

**Council Meeting
Minutes
December 4th, 2023**

Present: Mayor Ellwanger, CP Williamson, CP Spitler, Clerk Elisa Rowe, Attorney Joe Reitman
(MPT Krieger and CP Bratton absent)

Citizens: Michael Caw, Susan Oliveto, Shon & Vada Frazier

I. CALL TO ORDER: Mayor Ellwanger called the meeting to order at 7pm

II. INVOCATION:

III. PLEDGE OF ALLEGIANCE: Lead by Mayor Ellwanger

IV. APPROVAL OF MINUTES:

November 6th Council Meeting: CP Spitler made a motion to approve the minutes from the November 6th council meeting.

Motion: CP Spitler

Second: CP Williamson

Approved: 3-0-0

~ Deputy to update Mayor, Council and citizens on any activity in Newborn for the month of November:

Deputy was absent

V. OLD BUSINESS:

A. Approve and sign a resolution, amending and approving the final operating budget for 2023.

CP Williamson made a motion to approve the final operating budget for 2023.

Motion: CP Williamson

Second: CP Spitler

Approved: 3-0-0

B. Approve and sign resolution approving the 2024 budget: Advertisement ran in newspaper, and public hearing was held at the November 6th council meeting.

CP Spitler made a motion to approve the 2024 budget as presented at the November 6th public hearing and meeting.

Motion: CP Spitler

Second: CP Williamson

Approved: 3-0-0

C. Shon Frazier @ 126 Spring Street: Home owner would like to split property-currently zoned RE-1 and would like to rezone to R-2: Attorney Joe Reitman brought the zoning map forward so the Mayor/Council and citizens could review. Joe stated that he had been studying the request of the Frazier's, and as the property is currently zoned RE-1 and would like to be re-zoned to R-2, that would make the property four ½ acre lots and that is not allowed in the Town's zoning. Mr. Frazier stated that he wanted to get ahead of any issues, and see what he would and would not be allowed to do; he didn't want to spend a lot of money if he would not be allowed to do what he would like to do. Mr. Frazier added that maybe he and the Town could reach a common ground and see what changes he would be allowed to make. Attorney Joe Reitman stated that the easiest common ground (if he got the approval to drop down to R-2 / 1 acre lots) you would be allowed to have a primary residence and a guest house, however the guest house must be a mother-in-law suite or an older child living in it; it cannot be used for a rental property. Joe added that what he really needs to do is sit down and look at the zoning ordinance more carefully and see what is and isn't allowed and we can discuss it in greater detail at next months meeting. CP Spitler stated that she knows in Newton

County, if you have a guest house the power must be connected to the main house, it would not have a separate account. Clerk Elisa Rowe asked, if want they wanted is to be re-zoned to R-2 and have 2 homes on one acre? Mr. Fraizer stated yes, that is the intent. Joe stated that if that is actually what they would like to do, then basically that would be two homes on ½ acre lots and that is not allowed in our zoning as there are no zoning areas designated for ½ acre lots. Mayor Ellwanger stated that it would be a push to get two more structures on the corner lot, basically you would like to put 4 homes on 2.7 acres and that would be a push for the council and I to allow that. Mayor Ellwanger added that you would have to have another septic system put in also. Mayor Ellwanger stated to Mr. Fraizer if you would like to present us with more specifics and specs, then we will hear from you in 2024 and hopefully we can find something that will work for you and stay in the footprint of our zoning. We will table this and please let us know if you would like to be on the agenda for the January meeting.

VI. NEW BUSINESS:

A. Information: WaterFirst Renewal Application is due to GEFA on December 31 and since the Town of Newborn is a part of the WaterFirst Community the Mayor’s signature is required. WaterFirst is a multi-jurisdictional certification first received from DCA in 2012. Communities designated as WaterFirst receive a 1% interest rate reduction on GEFA loans for water-related projects. If they do not re-certify, they lose the interest rate reduction and have to pay back the difference for any loans already in place and this is why renewal is essential, and the Town’s help is needed to ensure Newton County meets the renewal application deadline. Clerk Elisa Rowe stated that Newborn and other municipalities are part of WaterFirst and that Newton County has requested approval from the Town to re-certify and for the Mayor to sign the required documents. CP Williamson made a motion to approve the renewal of the WaterFirst application and for Mayor Ellwanger to sign the required documents.

Motion: CP Williamson

Second: CP Spitler

Approved: 3-0-0

B. Allocate funds from American Rescue Funds: If a municipality has not obligated its ARPA SLFRF funds by the end of 2024, they will have to return the funds to the Treasury. The SLFRF final rule defines “obligation” to mean “an order placed for property and services and entering into contracts, subawards, and similar transactions that require payment. The Town must identify a project/expense that the funds will be used for. The balance of funds as of November 30th, 2023 is \$275,742.34: Clerk Elisa Rowe stated as the above paragraph states, the Town needs to allocate areas where the money will be spent like SPLOST has the catagories of Park/Recreation, Facilities, Library, etc. Mayor Ellwanger stated that he would like to see funds go toward the new mini-park at the Cricket Trail on Timberlake, along with sidewalks.

VII. PUBLIC COMMENTS: There were no public comments

VIII. ADJOURNMENT: Mayor Ellwanger adjourned the meeting at 7:55pm

Motion: CP Williamson

Second: CP Spitler

Approved: 3-0-0