

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, July 22, 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; Dustin Koritko; George Alexander; Robert Coggin and Rhodes Shell. Also present were: City Manager, Cleatus Phillips; City Clerk, Della Hill; Public Works Director, Michael Klahr; Planning Director, Tracy Dunnivant; Code Enforcement Officer, Shane Pridgen; City Attorney, Brad Sears and Police Chief Douglas "Buster" Meadows.

**MINUTES – REGULAR COUNCIL MEETING – JULY 8, 2014**

Motion by Councilman Coggin, seconded by Councilman Alexander to dispense with the reading of the minutes of the Regular Council meeting for July 8, 2014 and adopt them as presented.

**MOTION CARRIED. (8 - 0)**

**APPOINTMENT – INDIGENT DEFENSE ATTORNEY**

The City Manager stated RFQ was sent out and two applications were received. Attorney George Rosenzweig interviewed the two applicants for the position of Public Defender in the Newnan Municipal Court. While both applicants are qualified, he recommends David Taylor for the position because of his qualifications.

Motion by Councilman Alexander, seconded by Councilman Hicks to appoint David Taylor for the position of Indigent Defense Council for Newnan Municipal Court.

**MOTION CARRIED. (8 - 0)**

**BOY SCOUT**

Mayor Brady welcomed a member of Troop 41 First United Methodist Church, Newnan. He is working on his Citizenship and Communication Badge on his road to Eagle.

**APPOINTMENT - NEWNAN DEVELOPMENT AUTHORITY – 4 YEAR UNEXPIRED  
TERM TO END OCTOBER 27, 2017**

Motion by Councilman Coggin, seconded by Councilman Alexander to appoint Jim Markel to the Newnan Development Authority for a four year unexpired term to end October 27, 2017.

**MOTION CARRIED. (8 – 0)**

**APPOINTMENT – URBAN REDEVELOPMENT AUTHORITY – 3 YEAR UNEXPIRED  
TERM TO END APRIL 2016**

Motion by Councilman Alexander, seconded by Councilman Hicks to appoint Brandon Hand to the Urban Redevelopment Authority for a three year unexpired term to end April 2016.

**MOTION CARRIED. (8 – 0)**

**APPOINTMENT – NEWNAN YOUTH ACTIVITIES COMMISSION – 3 YEAR TERM**

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

**APPOINTMENT - NEWNAN CONVENTION CENTER AUTHORITY**

Motion by Councilman Alexander, seconded by Mayor Pro Tem Jenkins to re-appoint Teresa Lovett to the Newnan Convention Center Authority for another three year term.

**MOTION CARRIED. (8 – 0)**

**APPOINTMENTS – KEEP NEWNAN BEAUTIFUL COMMISSION**

Motion by Councilman DuBose, seconded by Councilman Alexander to re-appoint Thomas Barron to the Keep Newnan Beautiful Commission for another three year term.

**MOTION CARRIED. (8 – 0)**

Motion by Councilman Alexander, seconded by Councilman Coggin to re-appoint Joan Crawford to the Keep Newnan Beautiful Commission for another three year term.

**MOTION CARRIED. (8 – 0)**

**APPOINTMENT – RETIREMENT BOARD**

The City Manager recommended Della Hill be re-appointed to the Retirement Board for another three year term.

**RESOLUTION – REQUEST DEFAULT PROCEEDINGS FOR THE NEWNAN BYPASS PROJECT**

Mayor Brady voiced his concerns with the Newnan Bypass Project and the lack of ability of the contractor to complete the job. He has spoken with Mr. Howell and he admitted that the Georgia Department of Transportation has no leverage except to place the contractor in default. The resolution is requesting GDOT take action so we can get the project completed.

Motion by Councilman Hicks, seconded by Councilman Alexander to adopt a resolution requesting Georgia Department of Transportation to immediately begin default proceedings against the contractor (Sunbelt Structures Incorporated) in order to complete the Newnan Bypass project.

**MOTION CARRIED. (8 – 0)**

**RESOLUTION – APPOINTMENT OF OPEN RECORDS OFFICER AND ASSISTANTS**

The City Manager informed Council several changes to the Open Records Request were made several years ago. We have currently been utilizing Department Heads to handle requests. To make sure we are in compliance with the laws, he is recommending the City Clerk be designate as Open Records Officer and the Human Resources Director and Administrative Assistant to the City Manager as Assistant Open Records Officers for the City.

Motion by Councilman Coggin, seconded by Councilman Alexander to adopt the resolution designating the City Clerk as Open Records Officer, Human Resources Director and the Administrative Assistant to the City Manager as Assistants for main contacts for open records request.

