

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, December 15, 2015 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: Clayton Hicks; Cynthia E. Jenkins; Dustin Koritko; Rhodes Shell; Ray DuBose; George Alexander and Robert Coggin. City Manager, Cleatus Phillips; City Clerk, Della Hill; City Planner, Dean Smith; Public Works Director, Michael Klahr; Code Enforcement Officer, Shane Pridgen; City Attorney, Brad Sears and Police Chief, Douglas (Buster) Meadows.

MINUTES – REGULAR COUNCIL MEETING – NOVEMBER 24, 2015

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

MOTION CARRIED. (8– 0)

NEWNAN YOUTH COUNCIL

Miki Patel	10 th Grade	Heritage
Hamp Carter	11 th Grade	Heritage
Jasmine Smith	10 th Grade	Newnan
Tanderia Bellamy	10 th Grade	Newnan

APPOINTMENT – NEWNAN YOUTH ACTIVITIES COMMISSION

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

APPOINTMENT – URBAN REDEVELOPMENT AGENCY

Mayor Brady asked the City Manager to place Councilman Hicks' appointments to the Urban Redevelopment Agency on the agenda for the next meeting.

APPOINTMENT – PARKS COMMISSION

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

REPORT – 2015 PARKS COMMISSION

The City Landscape Architect/Arborist presented the plans and recommendations for the forthcoming year. The Commission watched the completion of the project at Ray Park, which opened to rave reviews. They worked closely on the conceptual master plan for fitness trails at the Newnan Centre and a possible Dog Park on some recently purchased property adjacent to First Avenue Park. Rest room facilities were constructed at Greenville Street Park, First Avenue Park, Ray Park and Lynch Park. The commission has four recommendations for the forthcoming year they are:

- 1) Continue to observe and take notes of the overall condition and appearance of the parks, both developed and undeveloped in the City.
- 2) Proceed with the Final Design and Construction of the Fitness Trails at the Newnan Centre. This was put on hold while the Newnan Centre Roundabout was being designed and constructed. Funding for this project would come from Impact Fees.
- 3) Proceed with the Site Work for the Expansion of First Avenue Park however the adjacent tract is currently a large drainage area that would be piped and filled in. We have been informed recently that this tract of land may be considered State waters, which may limit the area. If that area is rendered un-usable as a dog park, a different tract of land would be needed for a dog park.
- 4) Continue to search for land for a large East Side Community Park.

PUBLIC HEARING/ALCOHOL BEVERAGE LICENSE – TRANSFER LICENSEE – O’CHARLEY’S

Mayor Brady opened a public hearing on the application for a Retail On Premise (Pouring) Sales Distilled Spirits, Malt Beverages and Wine License for a transfer of Licensee from: Todd Casale to: Chadwick T. Coghlan for O’Charley’s #283 located at 545 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 Coggin, seconded by Councilman Hicks to approve the application for a Retail On Premise (Pouring) Sales of Distilled Spirits and Malt Beverages and Wine License for transfer of Licensee from: Todd Casale to: Chadwick T. Coghlan for O’Charley’s #283 located at 545 Bullsboro Drive.

MOTION CARRIED. (8 – 0)

PUBLIC HEARING/ALCOHOL BEVERAGE LICENSE – TRANSFER LICENSEE
GRAND CAFÉ, LLC D/B/A JOE’S BAR & GRILL

Mayor Brady opened a public hearing on the application for a Retail On Premise (Pouring) Sales Distilled Spirits, Malt Beverages and Wine License for transfer of Licensee from: Nour Raba to: Jessica Hohajj for Grand Café, LLC d/b/a Joe’s Bar & Grill located at 1329 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 Coggin, seconded by Councilman Hicks to approve the application for a Retail On Premise (Pouring) Sales Distilled Spirits and Malt Beverages and Wine License for transfer of Licensee from: Nour Raba to: Jessica Hohajj for Grand Café, LLC d/b/a Joe’s Bar and Grill located at 1329 Bullsboro Drive.

