



CALL TO ORDER

INVOCATION

READING OF MINUTES

- A. Minutes from Regular Meeting on August 26, 2025

REPORTS OF BOARDS AND COMMISSIONS

- B. 1 Appointment - Bicentennial Committee
C. 1 Appointment - Christmas Commission, 3-year term
D. 1 Appointment - Convention Center Authority, 3-year term
E. 1 Appointment - Development Authority, 4-year term
F. 3 Appointments - Ethics Commission, 2-year terms
G. 2 Appointments - Keep Newnan Beautiful, 3-year terms
H. 1 Appointment - Planning Commission, 3-year term
I. 1 Appointment - Youth Activities, 3-year term

REPORTS ON OPERATIONS BY CITY MANAGER

REPORTS AND COMMUNICATIONS FROM MAYOR

- J. Proclamation for Constitution Week 2025

NEW BUSINESS

- K. Public Hearing - Application for Alcohol Beverage License - Applebee's - Retail On Premise (pouring) Sales of Distilled Spirits, Malt Beverages and Wine - 971 Bullsboro Dr. - Reason: New Owner
L. Public Hearing - Application for Alcohol Beverage License - Curious Kitchen - Retail On Premise (pouring) Sales of Distilled Spirits, Malt Beverages and Wine - 80 Newnan Station Dr. Ste I-K - Reason: New Business
M. Consideration of Amending Chapter 3 — Alcoholic Beverages, Section 3-37 in the Code of Ordinances
N. Request for additional funding from the Christmas Commission for the upcoming 2025 Christmas season.

- O. Presentation from MSI Benefits for 2025 City of Newnan Employee Benefits Program
- P. Presentation of the FY2026 Newnan Centre Budget

UNFINISHED BUSINESS

VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

- Q. Request from the Newnan-Coweta Chamber to provide alcohol at their Pickleball Tournament at The HOP on October 1, 2025
- Motion to Adopt Resolution
- R. Request from Burn Boot Camp to close portion of Market Square Way for Block Party event on September 13, 2025 from 3:30-7:30pm

MOTION TO ENTER INTO EXECUTIVE SESSION

- S. Motion to Enter into Executive Session

ADJOURNMENT

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, August 26, 2025 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, Jim Thomasson, Rhodes Shell, Cynthia Jenkins, Paul Guillaume and Dustin Koritko. Also present: City Manager, Cleatus Phillips; Assistant City Manager, Hasco Craver; Assistant City Manager, Meg Kelsey; City Clerk, Megan Shea and City Attorney, Brad Sears.

READING OF MINUTES

A. Minutes from the Regular Meeting on August 12, 2025

Motion by Councilman DuBose, seconded by Councilman Shell to dispense with the reading of the minutes of the Regular Meeting on August 12, 2025 and adopt them as presented.

MOTION CARRIED. (7-0)

B. Minutes from the Work Session on August 12, 2025

Motion by Councilman Shell, seconded by Councilman Guillaume to dispense with the reading of the minutes of the Work Session on August 12, 2025 and adopt them as presented.

MOTION CARRIED. (7-0)

REPORTS OF BOARDS AND COMMISSIONS

C. Swearing In of Youth Council Students

Councilwoman Jenkins called out the names of the new sophomore students joining the Newnan Youth Council, Mayor Brady presented them with certificates, and they were sworn in by the City Attorney.

Davis Agee (Heritage), Kimmie Banks (East Coweta), Abigail Barrett (Newnan), Caroline Brackett (Northgate), Grier Brady (Newnan), Sam Caldwell (East Coweta), Adeline Craver (Newnan), Gray Goldenberg (Newnan), Kendall Lange (Northgate), Darden Lee (Newnan), Taylor Linch (Newnan), Ashlynn Mitchell (Newnan), Adlyr Mol (Northgate) and Laura Sears (Newnan).

Youth Council Attendees

Councilwoman Jenkins announced the members of the Youth Council who were in attendance for their one meeting requirement. Sarah Helen Zachry, Macie Bohannon, Davis Markham, Lila McDowell, Olivia Rodriguez, Ellie Behm and Dominic Chafardon.

D. 1 Appointment – Christmas Commission, 3-year term

Continue to next agenda.

E. 1 Appointment – Downtown Development Authority, 4-year term

Motion by Councilman Koritko, seconded by Mayor Pro Tem Thomasson to appoint Roger Miles to the Downtown Development Authority.

MOTION CARRIED. (7-0)

F. 2 Appointments – Ethics Commission, 2-year terms

Continue to next agenda.

NEW BUSINESS

G. Presentation from Nichols Cauley of the Audited 2024 Financial Statements

Meg Kelsey, Assistant City Manager introduced Greg Chapman from Nichols Cauley. He completed the City's audit on time in June. She also thanked the Finance Department for their hard work.

Greg Chapman, started by introducing his firm. He explained their responsibility as the auditor and the responsibility of the City's management. He said they rendered an unmodified or "clean" opinion on the financial statements, meaning they were presented fairly in accordance with generally accepted accounting principles. They also did a Yellow Book report on the City's internal controls and there were no material weaknesses or significant deficiencies.

The city receives a substantial amount of Federal funding, the most significant being ARPA Grant. They did a single audit report on ARPA funds and found no material weaknesses and no significant deficiencies. The City also completed an additional step and completed an Annual Comprehensive Financial Report.

The city has \$238.5 million in total assets and deferred outflows with the majority being capital assets and cash and investments. There are \$25.2 million in total liabilities, which is mostly pension liability and accrued vacation and sick leave for employees. The city does not have any debt. Total net position is \$213 million.

The Capital Assets Activity showed a healthy upward trend. The general fund had \$38 million in revenues and \$40 million in expenditure for a net of just over \$2 million. The city ended the year with \$29 million of fund balance, which is very strong for a city. Fund balance is important as it can help the city get through periods of economic uncertainty and prevents short-term borrowing. In the General Fund, the biggest category is public safety, which is typical for a city or county. There was a positive net for the Sanitation Fund and the previous year there was a deficit.

Mr. Chapman stated that there were no difficulties dealing with Management, no disagreements and no uncorrected misstatements. Nichols Cauley is independent from the city.

Mayor Brady thanked Mr. Chapman. No action was needed.

H. Consideration of Surplus Property Declaration and Disposition of Capital Assets and Controlled Assets

Motion by Councilman Shell, seconded by Mayor Pro Tem Thomasson to approve the declaration of surplus property and disposition of capital assets and controlled assets as presented.

MOTION CARRIED. (7-0)

I. Consideration of Regulations to Establish Provisions for the Keeping of Backyard Chickens

Hasco Craver, Assistant City Manager, stated that in 2018/2019 Council considered crafting an ordinance for the keeping of backyard chickens. At that time Council decided to not move forward. This item came back during the 2025 retreat. Staff put together a list of items to consider in crafting this. They did look at other similar cities that have established this.

Councilman Guillaume expressed concern about how neighborhoods will be impacted. He feels this is just for a few who want it and not for many and he said there is a reason that HOA's do not allow this. He asked who is going to monitor this? Given the areas that this is allowed, it will only be in District 2 and 3.

Mayor Pro Tem Thomasson said he supports it and commented that not every ordinance is going to apply to every citizen. He said roosters are really the problem and are loud, but chickens don't make noise. Some people put their dogs outside and they make more noise.

