

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, July 8, 2014 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; Clayton Hicks; Cynthia E. Jenkins; Dustin Koritko; George Alexander and Robert Coggin. Council member absent: Rhodes Shell. Also present were: City Manager, Cleatus Phillips; City Clerk, Della Hill; Public Works Director, Michael Klahr; Planning Director, Tracy Dunnavant; Code Enforcement Officer, Shane Pridgen; City Planner, Chris Cole; Attorney, Brad Sears and Police Chief Douglas "Buster" Meadows.

**MINUTES – REGULAR COUNCIL MEETING – JUNE 19, 2014**

Motion by Councilman Coggin, seconded by Councilman Hicks to dispense with the reading of the minutes of the Regular Council meeting for June 19, 2014 and adopt them as presented.

**MOTION CARRIED. (7 - 0)**

**APPOINTMENT - NEWNAN DEVELOPMENT AUTHORITY – 4 YEAR UNEXPIRED  
TERM TO END OCTOBER 27, 2017**

Mayor Brady asked the City Manager to place Councilman Alexander's appointment to the Newnan Development Authority on the agenda for the next meeting.

**APPOINTMENT – URBAN REDEVELOPMENT AUTHORITY – 3 YEAR UNEXPIRED  
TERM TO END APRIL 2016**

Mayor Brady asked the City Manager to place Councilman Coggin's appointment to the Urban Redevelopment Authority on the agenda for the next meeting.

**APPOINTMENTS – NEWNAN YOUTH ACTIVITIES COMMISSION – 3 YEAR TERM**

Motion by Councilman Alexander, seconded by Councilman Hicks to appoint Rev. Tamarcus Cook to the Newnan Youth Activities Commission for a three year term replacing Lisa Thomas.

**MOTION CARRIED. (7 – 0)**

Mayor Brady asked the City Manager to place his appointment to the Newnan Youth Activities Commission on the agenda for the next meeting.

**APPOINTMENTS - NEWNAN CONVENTION CENTER AUTHORITY**

Motion by Mayor Pro Tem Jenkins, seconded by Councilman Alexander to re-appoint Carles Stinson to the Newnan Convention Center Authority for another three year term.

**MOTION CARRIED. (7 - 0)**

Mayor Brady asked the City Manager to place Councilman Alexander's appointment to the Newnan Convention Center Authority on the agenda for the next meeting.

**MOTION CARRIED. (7 - 0)**

**APPOINTMENTS - NEWNAN CULTURAL ARTS COMMISSION**

Motion by Mayor Pro Tem Jenkins, seconded by Councilman Alexander to re-appoint Evette Mills Jones to the Newnan Cultural Arts Commission for another three year term.

**MOTION CARRIED. (7 - 0)**

Motion by Councilman Hicks, seconded by Mayor Pro Tem Jenkins to appoint Ann L Whiteside to the Newnan Cultural Arts Commission for a three year term.

**MOTION CARRIED. (7 - 0)**

Motion by Councilman Alexander, seconded by Mayor Pro Tem Jenkins to appoint Gina Weathersby to the Newnan Cultural Arts Commission for a three year term.

**MOTION CARRIED. (7 - 0)**

**APPOINTMENTS - KEEP NEWNAN BEAUTIFUL COMMISSION**

Motion by Councilman Hicks, seconded by Councilman Alexander to re-appoint Michael Strickland to the Keep Newnan Beautiful Commission for another three year term.

**MOTION CARRIED. (7 - 0)**

Mayor Brady asked the City Manager to place Councilman DuBose and Councilman Alexander's appointments to the Keep Newnan Beautiful Commission on the agenda for the next meeting.

**DEMOLITION – 125 LAGRANGE STREET**

The City Manager informed Council staff sent out a RFP for the demolition of the structure located at 125 LaGrange Street. We received one bid for \$19,000. We are seeking approval to enter into a contract with Johnson Sewer Pipeline, Inc. from Griffin, Georgia for the demolition.

Motion by Councilman Alexander, seconded by Councilman Cogging to approve the recommendation by staff for the demolition of 125 LaGrange Street and award the bid to Johnson Sewer Pipeline, Inc. at \$19,000.

