

The regular meeting of the City Council of the City of Newnan, Georgia was held on Thursday, March 10, 2016 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: Cynthia E. Jenkins; Dustin Koritko; Ray DuBose; George Alexander; Clayton Hicks and Rhodes Shell. City Manager, Cleatus Phillips; City Clerk, Della Hill; Landscape Architect, Mike Furbush; City Attorney, Brad Sears and Police Chief, Douglas (Buster) Meadows.

MINUTES – REGULAR COUNCIL MEETING – FEBRUARY 23, 2016

Motion by Councilman DuBose, seconded by Councilman Alexander to dispense with the reading of the minutes of the Regular Council meeting for February 23, 2016 and adopt them as presented.

MOTION CARRIED. (7 – 0)

APPOINTMENT – NEWNAN YOUTH ACTIVITIES COMMISSION

Mayor Brady asked the City Manager to place this appointment on the agenda for the next meeting.

APPOINTMENT – CHRISTMAS COMMISSION

Mayor Brady asked the City Manager to place Mayor Pro Tem Jenkins' appointment to the Christmas Commission on the agenda for the next meeting.

APPOINTMENTS - KEEP NEWNAN BEAUTIFUL

Mayor Brady asked the City Manager to place these two appointments on the agenda for the next meeting.

**APPOINTMENTS – STEERING COMMITTEE – COMPREHENSIVE PLAN UPDATE
2016 – 2036 PROCESS**

Motion by Councilman Koritko, seconded by Councilman Alexander to appoint Brant Frost IV to the Steering Committee for the Comprehensive Plan update 2016 – 2036.

MOTION CARRIED. (7 – 0)

Motion by Councilman Shell, seconded by Councilman Alexander to appoint James Poulakas to the Steering Committee for the Comprehensive Plan update 2016 – 2036.

MOTION CARRIED. (7 – 0)

Mayor Brady asked the City Manager to place Mayor Pro Tem Jenkins' appointment to the Steering Committee on the agenda for the next meeting.

PUBLIC HEARING – ALCOHOL BEVERAGE – THE OINK JOINT NEWNAN

Mayor Brady opened a public hearing on the application for a Retail On Premise (Pouring) Sales of Malt Beverage and Wine License for the Oink Joint Newnan located at 9 East Washington Street.

A representative of The Oink Joint Newnan was present for the hearing.

No one present 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 Alexander, seconded by Councilman DuBose to approve the application for Retail On Premise (Pouring) Sales of Malt Beverages and Wine License for The Oink Joint Newnan located at 9 East Washington Street.

MOTION CARRIED. (7 – 0)

PUBLIC HEARING – ALCOHOL BEVERAGE – TRANSFER LICENSE – FIESTA GRILL TO: VALLARTA GRILL

Mayor Brady opened a public hearing on the application for a Retail On Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine License from Fiesta Grill To Vallarta Grill/ Licensee From: Jose N Reyes To: Juan Acosta located at 45 Newnan Station Drive, Suite C.

A representative of the applicant was present for the hearing.

No one present 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 Councilman Hicks to approve the application for Retail On Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine License from Fiesta Grill To Vallarta Grill: transfer Licensee From: Jose N. Reyes To: Juan Acosta located at 45 Newnan Station Drive, Suite C.

MOTION CARRIED. (7 – 0)

PUBLIC HEARING – ALCOHOL BEVERAGE TRANSFER – FROM: DYNASTY
ORIENTAL DELICACY, INC TO: DYNASTY

Mayor Brady opened a public hearing on the application for a Retail On Premise (Pouring) Sales of Malt Beverages and Wine License transfer From: Dynasty Oriental Delicacy, Inc. To: Dynasty / Licensee From: Nhi T. Truong To: Ziu Yu Lin located at 34 Bullsboro Drive.

A representative of applicant was present for the hearing.

No one present 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 Alexander to approve the application to transfer the Retail On Premise (Pouring) Sale of Malt Beverages and Wine License From: Dynasty Oriental Delicacy, Inc. To: Dynasty / Licensee From: Nhi T. Truong to Ziu Yu Lin located at 34 Bullsboro Drive.

MOTION CARRIED. (7 – 0)

NEWNAN UTILITIES – MEAG POWER SALE OF EXCESS POWER TO CITY OF
NEWNAN ON BEHALF OF THE CITY OF COLLEGE PARK

Motion by Councilman Alexander, seconded by Councilman Hicks to approve the request by Newnan Utilities for MEAG Power to sale excess power to the City of Newnan on behalf of the City of College Park.

