

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, May 13, 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; George Alexander; Dustin Koritko and Robert Coggin. Council member absent: Rhodes Shell. Also present were: City Manager, Cleatus Phillips; City Clerk, Della Hill; Public Works Director, Michael Klahr; Planning Director, Tracy Dunnavant; City Attorney, Brad Sears and Police Chief Douglas "Buster" Meadows.

MINUTES – REGULAR COUNCIL MEETING – APRIL 22, 2014

Motion by Councilman DuBose, seconded by Councilman Alexander to dispense with the reading of the minutes of the Regular Council meeting for April 22, 2014 and adopt them as presented.

MOTION CARRIED. (7 - 0)

RESIGNATION – NEWNAN YOUTH COMMITTEE – KIM WISE

Motion by Mayor Pro Tem Jenkins, seconded by Councilman Alexander to accept with regrets the resignation of Kim Wise from the Newnan Youth Committee.

MOTION CARRIED. (7 – 0)

APPOINTMENTS –NEWNAN YOUTH ACTIVITIES COMMITTEE – 3 YEAR TERM

Mayor Brady asked the City Manager to place the two appointments to the Newnan Youth Activities Committee on the agenda for the next meeting.

APPOINTMENTS –URBAN REDEVELOPMENT AGENCY

Motion by Mayor Brady seconded by Councilman Alexander to re-appoint Jackie Binion to the Urban Redevelopment Agency for another three year term.

MOTION CARRIED. (7 – 0)

REQUEST – BOYS AND GIRLS CLUB – CLOSE WESLEY STREET (BY GYM)

Motion by Mayor Pro Tem Jenkins, seconded by Councilman Alexander to approve the request by Boys and Girls Club to close the corner where gym is on Wesley Street from 3:55 pm until 7:00 pm on May 20, 2014 for the school year bash.

MOTION CARRIED. (7 – 0)

RESIGNATION – NEWNAN YOUTH ACTIVITY COMMISSION – JEROME KIRKLAND

Motion by Mayor Pro Tem Jenkins, seconded by Councilman Alexander to accept with regrets the resignation of Jerome Kirkland from the Newnan Youth Activities Commission.

MOTION CARRIED. (7 – 0)

APPOINTMENT – NEWNAN YOUTH ACTIVITIES COMMITTEE

Motion by Mayor Pro Tem Jenkins, seconded by Councilman Alexander to appoint Dr. Charles Cheney to the Newnan Youth Activities Committee to fill the unexpired term of Jerome Kirkland.

MOTION CARRIED. (7 – 0)

ELECTION OF GMA'S DISTRICT 4 OFFICERS FOR 2014 – 2015

Motion by Councilman Coggin, seconded by Councilman Hicks to sign and submit the ballot in favor of those who have been nominated by the current officers for the election of GMA's District Four (4) Officers for 2014 – 2015 as presented.

MOTION CARRIED. (7 – 0)

CHANGE COUNCIL MEETING DATE TIME – JUNE

Motion by Mayor Pro Tem Jenkins, seconded by Councilman Alexander to change the meeting time from 6:30 pm until 9:00 am for the Council meeting scheduled for June 19th.

MOTION CARRIED. (7 - 0)

BID – NEWNAN HOSPITAL REDEVELOPMENT PROJECT – COMMISSIONING SERVICES: TESTING OF ALL SYSTEMS TO INCLUDE HVAC, PLUMBING, ELECTRICAL FIRE ALARM SYSTEMS, SECURITY AND COMMUNICATIONS

The City Manager informed Council this is a service that we must provide for Commissioning Services for the Newnan Hospital Redevelopment Project. After reviewing qualifications, Staff recommends approval of Heery International, Inc. in the amount of \$76,100.

Motion by Councilman Alexander, seconded by Councilman Coggin to accept the recommendation by staff and award the bid to Heery International, Inc. in the amount of \$76,100 for the Commissioning Services for Newnan Hospital Redevelopment Project for the testing of all systems.

MOTION CARRIED. (7 – 0)

BID – SIDEWALK IMPROVEMENTS 2014

The Public Works Director/City Engineer indicated the three bids with the lowest fees were reviewed by the design consultant. The low bid submitted by Construction57 for \$318,224.50 was found to be responsive. The sidewalks on the list are St Clair, East Washington, First Avenue and Roscoe Road.

Motion by Councilman Coggin, seconded by Councilman Alexander to award the bid to the lowest bidder, Construction57 for \$318,224.50 for construction of sidewalks on St Clair, E Washington, Farmer St; and Roscoe Road with funding taken from SPLOST 2007.

