

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, April 14, 2015 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; Robert Coggin; George Alexander, and Dustin Koritko. Council member absent: Rhodes Shell. Also present were: City Manager, Cleatus Phillips; City Clerk, Della Hill; City Planner, Dean Smith; Code Enforcement Officer, Shane Pridgen; Public Works Director, Michael Klahr; City Attorney, Brad Sears and Police Chief "Buster" Douglas Meadows.

MINUTES –COUNCIL RETREAT – MARCH 24, 2015

Motion by Councilman Hicks, seconded by Councilman Alexander to dispense with the reading of the minutes of the Council Retreat meeting on March 24, 2015 and adopt them as presented.

MOTION CARRIED. (7 – 0)

MINUTES – REGULAR COUNCIL MEETING – MARCH 24, 2015

Motion by Councilman Alexander, seconded by Councilman DuBose to dispense with the reading of the minutes of the Regular Council meeting for March 24, 2015 and adopt them as presented.

MOTION CARRIED. (7 – 0)

APPOINTMENTS – NEWNAN CHRISTMAS COMMISSION

Motion by Councilman Koritko, seconded by Councilman Alexander to appoint Jane Clifford to the Newnan Christmas Commission term to expire February 1, 2018.

MOTION CARRIED. (7 – 0)

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

APPOINTMENTS – NEWNAN YOUTH ACTIVITIES COMMISSION – 3 YEAR TERM
EXPIRES APRIL 2016

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

Motion by Councilman Hicks, seconded by Councilman Alexander to re-appoint Joe Crain, Jr. to the Newnan Youth Activities Commission for another three year term.

MOTION CARRIED. (7 – 0)

Motion by Councilman DuBose, seconded by Mayor Pro Tem Jenkins to re-appoint Tom Dennis to the Newnan Youth Activities Commission for another three year term.

MOTION CARRIED. (7 – 0)

Motion by Councilman DuBose, seconded by Councilman Alexander to re-appoint James Keith to the Newnan Youth Activities Commission for another three year term.

MOTION CARRIED. (7 – 0)

Motion by Councilman Hicks, seconded by Mayor Pro Tem Jenkins to re-appoint Josh Winstead to the Newnan Youth Activities Commission for another three year term.

MOTION CARRIED. (7 – 0)

APPOINTMENTS – REDEVELOPMENT AGENCY

Motion by Councilman Coggin, seconded by Councilman Alexander to re-appoint Tanya Tyson to the Urban Redevelopment Agency for another three year term.

MOTION CARRIED. (7 – 0)

Mayor Brady asked the City Manager to place his and Councilman Shell's appointments on the agenda for the next meet.

REQUEST – AUTHORIZATION TO SEND LETTER TO GDOT REQUESTING SPEED
LIMIT STUDY - MILLARD FARMER BOULEVARD

Motion by Councilman DuBose, seconded by Mayor Pro Tem Jenkins to approve the request authorizing staff to send a letter to Georgia Department of Transportation requesting a speed limit study on Millard Farmer Boulevard.

MOTION CARRIED. (7– 0)

TASTE OF NEWNAN

Mayor Brady indicated the Business Development Director asked him to announce the Taste of Newnan for Thursday April 16, 2015 has been rescheduled for Thursday April 23, 2015 due to inclement weather.

PUBLIC HEARING – ALCOHOL BEVERAGE LICENSE – UNCLE MADDIO’S NEWNAN 371 NEWNAN CROSSING BYPASS

Mayor Brady opened a public hearing on the application for a Retail On Premise (Pouring) License Malt Beverages & Wine for Uncle Maddio’s Newnan located at 371 Newnan Crossing Bypass, Suite 102.

A representative 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 Hicks, seconded by Councilman Coggin to approve the application for a Retail On Premise (Pouring) Sales Malt Beverages and Wine License for Uncle Maddio’s Newnan located at 371 Newnan Crossing Bypass.

MOTION CARRIED. (7 - 0)

RESOLUTION – CITY OF NEWNAN RECOGNIZE GEORGIA CITIES WEEK – DESTINATION DOWNTOWN

Motion by Councilman Alexander, seconded by Mayor Pro Tem Jenkins to adopt a resolution of the City of Newnan to recognize Georgia Cities Week – Destination Downtown week of April 19 – April 25, 2015.