MOTION CARRIED. (8 – 0)

PUBLIC HEARING/ALCOHOL BEVERAGE – TRANSFER LICENSEE – AYAAN
COMMERCIAL, LLC D/B/A TEXACO FOOD MART

Mayor Brady opened a public hearing on the Retail Off Premise (Package) Sales of Malt Beverages and Wine License for transfer of Licensee from: Pavan Jaidi to: Parvez Jiwani for Ayaan Commercial, LLC d/b/a Texaco Food Mart located at 114 Temple Avenue.

A representative of Texaco Food Mart 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 has been received and everything was in order.

Motion by Councilman Coggin, seconded by Councilman DuBose to approve the application for Retail Off Premise (Package) Sales of Malt Beverages and Wine License for transfer of Licensee from: Pavan Jaidi to; Parvez Jiwani for Ayaan Commercial, LLC d/b/a Texaco Food Mart located at 114 Temple Avenue.

MOTION CARRIED. (8 – 0)

PUBLIC HEARING/ALCOHOL BEVERAGE LICENSE – TRANSFER OF LICENSE REPRESENTATIVE – NEWK’S EXPRESS CAFÉ

Mayor Brady opened a public hearing on the Retail On Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine License for transfer of License Representative from: Hee Chul Moon to: Anthony Bazzel for Newk’s Express Café located at 368 Newnan Crossing Bypass.

A representative of Newks’s Express Café 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 has been received and everything was in order.

Motion by Councilman Coggin, 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: Hee Chui Moon to; Anthony Bazzel for Newk’s Express Café located at 368 Newnan Crossing Bypass.

MOTION CARRIED. (8 – 0)

PUBLIC HEARING - SPECIAL PERMITTED LOCATION – NEWNAN COWETA HISTORICAL SOCIETY- THE TRAIN DEPOT AND NEWNAN COWETA HISTORICAL SOCIETY, INC., MCRITCHIE HOLLIS FURNISHINGS MUSEUM

Mayor Brady opened a public hearing on the applications for the Alcohol Special Permitted Location License for Newnan Coweta Historical Society which alcoholic beverages are to be served for owner/applicant to transfer from: Elizabeth F. Harwell to: Jeff Bishop for The Train Depot located at 60 East Broad Street and the Newnan Coweta Historical Society, Inc., McRitchie Hollis Furnishings Museum located at 74 Jackson Street.

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 Hicks to approve the applications for the Special Permitted Location License for Newnan Coweta Historical Society for The Train Depot located at 60 East Broad Street and Newnan Coweta Historical Society, McRitchie Hollis Furnishing Museum located at 74 Jackson Street.

MOTION CARRIED. (8 – 0)

RESOLUTION – CHANGE AND CANCEL CERTAIN SCHEDULED COUNCIL MEETINGS – CALENDAR 2016

Motion by Councilman DuBose, seconded by Councilman Alexander to adopt the resolution to change and cancel certain scheduled Council meetings for Calendar year 2016.

MOTION CARRIED. (8 – 0)

NEWNAN UTILITIES – APPROVAL TO ACCEPT GMH PROPERTIES, LLC DONATION

Motion by Councilman Alexander, seconded by Councilman Hicks to approve the request by Newnan Utilities to accept GMH Properties, LLC donation of undeveloped 0.464 acre lot at end of Pinelea Drive in unincorporated Coweta County that joins other property owned by the City and operated as a part of the City's watershed.

MOTION CARRIED. (8 – 0)

REQUEST – NEWNAN UTILITIES – MEAG POWER SALE OF EXCESS RESERVE CAPACITY TO CITY OF NEWNAN ON BEHALF OF THE CITY OF MARIETTA, CITY OF EAST POINT, CITY OF ADEL, AND FITZGERALD WATER, LIGHT, AND BOND COMMISSION

Motion by Councilman Koritko, seconded by Councilman Hicks to approve the request by Newnan Utilities for MEAG Power to sale excess reserve capacity to the City of Newnan on behalf of the City of Marietta, City of East Point, City of Adel, and Fitzgerald Water , Light, and Bond Commission.

