

**CITY OF NEWNAN, GEORGIA**  
**REGULAR COUNCIL MEETING**

**SEPTEMBER 12, 2017**

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, September 12, 2017 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; Rhodes Shell; Clayton Hicks, and Dustin Koritko. Councilman member absent: George Alexander and Cynthia E. Jenkins. Also present: City Manager, Cleatus Phillips; City Clerk, Della Hill; Public Works Director, Michael Klahr; Planning Director, Tracy Dunnavant; City Planner, Dean Smith; Landscape Architect, Mike Furbush; Assistant City Manager, Hasco Craver; City Attorney, Brad Sears and Police Chief, Douglas (Buster) Meadows.

**MINUTES – REGULAR MEETING – AUGUST 22, 2017**

Motion by Councilman DuBose, seconded by Councilman Hicks to dispense with the reading of the minutes of the Regular Council meeting for August 22, 2017 and adopt them as presented.

**MOTION CARRIED. (5 – 0)**

**NEWNAN YOUTH COUNCIL**

Mary Kate Higgins	11 <sup>th</sup> Grade	Northgate
Brittany Dunnavant	12 <sup>th</sup> Grade	East Coweta
Miki Patel	12 <sup>th</sup> Grade	Heritage
Bo Palmer	10 <sup>th</sup> Grade	Newnan
Lauren Riles	12 <sup>th</sup> Grade	Northgate

**APPOINTMENT – CULTURAL ARTS COMMISSION**

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

**APPOINTMENT – KEEP NEWNAN BEAUTIFUL**

Mayor Brady asked the City Manager to place Councilman Koritko's appointment on the agenda for the next meeting.

**APPOINTMENT – PARKS COMMISSION**

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

**APPOINTMENT – DOWNTOWN DEVELOPMENT AUTHORITY**

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

**APPOINTMENT – TREE COMMISSION**

Mayor Brady asked the City Manager to place Councilman Alexander's appointment to the Tree Commission on the agenda for the next meeting.

**IRMA 2017 YARD WASTE ORDINANCE**

The City Manager informed Council Staff has been preparing for Irma for over a week and the crews were ready. He is recommending temporarily suspending the Yard trimmings collected by a private contractor section of the Ordinance and allow them to place yard trimmings at curbside for collection until the end of business on Friday October 13, 2017.

Motion by Councilman Shell, seconded by Councilman Hicks to approve the recommendation to temporarily suspend the Yard Waste Ordinance to allow contractors to place at curbside storm debris for collections following guidelines established.

**MOTION CARRIED. (5 – 0)**

**PROCLAMATION FOR CONSTITUTION WEEK – 2017**

Mayor Brady stated the Proclamation for Constitution Week is an annual event and this year it will be the week of September 13 - 24, 2017. He read the Proclamation and presented it to the DAR members present.

**PUBLIC HEARING/ALCOHOL BEVERAGE LICENSE – TRANSFER LICENSE REPRESENTATIVE – RED LOBSTER #0895**

Mayor Brady opened a public hearing on the application for a Retail On Premise (Pouring) Sales of Distilled Spirits, Malt Beverages & Wine License for transfer of License Representative From: Jarrad J. Smith To: Vanessa C. Snipes for Red Lobster #0895 located at 990 Bullsboro Drive.

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 Hicks to approve the application for a Retail On Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine License for transfer of License Representative From: Jarrad J. Smith To: Vanessa C. Snipes for Red Lobster #0895 located at 990 Bullsbooro Drive.

**MOTION CARRIED. (5 – 0)**

**PUBLIC HEARING/ALCOHOL BEVERAGE LICENSE TRANSFER – CITGO EXPRESS**

Mayor Brady opened a public hearing on the application for a transfer for Retail Off Premise (Package) Sales of Malt Beverages and Wine License From: Aruna d/b/a Citgo Express To: AMA Inc. d/b/a Citgo Express located at 445 Hwy 29 North.

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 Hicks to approve the application for a transfer for Retail Off Premise (Package) Sales of Malt Beverages and Wine License From: Aruna d/b/a Citgo Express To: AMA Inc. d/b/a Citgo Express located at 445 Hwy 29 North.

**MOTION CARRIED. (5 – 0)**

**PUBLIC HEARING/ALCOHOL LICENSE TRANSFER LICENSEE – TARGET**

Mayor Brady opened a public hearing on the application for a Retail Off Premise (Package) Sales of Malt Beverages and Wine License for transfer of Licensee From: David M. Mireiez To: Janine Lisa Brown-Wiese for Target Store T 1223 located at 555 Bullsboro Drive.