**MOTION CARRIED. (7 – 0)**

**BOY SCOUT TROOP 47 CENTRAL BAPTIST CHURCH**

Mayor Brady recognized Troop 47 from Central Baptist Church. They are here today working on their Citizenship and Communication Badge.

**PUBLIC HEARING – ALCOHOL BEVERAGE LICENSE – COWETA FOUNDRY LLC**

Mayor Brady opened a public hearing on the application for a Retail On Premise (Pouring) License Sale of Distilled Spirits, Malt Beverages and Wine for Coweta Foundry located at 80 Newnan Station.

A representative of applicant was present for the hearing. The applicant advised there was error in the spelling and the address was incorrect.

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 Coggin , seconded by Councilman Alexander to approve the application for Retail On Premise (Pouring) License Sales of Distilled Spirits, Malt Beverages and Wine for Coweta Foundry LLC located at 80 Newnan Station with changes.

**MOTION CARRIED. (7 – 0)**

**PUBLIC HEARING – ALCOHOL BEVERAGE LICENSE – DAVISHA N HIREN LLC**  
**D/B/A NEWNAN LAKES CHEVRON – 802 LOWER FAYETTEVILLE ROAD**

Mayor Brady opened a public hearing on the application for a Retail Off Premise (Package) License Sales of Malt Beverages and Wine for Davisha N Hiren LLC d/b/a Newnan Lakes Chevron located at 802 Lower Fayetteville Road.

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 Hicks, seconded by Councilman Alexander to approve the application for Retail Off Premise (Package) License Sales of Malt Beverages and Wine for Davisha N Hiren LLC d/b/a Newnan Lakes Chevron located at 802 Lower Fayetteville Road.

**MOTION CARRIED. (7 - 0)**

**PUBLIC HEARING – ALCOHOL BEVERAGE LICENSE – THAI HEAVEN, LLC**

Mayor Brady opened a public hearing on the application for a Retail On Premise (Pouring) License Sales of Distilled Spirits, Malt Beverages and Wine for Thai Heaven, LLC located at 214/216 Newnan Crossing Bypass.

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 Coggin, seconded by Councilman Alexander to approve the application for Retail On Premise (Pouring) License Sales of Distilled Spirits, Malt Beverages and Wine for Thai Heaven, LLC located at 214/216 Newnan Crossing Bypass.

**MOTION CARRIED. (7 – 0)**

**ORDINANCE – AMEND THE 2013 BUDGET – GENERAL FUND**

The City Manager informed Council this budget amendment will not change revenues or expenditures for 2013. It will simply ensure that the approved final budget matches the actual appropriations for the year.

Motion by Councilman Alexander, seconded by Councilman Hicks to adopt the ordinance for the 2013 Budget amendment.

**MOTION CARRIED. (7 – 0)**

**ORDINANCE – AMEND THE 2014 BUDGET – INCLUDE ADDITIONAL POSITION**

The City Manager stated this is an ordinance to amend the 2014 Budget to include the addition of one (1) full time Assistant Finance Director. The cost to fund the position for the remainder of FY 2014 will be approximately \$40,000.

Motion by Councilman DuBose, seconded by Councilman Hicks to approve the ordinance to amend the 2014 Budget to include the addition of one (1) full time Assistant Finance Director position for approximately \$40,000.

**MOTION CARRIED. (7 – 0)**

**CHANGE ORDER #2 PHASE II- NEWNAN HOSPITAL REDEVELOPMENT PROJECT FOR COURT YARD LANDSCAPING AND ADDITIONAL SITE AND STREETScape WORK**

Motion by Councilman Alexander, seconded by Mayor Pro Tem Jenkins to approve Change Order #2 for Phase II of the Newnan Hospital Redevelopment Project for the Court Yard Landscaping and additional Site Work, and Streetscapes Work.

**MOTION CARRIED. (7 – 0)**

**SURPLUS PROPERTY DECLARATION AND DISPOSITION**

Motion by Councilman Coggin, seconded by Councilman Alexander to declare as surplus and/or obsolete the 1993 Pierce Saber (Fire Truck) and approve the sell to the City of Chattahoochee Hills.