MOTION CARRIED. (8 – 0)

BID – CITY HALL VEHICLE

The City Manager informed Council only one proposal was received for the City Hall vehicle by Auto Nation Chevrolet Northpoint in the amount of \$35,700. Staff recommends that Council rejects the bid of the Chevrolet Volt from Auto Nation Chevrolet Northpoint based on over budgeted cost.

Motion by Councilman Alexander, seconded by Mayor Pro Tem Jenkins to approve the recommendation by staff to reject the bid for the Chevrolet Volt from Auto Nation Chevrolet Northpoint for the amount of \$35,700 based on over budgeted cost.

MOTION CARRIED. (8 – 0)

**BID – AUDIO/VIDEO SOLUTION – COUNCIL CHAMBERS AND CITY HALL
CONFERENCE ROOM**

The Information Technology Director informed Council three bids were received for the Audio/Video project. Staff is recommending DB Audio and Video at \$46,795.15. Each bid has similar equipment and hardware.

The City Manager is seeking authorization to enter into an agreement with DB Audio to work out a layout with options to be presented at an upcoming Council meeting.

Motion by Mayor Pro Tem Jenkins, seconded by Councilman Alexander to approve the recommendation by staff to enter into an agreement with DB Audio and Video to provide a plan with options available with a layout to be presented to Council at an upcoming meeting.

MOTION CARRIED. (8 – 0)

**BID – STATE ROUTE 34 AT INTERSTATE 85 INTERCHANGE - LANDSCAPE
ENHANCEMENT PROJECT**

The Landscape Architect/Arborist informed Council the City received notification that they had been awarded a \$50,000 Georgia Transportation Enhancement Grant from the Georgia Department of Transportation. In November 2015 the City sent out invitations to bid to qualified landscape contractors for the landscape construction for the State Route 34 @ Interstate Interchange Landscape Enhancement Project. Staff is recommending the City award the landscape construction contract to the low bidder, Estes Landscape Design, Inc. for \$51,235. The City of Newnan would be providing approximately \$55,000 for the purchase and procurement of various trees, shrubs, grasses, pinestraw, mulch, and traffic control as part of this project from the General Fund.

Motion by Councilman Hicks, seconded by Councilman Coggin to award the landscape construction contract for the State Route 34 @ Interstate 85 Interchange Landscape Enhancement Project to the low bidder, Estes Landscape Design Inc. for \$51,235 and the City will be providing \$55,000 for the purchase and procurement of various trees, shrubs grasses, pinestraw, mulch and traffic control as part of this project.

MOTION CARRIED. (8 – 0)

**REQUEST – CHANGE ORDERS #5, #6 AND #7 JEFFERSON/JACKSON STREET
CORRIDOR IMPROVEMENT PROJECT**

Motion by Councilman Alexander, seconded by Councilman Coggin to approve change orders #5, #6 and #7 on the Jefferson/Jackson Street Corridor Improvement Project with an updated contract price of \$875,287.75

MOTION CARRIED. (8 – 0)

REVIEW – USE OF THE VERONA ROSSER CENTER

The City Manager informed Council during November we received requests from two separate entities to utilize a portion of the Verona Rosser Center for their operations. Staff was requested to study the issue and to provide a recommendation back to Council. After visiting the Childcare Network offices and facilities staff isn't convinced that either operation is the best fit for the additional space in the Rosser Center. Childcare Network has stated they only desire a temporary space to start-up their Head Start program and are not willing to commit to any long-term obligations. It appears that Little People Learning Center may encounter a difficult time expanding their operations considering the initial review of data. They have been a stable operator for more than 30 years in this location but still are far from their current capacity. Staff would not oppose a remodel of their current space and development of a new lease agreement to keep them in the Rosser Center. Staff believes that more conversation is needed between the City and the community to determine the best use of the vacant space.

Motion by Mayor Pro Tem Jenkins, seconded by Councilman Alexander to deny the previous request from Little People Learning Center to expand and Childcare Network for temporary use of the Verona Rosser Center and determine the best use of the facility for the community.