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 Hicks to approve the application for a Retail Off Premise (Package) Sales of Malt Beverages and Wine License for transfer

of Licensee From: David M. Mireiez To: Janine Lisa Brown-Wiese for Target Store T 1223 located at 555 Bullsboro Drive.

**MOTION CARRIED. (5 – 0)**

**PROPOSED NEWNAN CENTRE FY2018 BUDGET**

The City Manager stated in years past we have given them a higher percentage of Hotel and Motel taxes. This year it goes back to the original 40%. The second thing is we have been giving advance funding of Hotel and Motel taxes instead of quarterly funding.

Motion by Councilman Hicks, seconded by Councilman Shell to approve the proposed Newnan Centre FY 2018 Budget as presented.

**MOTION CARRIED. (5 – 0)**

**REQUEST – PROPOSAL (RFP) SALE AND DEVELOPMENT OF RESIDENTIAL PROPERTY – HARPERS FARM**

The Assistant City Manager stated Council voted to proceed with a contract for design and construction of a recreational park, not limited to development to dog park. We are seeking approval to proceed with the construction of a request for Proposal for Sale and Development of Residential Property at Harpers Farm.

Councilman Shell indicated the property was more valuable as green space. He thinks with the high density around the area a park would be better. Councilman DuBose stated larger size residential could be a good transition between neighborhoods.

Motion by Councilman Shell, seconded by Councilman Hicks instructed staff not to proceed with the proposal (RFP) for Sale and Development of Residential property at Harpers Farm until the results for the design of the recreational park are completed.

**MOTION CARRIED. (5 – 0)**

**MUNICIPAL COMPLEX REDEVELOPMENT PROJECT – PRIME CONTRACT CHANGE ORDER**

Motion by Councilman Shell, seconded by Councilman Hicks to approve the Municipal Complex Redevelopment Project change orders, 2 and 3 by Garbutt Construction and change order by Staff for items that were originally removed that should be restored for a total of \$174,578.54.

**MOTION CARRIED. (5 – 0)**

**CONTRACT AWARD – DESIGN/BUILD SERVICES - VARIOUS DOWNTOWN**  
**STREETSCAPE EXTENSION IMPROVEMENTS PROJECT**

The City Manager along with Staff met with the contractor and mutually reached an agreement to combine the proposed streetscape extension project with a similar type and previously discussed project at the intersection of Jackson Street and Temple Avenue. The cost of both projects shall not exceed \$425,000.

Motion by Councilman DuBose, seconded by Councilman Shell to accept the lone bid of \$425,000 by Southeastern Site Development, Inc. for Various Downtown Streetscape Extension Improvements Project. Funding from SPLOST 2013.

**MOTION CARRIED. (5 – 0)**

**2<sup>nd</sup> & FINAL READING – PROPOSED ZONING ORDINANCE AND CORRESPONDING**  
**ZONING MAP**

Motion by Councilman Shell, seconded by Councilman Hicks to adopt on second reading the proposed Zoning Ordinance and corresponding Zoning map as presented. Opposed: Koritko.

**MOTION CARRIED. (4 – 1)**

**2<sup>nd</sup> & FINAL READING – ORDINANCE TO AMEND CHAPTER 10, ENVIRONMENT,**  
**ARTICLE VII, POST-DEVELOPMENT STORMWATER MANAGEMENT ADDING NEW**  
**SECTION 10-170 EXTENT OF SERVICE POLICY**

Motion by Councilman Hicks, seconded by Councilman Shell to adopt on second reading an Ordinance to Amend Chapter 10, Environment, Article VII, Post-Development Stormwater management by adding New Section 10-170, Extent of Service Policy; Infrastructure Operation, Maintenance and Repairs of the Code of Ordinances.

**MOTION CARRIED. (5 – 0)**

**ORDINANCE AMENDMENT CHAPTER 17, SOLID WASTE OF THE CODE OF**  
**ORDINANCES – REGULATIONS IN CENTRAL BUSINESS DISTRICT**

Motion by Councilman Shell, seconded by Councilman Hicks to adopt an Ordinance to amend Chapter 17, Solid Waste regarding regulations for the collection of solid waste in the Central Business District of the City of Newnan on First Reading. Opposed: Koritko.

**MOTION CARRIED. (4 – 1)**

Motion by Councilman Hicks, seconded by Councilman Shell to adopt fee schedule for the Solid Waste in the Central Business District of the City. Opposed: Koritko.