**MOTION CARRIED. (7 – 0)**

The City Manager thanked Fire Chief Whitley and Deputy Public Works Norton for their efforts working with Chattahoochee Hills Fire Chief in making this sell possible.

**ORDINANCE – AMEND THE ZONING ORDINANCE OF THE CITY OF NEWNAN BY ADOPTING TEXT AMENDMENTS TO AMEND CHAPTER 33, SECTION 33.080, SPECIAL EXCEPTION, CONDITIONAL, AND OTHER SPECIFIC USE REQUIREMENTS, CHAPTER 21, TABLE 21.04, ALLOWABLE USES – SECOND READING**

Motion by Councilman Coggin, seconded by Councilman Alexander to adopt an ordinance on second and final reading to amend the Zoning Ordinance by adopting Text Amendments to amend Chapter 33, Section 33.080, Special Exceptions, Conditional, and Other Specific use requirements, Chapter 21, Table 21.04, allowable uses.

**MOTION CARRIED. (7 – 0)**

**TRANSMITTAL/RESOLUTION – 2014 UPDATES TO THE CAPITAL IMPROVEMENTS ELEMENT, WHICH INCLUDES THE 2014 UPDATES TO THE SHORT-TERM WORK PROGRAM**

The City Planner stated previously a public hearing was held and now staff is requesting the official transmittal of the 2014 Updates to the Capital Improvements Element, including the 2014 Updates to the Short-Term Work Program to Three Rivers RC and Georgia DCA for review and comments. Once approval is gained by both institutions staff will request final adoption of the updates.

Motion by Councilman Alexander, seconded by Councilman Hicks to adopt a resolution for transmittal of the 2014 Updates to the Capital Improvements Element which includes the 2014 Updates to the Short-Term Work Program to Three Rivers RC and Georgia DCA for review.

**MOTION CARRIED. (7 – 0)**

**DISCUSSION – CITY OF NEWNAN ZONING ORDINANCE UPDATE**

The Planning Director stated at the retreat this year Council instructed staff to research the issue and determine the best course of action regarding the Zoning Ordinance. When it was written it was more to new construction. At this time we feel we should be looking at more redevelopment. This type of approach is not one staff sees on a daily basis; because of this a qualified consultant would be the best option. Staff determined that a consultant could assist the City in completing the update in approximately one and a half years at an estimated cost of \$100,000.

Mayor Brady would like for staff to specify the length of time for completing the update to the Zoning Ordinance in the RFQ for a consultant.

Motion by Councilman Alexander, seconded by Councilman Hicks to approve the process for staff to begin the undertaking of comprehensive zoning ordinance updates and to seek bids from qualified consultants.

**MOTION CARRIED. (7 – 0)**

**REQUEST – EDGAR HUGHSTON BUILDER, INC. – TO ACCEPT AN EXTENSION OF BRIANDWOOD DRIVE AND NEW STREET, BETHANY BAY IN FOX RIDGE SUBDIVISION INTO THE CITY'S STREET SYSTEM**

The City Planner presented a request by Edgar Hughston Builder, Inc. to accept an extension of Briandwood Drive and a new street, Bethany Bay in Fox Ridge Subdivision into the City's Street system. The final plat drawing has been approved by the Planning and Zoning Department. The Engineering Department has conducted all inspections for completeness.

Motion by Councilman Alexander, seconded by Councilman Coggin to accept an extension of Briandwood Drive and new street, Bethany Bay in Fox Ridge Subdivision into the City Street System.

**MOTION CARRIED. (7 - 0)**

**CONTRACT AWARD AND AUTHORIZATION TO NEGOTIATE SCOPE/FEEES –FOR THE 2<sup>ND</sup> ENTRANCE FOR NEWNAN CENTRE**

The Public Works Director/City Engineer stated this is the second time this went to bid. The format of the bid was changed for this bid trying to reduce the price however it still came in greater than the estimated cost of construction. Staff is seeking authorization to negotiate the scope/fees with the low-bidder submitted by Southeastern Site Development at \$1,530,998.65 for the entrance for Newnan Centre.

Motion by Councilman Coggin, seconded by Councilman Hicks to instruct staff to negotiate the fees with the low-bidder Southeastern Site Development, Inc., for construction of the entrance for Newnan Centre and present recommendation back to Council.