**MOTION CARRIED. (8 – 0)**

**MEAG POWER SALE – EXCESS POWER TO CITY OF NEWNAN ON BEHALF OF THE CITY OF EAST POINT, CAIRO AND GRIFFIN**

Motion by Councilman Coggin, seconded by Councilman Alexander to approve the MEAG Power Sale of Excess Power to the City of Newnan on behalf of the City of East Point, Cairo and Griffin.

**MOTION CARRIED. (8 – 0)**

**CONTRACT – PROVIDE REVENUE MANAGEMENT SERVICES RELATIVE TO HOTEL  
MOTEL TAX – BETWEEN GEORGIA MUNICIPAL ASSOCIATION (GMA) AND THE  
CITY OF NEWNAN**

Motion by Councilman Alexander, seconded by Councilman Hicks to approve the contract to provide revenue Management Services relative to Hotel-Motel Tax between The Georgia Municipal Association and the City of Newnan.

**MOTION CARRIED. (8 - 0)**

**BID – PUBLIC WORKS YARD STORAGE FACILITY**

Motion by Councilman DuBose, seconded by Councilman Hicks to approve the low bid submitted by McLeroy Inc. in the amount of \$345,777.00 for the design/build of the Public Works Yard Storage Facility.

**MOTION CARRIED. (8 – 0)**

**BID – 2<sup>ND</sup> ENTRANCE FOR NEWNAN CENTER**

The Public Works Director/City Engineer stated at the Council meeting, July 8, 2014 Council authorized staff to negotiate scope and fees with the low bidder to be more in line with the budget. The results of the negotiations have modified the original scope of the project and established base fees of \$1,265,798.91.

Motion by Councilman Coggin, seconded by Mayor Pro Tem Jenkins to award a contract to Southeastern Site Development, Inc. for the base bid of \$1,265,798.91 for the 2<sup>nd</sup> entrance for Newnan Center. Funding to be taken from SPLOST 2007 and 2013.

**MOTION CARRIED. (8 – 0)**

**REQUEST – AUTHORIZATION TO ENTER INTO AN AGREEMENT BETWEEN THE  
STATE ROAD & TOLLWAY AUTHORITY (SRTA) AND THE CITY OF NEWNAN FOR  
OBTAINING A GEORGIA TRANSPORTATION INFRASTRUCTURE BANK (GTIB)  
GRANT FOR EAST WASHINGTON STREET EXTENSION PROJECT (MCINTOSH  
PARKWAY)**

Motion by Councilman Alexander, seconded by Councilman DuBose to authorize the Mayor to sign the agreement between the Georgia Transportation Infrastructure Bank by and through the State Road & Tollway Authority and the Georgia Transportation Infrastructure Bank and the City of Newnan for obtaining a grant for the East Washington Street Extension (McIntosh Parkway).

**MOTION CARRIED. (8 – 0)**

**REZONING REQUEST – MICHELLE ALEXANDER – TO REZONE 1.17 ACRES –176  
MILLARD FARMER INDUSTRIAL BOULEVARD - FROM OI-1 (LOW DENSITY-OFFICE  
AND INSTITUTIONAL DISTRICT) TO CGN (GENERAL COMMERCIAL) TO  
ACCOMMODATE A CATERING BUSINESS/BAKERY WITH A RESIDENTIAL  
APARTMENT ABOVE THE STOREFRONT – REFER TO PLANNING COMMISSION**

This rezoning request is for information only.

**PUBLIC HEARING – REZONING REQUEST – ED DOWNING TO REZONE .981 ACRES  
320 JACKSON STREET – FROM RS-15 (SUBURBAN RESIDENTIAL SINGLE FAMILY  
DWELLING DISTRICT-MEDIUM DENSITY) TO OI-1 (LOW DENSITY OFFICE AND  
INSTITUTIONAL TO ACCOMMODATE PROFESSIONAL OFFICE USE**

Mayor Brady opened a public hearing on the rezoning request.

The Planning Director stated the subject property is primarily bordered by a mixture of vacant land and residential uses. They are requesting to use an existing house on the property as a professional office. The County had deemed this area to be a future commercial corridor which will heavily impact the future use of these houses as residential homes. The Planning Commission held a public hearing on June 10, 2014 and voted to recommend approval of the request for OI-1 zoning.

Mr. Ed Downing, applicant, stated they are trying to do the right thing for this property. He has discussed these proposed zoning changes with Frank Barron who owns several properties next to his and he is in support of this request.

Mayor Brady closed the public hearing.

Motion by Councilman Coggin, seconded by Councilman Shell to accept the report and recommendation by the Planning Commission on the rezoning request to rezone .981 acres located at 320 Jackson Street.

**MOTION CARRIED. (8 – 0)**

**ORDINANCE – AMEND ZONING MAP FOR PROPERTY LOCATED IN LAND LOT 72  
OF THE 5<sup>TH</sup> LAND DISTRICT IDENTIFIED AS 320 JACKSON STREET**

Motion by Councilman Hicks, seconded by Mayor Pro Tem Jenkins to adopt an ordinance to amend the Zoning Map for property located in Land Lot 72 of the 5<sup>th</sup> Land District identified as 320 Jackson Street.