MOTION CARRIED. (7 – 0)

**RENEW AGREEMENT WITH GEORGIA DEPARTMENT OF DRIVER'S SERVICES –
PERFORM ONLINE MOTOR VEHICLE HISTORY CHECKS ON CURRENT AND
PROSPECTIVE EMPLOYEES**

Motion by Councilman Alexander, seconded by Councilman DuBose to approve the renewal agreement with Georgia Department of Driver's Services to perform online motor vehicle history checks on current and prospective employees.

MOTION CARRIED. (7 – 0)

**CONTRACT AWARD – PROFESSIONAL SERVICES – DEVELOPMENT OF AN EARLY
CONCEPT PLAN FOR IMPROVEMENTS TO LOWER FAYETTEVILLE ROAD**

Motion by Councilman Alexander, seconded by Councilman Hicks to award the contract to Falcon Design Consultants, LLC for \$26,500 for the Development of An Early Concept Plan for Improvements to Lower Fayetteville Road.

MOTION CARRIED. (7 – 0)

**CHANGE ORDER #9 - JEFFERSON /JACKSON STREET CORRIDOR IMPROVEMENT
PROJECT**

The Landscape Architect indicated this Change Order is to finish the south side of Madison Street which will tie into an older section of streetscapes sidewalk along Perry Street.

Motion by Councilman Alexander, seconded by Councilman Hicks to approve Change Order #9 for the Jefferson/Jackson Street Corridor Improvement Project to tie the sidewalk section in front of the new townhome project at the intersection of Perry and Madison into an older section of streetscapes.

MOTION CARRIED. (7 – 0)

CONTINUED DISCUSSION – CAPITAL PROJECTS

The City Manager stated we received some direction from previous Council meetings. It was established that Fire Station #4 is low priority at this time but will be built at some point later. The discussions are going to center around the Howard Warner Project and Municipal Building Phase I and II. We have talked about some alternates for the Howard Warner project for price deductions leaning toward the smaller lower floor blueprint of price reduction of about \$313,000. If we are going to move forward with the project we need to discuss which other alternates we are going to accept. If Council decides to vote on the projects tonight a resolution that clarifies the motion has been prepared. If we bid the project we will be using fund balance. When using Fund Balance we have to have an audit trail for direction to the Finance Department. This resolution will fund \$4.2 million dollars, however it will not get every item on the project. The resolution as drafted would

provide funds for the Howard Warner project with the smaller lower floor plan, not including kitchen, not including full brick and removing playground. This would provide funding for Phase I of the Municipal Building for interior renovations and public access point and Phase II including stage access improvements and new bathrooms. Also allocated is \$800,000 regarding Debt Service for University of West Georgia.

Mayor Pro Tem Jenkins stated if we are setting the budget she wants to make sure the number includes the building be fully bricked. She and most of the people she had talked to wanted it to be comparable to other city buildings.

The City Manager adjusted the amount to \$3.46 million of the General Fund Unassigned Balance to cover the funding deficit to accommodate the brick.

Councilman Koritko wants to make sure the operating maintenance costs throughout the cycle of the year is not cut short on funds especially during the lowest part of the year for revenue.

The City Manager stated he cannot see into the future in terms of financial issues but he had done some math on the proposed resolution. If this resolution is adopted even with the small revisions it's going to put our unassigned fund balance at approximately 73 percent of our 2016 general fund budget which is still a healthy number.

Councilman Shell stated he could not see taking \$4 million out of the City's reserves to do these projects all at one time.

The City Manager stated he has a recommendation for Council to adopt the resolution as it is written and allow staff to manage this project. He now has a budget with a project of \$3.628 million to deliver. There will still be a need to reevaluate items but not at this level.

Councilman Alexander stated he has full confidence in staff that they will save the money by operating this project so the kitchen can be added.

Motion by Councilman Alexander, seconded by Mayor Pro Tem Jenkins to adopt the resolution as amended (next to the last WHEREAS change to \$3,460,000 and NOW THEREFORE BE IT RESOLVED change to \$3,460,000) to authorize the commitment of funds from General Fund unassigned balance for the construction of the Howard Warner Facility, Phase I and II of the Municipal Building and Debt Repayment of the DDA note authorized for the UWG Campus project. Opposed: Shell and Koritko.

MOTION CARRIED. (5 – 2)

OPTIONS FOR A/V SYSTEM FROM DB AUDIO AND VIDEO

The IT Director recommends Option B for the A/V System. This system operates across a network using the Dante protocol which simply allows for the most flexibility with routing and managing the audio which includes 3 screens with wireless microphone for staff.

Motion by Mayor Pro Tem Jenkins, seconded by Councilman Alexander to approve Option B with three screens and wireless microphone for staff provided by DB Audio Visual for the Council Chambers/Conference Room AV Implementation at \$69,254.38.