**MOTION CARRIED. (4 – 1)**

**RESOLUTION/REQUEST – OFFICIAL ADOPTION 2017 UPDATE TO THE CAPITAL IMPROVEMENTS ELEMENT (CIE) INCLUDES SHORT-TERM WORK PROGRAM**

The City Planner indicated a public hearing was held on the 2017 update to the Capital Improvements Element which includes the short term work program and staff is now requesting official adoption of the document.

Motion by Councilman Hicks, seconded by Councilman DuBose to adopt a Resolution for the 2017 Update to the City of Newnan Capital Improvements Element and Short-Term Work program.

**MOTION CARRIED. (5 – 0)**

**SUBSTANDARD HOUSING – EXTENSION REQUEST – 121 PINSON STREET**

The Code Enforcement Officer stated there has been progress on the plumbing and electrical. He is requesting one hundred eighty (180) day extension.

Motion by Councilman Hicks, seconded by Councilman Koritko to approve the request for an extension of one hundred eighty (180) days for 121 Pinson Street.

**MOTION CARRIED. (5 – 0)**

**SUBSTANDARD HOUSING – STATUS REPORTS – 136 SPRING, 286 WEST WASHINGTON, 79 SPENCE AND 10 BURCH AVENUE**

The Code Enforcement Officer informed Council these structures have been before Council with Public Hearings.

<u>Property</u>	<u>Owner</u>	<u>Status</u>	<u>Resolution Deadline</u>
136 Spring Street	Willie Clay Estate	No Progress	01/18/2018
286 W. Washington St	Irvin Jones Estate	No Progress	02/04/2018
79 Spence Ave	Andre Sparks	No Progress	12/17/2017
10 Burch Ave	Abdul Kader	Progress made	12/17/2017

No action needed.

**REQUEST – NEWNAN CHAPTER 483 O.E.S. TO HOLD 2018 MARTIN LUTHER KING JR. CELEBRATION PARADE JANUARY 13, 2018**

Motion by Councilman Hicks, seconded by Councilman Shell to approve the request from Newnan Chapter 483 O.E. S. to hold the 2018 Martin Luther King Jr. Celebration Parade on Saturday, January 13, 2018 starting at noon following their same route.

**MOTION CARRIED. (5 – 0)**

**REQUEST – BHRAMARI YOGA, FOCUSED LYFE AND PAIGE ME MARKETING & EVENTS – WELLNESS FESTIVAL – GREENVILLE STREET PARK**

Motion by Councilman Shell, seconded by Councilman Hicks to approve the request from Bhramari Yoga, Focused Lyfe and Paige Me Marking and Events to present a wellness festival at the Greenville Street Park on Saturday, October 14, 2017 from 10:00 am to 2:00 pm.

**MOTION CARRIED. (5 – 0)**

**REQUEST – BIG VALLEY PRODUCTIONS LLC AND AMBLIN ENTERTAINMENT TO FILM MOVIE “THE HOUSE WITH A CLOCK IN ITS WALLS” – UTILIZING SOME CITY STRUCTURES AND CITY PROPERTY**

Mr. Brad Smith, Location Manager, informed Council the film set is in the early 1950’s and based on a children’s book by the same title. We are about four weeks out because of the weather. Due to the time period we will have to remove some items and to paint some walls at the Howard Warner Building.

Motion by Councilman Shell, seconded by Councilman Koritko to approve the request by Big Valley Productions LLC and Amblin Entertainment to film movie “The House with a Clock in its Walls” in Newnan utilizing some City structures and City property.

**MOTION CARRIED. (5 – 0)**

**OFF AGENDA**

Ms. Leah J. Aird, Summit Point Apartments, has a concern with vandalism and cameras not working at the apartments. Staff was instructed to meet with Sandra Strozier on the camera situation.

**COUNCIL REMARKS**

Councilman Koritko thanked staff, Public Safety and Public Works for the good job on safety and street cleanup during the storm.

**EXECUTIVE SESSION**

**MOTION FOR EXECUTIVE SESSION**

Motion by Councilman Hicks, seconded by Councilman DuBose 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 legal and real estate issues and that we move ,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 3:10 pm.

**MOTION CARRIED. (5 – 0)**

**RESOLUTION/MAYOR'S AFFIDAVIT FOR EXECUTIVE SESSION**

Motion by Councilman Hicks, 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 meeting was within the exceptions provided by O. C.G.A. §50-14-4(b).

**MOTION CARRIED. (5 – 0)**

**ADJOURNMENT**

Motion by Councilman Hicks, seconded by Councilman DuBose to adjourn the Council meeting at 3:20 pm.

**MOTION CARRIED. (5 – 0)**

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Della Hill, City Clerk

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Keith Brady, Mayor