MOTION CARRIED. (8 – 0)

SUBSTANDARD STRUCTURE – EXTENSION – 3 ANNIE STREET

Motion by Councilman Coggin, seconded by Councilman Koritko to approve the request for a thirty (30) day extension for the substandard structure located at 3 Annie Street.

MOTION CARRIED. (8 – 0)

SUBSTANDARD STRUCTURE – EXTENSION – 7 LANDERS STREET

The Code Enforcement Officer informed Council the structure has passed a rough inspection. He indicated the owner is in very poor health and is not sure if sixty (60) days will be enough time to complete the repairs needed.

Motion by Councilman Coggin, seconded by Councilman Alexander to continue the extension for 7 Landers Street until the January 12, 2016 Council meeting and instruct the owner or representative to be in attendance with an updated schedule for the repairs.

MOTION CARRIED. (8 – 0)

SUBSTANDARD STRUCTURE – EXTENSION – 7 UPPER MANN STREET

The Code Enforcement Officer informed Council he has not received a schedule of repairs. He has had a rough electrical inspection and there is about 50% more work to be completed. The schedule for the last extension was not met.

The owner of the structure informed Council there has been progress since the last extension. Some of the insulation, plumbing and electrical has been done.

Mayor Brady asked the owner to get with the Code Enforcement Officer to work out a schedule for the repairs to be presented to Council at the next Council meeting.

Motion by Councilman Alexander, seconded by Councilman Hicks to continue the 90 day extension for 7 Upper Mann Street until the next Council meeting, January 12, 2016 instructing the owner to have his work schedule at the meeting.

MOTION CARRIED. (8 – 0)

SUBSTANDARD STRUCTURE - EXTENSION – 11 TUXEDO AVENUE

The Code Enforcement Officer informed Council since the last Council meeting the owner, Irvin Jones passed away. His daughter is now taking care of his affairs. This structure should be completed by the next Council meeting.

Motion by Councilman Coggin, seconded by Mayor Pro Tem Jenkins to continue the extension request until the January 12, 2016 Council meeting for 11 Tuxedo Avenue.

MOTION CARRIED. (8 – 0)

SUBSTANDARD STRUCTURE – EXTENSION – 29 WILCOXEN STREET

The Code Enforcement Officer indicated the owner has provided a work schedule for the repairs for the extension of one hundred eighty (180) days. Progress has been made on the structure.

Motion by Councilman Alexander, seconded by Mayor Pro Tem Jenkins to approve the request for an extension of one hundred eighty (180) days for structure located at 29 Wilcoxen Street.

MOTION CARRIED. (8 – 0)

SUBSTANDARD STRUCTURE – EXTENSION – 67 FAIRMOUNT STREET

Motion by Councilman Alexander, seconded by Mayor Pro Tem Jenkins to approve an extension of sixty (60) days for the structure located at 67 Fairmount Street.

MOTION CARRIED. (8 – 0)

SUBSTANDARD STRUCTURE – EXTENSION – 136 EXT SPRING STREET

The Code Enforcement Officer informed Council he has a work schedule for the repairs for the extension of one hundred eighty (180) days and recommends granting the extension.

Motion by Mayor Pro Tem Jenkins, seconded by Councilman Alexander to approve the request for an extension of one hundred eighty (180) days for the structure located at 136 Ext Spring Street.

MOTION CARRIED. (8 – 0)

SUBSTANDARD STRUCTURE – STATUS REPORTS – VARIOUS STREETS

The Code Enforcement Officer informed Council these properties have been before Council in Public Hearings.

<u>Property</u>	<u>Owner</u>	<u>Status</u>	<u>Resolution Deadline</u>
79 Spence Avenue	Andre Sparks	No progress	05/08/2016
92 Pinson Street	Perry Benson	Unable to enter	02/19/2016
121 Pinson Street	Marcus Beasley	No progress	02/19/2016
286 W. Washington St	Irvin Jones	Progress made	04/24/2016

Accept status reports, no action is required.

