

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, August, 12, 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; Robert Coggin and Rhodes Shell. Council members absent: Dustin Koritko and George Alexander. 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; City Attorney, Brad Sears and Police Chief Douglas "Buster" Meadows.

MINUTES – REGULAR COUNCIL MEETING – JULY 22, 2014

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

MOTION CARRIED. (6 - 0)

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 DuBose, seconded by Councilman Hicks to re-appoint Larry McWhorter to the Board of Zoning Appeals for another three year term.

MOTION CARRIED. (6 – 0)

Mayor Brady asked the City Manager to place Councilman Alexander and Mayor Pro Tem Jenkins's appointments to the Board of Zoning Appeals on the agenda for the next meeting.

RESIGNATION – NAN NEWMAN – NEWNAN CULTURAL ARTS COMMISSION

Mayor Brady stated we have a letter in the agenda from Nan Newman resigning from the Newnan Cultural Arts Commission.

Motion by Councilman Shell, seconded by Councilman Coggin to accept with regrets the resignation letter from Nan Newman from the Newnan Cultural Arts Commission.

MOTION CARRIED. (6 – 0)

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

PUBLIC HEARING - ALCOHOL BEVERAGE LICENSE – TRANSFER LICENSEE –
KROGER #363 – 48 BULLSBORO DRIVE

Mayor Brady opened a public hearing on the application for transfer of Licensee from: Scott Baker to: Lewis Woody for Retail Off Premise (Package) Sales Malt Beverages and Wine License for Kroger #363 located at 48 Bullsboro Drive.

A representative of the applicant was present for the hearing.

No one spoke for or against the applicant. 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 transfer of Licensee from: Scott Baker to: Lewis Woody for Retail Off Premise (Package) Sales Malt Beverages and Wine License for Kroger #363 located at 48 Bullsboro Drive.

MOTION CARRIED. (6 – 0)

PUBLIC HEARING – ALCOHOL BEVERAGE LICENSE – TRANSFER LICENSEE
KROGER #647 – 1751 NEWNAN CROSSING BLVD EAST

Mayor Brady opened a public hearing on the application for transfer of Licensee for Retail Off Premise (Package) Sales Malt Beverages and Wine License from: Scott Baker to: Lewis Woody for Kroger # 647 located at 1751 Newnan Crossing Blvd. East.

A representative of the applicant was present for the hearing.

No one spoke for or against the applicant. 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 Shell to approve the application for transfer of Licensee from: Scott Baker to: Lewis Woody for Retail Off Premise (Package) Sales Malt Beverages and Wine License for Kroger #647 located at 1751 Newnan Crossing Blvd. East.

MOTION CARRIED. (6 – 0)

PUBLIC HEARING – ALCOHOL BEVERAGE LICENSE – 3-F NEWNAN LLC D/B/A A PARK STATION – 10 THE CRESCENT

Mayor Brady opened a public hearing on the application for a Retail Off Premise (Package) Sales of Malt Beverages and Wine License for 3-F Newnan LLC d/b/a A Park Station located at 10 The Crescent.

A representative of the applicant was present for the hearing.

No one spoke for or against the applicant. 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 DuBose, seconded by Councilman Hicks to approve the application for a Retail Off Premise (Package) Sales of Malt Beverages and Wine License for 3-F Newnan LLC d/b/a A Park Station located at 10 The Crescent.

MOTION CARRIED. (6 – 0)

PUBLIC HEARING – ALCOHOL BEVERAGE LICENSE – RED LOBSTER #895

Mayor Brady opened a public hearing on the application for a Retail On Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine Licenses to transfer License Representative from: Gregg A. Grout to: Jarrad J. Smith for GMRI, Inc. d/b/a Red Lobster #895 located at 990 Bullsboro Drive.

A representative of the applicant was present for the meeting.

No one spoke for or against the applicant. 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 Shell, seconded by Councilman Hicks to approve the application for a Retail On Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine

License to transfer License Representative from Gregg A Grout to: Jarrad J .Smith for GMRI, Inc. d/b/a Red Lobster #895 located at 990 Bullsboro Drive.

MOTION CARRIED. (6 – 0)

ORDINANCE – IMPOSING TAXES YEAR 2014 – FIRST READING

The City Manager informed Council the millage rate will be 4.15 mills for 2014. This is a reduction of .22 mills from 2013. The tax digest has an increase of 9.50 percent from new construction growth this year.

Motion by Councilman Hicks, seconded by Mayor Pro Tem Jenkins to adopt an ordinance imposing Taxes for Corporate Purposes for the year 2014 for 4.15 mills.

MOTION CARRIED. (6 – 0)

RIGHT OF WAY MOWING & MAINTENANCE AGREEMENT – BETWEEN THE CITY OF NEWNAN AND THE GEORGIA DEPARTMENT OF TRANSPORTATION FOR THE NEWNAN HOSPITAL REDEVELOPMENT PROJECT PHASE II

Motion by Councilman Hicks, seconded by Councilman Coggin to approve the Right of Way Mowing and Maintenance Agreement between the City of Newnan and the Georgia Department of Transportation for the Newnan Hospital Redevelopment Project Phase II.

