

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday November 11, 2014 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; Dustin Koritko; Robert Coggin; George Alexander and Rhodes Shell. Also present were: City Manager, Cleatus Phillips; City Clerk, Della Hill; 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 – OCTOBER 28, 2014

Motion by Councilman DuBose, seconded by Councilman Hicks to dispense with the reading of the minutes of the Regular Council meeting for October 28, 2014 and adopt them as presented.

MOTION CARRIED. (8 - 0)

APPOINTMENT – NEWNAN YOUTH ACTIVITIES COMMISSION

Motion by Mayor Brady, seconded by Councilman Alexander to appoint Lillie Smith to the Newnan Youth Activities Commission to fill the unexpired three year term which expires April 2016.

MOTION CARRIED. (8 – 0)

RESIGNATION – BETH QUICK – NEWNAN CULTURAL ARTS COMMISSION - TERM TO END JUNE 2016

Motion by Councilman Alexander, seconded by Councilman Hicks to accept with regrets the resignation of Beth Quick from the Newnan Cultural Arts Commission.

MOTION CARRIED. (8 – 0)

CONSIDERATION OF REQUEST – VAST NEWNAN, LLC D/B/A NEWNAN
BEHAVIORAL HEALTH TO JOIN APPEAL OF ADVERSE DECISION ORDERED ON
OCTOBER 16, 2014

This is a request from Vest Newnan, LLC d/b/a Newnan Behavioral Health for the City of Newnan to join an appeal of the adverse decision ordered on October 16, 2014 in the effort to obtain a Certificate of Need for a behavioral health facility in Newnan.

Motion by Councilman Shell, seconded by Mayor Pro Tem Jenkins to approve the request from Vest Newnan, LLC Newnan Behavioral Health for the City of Newnan to join an appeal of the adverse decision ordered on October 16, 2014 in the effort to obtain a Certificate of Need for a behavioral health facility in Newnan with condition of funding by Newnan Hospital.

MOTION CARRIED. (8 – 0)

PUBLIC HEARING – ALCOHOL BEVERAGE LICENSE – PARAMOUNT NEWNAN LLC
D/B/A TOWNPLACE SUITES

Mayor Brady opened a public hearing on the application for a Retail Off Premise (Package) Sales of Malt Beverages and Wine License for Paramount Newnan LLC d/b/a Townplace Suites located at 4001 McIntosh Parkway.

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 Hicks, seconded by Councilman DuBose to approve the application for Retail Off Premise (Package) Sales Malt Beverages and Wine License for Paramount Newnan LLC d/b/a Townplace Suites located at 4001 McIntosh Parkway.

MOTION CARRIED. (8 – 0)

CONSIDERATION OF CONTRACT – FILM PRODUCTION BETWEEN THE NEWNAN
CULTURAL ARTS COMMISSION AND JWH PRODUCTIONS, LLC

Motion by Mayor Pro Tem Jenkins, seconded by Councilman Hicks to approve the contract as presented for Film Production between the Newnan Cultural Arts Commission and JWH Productions, LLC.

MOTION CARRIED. (8 – 0)

SURPLUS PROPERTY DECLARATION AND DISPOSITION – CONSIDER SALE OF 1986 GRUMMAN SNORKEL (FIRE TRUCK) TO MANCHESTER FIRE DEPARTMENT AMOUNT OF \$10.00

Motion by Councilman Alexander, seconded by Councilman Coggin to declare the 1986 Grumman Snorkel (Fire Truck) as surplus and sale to Manchester Fire Department for \$10.00.

MOTION CARRIED. (8 – 0)

SURPLUS PROPERTY DECLARATION AND DISPOSITION

Motion by Councilman Alexander, seconded by Councilman Hicks to declare as surplus the equipment listed on the attached Surplus Property Schedule and grant authorization for the disposal of such.

MOTION CARRIED. (8 – 0)

VEHICLE FOR HIRE – MR. AHMED “ALEX” SHEQERIAT D/B/A MEDI-TRANS

The Police Chief informed Council the applicant has met all requirements for operating a Vehicle for Hire. He will be concentrating on non-emergency medical transports.