**MOTION CARRIED. (8 – 0)**

**ADOPTION OF THE FINAL DRAFT OF THE PROPOSED LCI STUDY IN  
ACCORDANCE WITH THE CITY'S AGREEMENT WITH THE ATLANTA REGIONAL  
COMMISSION (ARC)**

Matt Cherry, Lord Aeck and Sargent, addressed the Council regarding the proposed Livable Centers Initiative (LCI) final report. He discussed the various components of the study, which primarily focus on the recommended long and short term projects. Cherry stated that he felt the City should apply for additional LCI funding to conduct an operational study for the Jackson/Jefferson/Clark/Bullsboro corridor and for streetscape improvements on East Washington Street (McIntosh Parkway). With its LCI status the City can apply for federal funds and pay about 20 percent of the cost.

Councilman Coggin asked Cherry which of the projects he would consider number one.

Cherry indicated he would consider both the short term projects. They are two different projects indicating one is a study and the other is a capital building project.

Councilman Koritko asked about the federal funding for these projects.

The City Manager advised Council with the LCI program monies are set aside for LCI Communities indicating Cities that are not LCI Communities may not be eligible.

Motion by Councilman Alexander, seconded by Mayor Pro Tem Jenkins to approve the adoption of the final draft of the LCI Study in accordance with the City's agreement with the Atlanta Regional Commission (ARC).

**MOTION CARRIED. (8 – 0)**

Motion by Councilman Alexander, seconded by Mayor Pro Tem Jenkins instructed staff to move forward with applications for both short term projects; the study of the Jackson/Jefferson/Clark/Bullsboro corridor and the streetscape improvements on East Washington Street (McIntosh Parkway).

**MOTION CARRIED. (8 – 0)**

**ORDINANCE – AMEND THE 2013 BUDGET- 2<sup>ND</sup> AND FINAL READING**

Motion by Councilman Alexander, seconded by Councilman Hicks to adopt on 2<sup>nd</sup> and final reading an Ordinance to amend the 2013 Budget.

**MOTION CARRIED. (8 – 0)**

**ORDINANCE – AMEND THE 2014 BUDGET TO INCLUDE AN ADDITIONAL POSITION**  
**2<sup>ND</sup> AND FINAL READING**

Motion by Councilman Coggin, seconded by Councilman Hicks to adopt on 2<sup>nd</sup> and final reading an Ordinance to amend the 2014 Budget to include an additional position.

**MOTION CARRIED. (8 - 0)**

**PUBLIC HEARING/RESOLUTION – 9 MAPLE DRIVE**

Mayor Brady opened a public hearing on the substandard structure located at 9 Maple Drive.

The Code Enforcement Officer advised Council the property owners are requesting to reschedule the public hearing until September 22, 2014 meeting due to health issues.

Mayor Brady closed the public hearing and asked for ninety (90) day resolution.

Motion by Councilman Alexander, seconded by Councilman Coggin to adopt a resolution directing the property owner to either repair or demolish 9 Maple Drive within ninety (90) days.

**MOTION CARRIED. (8 – 0)**

**PUBLIC HEARING/RESOLUTION – 94 BELK ROAD**

Mayor Brady opened a public hearing on the substandard structure located at 94 Belk Road.

The Code Enforcement Officer indicated the cost to bring this structure into compliance by means of repair does exceed fifty percent of the structure's assessed tax value. Staff is requesting a resolution be adopted directing the property owner to either repair or demolish the structure within forty five (45) days located at 94 Belk Road.

Mayor Brady closed the public hearing.

Motion by Councilman Hicks, seconded by Councilman Coggin to adopt a resolution directing the property owner to either repair or demolish 94 Belk Road within forty five (45) days.

**MOTION CARRIED. (8 – 0)**

**CONTINUATION – 36 DEWEY STREET**

The Code Enforcement Officer informed Council he has not heard anything from Mr. Hussie, however he is in attendance.

Mr. Hussie stated he has not received any notification and still does not have any answers. He has received notice that taxes are past due on the property.

Motion by Councilman Alexander, seconded by Councilman Hicks to continue the substandard structure located at 36 Dewey Street until the August 12, 2014 meeting, instructing staff to check on the status of City taxes.

**MOTION CARRIED. (8 – 0)**

**ADJOURNMENT**

Motion by Councilman Alexander, seconded by Councilman Koritko to adjourn the Council meeting at 7:15 p.m.

**MOTION CARRIED. (8 – 0)**

\_\_\_\_\_  
Della Hill, City Clerk

\_\_\_\_\_  
Keith Brady, Mayor