MOTION CARRIED. (7 – 0)

REQUEST – TEXT AMENDMENT TO THE ZONING ORDINANCE – TO ALLOW TOWNHOMES-FEE SIMPLE AND CONDOMINIUM OWNERSHIP AS A PERMITTED USE IN THE CBD (CENTRAL BUSINESS DISTRICT) – REFER TO PLANNING COMMISSION

Mayor Brady turned the meeting over to Mayor Pro Tem Jenkins because his business partner, John Young, is the owner of the property that this text amendment will effect.

Motion by Councilman Alexander, seconded by Councilman Koritko to refer the request for text amendment to the Zoning Ordinance to allow Townhomes-Fee Simple and Condominium ownership as a permitted use in the CBD (Central Business District) to the Planning Commission. Recuse: Brady

MOTION CARRIED. (6 – 0 -1)

REQUEST – TEXT AMENDMENT TO THE ZONING ORDINANCE TO ALLOW FARM MACHINERY SALES AND ANCILLARY SERVICE AS A PERMITTED USE IN THE LIGHT INDUSTRIAL AND HEAVY INDUSTRIAL DISTRICTS – REFER TO PLANNING COMMISSION

Mayor Brady stated the reason for recusing himself on this text amendment is his business partner, Josey Taylor, has a listing on this property.

Motion by Councilman Alexander, seconded by Councilman Koritko to refer the request for text amendment to the Zoning Ordinance to allow farm machinery sales and ancillary service as a permitted use in the Light Industrial and Heavy Industrial Districts to the Planning Commission. Recuse: Brady

MOTION CARRIED. (6 – 0- 1)

Mayor Pro Tem Jenkins turned the meeting back over to Mayor Brady.

AWARD CONTRACT – OWNER REPRESENTATIVE SERVICE – HOWARD WARNER FACILITY

Motion by Mayor Pro Tem Jenkins, seconded by Councilman Hicks to award the contract for Owner Representative Services for the renovations of the Howard Warner Facility to Comprehensive Program Services in the amount of \$70,000.

MOTION CARRIED. (7 - 0)

AWARD CONTRACT – NEWNAN CROSSING BLVD EAST PAVEMENT REHABILITATION & MEDIAN LANDSCAPE IMPROVEMENTS

Motion by Councilman Koritko, seconded by Mayor Pro Tem Jenkins to award the contract for Newnan Crossing Blvd East Pavement Rehabilitation & Median Landscape Improvements to Baldwin Paving Company, Inc. for a base amount of \$623,479.39.

MOTION CARRIED. (7 - 0)

SURPLUS PROPERTY DECLARATION AND DISPOSITION

Motion by Councilman Alexander, seconded by Councilman Koritko to approve the request to declare as surplus the 12' Fiberglass Step Ladder and grant authorization for the disposal of such.

MOTION CARRIED. (7 – 0)

Councilman DuBose asked if a monetary minimum for surplus declarations and disposition could be set to make it more efficient.

The City Manager informed Council they had looked at the ordinance and it is a little general in terms of the authority. Staff will review the ordinance and report back to Council.

REQUEST – RENEWAL, EXTENSION, AND ADDITION TO THE PROPOSED LANDSCAPE SERVICES MAINTENANCE CONTRACT

The Landscape Architect/Arborist informed Council that recently the City of Newnan formally accepted the maintenance of the Newnan Crossing Bypass from Bullsboro Drive to State Route 14 from the Georgia Department of Transportation.

Motion by Councilman Alexander, seconded by Councilman Hicks to approve the renewal, extension, and addition of landscape services contract to Estes Landscaping Design, Inc.

MOTION CARRIED. (7 – 0)

ANNEXATION - REQUEST ANNEX 2015-01 – ROSENZWEIG ON BEHALF OF ELLIS ESTATE, LEE FAMILY AND BARRON FAMILY – PARCELS TOTALING 169.2± ACRES LOCATED ON GREENTOP ROAD INTO THE CITY LIMITS – PURPOSE DEVELOPING A 161 LOT RESIDENTIAL SUBDIVISION

Mayor Brady turned the meeting over to Mayor Pro Tem Jenkins because his family is part owner of the Greentop Road property.