MOTION CARRIED. (7 – 0)

The City Manager indicated there are ten (10) outstanding easements on the sidewalk improvement project. Staff has discussed the possibility of moving the sidewalks out further into the right-of-way or maybe come back to Council for condemnation.

REZONING -.0981 ± ACRES FROM RS-15 (SUBURBAN SINGLE FAMILY RESIDENTIAL DWELLING DISTRICT) – MEDIUM DENSITY TO OI-1 (LOW DENSITY – OFFICE AND INSTITUTIONAL DISTRICT) – BEFORE THE PLANNING COMMISSION FOR CONSIDERATION AND RECOMMENDATION – INFORMATION ONLY

This rezoning request is before the Planning Commission for consideration and recommendation.

FIRST AMENDMENT – HOSPITAL REDEVELOPMENT AND PURCHASE AGREEMENT REGARDING SPECIFIC MODIFICATIONS

This is a request for the First Amendment to the Hospital Redevelopment and Purchase Agreement regarding the modification of the following items;

- Section 10.1 "Closing Date";
- Exhibit B, Project Schedule, Section 1(e) "Final Milestone";
- Exhibit C, Contingencies, the last sentence of Section 3;
- Exhibit C, Contingencies, Section 4 of the Agreement

Motion by Councilman Coggin, seconded by Councilman Alexander to approve the First Amendment to the Hospital Redevelopment and Purchase Agreement regarding specific modifications listed above.

MOTION CARRIED. (7 – 0)

PRESENTATION – TRANSIT NEEDS AND FEASIBILITY STUDY ASSOCIATED WITH THE COWETA COUNTY JOINT COMPREHENSIVE TRANSPORTATION PLAN (CTP)

Mr. Tavoires Edwards indicated a lot of the recommendations involve the City through routes and future funding, the Commission wanted to make sure Council was given the opportunity to hear from the consultants prior to agreeing to the partnership. Coweta County Transit Dial-A-Ride is an intra-county, door-to-door demand response service, while the GRTA Xpress is a commuter bus service to Downtown/Midtown Atlanta operated by the Georgia Regional Transportation Authority. Their recommendations are to improve transit mobility in three areas- expand services, new services and service coordination.

Mr. Rod Wilburn stated they are recommending some changes. We are looking at a time frame of 10 to 15 years for these services to come into play. We want to expand the services we currently have, add new services and we are always looking for ways to better coordinate the services. He presented a report on the costs and funding of operations. The operating part will be a 50/50 split.

Mayor Brady asked about the funding source from Coweta County and where does that money come from.

Mr. Edwards indicated the funding is in the general fund.

Mayor Brady along with Council members are in support of being part of the committee however the report does not address the funding. As long as the money comes out of Coweta County general fund they will not be in favor because the tax payer, those are resident of the City of Newnan, pay County taxes every year. He will never be in favor of using City money because it will be double taxing. Also with federal government funding, if they decide to cut the budget then we are left holding the bag. He supports the idea but does not agree with the findings because of funding.

Motion by Mayor Pro Tem Jenkins, seconded by Councilman Alexander to approve the request to participate in the committee and to work with County to prepare committee structure and report to Council for appointments.

MOTION CARRIED. (7 – 0)

SUBSTANDARD HOUSING – SCHEDULE PUBLIC HEARING – 9 MAPLE DRIVE

The Code Enforcement Officer is seeking approval to schedule a public hearing for the substandard structure located at 9 Maple Drive for July 22, 2014.

Motion by Councilman Alexander, seconded by Councilman DuBose to approve the request to schedule a public hearing for the substandard structure located at 9 Maple Drive for July 22, 2014.

MOTION CARRIED. (7 – 0)

SUBSTANDARD HOUSING – SCHEDULE PUBLIC HEARING – 94 BELK ROAD

The Code Enforcement Officer is seeking approval to schedule a public hearing for the substandard structure located at 94 Belk Road for July 22, 2014.

Motion by Councilman Alexander, seconded by Councilman Hicks to approve the request to schedule a public hearing for the substandard structure located at 94 Belk Road for July 22, 2014.

MOTION CARRIED. (7 – 0)

CONTINUE – 125 LAGRANGE STREET – RESOLUTION

The Code Enforcement Officer stated he was not granted permission to enter the structure for an inspection. The cost analysis report was generated using RSMeans cost estimating software, a company that has been developing construction estimating costs for more than 70 years. The Building Department has determined that the cost to repair the structure does exceed 50% of the assessed value of the structure. Staff is requesting Council's approval to adopt a resolution directing the property owner to either repair or demolish the structure within thirty (30) days.