MOTION CARRIED. (7 – 0)

STATUS REPORTS – 7 LANDERS, 7 UPPER MANN, 29 WILCOXEN 79 SPENCE, 92 PINSON, 121 PINSON, 136 SPRING AND 286 W. WASHINGTON

The Code Enforcement Officer informed Council these properties all have previous history with public hearings.

<u>Property</u>	<u>Owner</u>	<u>Status</u>	<u>Resolution Deadline</u>
7 Landers Street	Dwight Bailey	No progress	04/11/2016
7 Upper Mann	Donald Smith	No progress	04/11/2016
29 Wilcoxen	Wanda Beckom	No progress	06/12/2016
79 Spence	Andre Sparks	No progress	05/08/2016
92 Pinson	Perry Benson	No progress	05/10/2016
121 Pinson	Marcus Beasley	No progress	04/24/2016
136 Spring	Willie Clay Estate	No progress	04/24/2016
286 W Washington	Irvin Jones	No progress	04/24/2016

Accept status report no action required.

REQUEST – FIRST BAPTIST CHURCH – MADISON STREET CLOSED TO THROUGH TRAFFIC – DISTRIBUTION OF FOOD- MOBILE FOOD PANTRY

Motion by Councilman Alexander, seconded by Councilman Hicks to approve the request by First Baptist Church to close Madison Street to through-traffic for distribution of food through the Mobile Food Pantry from 7:00 am to 1:00 pm on April 22 and May 27, 2016.

MOTION CARRIED. (7 – 0)

REQUEST – NEWNAN FIRST UNITED METHODIST CHURCH – HOLD “CROSS WALK” ON THE SIDEWALKS IN DOWNTOWN NEWNAN ON GOOD FRIDAY

Motion by Mayor Pro Tem Jenkins, seconded by Councilman Alexander to approve the request by Newnan First United Methodist Church to hold “Cross Walk” on the sidewalks in downtown Newnan same as last year on Good Friday.

MOTION CARRIED. (7 – 0)

REQUEST – MARCH OF DIMES – HOLD 2016 MARCH FOR BABIES COWETA WALK BEGINS AND ENDS CARL MILLER PARK

Motion by Mayor Pro Tem Jenkins, seconded by Councilman DuBose to approve the request by March of Dimes to hold their March for Babies Coweta Walk on the same route used in the past which begins and ends at Carl Miller Park on Saturday April 23, 2016 from 10:00 am until 12:00 pm.

MOTION CARRIED. (7 – 0)

OFF AGENDA – CENTRAL BAPTIST CHURCH – CLOSE BROWN STREET

Motion by Councilman Alexander, seconded by Mayor Pro Tem Jenkins to approve the request to have the Brown Street side of the Central Baptist Church blocked off until 11:00 am on Sunday, March 20, 2016 for photo of entire church membership.

MOTION CARRIED. (7 – 0)

OFF AGENDA – 3 ANNIE STREET – EXTENSION 60 DAYS

Mr. Alvin Williams is requesting an extension of 60 days to complete repairs on 3 Annie Street.

Motion by Mayor Pro Tem Jenkins, seconded by Councilman Alexander to approve the request for 90 day extension on substandard structure located at 3 Annie Street.

MOTION CARRIED. (7 – 0)

OFF AGENDA – WILLIE PRITCHETT DAY

Mr. Clarence Bohannon stated on April 23, 2016 the family of Willie Pritchett will be holding a celebration located in the Boone Drive area. They are asking for any assistance with the Willie Pritchett Foundation.

EXECUTIVE SESSION

MOTION FOR EXECUTIVE SESSION

Motion by Mayor Pro Tem Jenkins, seconded by Councilman Hicks that we now enter into closed session as allowed by O.C.G.A. §50-14-4 and pursuant to advice by the City Attorney, for the purpose of discussing real estate issues and that we, in open session adopt a resolution authorizing and directing the Mayor or presiding officer to execute an affidavit in compliance with O.C.G.A. §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 7:20 p.m.

MOTION CARRIED. (7 - 0)

EXECUTIVE SESSION

RESOLUTION/MAYOR'S AFFIDAVIT FOR EXECUTIVE SESSION

Motion by Mayor Pro Tem Jenkins, seconded by Councilman Alexander to adopt the resolution authorizing the Mayor to execute the affidavit stating that the subject matter of the closed portion of the Council meeting was within the exceptions provided by O.C.G.A. §50-14-4(b).

MOTION CARRIED. (7 - 0)

ADJOURNMENT

Motion by Councilman Hicks, seconded by Councilman DuBose to adjourn the Council meeting at 7:34 pm.

MOTION CARRIED. (7 - 0)

Della Hill, City Clerk

Keith Brady, Mayor