MOTION CARRIED. (6 – 0)

MEMORANDUM OF UNDERSTANDING BETWEEN UNIVERSITY OF WEST GEORGIA FOUNDATION, INC. AND THE CITY OF NEWNAN, GEORGIA – THE FOUNDATION WILL REIMBURSE THE CITY FOR CERTAIN RENOVATION COSTS FOR THE PROPERTY ACCORDING TO MOU

Motion by Councilman Coggin, seconded by Councilman DuBose to approve the Memorandum of Understanding between University of West Georgia Foundation, Inc. and the City of Newnan, Georgia. The Foundation will reimburse the City for certain renovation costs for the property according to MOU.

MOTION CARRIED. (6 – 0)

CONTRACT CHANGE ORDER – EXTEND UNIT PRICING FROM PUBLIC WORKS YARD PHASE II CONTRACT - REPAVE THE GOVERNOR ARNALL PARKING LOT

The City Manager advised Council we received a quote to extend the unit pricing from the Public Works Yard Phase II contract for repaving the Arnall Parking Lot in the amount of \$35,358.

Motion by Councilman Hicks, seconded by Councilman DuBose to approve the contract change order to extend unit pricing from the Public Works Yard Phase II contract for the repaving of the Arnall Parking Lot in the amount of \$35,358.

MOTION CARRIED. (6 – 0)

UPDATE SCHOOL RESOURCE OFFICER CONTRACT

The Police Chief advised Council this is an update of the School Resource Officers contract for the Coweta County School System. He indicated some of the verbiage was cleaned up.

Motion by Councilman Coggin, seconded by Councilman Shell to adopt the Agreement for the School Resource Officer contract as presented.

MOTION CARRIED. (6 - 0)

CONTINUATION OF RESOLUTION REGARDING PROPERTY ISSUES AND TAX RECORDS – 36 DEWEY STREET

The Code Enforcement Officer informed Council back taxes are owed on 36 Dewey Street for the City in the amount of \$383.19. Taxes for the County have not been paid since 2010.

The City Manager informed Council a delinquent property tax notice has been sent to Mr. Hussie. Based upon the amount of taxes this property will not be on the top of the list for tax sales.

The City Attorney stated the amount of the County taxes due is \$2,040.

Staff's recommendation is to adopt a resolution directing the property owner to either repair or demolish the structure within forty five (45) days.

Motion by Councilman Coggin, seconded by Mayor Pro Tem Jenkins to adopt a resolution directing the property owner to either repair or demolish the structure located at 36 Dewey Street within forty five (45) days.

MOTION CARRIED. (6 – 0)

SUBSTANDARD HOUSING STATUS REPORT – 4 WELCH STREET, 7 LANDERS STREET, 7 UPPER MANN STREET, 20 DIXON STREET AND 67 FAIRMOUNT DRIVE

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

<u>Property</u>	<u>Owner</u>	<u>Status</u>	<u>Resolution Deadline</u>
4 Welch Street	Tynisha Adufo	No progress	Sept 16, 2014
7 Landers Street	David Thompson	No progress	Sept 09, 2014
7 Upper Mann	Donald Smith	No progress	Dec 16, 2014
20 Dixon Street	Woodie Wood	Progress made	Aug 18, 2014
67 Fairmount	Eugene Rachel	No progress	Oct.14, 2014

Accept status reports, no action required.

**REQUEST – DIANN ALFORD – HOLD ANNUAL WALK FOR VASCULITIS –
SATURDAY, SEPTEMBER 13, 2014**

Motion by Mayor Pro Tem Jenkins, seconded by Councilman Hicks to approve the request by Diann Alford to hold their Annual Walk for Vasculitis on Saturday September 13, 2014 in Newnan.

MOTION CARRIED. (6 - 0)

REQUEST – KEITH DAVIDSON – EXTENSION 4 AND 6 ST CLAIR STREET

The City Manager informed Council that staff was a day or two away (a work order and disconnect notices had been issued) from demolishing the structure. Mr. Davidson informed him he had closed on the property and is ready to do the repairs. When he came to obtain a permit for the repairs he was informed he would have to receive an extension from Council and the Board of Appeals due to the structure being unoccupied for a time period and that the legal non-conformance status has expired. This structure is an apartment complex in a single family zoned residential area. He has made an application to appear before the Board of Appeals at their next meeting.

Mr. Keith Davidson indicated in April he asked for an extension of sixty days and it has been about eighty days. He was not notified of the July 8, 2014 meeting. The property was owned by two separate Trusts which delayed the closing. This has been corrected noting he has closed on the property and is ready to move forward with repairs. He did not know the structure would revert back to single family after six months. He learned of this when he came to purchase a building permit.

Mayor Brady indicated someone knew about this and did not inform Mr. Davidson. He has closed on property that needs at least two issues corrected before moving forward.

Mr. Davidson stated they are not changing anything. They are planning to spend at least \$80,000 on renovations.

The City Manager has an email from Mr. Pridgen including Dean Smith and Mr. Davidson on March 20, 2014. On March 23, Mr. Davidson responded to Mr. Smith on the nonconformance status and the stream buffers.

Motion by Mayor Pro Tem Jenkins, seconded by Councilman DuBose to approve an extension for 4 & 6 St Clair Street until the September 9, 2014 meeting

MOTION CARRIED. (5 – 1)
OPPOSED: MAYOR

ADJOURNMENT

Motion by Mayor Pro Tem Jenkins, seconded by Councilman Hicks to adjourn the Council meeting at 3:05 p.m.

MOTION CARRIED. (6 – 0)

Della Hill, City Clerk

Keith Brady, Mayor