Councilman Guillaume asked how this might affect people's property values. Mayor Brady stated that anyone living in an HOA area, the HOA trumps the ordinance. Council agreed there was a consensus to move forward with this.

Motion by Councilman Shell, seconded by Mayor Pro Tem Thomasson to instruct staff to move forward with drafting the ordinance. Opposed: Guillaume

MOTION CARRIED. (6-1)

J. Consideration of Farmer Street Cemetery Improvement Project

Mr. Craver started by thanking the Farmer Street Cemetery Commission for their work on this. He said many of those members were in attendance. In 2020, the Farmer Street Cemetery Commission was re-established, to provide recommendations to preserve, protect, promote and maintain the Farmer Street Cemetery. The commission worked with different consultants to identify burial sites, literature review, and build consensus for what the proper treatment and recognition should be. Pond and Company were engaged and they provided construction documents and potential phased plan for making improvements.

A site map was shown for the project, showing phase 1 and 2. Phase 1 would primarily be construction of masonry and aluminum perimeter fencing along Farmer St. It would also include reconstruction of driveway entrance, driveway circle, additional parking, stormwater and first leg of a path that allows visitors to enter the cemetery. Total cost for Phase 1 is estimated at \$664,500. Phase 2 would include perimeter fencing along the back of the property and more trails for visitors to explore the cemetery. The cost of Phase 2 is estimated at \$681,500. There is currently no assigned funding for this project and the recommendation from staff is to proceed with Phase 1 using unassigned fund balance.

Dr. Danny Allen, from the African American Alliance spoke about the project. He expressed gratitude regarding the historical significance of this project. He expressed a heartfelt thank you to Council for this project and to the members of the Farmer Street Cemetery Commission. He said that for over 2 ½ decades the community has advocated for the respectful development of this sacred site. He said the redevelopment will not only help beautify the city but also serve as a testament to the enduring spirit and resilience of the community.

Councilwoman Jenkins expressed concern that the construction looks very close to potential graves. Mr. Craver said there are potential burial sites noted and that is potentially reflected in the cost as this is a sensitive project to complete. He said that will be a factor when looking for a contractor, someone that has experience with this type of project and can be sensitive to that.

Councilman Koritko also expressed concern that some of the parking appears to be over burial sites. Mr. Craver said the firm hired considered all mapped anomalies and no improvements will be made on or near the anomalies.

Motion by Mayor Pro Tem Thomasson, seconded by Councilwoman Jenkins to accept the recommended funding source and proceed with Phase 1 and release for bids.

MOTION CARRIED. (7-0)

UNFINISHED BUSINESS

K. Consideration of Amendment to the Zoning Ordinance by adding section 3-14-Residential Accessory Uses – Short-Term Rentals

Dean Smith, Senior Planner, stated that at the last Council meeting there were some further concerns and suggestions made for this amendment. Staff went back and made the requested changes. One change was regarding a complaint and now it is an option to communicate with a neighbor or come straight to the city with a complaint. Also, the word 'unabated' was removed.

No motion was made. Item dies for lack of a motion.

L. Public Hearing – RZ2025-01 – Request to rezone 29.26 acres at 3000 McIntosh Parkway from CGN to MXD

Mayor Brady recused himself due to a business conflict. Mayor Pro Tem Thomasson took over the meeting.

Mayor Pro Tem Thomasson stated that a letter was submitted by the applicant asking for a continuance until the November 25th Council meeting, so they can work on issues regarding pedestrian crossing.

City Attorney commented that since the public hearing was advertised for this meeting date that the motion should state the item is being continued to a date certain (November 25th) and that it should be re-posted and re-advertised at the applicant's expense.

Motion by Councilman DuBose, seconded by Councilman Guillaume to continue this item to the November 25th meeting, with the applicant responsible for re-posting and re-advertising that date.

MOTION CARRIED. (6-0)

M. Public Hearing – RZ2025-06 – Request to rezone 22.3 acres, tax parcels 087-2027-008 and 087-2027-011 from RS-20 to OI-1

Mayor Brady took over the meeting again and he opened the public hearing.

Mr. Smith showed the site plan of the two parcels. He stated that this was a city-initiated rezoning, and the project is the Coweta County administration building. Back in March, both City and County requested annexation of the two parcels and annexation was approved by House Bill 838 and signed into law on May 13, 2025. Upon annexation the property defaulted to RS-20 zoning and this would not allow for the administration building. Zoning of OI-1 would allow for the construction.

The project does meet all the 8 standards for rezoning and Mr. Smith gave a brief overview of those. The project is compatible with nearby developments, so it's a suitable use. No adverse impacts are anticipated, so adverse impact on adjacent properties. Current zoning prohibits the intended use. No

burden on public facilities, it will be serviced by county utilities. It is similar with some nearby uses so it could be compatible with the comprehensive plan. It is consistent with the intent of the OI-1 zoning designation. The county relocation of admin offices was not anticipated by the comprehensive plan, but the site and location are suitable for such a purpose. The request does provide a reasonable balance to public welfare.

Planning Commission held a public hearing on this and voted 6-0 to recommend approval. Full and complete report is available on the city's website.

No one spoke for or against. Mayor Brady closed the public hearing.

Motion by Councilman Shell, seconded by Mayor Pro Tem Thomasson to accept the report from the Planning Commission.

MOTION CARRIED. (7-0)

Motion by Councilman Shell, seconded by Mayor Pro Tem Thomasson to adopt the ordinance for rezoning as presented.

MOTION CARRIED. (7-0)

VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

N. Request from RPM to Close Madison St. between Jackson St. and Jefferson St. for events on September 14th and October 19th

Motion by Councilman Shell, seconded by Councilwoman Jenkins to approve the request as presented.

MOTION CARRIED. (7-0)

O. Request from Newnan High School to close streets for annual Homecoming Parade on September 18th

Motion by Councilman Shell, seconded by Councilman Koritko to approve the request as presented.

MOTION CARRIED. (7-0)

P. Request from Coweta County NAACP Youth Council for the Juneteenth Parade to be a standing yearly parade

Mr. Dillon Terrell, President of the NAACP Youth Council spoke. He expressed gratitude to Council for their support of the 2025 Juneteenth Parade. Given the positive response to the parade, he was formally requesting that the Juneteenth parade be recognized by the city annually every 3rd Saturday in June.

Councilwoman Jenkins said she also received very positive comments on the parade this year and she looks forward to it for next year.

Councilman Koritko asked how this would impact city resources and what formal process the other parades go through. City Manager explained that there are 4 other standing parades that happen yearly, MLK Day parade, NHS Homecoming, 4th of July and Christmas and this would be the 5th. He said there is a good handle on the road races due to the policy set by Council last year. This parade was managed very well this year and there are no concerns.

Motion by Councilwoman Jenkins, seconded by Mayor Pro Tem Thomasson to approve the request as presented.

MOTION CARRIED. (7-0)

MOTION EXECUTIVE SESSION

Motion by Mayor Pro Tem Thomasson, seconded by Councilman Koritko that we now enter into closed session as allowed by O.C.G.A. Section 50-14-4 and pursuant to advice by the City Attorney, for the purpose of discussing legal and that we move, in open session to adopt a resolution authorizing and directing the Mayor or presiding officer to execute an affidavit in compliance with O.C.G.A. Section 50-14-4, and that this body ratify the actions of the Council taken in closed session and confirm that the subject matters of the closed session were within exceptions permitted by the open meetings law at 7:25 PM.

