7-0)

M. Consideration of Contract Change Order for Asphaltic Concrete Pavement Preservation 2024

Michael Klahr, City Engineer, said that there is already a project on LaGrange St. that was approved by Council, where Piedmont Paving will make repairs around existing utilities, just patch work. This would extend the contract for paving for 2024 and add LaGrange St. so it can be milled and fully paved and striped. The goal is to finish before school starts.

Motion by Councilman Shell, seconded by Councilman Koritko to approve the contract change order as presented.

MOTION CARRIED. (7-0)

UNFINISHED BUSINESS

N. Consideration of Ordinance to Amend the Code of Ordinances Section 20-93, Speed Limits on Specific Streets

This is to codify the actions taken at the last Council meeting.

Motion by Councilman Shell, seconded by Mayor Pro Tem Guillaume to adopt the ordinance as presented. Opposed: Jenkins. 2nd and Final Reading next agenda.

MOTION CARRIED. (6-1)

VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

O. Request from Coweta County Facilities Management to Close North Court Sq on June 17th from 7am-12pm for crane set-up

Motion by Councilman Thomasson, seconded by Mayor Pro Tem Guillaume 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 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 6:46PM. Mayor Brady recused himself due to a business relationship.

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)

ADJOURNMENT

Motion by Councilman DuBose, seconded by Councilman Koritko to adjourn the Council meeting at 6:55pm.

MOTION CARRIED. (7-0)

Megan Shea, City Clerk

Keith Brady, Mayor