Motion by Councilman Coggin, seconded by Councilman Alexander to approve the request by Ahmed “Alex” Sheqeriat d/b/a Medi-Trans for a Vehicle for Hire for non-emergency medical transports licenses in the City of Newnan.

MOTION CARRIED. (8 – 0)

PRESENTATION AND CONSIDERATION OF HISTORIC 1939 MUNICIPAL BUILDING FACILITY ANALYSIS AND RECOMMENDATIONS PLAN

The Business Development Director presented a report by Carter Watkins Associates. The study revealed many important aspects of the existing facility and attempted to develop the most-effective means of preserving and utilizing the Historic Structure and Fire Station while keeping budget aspects in mind. They have suggested four phases: Phase One – Fire Department Improvements and expansion. This is for additional space dedicated to the Fire Department.

Phase Two – Improvements to the Wadsworth Auditorium and Stage. The biggest need for the Auditorium is restroom space.

Phase Three – Arts and Education. This is for much needed Classroom space.

Phase Four – Site Improvements. This is widening driveway along with Parking Structure.

The Preliminary Estimated Phasing Budgets are provided as follows:

Phase One – Fire Station	\$1,314,338.00
Phase Two- Auditorium Improvements	558,484.00

Phase Three – Art and Education	219,505.33
Phase Four - Site Improvements	318,731.93

The total estimated project for Phase One – Four is \$2,737,569.00. The total square footage is 24,730 square feet/1.81 acres.

The Parking Garage as presented in the report is estimated at about \$4,341,163.00. If the Parking Garage were implemented, the total cost of all phases would be \$6,752,224.38. He is asking Council to accept the report and advise Staff how to move forward.

Mayor Brady stated this is a great report. He asked how the cost of each phase was determined.

These numbers are used for budgeting purposes only, noting no contractors were contacted.

Motion by Councilman Hicks, seconded by Mayor Pro Tem Jenkins to accept the report on the Historic 1939 Municipal Building Facility analysis.

MOTION CARRIED. (8 - 0)

Mayor Brady instructed staff to look into getting an estimate on Phase One, remodeling for the Fire Department upgrade and Phase Two Improvements for Wadsworth Auditorium which includes additional restrooms.

ORDINANCE – SECOND AND FINAL READING - TO AMEND THE ZONING MAP FOR PROPERTY LOCATED IN LAND LOT 75 OF THE 5TH LAND DISTRICT LOCATED AT 176 MILLARD FARMER INDUSTRIAL BOULEVARD, CONTAINING 1.17± ACRES IN THE CITY OF NEWNAN, GEORGIA

Mayor Brady turned the meeting over to Mayor Pro Tem Jenkins indicating his real estate company has a relationship with property owner.

Motion by Councilman Hicks, seconded by Councilman Alexander to adopt an Ordinance on second and final reading to amend the Zoning Map for property located in Land Lot 75 of the 5th Land District located at 176 Millard Farmer Industrial Boulevard, containing 1.17± acres with two conditions:

The Building would meet the QDC overlay requirements.

Staff would review the elevations to ensure they would be compatible with the surrounding neighborhood.

Recuse: Mayor Brady.

MOTION CARRIED. (7 – 0 - 1)

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

SCHEDULE PUBLIC HEARING – 6 CRIT ALLEY

The Code Enforcement Officer informed Council an inspection was conducted on October 21, 2014 and found the structure located at 6 Crit Alley to be unsafe and unfit for human occupancy. He is requesting permission to schedule a public hearing for January 27, 2015 on the unsafe structure.

Motion by Councilman Coggin, seconded by Councilman Alexander to approve the request by staff and schedule a public hearing for the substandard structure located at 6 Crit Alley for January 27, 2015.

MOTION CARRIED. (8 – 0)

SCHEDULE PUBLIC HEARING – 136 SPRING STREET EXT

The Code Enforcement Officer informed Council an inspection was conducted on October 6, 2014 and the property has been deemed unsafe. He is requesting permission to schedule a public hearing for January 27, 2015.

Motion by Councilman Coggin, seconded by Councilman Alexander to approve the request by staff and schedule a public hearing for the substandard structure located at 136 Spring Street Ext for January 27, 2015.