UPDATE – NEWNAN-COWETA CHAMBER OF COMMERCE

Ms. Candace Boothby along with several board members from the Newnan Coweta Chamber of Commerce presented an update from the chamber. She thanked the Mayor and Council for all the support and what they do for the citizens and the community.

Mr. Tony Ferguson, Chamber Chair, Georgia Power Company, indicated the Economic Prosperity Council is a group of Community and Business leaders that meet quarterly to discuss issues and ideas that we can all work on for the betterment of the community. During the summer we worked with the following ideas for the 2016 year:

Support for Development of Linear Parks
Implementation of the German Apprenticeship Model

Economic Prosperity Council Strategic Conversations:

Meetings with the city, county and Georgia Department of Transportation
Meetings with Coweta County School system, West Georgia Technical College,
University of West Georgia, Mercer University and Central Education Center.

Mayor Brady thanked the Chamber for the report and the work they do in the Community.

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

Motion by Councilman DuBose, seconded by Councilman Hicks to approve the request by First Baptist Church to close Madison Street to through traffic for the distribution of food from the Mobile Food Pantry on February 26, 2016 from 7:00 am to 1:00 pm.

MOTION CARRIED. (8 – 0)

REQUEST – MINOR “RIGHT-OF-WAY” ENCROACHMENT REGARDING A NEW RESIDENTIAL CONSTRUCTION PROJECT – CORNER OF PERRY AND MADISON STREET

The City Planner informed Council this is a new residential construction project on a vacant lot addressed as 34 Perry Street, located on the corner of Perry and Madison Streets. The request is to allow two sets of steps to encroach in the public right-of-way on Perry Street and for a 4 foot wide balcony on the second floor of the proposed townhomes to extend into the public right-of-way on Perry Street. The Planning Commission approved the Special Exception Use and the Certificate of Appropriateness for this project on December 8, 2015. The Planning Commission requested paving a portion of the alley that goes as an approach off of Madison Street and the City Engineer design storm water runoff and sidewalk designs to match the streetscape project.

Motion by Councilman Alexander, seconded by Mayor Pro Tem Jenkins to approve the “right-of-way” encroachment for two sets of steps regarding new residential construction on the corner of Perry and Madison Streets, balcony on the second floor, paving a portion of the alley and having the City Engineer design storm water runoff and sidewalk designs to match the streetscape project.

MOTION CARRIED. (8 – 0)

OFF AGENDA ITEM

EASEMENT AGREEMENTS – LAND LOTS 12, 21, 22 AND 42 – ATLANTA GAS LIGHT COMPANY – RIGHT OF ENTRY AGREEMENT – CONSTRUCTION PROJECT – NEWNAN UTILITIES PROJECT – REFERS TO ITEM APPROVED SEPTEMBER 8, 2015

Motion by Councilman Alexander, seconded by Councilman DuBose to approve the Easement Agreements for Land Lots 12, 21, 22 and 42 for Right of entry agreement for the Newnan Utilities project for the Atlanta Gas Light Company pipe line project running down the west side of Newnan.

MOTION CARRIED. (8 – 0)

COUNCIL'S REMARKS

Mayor Pro Tem Jenkins stated she and Councilman Alexander have received complaints from residents about a block party this past weekend with streets being closed. This was approved by Council as an off agenda item at the last meeting. The neighbors were not notified of the closing. In the future when we have these request Staff needs to make sure the neighbors are notified and have an opportunity to oppose the request in the future before it is presented to Council.

Councilman Alexander indicated the newly bump-outs on Jackson Street have been hit by four people. He is requesting some kind of reflectors or yellow paint be used in order for them to be seen at night.

The City Manager indicated a week ago someone hit the bump-outs at night and he has instructed staff to place reflectors in the striping leading up to the parking spaces.

ADJOURNMENT

Motion by Councilman Alexander, seconded by Councilman Shell to adjourn the Council meeting at 7:28 pm.

MOTION CARRIED. (8 – 0)

Della Hill, City Clerk

Keith Brady, Mayor