**MOTION CARRIED. (7 – 0)**

**SCHEDULE PUBLIC HEARING – 10 FARMER STREET – AUGUST 26, 2014**

The Code Enforcement Officer is requesting a public hearing be scheduled for August 26, 2014 on the substandard structure located at 10 Farmer Street.

Motion by Councilman Coggin, seconded by Councilman Hicks to approve the request to schedule a public hearing on the substandard structure located at 10 Farmer Street on August 26, 2014.

**MOTION CARRIED. (7 – 0)**

**SCHEDULE PUBLIC HEARING – 12 HIGHLAND PARK COURT – AUGUST 26, 2014**

The Code Enforcement Officer is requesting a public hearing be scheduled for August 26, 2014 on the substandard structure located at 12 Highland Park Court.

Motion by Councilman Alexander, seconded by Mayor Pro Tem Jenkins to approve the request to schedule a public hearing on the substandard structure located at 12 Highland Park Court on August 26, 2014.

**MOTION CARRIED. (7 – 0)**

**STATUS REPORT – 4 AND 6 ST. CLAIR STREET AND 36 DEWEY STREET**

The Code Enforcement Officer presented the status reports on the following properties that have been before Council in Public Hearings.

<u>Property</u>	<u>Owner</u>	<u>Status</u>	<u>Resolution Deadline</u>
4 & 6 St. Clair St	Keith Davidson	No Communication	June 22 2014
36 Dewey St	Arthur Hussie	No Communication	N/A

Motion by Councilman Alexander, seconded by Councilman Hicks to instruct staff to demolish 4 and 6 St. Clair Street.

**MOTION CARRIED. (7 – 0)**

Motion by Councilman Coggin, seconded by Councilman Alexander to continue the substandard structure located at 36 Dewey Street until the next meeting instructing staff to explore all efforts to contact Mr. Hussie.

**MOTION CARRIED. (7 – 0)**

**REQUEST – CENTRAL BAPTIST CHURCH – CLOSE BROWN STREET BETWEEN  
SPRING AND WEST BROAD STREET DURING VBS – WEEK ENDING JULY 11, 2014**

Motion by Councilman Hicks, seconded by Councilman DuBose to approve the request to close Brown Street between Spring and West Broad Streets during VBS week ending July 11, 2014.

**MOTION CARRIED. (7 – 0)**

**REQUEST – NATHAN THOMPSON – HOLD VETERAN'S DAY PARADE – TUESDAY  
NOVEMBER 11, 2014 – PRIOR TO THE CEREMONY AT VETERAN'S PLAZA**

Mr. Nathan Thompson informed Council he has been in contact with the Veteran's Club and they have indicated they will work with him.

Motion by Councilman Hicks, seconded by Councilman Alexander to approve the Veteran's Day Parade on Tuesday, November 11, 2014 prior to the ceremony at Veteran's Plaza instructing him to coordinate with staff and the Police Department so these events will run smoothly.

**MOTION CARRIED. (7 – 0)**

**REQUEST –COMMUNITY WELCOME HOUSE – HOLD JINGLE BELL WALK/RUN –**  
**DECEMBER 6, 2014 PRIOR TO MAINSTREET MARKET DAY**

Motion by Councilman Hicks, seconded by Councilman Alexander to approve the request by Community Welcome House to hold their Jingle Bell Walk/Run on December 6, 2014 prior to the Mainstreet Market Day.

**MOTION CARRIED. (7 – 0)**

**FOURTH OF JULY PARADE**

Councilman Alexander complimented the Business Development/Main Street Director on the Fourth of July parade.

**WARNER CLAIM**

The City Attorney indicated the Warner Claim was discussed in executive session and his recommendations would be to deny the claim.

Motion by Councilman Hicks, seconded by Councilman Alexander to deny the Warner Claim as presented.

**MOTION CARRIED. (7 - 0)**

**ADJOURNMENT**

Motion by Councilman Alexander, seconded by Councilman Koritko to adjourn the Council meeting at 3:05 p.m.

**MOTION CARRIED. (7 – 0)**

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Della Hill, City Clerk

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Keith Brady, Mayor