Mayor Pro Tem Jenkins stated this annexation is a referral to the Planning Commission for a recommendation.

Councilman Coggin stated he had attended a training class and learned that any time property like this is requesting to be annexed into the City the Planning Department should do an adequate financial review to ensure the revenues collected from taxes will cover the cost of the services provided. He requested the Planning Commission notify the citizens the dates the hearings will be held.

Motion by Councilman Hicks, seconded by Councilman Alexander to refer the request to the Planning Commission to annex parcels totaling 169.2± acres located on Greentop

Road into the City Limits for the purpose of developing a 161 lot residential subdivision including Fiscal Impact Study. Recuse: Brady

MOTION CARRIED. (6 – 0- 1)

ANNEXATION REQUEST - ANNEX2015-02 – DREWER ON BEHALF OF NCTI, LLC – ANNEX 122.68± ACRES LOCATED ON GREENTOP ROAD INTO THE CITY LIMITS FOR PURPOSE OF DEVELOPING A 184 LOT RESIDENTIAL SUBDIVISION

Mayor Brady recuses himself because this property is adjacent to the Greentop Road property and turned to meeting over to Mayor Pro Tem Jenkins.

Mayor Pro Tem Jenkins stated the owner is petitioning the Council to annex a total of 122.68± acres located on Greentop Road into the City Limits for the purpose of developing a 184 lot residential subdivision. This is a referral to the Planning Commission.

Motion by Councilman Koritko, seconded by Councilman Coggin to refer the request to the Planning Commission to annex parcels totaling 122.68± acres located on Greentop Road into the City Limits for the purpose of developing a residential subdivision including Fiscal Impact Study. Recuse: Brady

MOTION CARRIED. (6 – 0 - 1)

Mayor Pro Tem Jenkins turned the meeting over to Mayor Brady.

SUBSTANDARD HOUSING – 7 UPPER MANN STREET

The Code Enforcement Officer indicated the owner provided a schedule of repairs for March and April. After an inspection was conducted items on this schedule were not complete. Some of the repairs such as electrical and plumbing will need to be permitted. He was informed he would need to submit a new schedule before requesting for an extension.

Mayor Brady indicated we are not getting anywhere on what we are asking. He is asking Council to continue this issue until the April 28, 2015 meeting instructing the owner to pull all of the permits and provide a schedule of repairs to a level of confidence that the structure is going to be repaired and brought up to code.

Mr. Donald Smith, 7 Upper Mann, indicated two weeks is not enough time for him to get the permits.

The Code Enforcement Officer stated the flooring would need to be completed in order for the electrical contractor to do the electrical work.

Mayor Brady would like to see tangible proof from the owner in the terms of work along with any necessary permits by the April 28, 2015 Council meeting. Also, he will need to provide a schedule of work along with the time frame on when the contractors are going to be hired.

Motion by Mayor Pro Tem Jenkins, seconded by Councilman Alexander instructed the owner to have tangible proof in terms of work with any permits, a schedule of repairs and a time frame on when the contractors will begin the work by the April 28, 2015 Council meeting.

MOTION CARRIED. (7 – 0)

SUBSTANDARD STRUCTURE –REQUEST EXTENSION - 79 SPENCE AVENUE

Mr. Andre Sparks indicated he has foreclosed on the right of redemption and is now able to go on the property. He stated he has been working on removing the debris from the inside of the structure and hoping to start work on the first of May. He is requesting a six month extension which will end Nov 10, 2015.

Motion by Councilman Coggin, seconded by Councilman Hicks to approve a six month extension to end November 10, 2015 for the substandard structure located at 79 Spence Avenue.

MOTION CARRIED. (7 – 0)

SUBSTANDARD STRUCTURES STATUS REPORTS – 3 ANNIE, 7 LANDERS, 10 FARMER, 11 TUXEDO, 20 DIXON, 67 FAIRMOUNT, 92 PINSON, 121 PINSON, AND 136 SPRING STREETS

The Code Enforcement Officer stated these structures have been before Council in Public Hearings.

<u>Property</u>	<u>Owner</u>	<u>Status</u>	<u>Resolution Deadline</u>
3 Annie St	Alvin Williams	No Progress	August 21,2015
7 Landers St	Dwight Bailey	Progress made	May 25, 2015
10 Farmer St	Joe Crain, Jr	Progress made	May 23, 2015
11 Tuxedo Ave	Irvin Jones	Progress made	April 25,2015
20 Dixon Street	Woodie Wood	Progress made	April 23, 2015
67 Fairmount St	Milo Rachel	Community	June 14, 2015
92 Pinson St	Perry Benson	No Progress	n/a
121Pinson St	Marcus Beasley	Foreclosing	August 21,2015
136 Spring ST	Willie Clay	No Progress	n/a

No action needed at this time.

**REQUEST – NEWNAN COWETA HISTORICAL SOCIETY – PLACE “CITY ART”
PROJECT PIECES AT SPECIFIC LOCATIONS – SECOND WEEK IN JUNE 2015**

Motion by Councilman Hicks, seconded by Mayor Pro Tem Jenkins to approve the request by the Newnan Coweta Historical Society to present a second “city art” project with pieces that would be in place at specific locations by the second week in June 2015 to raise revenue in NCHS ongoing efforts to develop the children’s museum.

MOTION CARRIED. (7 – 0)

PUBLIC SAFETY APPRECIATION LUNCHEON

Ms. Norma Haynes invited Mayor and Council to the 15th Public Safety Appreciation Luncheon which will be held Thursday April 30th, 2015 at the Fair Grounds.

Motion by Councilman Alexander, seconded by Mayor Pro Tem Jenkins to approve a contribution of \$750.00 to defer part of the cost of food for the Public Safety Appreciation Luncheon.

MOTION CARRIED. (7 – 0)

**RESOLUTION – LIGHTING AGREEMENT BETWEEN THE CITY OF NEWNAN AND
THE GEORGIA DEPARTMENT OF TRANSPORTATION FOR PEDESTRIAN LIGHTING
ALONG JEFFERSON STREET AND JACKSON STREET AS PART OF THE
JEFFERSON/JACKSON CORRIDOR IMPROVEMENT PROJECT - AUTHORIZE
MAYOR TO EXECUTE AGREEMENT**

The City Manager informed Council they realized some potential savings could be made by separating the lighting scope of work from the TE Project and contracting the lighting portion with Newnan Utilities. The cost estimate we received today is right at \$206,000. This modifications to the lighting project resulted in it costing almost \$300,000 less than the original bid.

Motion by Councilman Alexander, seconded by Councilman Hicks to adopt the resolution for the Pedestrian Lighting along Jefferson Street and Jackson Street between the City of Newnan and The Georgia Department of Transportation as part of the Jefferson/Jackson Corridor Improvement Project. The estimated cost for the lighting portion with Newnan Utilities is \$206,000.

MOTION CARRIED. (7 – 0)

COUNCILMAN REMARKS

Councilman Coggin complimented the contractor doing the work on the roundabout on lower Fayetteville Road on the way the work was done and the traffic flow. They are doing a great job.

MOTION FOR EXECUTIVE SESSION

Motion by Mayor Pro Tem Jenkins, seconded by Councilman Alexander 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 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 3:00 p.m.

MOTION CARRIED. (7 - 0)

DRAINAGE – DOMINECK STREET – REGULAR SESSION

Annie Warner, Domineck Street, came forward after motion for Executive Session asking about the status of the flooding and drainage issue on Domineck Street.

Mayor Brady informed her they were almost at the finish line; however, they are still looking at the project.

EXECUTIVE SESSION

RESOLUTION/MAYOR'S AFFIDAVIT FOR EXECUTIVE SESSION

Motion by Mayor Pro Tem Jenkins, seconded by Councilman DuBose 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 Koritko, seconded by Councilman Alexander to adjourn the Council meeting at 3:30 p.m.

MOTION CARRIED. (7 – 0)

Della Hill, City Clerk

Keith Brady, Mayor