Motion by Councilman Alexander, seconded by Councilman Alexander to adopt a resolution directing the property owner to either repair or demolish the structure within thirty (30) days.

MOTION CARRIED. (7 – 0)

SUBSTANDARD HOUSING STATUS REPORTS – 7 UPPER MANN STREET, 48 FAIR STREET, 7 LANDERS STREET AND 20 DIXON STREET

The Code Enforcement Officer presented the status reports on the above properties that have been before Council in Public Hearing.

<u>Property</u>	<u>Owner</u>	<u>Status</u>	<u>Resolution Deadline</u>
7 Upper Mann St	Donald Smith	Progress made	12/23/2013
48 Fair Street	Bill Fike	Progress made	05/13/2014
7 Landers Street	David Thompson	No Progress	04/25/2012
20 Dixon Street	Woodie Wood	Progress made	06/19/2014

REPORT – 48 FAIR STREET

The Code Enforcement Officer stated Mr. Fike needs electricity. In order to do this, he has to have an electrician pull a permit.

Mr. Fike informed Council an electrical contractor is scheduled to pull permits on Thursday.

Mayor Brady would like Council to consider an extension of 90 days with conditions if the electrical problem is not resolved in ten (10) days the 90 day extension be revoked.

Motion by Mayor Pro Tem Jenkins, seconded by Councilman Hicks to approve a ninety (90) day extension on 48 Fair Street instructing the owner to have the electrical completed within ten (10) days or the ninety (90) day extension will be revoked.

MOTION CARRIED. (7 – 0)

REPORT – 7 LANDERS STREET

The Code Enforcement Officer stated it appears staff has been working with the owner of 7 Landers Street to get this structure repaired. Several months ago the owners asked for an extension to repair the structure; however as of this date no permits have been issued.

The City Manager stated this came before Council about two months ago when a notice was given to the property owners that City was going to execute the resolution. At that time the owners came before Council requesting additional time to complete the repairs. Since that time no permits have been issued and there has been no contact.

Motion by Councilman Coggin, seconded by Councilman Hicks to instruct the owners to repair or demolish the structure located at 7 Landers Street within thirty (30) days.

MOTION CARRIED. (7 - 0)

REPORT – LIVABLE CENTERS INITIATIVE (LCI) STUDY UPDATE

Mr. Matt Cherpy stated the LCI Study has been an eight-month planning effort aimed at creating strategies for enhancing the City's well-established Downtown, revitalizing its historic downtown and the neighborhoods to its east, redeveloping underutilized land around the Downtown and better connecting it to future destinations. The process itself was led by a team of urban designers, market analysts and transportation engineers, guided by a local Core Team of community leaders that included dozens of stakeholder. As a part of the study, four public workshops were held and an on-line survey was developed in order to obtain public input. The resulting plan is meant to be used as a tool for City leaders for the growth in Newnan, including recommendations for land use, economic development and transportation improvements. The consultants are seeking final adoption at the City Council meeting in June.

**REQUEST – BY FRIENDS OF CHATTAHOOCHEE BEND PARK AND PADDLE
GEORGIA – HOLD “RIVERFEST”**

Motion by Councilman Hicks, seconded by Councilman Alexander to approve the request by The Friends of Chattahoochee Bend State Park and Paddle Georgia with the support of Main Street Newnan to hold “Riverfest” on Wednesday June 25, 2014 which will include:

- Closing South Court Square 1:00 pm – 12:00 am – June 25th
- Erect 30' x 60' x 3' portable pool for demonstrations & events
- DJ announcement space on the sidewalks along South Court Square
- Signage and presentation areas on interior sections of Courthouse Square
- Access to electrical power for event purposes
- Block 5 parking spaces along exterior portion of North Court Square for bus Drop-off (Paddle Georgia shuttle buses beginning at 4:30 pm)

MOTION CARRIED. (7 – 0)

**REQUEST – BROWN/MILLSSESQUICENTENNIAL/HOSPITAL TOWN REENACTMENT
EVENT – CHURCH HISTORY BOOTHS ON THE SQUARE**

Motion by Councilman Alexander, seconded by Councilman Hicks to approve the request by Browns Mill/Sesquicentennial/Hospital Town Reenactment Event to use the Square to showcase histories of early churches of 1826-1880 on Saturday July 19, 2014 from set up at 9:00 am and to take down/clean up by 3:00 pm.

MOTION CARRIED. (7 – 0)

ADJOURNMENT

Motion by Councilman Coggin, seconded by Councilman Alexander to adjourn the Council meeting at 3:45 p.m.

MOTION CARRIED. (7 – 0)

Della Hill, City Clerk

Keith Brady, Mayor