MOTION CARRIED. (8 – 0)

SUBSTANDARD HOUSING STATUS REPORTS – 3 ANNIE STREET, 4 DEWEY STREET, 4 WELCH STREET, 7 LANDERS STREET, 7 UPPER MANN STREET, 10 FARMER STREET, 11 TUXEDO AVENUE, 20 DIXON STREET, 67 FAIRMOUNT DRIVE, AND 121 PINSON STREET

The Code Enforcement Officer indicated the following have been before Council and a public hearing was held.

<u>Property</u>	<u>Owner</u>	<u>Status</u>	<u>Resolution Deadline</u>
3 Annie St	Alvin Williams	No progress	Feb 22, 2015
4 Dewey St	Dean Riede	Attempting Sale	Jan 26, 2015
4 Welch St	Tynisha Adufo	No progress	March 15, 2015
7 Landers St	David Thompson	Continuing Repairs	March 8, 2015
7 Upper Mann St	Donald Smith	No progress	Dec 16, 2014
10 Farmer St	Jimmy Rogers	Attempting Sale	Feb 22, 2015
11 Tuxedo Ave	Irvin Jones	No progress	Feb 22, 2015
20 Dixon St	Woodie Wood	Repairs continuing	Dec 14, 2014
67 Fairmount Dr	Milo Rachel	Request Extension	Oct 14, 2014
121 Pinson ST	Marcus Beasley	Foreclosing on Right of redemption	Feb 22, 2015

Motion by Councilman Alexander, seconded by Councilman Coggin to approve the request for an extension on the substandard structure located at 67 Fairmount Drive for one hundred eighty (180) days to complete repairs. The property owner has provided a schedule of repairs on the structure.

MOTION CARRIED. (8 – 0)

The Code Enforcement Officer is requesting Council's approval to accept status reports, no further action is required.

SUBSTANDARD STRUCTURE – ON BEHALF OF FAITH OUTREACH MINISTRIES TO SPEAK ABOUT ACTION ON PROPERTY - 68 SAVANNAH STREET

Ms. Cherie Robinson is requesting a one hundred twenty day extension to complete the repairs and bring the structure up to code at 68 Savannah Street.

Motion by Councilman Coggin, seconded by Mayor Pro Tem Jenkins Councilman to approve an extension of one hundred twenty (120) days to repair the structure located at 68 Savannah Street.

MOTION CARRIED. (8 – 0)

REQUEST – ANNUAL NEWNAN HIGH SCHOOL STUDENT-VET CONNECT VETERANS RELIEF FUND 5K AND 1 MILE FUN RUN

Motion by Councilman Coggin, seconded by Councilman Hicks to approve the request for Newnan High School Student-Vet Connect Veterans Relief Fun 5K and 1Mile Fun Run, May 16, 2015 beginning at Newnan High School and ending at Veterans Memorial Park.

MOTION CARRIED. (8 – 0)

AUTHORIZATION – RELEASE PROPOSALS (RFP's) FOR GRANT WRITING/ADMINISTRATION AND ENGINEERING SERVICES – HOWARD WARNER PROJECT

The Planning Director informed Council the CDBG grant application deadline is quickly approaching and given the amount of time associated with the RFP process and the preparation of the application, Staff is concerned that if we do not move forward with releasing the RFP's the City will not be able to meet the submittal deadline. Staff is asking Council's authorization to proceed with seeking the RFP's while we await execution of the second MOU.

Motion by Councilman Coggin, seconded by Mayor Pro Tem Jenkins to authorize staff to seek RFP's for grant writing and preliminary engineering associated with the Howard Warner Recreation/Community Center Project.

MOTION CARRIED. (8 – 0)

COUNCIL'S REMARKS

Councilman Alexander congratulated Deputy Chief Riggs, who was honored as Coweta Veteran of the year 2014.

ADJOURNMENT

Motion by Councilman Coggin, seconded by Councilman Alexander to adjourn the Council meeting at 3:00 p.m.

MOTION CARRIED. (8 – 0)

Della Hill, City Clerk

Keith Brady, Mayor