MOTION CARRIED. (7-0)

RESOLUTION/MAYOR'S AFFIDAVIT FOR EXECUTIVE SESSION

Motion by Mayor Pro Tem Thomasson, seconded by Councilman Koritko to adopt the resolution authorizing the Mayor to execute the affidavit stating that the subject matter of the closed portion of the Council was within the exceptions provided by O.C.G.A. Section 50-14-4(b).

MOTION CARRIED. (7-0)

DIX-SNELLING CLAIM

Motion by Councilman Shell, seconded by Councilman Koritko to deny the Dix-Snelling claim as presented.

MOTION CARRIED. (7-0)

ADJOURNMENT

Motion by Councilman DuBose, seconded by Councilman Guillaume to adjourn the Council meeting at 7:31pm.

MOTION CARRIED. (7-0)

Megan Shea, City Clerk

Keith Brady, Mayor

APPLICATION FOR ALCOHOL BEVERAGE LICENSE

Name: **Applebee's**

Licensee: **Jacob Nebergall**

License Representative: **Anthony Bailey**

Type License: **Retail On Premise (Pouring) Distilled Spirits, Malt Beverages & Wine**

Location: **971 Bullsboro Dr.**

TO THE CITY COUNCIL: REASON – NEW OWNER

(1) The above application with supporting documents and application fee has been filed in the City Clerk's office; reviewed by the appropriate departments of the City and appears to be (complete). (Sec 3-33)

If incomplete, reasons _____

(2) The citizenship requirements (have) been met. (Sec. 3-34)

If not, reasons _____

(3) Residency requirements (have) been met. (Sec. 3-35)

If not, reasons _____

(4) The location appears (to comply) with zoning requirements. (Sec 3-37)

If not, reasons _____

(5) The location of the proposed premises appears (to comply) with the distance requirements set forth in Sec. 3-39.

If not, reasons _____

(6) All taxes or other debts to the City (are) current. (Sec 3-38)

If not, reasons _____

(7) A publisher's affidavit (has not) been filed showing the notice requirement (has not) been complied with. (Sec 3-40 (a))

If not, reasons Advertised. Will file affidavit prior to hearing.

(8) An affidavit from the applicant certifying posting of the proposed premises (has) been filed. (Sec. 3-40(b))

N/A

Respectfully submitted,

Megan Shea
City Clerk

APPLICATION FOR ALCOHOL BEVERAGE LICENSE

Name: **Curious Kitchen**

Licensee: **Scott Smith**

License Representative: **N/A**

Type License: **Retail On Premise (Pouring) Distilled Spirits, Malt Beverages & Wine**

Location: **80 Newnan Station Drive, Ste I-K**

TO THE CITY COUNCIL: REASON – NEW BUSINESS

(1) The above application with supporting documents and application fee has been filed in the City Clerk's office; reviewed by the appropriate departments of the City and appears to be (complete). (Sec 3-33)

If incomplete, reasons _____

(2) The citizenship requirements (have) been met. (Sec. 3-34)

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(4) The location appears (to comply) with zoning requirements. (Sec 3-37)

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(5) The location of the proposed premises appears (to comply) with the distance requirements set forth in Sec. 3-39.

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(6) All taxes or other debts to the City (are) current. (Sec 3-38)

If not, reasons _____

(7) A publisher's affidavit (has not) been filed showing the notice requirement (has not) been complied with. (Sec 3-40 (a))

If not, reasons Advertised. Will file affidavit prior to hearing.

(8) An affidavit from the applicant certifying posting of the proposed premises (has) been filed. (Sec. 3-40(b))

Respectfully submitted,

Megan Shea
City Clerk



To: Mayor and Council
Date: September 9, 2025
Agenda Item: Consideration of Amending Chapter 3 — Alcoholic Beverages, Section 3-37 in the Code of Ordinances
Prepared By: Dean Smith, Senior Planner

Purpose:

Newnan City Council may consider adding the Mixed Use Development District (MXD) as a permitted zoning district for licensed sales of alcoholic beverages

Background:

Chapter 3, Section 3-37 of the Code of Ordinances, entitled “Compliance with Zoning Regulations”, lists all of the permitted zoning districts wherein a business, so located, may apply for a license to dispense alcoholic beverages. This section of the ordinance was last revised in 2003.

In 2020 and 2021, Council discussed the topic of changes to the zoning ordinance pertaining to the Mixed Use Development District (MXD). One of the purposes of the zoning ordinance changes was to allow for restaurants, eateries, etc. to operate in MXD zoning districts. Inadvertently, the MXD zoning district was not included in Chapter 3, section 3-37 after Council approved the new MXD zoning ordinance amendment in 2021.

The purpose of this agenda item is to correct this oversight and add MXD as a permissible zoning district wherein alcoholic beverage licenses may be considered. This change seeks to enable restaurants located in MXD zoning districts to have a level competitive playing field with other restaurants that aren’t in an MXD zoning district.

Funding:

N/A

Recommendation:

Approve the proposed amendment to the City of Newnan’s Code of Ordinances.

Attachments:

1. Sec._3_37.____Compliance_with_zoning_regulations.

Previous Discussion with Council:

None

Sec. 3-37. Compliance with zoning regulations.

- (a) No license under this chapter shall be issued unless the location meets currently applicable provisions of the zoning ordinances of the city as amended; further, except as provided in subsection (b), no license shall be issued unless the location is within the OI-1, OI-2, CBD, CGN, CCS, CHV, CUN, **MXD**, PDO, or PDC commercial districts.
- (b) A license under this chapter may be issued to golf clubs located within the PD district provided the planned development:
 - (1) Has not less than 500 acres of contiguous land area;
 - (2) Has at least 200 residential sites, platted and recorded in the office of the Clerk of the Superior Court of Coweta County;
 - (3) Has a social club with:
 - a. An 18 hole golf course of regulation size;
 - b. A restaurant or eatery used exclusively for the purpose of preparing and serving meals, with a seating capacity of at least 60 patrons;
 - c. A golf or social club membership that has at least 100 paid-up members who have paid a membership fee for family or individual membership
 - d. A membership policy whereby membership is not denied or limited by an applicant's race, color, creed, sex, religion, or national origin; and
 - e. A full-time management staff for the social activities of the club, including the management of the premises where food and drink are sold.
- (c) The provisions of this section shall not apply to those business establishments holding a valid retail package license for the sale of malt beverages and/or wine on the date of adoption of this chapter provided that such license remains current and does not become and remain inactive for a period exceeding 12 months from the date last issued.

(Ord. No. 96-8, § I, 4-9-96; Ord. No. 98-19, § 6, 6-9-98; Ord. No. 01-25, §§ I, II, 7-24-01; Ord. No. 02-02, § I, 1-22-02; Ord. No. 03-39, § V, 10-28-03)



To: Mayor and Council

Date: September 9, 2025

Agenda Item: Request for additional funding from the Christmas Commission for the upcoming 2025 Christmas season.

Prepared By: Page Beckwith, Keep Newnan Beautiful

Purpose:

Request additional funding for the 2025 Christmas season

Background:

This year the commission had the extra expense of removing and replacing the lights on the downtown trees around the square. It is recommended that we do a complete removal every 2 years for the health of the trees and to refresh any failing lights. The costs of materials and labor have increased significantly since 2023.

