



CALL TO ORDER

INVOCATION

READING OF MINUTES

- A. Minutes from Regular Meeting on September 23, 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 - Cultural Arts Commission, 3 year term
F. 1 Appointment - Development Authority, 4 year term
G. 3 Appointments - Ethics Commission, 2 year terms
H. 1 Appointment - Keep Newnan Beautiful, 3 year term
I. 1 Appointment - Planning Commission, 3 year term
J. 1 Appointment - Water & Light Commission, 3 year term

REPORTS ON OPERATIONS BY CITY MANAGER

REPORTS AND COMMUNICATIONS FROM MAYOR

NEW BUSINESS

- K. Public Hearing - Application for Alcohol Beverage License - Taco Mama - Retail On Premise (pouring) Sales of Distilled Spirits, Malt Beverages and Wine - 440 Newnan Crossing Bypass Ste 209 - Reason: New Business
L. FLOST (Floating Local Option Sales Tax) Presentation and Consideration of Resolution
M. List of Roadways Approved for Speed Enforcement

UNFINISHED BUSINESS

- N. