

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, August, 26, 2014 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; Clayton Hicks; Cynthia E. Jenkins; Robert Coggin; George Alexander and Rhodes Shell. Council members absent: Dustin Koritko. 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; Business Development Director, Hasco Craver; City Attorney, Brad Sears and Police Chief Douglas "Buster" Meadows.

MINUTES – REGULAR COUNCIL MEETING – AUGUST 12, 2014

Motion by Councilman DuBose, seconded by Councilman Hicks to dispense with the reading of the minutes of the Regular Council meeting for August 12, 2014 and adopt them as presented.

MOTION CARRIED. (7 - 0)

NEWNAN YOUTH COUNCIL – CEREMONY FOR NEW STUDENTS

Mayor Brady along with Mayor Pro Tem Jenkins introduced and presented a certificate to fifteen new members to the Newnan Youth Council. The new members were sworn in by the City Attorney.

Other Newnan Youth Council members present:

Lollie Davis	12 th Grade	Newnan High
Tate Crymes	12 th Grade	Heritage
Hannah Bennett	12 th Grade	East Coweta
Julia Guyzil	12 th Grade	East Coweta
William Ballou	12 th Grade	Newnan High
Zack Keene	12 th Grade	Newnan High
Savannah Steffens	12 th Grade	Northgate
Kevin Cheng	12 th Grade	Northgate

APPOINTMENT – NEWNAN YOUTH ACTIVITIES COMMISSION

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

APPOINTMENTS –BOARD OF ZONING APPEALS

Motion by Councilman Alexander, seconded by Mayor Pro Tem Jenkins to re-appoint Ken Parker to the Board of Zoning Appeals for another three year term.

MOTION CARRIED. (7 – 0)

Motion by Mayor Pro Tem Jenkins, seconded by Councilman Alexander to re-appoint Willie Walton to the Board of Zoning Appeals for another three year term.

MOTION CARRIED. (7 – 0)

APPOINTMENT – NEWNAN CULTURAL ARTS COMMISSION

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

PRESENTATION – DISTINGUISHED BUDGET AWARD – 2014 BUDGET

The City Manager stated this is the twenty fifth year the City of Newnan has been recognized by the GFOA (Government Finance Officers Association) for the Distinguished Budget Award. This is the first year that Ronda Helton, Program Manager, put the budget document together along with Gina Snider, Public Information Officer; Libby Winn, Assistant to City Manager; Katrina Cline, Finance Director, and her staff, and Meg Blubaugh, Human Resource Director.

Mayor Brady thanked staff for all of their hard work.

2013 CAFR – PRESENTATION BY AUDITORS (CLIFTON, LIPFORD, HARDISON AND PARKER, LLC OF WARNER ROBINS, GA)

The annual audit was presented by Ken Neil (Auditor) indicating it was completed on June, 2014. Over fifty seven percent of the budget was spent on Public Safety. The Audit for 2013 has been accepted by the State Department of Audits.

ECONOMIC DEVELOPMENT AGREEMENT – REGARDING HEALTHSOUTH REHABILITATION HOSPITAL OF NEWNAN, LLC – E. NEWNAN CROSSING BLVD

The Business Development Director informed Council the Agreement defines the duties of each participating agency, specifically detailing the Project and Savings Schedule. He noted the enforcement of the Agreement is conditional upon the full participation of all interested agencies.

Motion by Councilman Hicks, seconded by Councilman Alexander to approve the Economic Development Agreement regarding HealthSouth Rehabilitation Hospital of Newnan, LLC located at 2101 E. Newnan Blvd, Newnan, Georgia.

MOTION CARRIED. (7 – 0)

REQUEST – APPLICATION TO AMEND THE ZONING ORDINANCE TO PERMIT CLASS III AND/OR CLASS IV ASSISTED LIVING FACILITIES IN GENERAL COMMERCIAL (CGN) DISTRICTS AS A SPECIAL EXCEPTION USE – REFER TO PLANNING COMMISSION FOR REVIEW

Motion by Councilman Alexander, seconded by Councilman Coggin to refer to the Planning Commission for review and recommendation the application to amend the Zoning Ordinance to permit Class III and/or Class IV Assisted Living Facilities in General Commercial Districts as a Special Exception Use.

MOTION CARRIED. (7- 0)

COMMUNITY ACTION FOR IMPROVEMENT, INC. AGREEMENT WITH CITY TO LEASE PORTION OF THE VERONA ROSSER CENTER FOR THEIR HEAD START PROGRAM

The City Manager advised Council the lease agreement was drafted for a one year period with automatic renewals up to three year periods. He has recently learned that CAFI will be competing for the Head Start Program after the end of the year. He recommends making this a one year lease.

Motion by Councilman Alexander, seconded by Councilman Hicks to approve the Community Action for Improvement, Inc. agreement with the City to lease a portion of the Verona Rosser Center located on Pinson Street for their Head Start Program for a one year lease.

MOTION CARRIED. (7 – 0)

CONTRACT - STANLEY SECURITY SYSTEMS – ACCESS CONTROL SYSTEMS FOR THE NEWNAN HOSPITAL REDEVELOPMENT PROJECT

Motion by Councilman Coggin, seconded by Councilman Hicks to approve the contract with Stanley Security Systems for Access Control Systems for the Newnan Hospital Redevelopment Project.

MOTION CARRIED. (7 – 0)

CHANGE ORDER #3 – CONTINUED CONSTRUCTION – INCLUDES A COMPILATION OF SEVERAL ITEMS DUE TO UNFORSEEN CONDITIONS- NEWNAN HOSPITAL REDEVELOPMENT PROJECT

Motion by Councilman Coggin, seconded by Councilman Shell to approve Change Order #3 for continued construction on the Newnan Hospital Redevelopment Project which includes a compilation of several items due to unforeseen conditions.

MOTION CARRIED. (7 – 0)

ORDINANCE – AMEND THE CODE OF ORDINANCE TO IMPLEMENT EXCISE TAX ON HOTELS, PART II OF THE CODE OF ORDINANCES, CHAPTER 82, TAXATION, ARTICLE III; TO PROVIDE FOR SEVERABILITY TO REPEAL CONFLICTING ORDINANCES – FIRST READING

Motion by Councilman Hicks, seconded by Councilman Alexander to adopt an ordinance to amend the Code of Ordinances to implement excise tax on Hotels, Part II of the Code of Ordinances , Chapter 82, Taxation, Article III; to Provide for Severability; to Repeal Conflicting Ordinances; and for Other Purposes.

MOTION CARRIED. (7 – 0)

ORDINANCE – GOVERNING AUTHORITY OF THE CITY OF NEWNAN TO AUTHORIZE THE CITY TO ACCEPT AND ACKNOWLEDGE AN AMENDMENT TO THE LOAN AND SECURITY AGREEMENT DATED AS OF NOVEMBER 1, 2013 (CITY OF NEWNAN FACILITY REDEVELOPMENT PROJECT), BETWEEN THE DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF NEWNAN AND UNITED BANK AND FOR OTHER PURPOSES – FIRST READING

Motion by Councilman Hicks, seconded by Councilman Alexander to adopt an Ordinance of the Governing Authority of the City of Newnan, Georgia to authorize the City to Accept and Acknowledge an Amendment to the Loan and Security Agreement dated as of November 1, 2013 (City of Newnan Facility Redevelopment Project), between the Downtown Development Authority of the City of Newnan and United Bank and for other purposes.

MOTION CARRIED. (7 – 0)

ORDINANCE – IMPOSING TAXES FOR CORPORATE PURPOSES – YEAR 2014 – SECOND READING

Motion by Councilman Coggin, seconded by Councilman DuBose to adopt the Ordinance imposing taxes for corporate purposes for year 2014 on second reading.

MOTION CARRIED. (7 - 0)

PUBLIC HEARING / RESOLUTION – 3 ANNIE STREET SOUTH

Mayor Brady opened a public hearing on the substandard structure located at 3 Annie Street South.

The Code Enforcement Officer informed Council an inspection of the premises was conducted and found the structure to be unsafe and uninhabitable. The cost to bring this structure into compliance by means of repair does exceed 50 percent of the structure's assessed tax value.

Mr. Alvin Williams, owner, presented a six month schedule for repairs and is asking for one hundred eighty (180) days to repair the structure.

Mayor Brady closed the public hearing.

Motion by Councilman Alexander, seconded by Mayor Pro Tem Jenkins to adopt a resolution directing the property owner to either repair or demolish the structure located at 3 Annie Street South within one hundred eighty (180) days.

MOTION CARRIED. (7 – 0)

PUBLIC HEARING/RESOLUTION - 10 FARMER STREET

Mayor Brady opened a public hearing on the substandard structure located at 10 Farmer Street.

The Code Enforcement Officer informed Council an inspection was conducted of the premises and found the structure to be unsafe and uninhabitable. The cost to bring this structure into compliance by means of repair does exceed 50 percent of the structure's assessed tax value. the executor of the property has indicated they are planning to sell the property.

The executor, Jimmy Rogers, stated they are planning to sell the property and would like to request one hundred eighty (180) days.

Mayor Brady closed the public hearing.

Motion by Councilman Alexander, seconded by Councilman DuBose to adopt a resolution directing the property owner to either repair or demolish the structure located at 10 Farmer Street within one hundred eighty (180) days.

MOTION CARRIED. (7 – 0)

PUBLIC HEARING/ RESOLUTION – 10 SECOND STREET

Mayor Brady opened a public hearing on 10 Second Street.

The Code Enforcement Officer informed Council as of July 2, 2014 the City has the right of redemption on this property. However the City has not foreclosed on this right of redemption. As soon as the City forecloses on this property we can move forward.

Mayor Brady closed the public hearing.

The City Attorney advised Council it will take at least sixty days if Council authorizes the foreclosure for right of redemption. The daughter has advised staff they are not interested in redeeming the property.

Motion by Mayor Pro Tem Jenkins, seconded by Councilman Hicks to adopt a resolution directing the property owner to either repair or demolish the structure located at 10 Second Street within ninety (90) days.

MOTION CARRIED. (7 - 0)

Motion by Mayor Pro Tem Jenkins, seconded by Councilman Hicks instructed staff to move forward with foreclosure for right of redemption on the substandard structure located at 10 Second Street.

MOTION CARRIED. (7 – 0)

PUBLIC HEARING/ RESOLUTION – 12 HIGHLAND PARK COURT

Mayor Brady opened a public hearing on 12 Highland Park Court.

The Code Enforcement Officer informed Council Ms. Tanker has requested the public hearing be continued until September 22, 2014. She would like to have time to obtain a contactor and plans to have a schedule of repairs at that time.

Motion by Mayor Pro Tem Jenkins, seconded by Councilman Alexander to continue the public hearing until the September 22, 2014 meeting on 12 Highland Park Court.

MOTION CARRIED. (7 – 0)

PUBLIC HEARING/RESOLUTION – 16 WHEAT STREET

Mayor Brady opened a public hearing on 16 Wheat Street.

The Code Enforcement Officer informed Council an inspection of the structure was conducted and found the structure to be unsafe, open vacant and uninhabitable. The cost to bring this structure into compliance by means of repair does exceed 50 percent of the

structure's assessed tax value. He noted he has not had any contact with the property owners.

Mayor Brady closed the public hearing on 16 Wheat Street.

Motion by Councilman Hicks, seconded by Councilman Coggin to adopt a resolution directing the property owner to either repair or demolish the structure located at 16 Wheat Street within thirty (30) days and instructed staff to contact a skip tracer to locate the owner.

MOTION CARRIED. (7 – 0)

The City tax records shows there are delinquent City taxes. Also all the certified letters have been returned.

CONTINUED 5/27/2014 – REQUEST FOR EXTENSION – 79 SPENCE AVENUE

Mr. Andre Sparks stated the right of redemption period ends on the 30th and has obtained legal assistance. He is requesting an extension to take care of the legal issues.

Motion by Councilman Hicks, seconded by Mayor Pro Tem Jenkins to approve the request for an extension of ninety (90) days for 79 Spence Avenue.

MOTION CARRIED. (7 – 0)

CONTINUE RESOLUTION – 121 PINSON STREET

Mr. Marcus Beasley, owner, 121 Pinson Street, indicated he plans to repair the structure and is requesting one hundred eighty (180) days.

Motion by Councilman Alexander, seconded by Mayor Pro Tem Jenkins to adopt a resolution instructing the owner to repair or demolish the structure located at 121 Pinson Street within one hundred eighty (180) days with thirty day reports.

MOTION CARRIED. (7 – 0)

REQUEST – HOLD ANNUAL MARCH OF DIMES WALK – SATURDAY APRIL 25, 2015

Motion by Mayor Pro Tem Jenkins, seconded by Councilman Hicks to approve the request for the Annual March of Dimes Walk on Saturday, April 25, 2015 following the same route used annually.

MOTION CARRIED. (7 – 0)

**REQUEST – ELM STREET ELEMENTARY PTO – “ FUN RUN” – SATURDAY,
NOVEMBER 8, 2014 – ROUTE NEAR THE SCHOOL**

Motion by Mayor Pro Tem Jenkins, seconded by Councilman Hicks to approve the request from Elm Street Elementary PTO to have a “Fun Run” on Saturday November 8, 2014 on a specific route near the school.

MOTION CARRIED. (7 – 0)

**REQUEST – COWETA PREGNANCY TO HOLD “ANNUAL WALK” – SATURDAY,
OCTOBER 18, 2014 ON PROPOSED ROUTE**

Motion by Councilman Alexander, seconded by Mayor Pro Tem Jenkins to approve the request from Coweta Pregnancy to hold “Annual Walk” on Saturday, October 18, 2014 on their proposed route.

MOTION CARRIED. (7 – 0)

**REQUEST – SOUTHCREST BANK – HOLD EVENT – SOUTH COURT SQUARE
UTILIZING TWO PARKING SPACES IN FRONT OF THEIR OFFICE AT 34 SOUTH
COURT SQUARE**

Motion by Councilman Coggin, seconded by Councilman Alexander to approve the request by SouthCrest Bank to hold an event on the South Court Square utilizing two parking spaces in front of their office at 34 South Court Square on September 11, 2014.

MOTION CARRIED. (7 – 0)

COUNCIL’S REMARKS

Councilman Coggin expressed his appreciation for Coweta County Commission’s recent decision to stop levying taxes on fire district one.

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 matters 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

Motion by Councilman Alexander, seconded by Councilman Hicks to adjourn the executive session back into regular session at 7:34 p.m.

MOTION CARRIED. (7 - 0)

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 DuBose, seconded by Mayor Pro Tem Jenkins to adjourn the Council meeting at 7:35 p.m.

MOTION CARRIED. (7 - 0)

Della Hill, City Clerk

Keith Brady, Mayor