Funding:

The Commission is requesting an additional 25,000 to cover the following

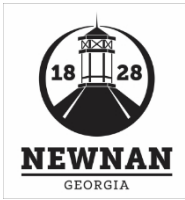
- **\$12,118.54** – Installation of decorations on city buildings, bridges, parks, cemetery fencing, and wrapping lights on the crepe myrtles in front of City Hall.
- **\$1,800** – Replacement of roundabout decorations located on Greison Trail.
- **\$1,081** – Purchase of new ornaments for the tree on the courthouse square.
- **Remaining balance** – To cover the added costs associated with removing and reinstalling the downtown tree lights and addressing the increased expenses relating to shipping and materials.

Recommendation:

Attachments:

1. City Council Agenda Request from Christmas Commission

Previous Discussion with Council:



August 29, 2025

Dear Mayor and City Council,

The Christmas Commission has reviewed the budget needs for the upcoming holiday season. Please accept this letter as a formal request to place the following item on the Newnan City Council's agenda for consideration:

- **Request for an additional \$25,000 for the 2025 Christmas Commission budget** to cover the costs of decorating and installing the holiday decorations for the upcoming season.

This request is necessary due to several unexpected expenses that occurred this year:

- Replacement and repair of lights for the Rock and Road Festival. These repairs were unanticipated but necessary to ensure the downtown area was sparkling for the attending guests and participants.
- Increased costs for removal and reinstallation of downtown tree lighting. Since the last time this activity was performed, labor and service expenses have risen significantly, adding additional strain to the Commission's allocated funds.

The \$25,000 requested will cover the following:

- **\$12,118.54** – Installation of decorations on city buildings, bridges, parks, cemetery fencing, and wrapping lights on the crepe myrtles in front of City Hall.
- **\$1,800** – Replacement of roundabout decorations located on Greison Trail.
- **\$1,081** – Purchase of new ornaments for the tree on the courthouse square.
- **Remaining balance** – To cover the added costs associated with removing and reinstalling the downtown tree lights and addressing the increased expenses relating to shipping and materials.

The Christmas Commission is committed to providing a festive and high-quality holiday experience for the community. Approval of this added funding will allow the City to continue its long-standing tradition of celebrating the holiday season with beautiful decorations throughout downtown and surrounding areas.

Please contact me if you require any additional information. Thank you for your time and consideration.

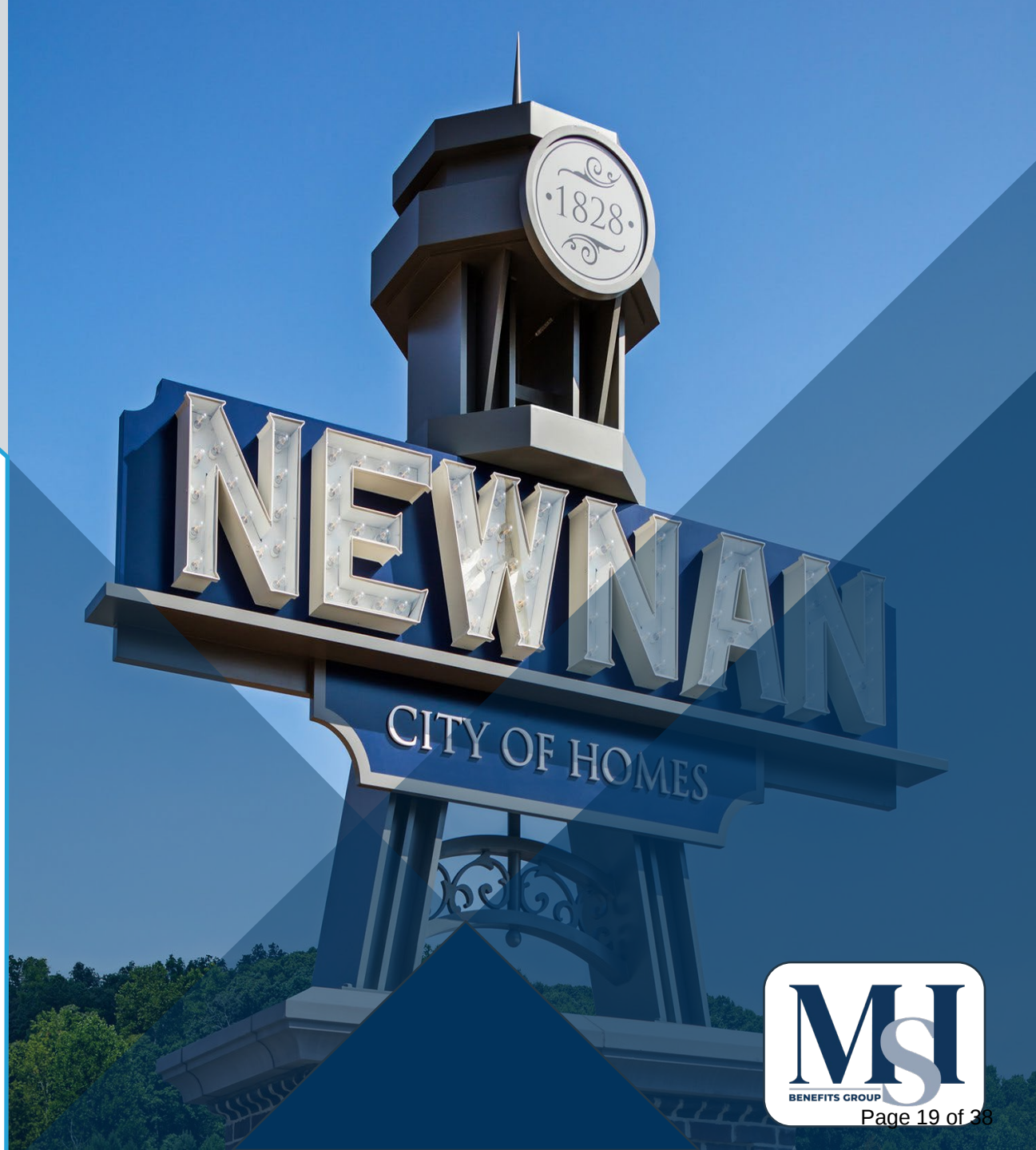
Val Cranford, Chair

Page Beckwith
Staff Liaison, Christmas Commission



2026 Benefits Renewal

September 9, 2025



A Strategic Partner for Planning, Designing and Implementing Your Employee Benefits Program:



MSI Benefits Group, Inc.
245 TownPark Drive, Suite 100
Kennesaw, GA 30144
Tel: 770-425-1231
Fax: 770-425-4722
www.msibg.com

John Leggett, Sr. Benefits Consultant

2025 Renewal Recap:

- **Medical:** Renewed with Cigna. Final anticipated increase of 1.26% approved by Council. No change to the plans or deductions. Anticipated annual increase of \$71,678. Annual anticipated cost: \$5,747,216 (\$20,380 PEPY Net Cost)
*Up for Renewal 2026
- **Voluntary Dental:** Renewed with Delta Dental with no change in plan or rates.
*Up for Renewal 2026
- **Voluntary Vision:** Renewed with Cigna with no change in plan or rates.
*Up for Renewal 2026
- **Life and Disability Coverage:** Renewed with The Standard with no change in rates.
*Up for Renewal 2027
- **Supplemental Benefits:** Renewed with Aflac with no change in plans or rates.
- **Flexible Spending Account (FSA):** Renewed with AdminAmerica with no change in rates. Increased annual max to \$3,300 and rollover to \$660.

2024 Total Health Plan Spend

CITY OF NEWNAN MONTHLY HEALTHCARE EXPERIENCE REPORT January 2024 thru December 2024

TOTAL COST													
Month	All Plans					Fixed Charges	Admin	Total Cost	Employee Costs	Total Net Cost	PEPM	PMPM	Stop Loss Claims
	Total Subs	Total Mbrs	Medical Claims	Drug Claims	Total Claims								
Jan-24	278	716	\$354,504	\$98,759	\$453,263	\$30,524	\$58,241	\$542,028	(\$36,151)	\$505,877	\$1,950	\$757	\$0
Feb-24	276	712	\$233,992	\$67,977	\$301,969	\$31,022	\$58,956	\$391,947	(\$35,891)	\$356,056	\$1,420	\$550	\$0
Mar-24	277	716	\$239,301	\$92,923	\$332,224	\$26,244	\$55,121	\$413,589	(\$36,021)	\$377,568	\$1,493	\$578	\$0
Apr-24	276	718	\$262,285	\$95,212	\$357,497	\$30,956	\$55,724	\$444,177	(\$35,891)	\$408,286	\$1,609	\$619	\$0
May-24	275	713	\$267,863	\$90,379	\$358,242	\$31,026	\$55,104	\$444,372	(\$35,761)	\$408,611	\$1,616	\$623	\$0
Jun-24	275	711	\$303,357	\$72,760	\$376,117	\$31,054	\$54,919	\$462,090	(\$35,761)	\$426,329	\$1,680	\$650	\$0
Jul-24	275	711	\$259,253	\$80,833	\$340,086	\$30,925	\$55,322	\$426,333	(\$35,761)	\$390,572	\$1,550	\$600	\$0
Aug-24	281	723	\$425,800	\$85,158	\$510,958	\$31,093	\$59,264	\$601,315	(\$36,541)	\$564,774	\$2,140	\$832	\$0
Sep-24	282	729	\$211,581	\$86,285	\$297,866	\$31,615	\$55,925	\$385,406	(\$36,671)	\$348,735	\$1,367	\$529	\$0
Oct-24	280	722	\$246,697	\$80,334	\$327,031	\$30,383	\$56,529	\$413,943	(\$36,411)	\$377,532	\$1,478	\$573	\$0
Nov-24	285	722	\$580,115	\$75,258	\$655,373	\$35,573	\$57,535	\$748,481	(\$37,061)	\$711,419	\$2,626	\$1,037	\$19,234
Dec-24	286	725	\$194,912	\$67,749	\$262,661	\$35,728	\$57,535	\$355,924	(\$37,191)	\$318,732	\$1,244	\$491	\$4,764
Grand Total	3,346	8,618	\$3,579,660	\$993,627	\$4,573,287	\$376,143	\$680,174	\$5,629,604	(\$435,114)	\$5,194,490	\$1,681	\$653	\$23,998
			78%	22%	100%								

- **1 high-cost claimant:** \$274K paid above the \$250K specific deductible
- **Pharmacy spend:** 22% of total claims (in line with national average)
- **Claims trending down:** Avg. monthly claims ↓7% vs. 2023
 - Medical: \$298K (2024) vs. \$317K (2023)
 - Rx: \$83K (2024) vs. \$94K (2023)
- **Total net cost ↓4% vs. 2023**
- **Claims are running at 71% of maximum liability (vs. 80% target)**
- **\$265K received in pharmacy rebates**

2025 Total Health Plan Spend

CITY OF NEWNAN MONTHLY HEALTHCARE EXPERIENCE REPORT January 2025 thru December 2025

TOTAL COST													
Month	All Plans					Fixed Charges	Admin	Total Cost	Employee Costs	Total Net Cost	PEPM	PMPM	Stop Loss Claims
	Total Subs	Total Mbrs	Medical Claims	Drug Claims	Total Claims								
Jan-25	280	710	\$136,634	\$40,853	\$177,487	\$22,264	\$56,529	\$256,280	(\$35,524)	\$220,756	\$915	\$361	\$0
Feb-25	277	703	\$492,045	\$114,716	\$606,761	\$35,895	\$59,098	\$701,754	(\$35,143)	\$666,611	\$2,533	\$998	\$0
Mar-25	277	704	\$294,113	\$87,697	\$381,810	\$31,374	\$58,570	\$471,754	(\$35,143)	\$436,611	\$1,703	\$670	\$0
Apr-25	274	693	\$371,871	\$37,911	\$409,782	\$34,261	\$59,425	\$503,468	(\$34,762)	\$468,706	\$1,837	\$727	\$0
May-25	276	697	\$224,750	\$112,700	\$337,450	\$33,923	\$58,356	\$429,729	(\$35,016)	\$394,713	\$1,557	\$617	\$0
Jun-25	280	704	\$196,116	\$98,565	\$294,681	\$34,130	\$60,067	\$388,878	(\$35,524)	\$353,354	\$1,389	\$552	\$0
Jul-25	284	712	\$274,447	\$107,253	\$381,700	\$34,313	\$60,708	\$476,721	(\$36,031)	\$440,690	\$1,679	\$670	\$0
Aug-25													
Sep-25													
Oct-25													
Nov-25													
Dec-25													
Grand Total	1,948	4,923	\$1,989,976	\$599,695	\$2,589,671	\$226,160	\$412,754	\$3,228,585	(\$247,143)	\$2,981,442	\$1,659	\$656	\$0
			77%	23%	100%								

- Pharmacy spend = 23% of total paid claims
- Average Monthly Claims (thru July): \$370K vs. \$381K in 2024
 - Medical: \$284K (2025) vs. \$298K (2024)
 - Rx: \$86K (2025) vs. \$83K (2024)
- 2025 Expected Net Cost (annualized): \$5.11M → \$636K below projection
- Enrollment: 278 employees / 703 total members

2026 Cigna Health Plan Renewal

	Current	Renewal	Revised Renewal
Third Party Administrator (TPA)			
Enrolled	285	285	285
Annual Admin Premium Total	\$156,226	\$168,811 8.06%	\$168,811 8.06%
Stop Loss Insurance			
Specific Stop Loss (SSL) Deductible	\$250,000	\$250,000	\$250,000
Composite SSL PEPM Premium	\$156.95	\$182.06	\$169.51
Annual SSL Premium Total	\$536,769	\$622,645	\$579,711
Composite ASL PEPM Premium	\$11.13	\$11.46	\$11.46
Annual ASL Premium Total	\$38,065	\$39,193	\$39,193
Total Stop Loss Premium	\$574,834	\$661,838 15.14%	\$618,904 7.67%
Total Annual Fixed Premium	\$731,059	\$830,650 13.62%	\$789,544 8.00%
Estimated Rx Rebate	-\$394,000	-\$365,000	-\$365,000
Medical and Pharmacy Claims			
Expected Claim Liability (ECL) Factor	\$1,727.54	\$1,851.64	\$1,784.64
Expected Claim Liability	\$5,908,200	\$6,332,604 7.18%	\$6,103,473 3.31%
Fixed + Expected Claims	\$6,245,260	\$6,798,254	\$6,528,017
Employee Cost	-\$416,112	-\$416,112	-\$416,112
Fixed + Expected - EE Cost	\$5,829,148	\$6,382,142	\$6,111,905
Projected Cost Change		\$552,994	\$282,758
Per Employee Per Year (PEPY) Cost	\$20,453	\$22,393	\$21,445

Percentage of Change

9.49%

4.85%

Annual Fixed Premium Increase

\$99,590

\$58,485

Renewal Notes:

- **2025 PEPY Cost:** \$18,366 → \$2,080 below projected
- **2026 Rx rebates:** projected to be lower than 2025
- **No plan or payroll deduction changes** recommended for 2026

2026 Delta Dental Renewal

						
		Current	Renewal	Proposal - Option 1	Proposal - Option 2	Proposal
Employee Only	99	29.48	35.97	27.14	35.94	39.31
Employee + Family	171	89.71	109.45	82.88	109.46	119.63
Monthly Premium	270	\$18,259	\$22,277	\$16,859	\$22,276	\$24,348
Annual Premium		\$219,107	\$267,324	\$202,312	\$267,309	\$292,181
Percentage of Change			22.01%	-7.67%	22.00%	33.35%
Deductible		\$50 Indiv. (\$150 Family)		\$50 Indiv. (\$150 Family)	\$50 Indiv. (\$150 Family)	\$50 Indiv. (\$150 Family)
Preventive		100%		100%	100%	100%
Basic		80%		80%	80%	80%
Major		50%		50%	50%	50%
Annual Maximum Benefit		\$1,500		\$1,500	\$1,500	\$1,500
Fillings		80%		80%	80%	80%
Simple Extractions		80%		80%	80%	80%
Oral Surgery		80%		80%	80%	80%
Periodontics		80%		80%	80%	80%
Endodontics (Root Canals)		80%		80%	80%	80%
Crowns		50%		50%	50%	50%
Dentures / Bridges		50%		50%	50%	50%
Orthodontia Coverage		50% / \$1,000 (Adults & dependent children)		50% / \$1,000 (Adults & dependent children)	50% / \$1,000 (Adults & dependent children)	50% / \$1,000 (Adults & dependent children)
Out of Network Reimbursement		90th		Schedule Amount (MAC)	99th	MAC
		Semi-Monthly Deductions				
Employee Only		14.74	17.99	13.57	17.97	19.66
Employee + Family		44.86	54.73	41.44	54.73	59.82

- Initial Delta Dental renewal was +30%, reduced due to competitive data
- 2024 total paid claims: \$206K
- 2025 paid claims through June: \$126K (\$251K annualized)
- Anthem/United Concordia declined to quote (not competitive)

2026 Cigna Vision Renewal



		Current	Renewal	Improved Plan
Employee Only	77	5.36	5.36	8.95
Employee + 1	70	10.25	10.25	17.12
Employee + Family	73	16.67	16.67	27.84
Monthly Premium	220	2,347.13	2,347.13	3,919.71
IN-NETWORK				
Routine Eye Exam		\$10 copay (1 per year)		\$0 copay (1 per year)
Retinal Screening		Not Covered		\$0 Copay
Eyeglass Frames		\$120 allowance plus 20% discount on additional balance (Every 24 months)		\$120 allowance plus 20% discount on additional balance (Every 12 months)
Eyeglass Lenses		Every 12 months		Every 12 months
Standard Plastic Single		\$20 copay		\$20 copay
Standard Plastic Bifocal		\$20 copay		\$20 copay
Standard Plastic Trifocal		\$20 copay		\$20 copay
Contact Lenses		Every 12 months		Every 12 months
Non-Elective Contact Lenses		Covered in full		Covered in full
Elective Conventional Lenses		\$120 allowance		\$250 allowance
Elective Disposable Lenses		\$120 allowance		\$250 allowance
OUT-OF-NETWORK				
Routine Eye Exam		\$45 allowance		\$45 allowance
Eyeglass Lenses		\$32 - \$80 allowance		\$32 - \$80 allowance
Contact Lenses - Elective		\$100 allowance		\$100 allowance
Non-Elective		\$210 allowance		\$210 allowance
Frame		\$66 allowance		\$66 allowance
Semi-Monthly Deductions				
Employee Only	77	2.68	2.68	4.48
Employee + 1	70	5.13	5.13	8.56
Employee + Family	73	8.34	8.34	13.92
Monthly Premium	220	2,347.13	2,347.13	3,919.71
Annual Premium		28,165.56	28,165.56	47,036.49
Percentage of Change			0.00%	67.00%

Renewal Notes:

- No change in rates under the current plan

Plan Improvement Decrements:

- \$0 Eye Exam Copay → +11%
- \$250 Lens & Frame Allowance → +46%
- Retinal Screening at \$0 Copay → +2%
- Frame Frequency: Every 12 Months (vs. 24 months) → +8%

2026 Benefits Renewal – Recommendations

Medical

- Renew with **Cigna** – no changes to benefits or employee costs

Dental

- Renew with **Delta Dental** – cost increase, no changes to plan

Vision

- Renew with **Cigna** – improved benefits

Flexible Spending Account (FSA)

- Max contribution increased to **\$3,300**
- Rollover increased to **\$660**

Life, Disability & Supplemental

- *No changes to benefits or costs*





MEMORANDUM TO: Honorable Keith Brady, Mayor
City Council Members

CC: Cleatus Phillips, City Manager
Hasco Craver, IV, Assistant City Manager
Meg Kelsey, Assistant City Manager

FROM: Peyton Shelnutt 
Executive Director

DATE: August 29, 2025

SUBJECT: FY2026 Budget

Attached please find the FY2026 budget approved by the Newnan Convention Center Authority for your review and approval.

We continue to host the Church of the Highlands; however, they are actively pursuing construction of their own facility while also seeking temporary access to Newnan High School until their new building is complete. Based on current projections, we anticipate approximately six additional months of their rental presence in 2026. Accordingly, the FY2026 budget has been developed with this assumption at its core, and revenue expectations are heavily influenced by this anticipated timeline.

Enclosed is the financial report summarizing actual results through August 29, 2025, alongside the FY2025 approved budget and the proposed FY2026 budget. The FY2026 budget projects \$872,869 in income and \$747,950 in expenses, yielding a net income of \$82,919. This projection reflects more conservative revenue expectations, with a particular emphasis on the transition period as Church of the Highlands scales down rental activity.

The Hotel/Motel and Motor Vehicle Tax revenue line has been significantly impacted by the loss of motor vehicle tax collections, resulting in an estimated \$80,000 - \$100,000 annual reduction to both the FY2025 and future budgets.

In light of the ongoing revenue challenges, the Newnan Convention Center Authority is recommending a review and adjustment of rental rates to help offset these budgetary impacts. A modest increase would help stabilize revenues as we continue to experience shortfalls from both rental activity and declining tax transfers. A chart outlining the current rates compared to the newly proposed rates is included for your review and consideration. In addition to implementing a revised rate schedule, we also request approval to adjust rental rates in the future as needed to account for inflationary pressures. This will allow us to sustain revenues without requiring frequent council reconsideration of the rental rates.

While revenues are behind expectations in FY2025, prudent expense management has helped mitigate the impact, but we do still see many repairs as the venue continues to age. Looking forward, it will be critical to monitor rental revenues closely as Church of the Highlands' departure progresses and to account for the permanent reduction in motor vehicle tax revenues, and to consider implementing and periodically adjusting rental rates to strengthen our revenues while maintaining disciplined expense oversight.

Please review the attached detailed report. I will be available to address any questions or provide additional clarification at that time.

The Newnan Convention Center Authority and staff of the Newnan Centre thank each of you for your unwavering support of the Centre and staff. We could not do what we do without your support.

We respectfully submit this budget and rental rate increase for your review and approval.

/pbs.

Attachment: 2026 Budget

The Newnan Centre
Budget for 2026 and 2025 P&L to Date

	Jan 1 - Aug. 29	2025 Budget	\$ Over Budget	2026 Budget
Ordinary Income/Expense				
Income				
10.0000 · Charges For Services				
10.1000 · Rental Fee	196,555.00	300,000.00	-103,445.00	320,000.00
10.1001 · Client Credit Card Fee	303.30	1,500.00	-1,196.70	1,500.00
10.1002 · Food & Beverage - Alcohol	60,195.73	55,000.00	5,195.73	65,000.00
10.1003 · Food & Beverage - Catering	9,959.52	25,000.00	-15,040.48	20,000.00
10.1004 · Equipment Rent	20,760.98	28,000.00	-7,239.02	30,000.00
10.1005 · Personnel Reimbursements	15,700.00	25,000.00	-9,300.00	15,000.00
10.1006 · Utility Reimbursements	510.00	1,500.00	-990.00	1,500.00
10.1007 · Miscellaneous Revenues	81.64	500.00	-418.36	500.00
10.0000 · Charges For Services - Other	0.00	0.00	0.00	0.00
Total 10.0000 · Charges For Services	304,066.17	436,500.00	-132,433.83	453,500.00
20.0000 · Investment Income				
20.2000 · Interest on Investments	9,578.74	22,000.00	-12,421.26	30,369.00
Total 20.0000 · Investment Income	9,578.74	22,000.00	-12,421.26	30,369.00
30.0000 · Transfers In				
30.2000 · Transfer from H/M & Motor Taxes	194,741.41	440,000.00	-245,258.59	389,000.00
30.2001 · Capital Reserve Transfer	0.00	0.00	0.00	0.00
30.0000 · Transfers In - Other	0.00	0.00	0.00	0.00
Total 30.0000 · Transfers In	194,741.41	440,000.00	-245,258.59	389,000.00
49910 · Returned Check Charges	0.00	0.00	0.00	0.00
Total Income	508,386.32	898,500.00	-390,113.68	872,869.00
Cost of Goods Sold				
50000 · Cost of Goods Sold				
Alcohol and Mixer Purchases	13,085.03	15,000.00	-1,914.97	18,000.00
Barback	0.00	500.00	-500.00	0.00
Bartenders	5,000.00	15,000.00	-10,000.00	16,000.00
Beverage Manager	2,000.00	8,000.00	-6,000.00	8,000.00
Catering Costs	0.00	0.00	0.00	0.00
Payroll Taxes for Beverage Mgr	0.00	0.00	0.00	0.00
50000 · Cost of Goods Sold - Other	0.00	0.00	0.00	0.00
Total 50000 · Cost of Goods Sold	20,085.03	38,500.00	-18,414.97	42,000.00
Total COGS	20,085.03	38,500.00	-18,414.97	42,000.00
Gross Profit	488,301.29	860,000.00	-371,698.71	830,869.00
Expense				
50.0000 · Personnel Svc & Emp Benefit				
50.1100 · Salaries and Wages	179,851.03	262,000.00	-82,148.97	265,000.00
50.1101 · Overtime Earnings	0.00	0.00	0.00	0.00
50.1102 · Other Employee Benefits	0.00	0.00	0.00	0.00
50.1103 · Part-time Salaries and Wages	7,701.37	9,000.00	-1,298.63	6,000.00
50.1104 · Health Insurance Premiums	45,834.99	58,000.00	-12,165.01	65,000.00
50.1106 · Social Security & Medicare Expe	10,888.41	20,000.00	-9,111.59	15,000.00
50.1107 · Unemployment	74.98	300.00	-225.02	200.00
50.1108 · Uniforms	1,413.86	1,500.00	-86.14	1,500.00
50.1109 · Retirement Contributions	10,665.90	13,000.00	-2,334.10	13,000.00
50.1110 · Contract Labor	14,647.55	17,000.00	-2,352.45	15,000.00
50.1112 · Short and Long Term Disability	1,263.60	2,200.00	-936.40	2,000.00
50.0000 · Personnel Svc & Emp Benefit - Other	0.00	0.00	0.00	0.00
Total 50.0000 · Personnel Svc & Emp Benefit	272,341.69	383,000.00	-110,658.31	382,700.00
51.0000 · Professional & Other Services				
51.2101 · Board Administrative Expenses	1,648.77	3,000.00	-1,351.23	3,000.00
51.2102 · Training and Professional Devel	5,451.23	16,000.00	-10,548.77	16,000.00
51.2103 · Advertising and Marketing	10,339.40	31,000.00	-20,660.60	35,000.00
51.2105 · Insurance	16,010.39	15,000.00	1,010.39	18,000.00
51.2106 · Maintenance Contracts	61,011.52	90,000.00	-28,988.48	93,000.00
51.2107 · Dues	2,729.00	4,000.00	-1,271.00	4,000.00
51.2108 · Rent - Equipment	2,438.66	8,000.00	-5,561.34	6,000.00
51.2109 · Contractual Services	19,893.28	37,000.00	-17,106.72	38,000.00
51.2110 · Event Personnel	7,350.00	22,000.00	-14,650.00	9,000.00
51.2111 · Professional Fees	2,946.40	6,000.00	-3,053.60	5,000.00
51.2113 · Licensing Expenses				200.00
51.2115 · Investment Fees	3,039.88	0.00	3,039.88	500.00
Total 51.0000 · Professional & Other Services	132,858.53	232,000.00	-99,141.47	228,700.00
52.0000 · Supplies & Operating Charges				
52.3101 · Printing	0.00	1,000.00	-1,000.00	1,000.00
52.3102 · Subscriptions and Publications	601.81	500.00	101.81	1,000.00
52.3103 · Postage and Freight	146.00	500.00	-354.00	300.00
52.3104 · Office Supplies	1,630.79	1,200.00	430.79	1,000.00

	Jan 1 - Aug. 29	2025 Budget	\$ Over Budget	2026 Budget
52.3105 · Supplies, Tools & Small Equip	7,282.63	16,000.00	-8,717.37	15,000.00
52.3107 · Janitorial & Operational Suppli	6,174.68	10,000.00	-3,825.32	10,000.00
52.3108 · Utilities - Gas	2,769.48	6,000.00	-3,230.52	5,000.00
52.3110 · Utilities - Electric	24,731.00	35,000.00	-10,269.00	35,000.00
52.3111 · Telephone Expense	0.00	0.00	0.00	0.00
52.3112 · Other Operational Costs	300.00	1,000.00	-700.00	500.00
52.3113 · Bank Service Charges	666.33	500.00	166.33	500.00
52.3115 · Credit Card Fees	413.45	3,000.00	-2,586.55	1,500.00
Total 52.0000 · Supplies & Operating Charges	44,716.17	74,700.00	-29,983.83	70,800.00
53.0000 · Repairs & Maintenance				
53.4101 · Repairs and Maintenance	27,179.86	20,000.00	7,179.86	28,000.00
53.4102 · Equipment Repairs & Maintenance	13,267.39	15,000.00	-1,732.61	15,000.00
53.4103 · Vehicle Repairs & Maintenance	114.06	2,000.00	-1,885.94	2,000.00
53.4104 · Fuel and Lubricants	59.32	500.00	-440.68	250.00
Total 53.0000 · Repairs & Maintenance	40,620.63	37,500.00	3,120.63	45,250.00
56.8000 · Depreciation & Amortization	0.00	20,500.00	-20,500.00	20,500.00
57.9000 Capital Outlay	0.00	0.00	10,648.74	0
Total Expense	490,422.96	748,200.00	-257,777.04	747,950.00
Net Income	4,176.41	111,800.00	-107,623.59	82,919.00

Newnan Centre - Rental Rate Comparison

Room	Weekdays (4 hrs.)	Weekdays (8 hrs.)	Weekend (8 hrs.)
McIntosh Ballroom	Current: \$1,000 Proposed: \$1,500	Current: \$2,000 Proposed: \$2,500	Current: \$3,000 Proposed: \$4,000
Arnall	\$625 → \$825	\$1,250 → \$1,650	\$1,600 → \$2,000
Atkinson	\$450 → \$650	\$900 → \$1,300	\$1,300 → \$2,000
Arnall/Atkinson	\$825 → \$1,000	\$1,650 → \$2,000	\$2,500 → \$3,000
Greenville-LaGrange	\$225 → \$325	\$450 → \$650	\$650 → \$1,500
College-Temple	\$225 → \$325	\$450 → \$650	\$650 → \$1,500
Greenville/College	\$450 → \$650	\$900 → \$1,300	\$1,300 → \$2,000
Boardroom	\$225 → \$350	\$450 → \$700	\$650 → \$1,500
Pavilion	\$225 → \$350	\$450 → \$700	\$650 → \$1,000
Gazebo	\$500 → \$500 (+ Chair Rental)	\$1,000 → \$1,000 (+ Chair Rental)	\$2,000 → \$3,000 (+ Chair Rental)

August 22, 2025

Mr. Cleatus Phillips
City Manager
City of Newnan
25 LaGrange Street
Newnan, GA 30263

Dear Cleatus,

On behalf of the Newnan-Coweta Chamber, I am writing to request permission to provide alcohol at **The HOP** during our upcoming Pickleball Tournament on **October 1, 2025**.

This event will bring together members, community partners, and guests for a day of fun and friendly competition. While alcohol will be available to participants and attendees, I want to emphasize that it will **not be sold**. We will simply be offering beverages to enhance the hospitality experience.

The Chamber will ensure that alcohol is served responsibly and in full compliance with all applicable guidelines. If there are specific procedures or conditions required by the City, we will be glad to follow them to make sure the event is safe and well-managed.

Thank you for your consideration of this request. We appreciate your continued support of Chamber events that strengthen community connections and showcase Newnan as a vibrant place to live, work, and play.

Sincerely,



Candace S. Boothby, CCE, APR, GCCE, IOM
President and CEO
Newnan-Coweta Chamber

**RESOLUTION TO AUTHORIZE THE SERVICE OF ALCOHOLIC
BEVERAGES FOR A SPECIAL EVENT**

WHEREAS, The Newnan Coweta Chamber of Commerce has offered to host a benefit event at the Newnan Pickleball Complex located at 4 Joseph Hannah Boulevard, Newnan, Georgia 30263 on October 1, 2025 and

WHEREAS, the City Council of the City of Newnan, Georgia acknowledges that in order for the benefit event to enjoy success, the service of alcoholic beverages at the venue is necessary;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Newnan, Georgia, for the sole purposes of a benefit event, that:

1. The consumption of alcoholic beverage to include beer, wine and distilled spirits on the premises of public property located at 4 Joseph Hannah Boulevard, Newnan, Georgia 30263, shall be allowed.
2. All alcohol must be provided and dispensed by a licensed alcoholic beverage caterer, as defined in Chapter 3 Alcoholic Beverage, Article 1, Section 3-28 of the Code of Ordinance of the City of Newnan.
3. All relevant Sections of Article 7 of Chapter 3 Alcoholic Beverage of the Code of Ordinances of the City of Newnan, pertaining to taxation of beverages by the drink shall be adhered to.
4. The time for consumption of alcoholic beverages to include beer, wine and distilled spirits on the premises of public property located at 4 Joseph Hannah Boulevard, Newnan, Georgia 30263 shall occur in accordance to Article 1, Section 3-11 of the Code of Ordinances of the City of Newnan.
5. The City Manager or designee shall be authorized to revoke a special event permit if it is determined that the continued consumption of alcoholic beverage may endanger the public's health, welfare or life safety.

DONE, RATIFIED AND PASSED by the City Council of the City of Newnan, Georgia,
this _____ day of _____ 2025 in regular session assembled.

Attest:

Megan Shea, City Clerk

Keith Brady, Mayor

James J. Thomasson III, Mayor Pro Tem

Witness:

Cynthia Jenkins, Councilmember

C. Bradford Sears, Jr., City Attorney

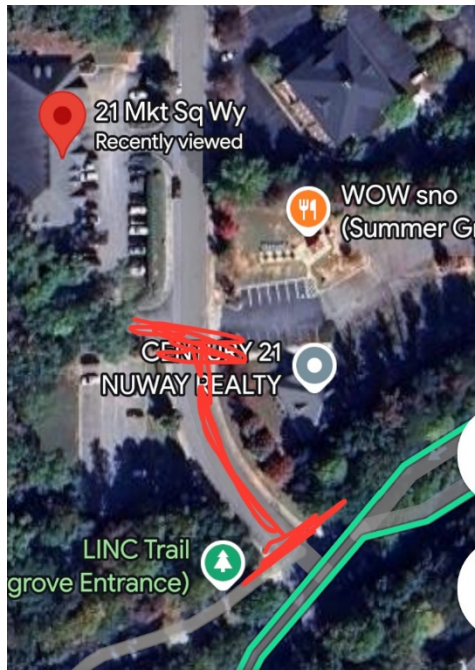
Rhodes Shell, Councilmember

Cleatus W. Phillips, City Manager

Ray DuBose, Councilmember

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember



21 Mkt Sq Wy



Directions Start Dire

Motion to Enter into Executive Session

I move that we now enter into closed session as allowed by O.C.G.A. §50-14-4 and pursuant to advice by the City Attorney, for the purpose of discussing

And that we, in open session, adopt a resolution authorizing and directing the Mayor or presiding officer to execute an affidavit in compliance with O.C.G.A. §50-14-4, and that this body ratify the actions of the Council taken in closed session and confirm that the subject matters of the closed session were within exceptions permitted by the open meetings law.

Motion to Adopt Resolution after Adjourning Back into Regular Session

I move that we adopt the resolution authorizing the Mayor to execute the affidavit stating that the subject matter of the closed portion of the council meeting was within the exceptions provided by O.C.G.A. §50-14-4(b).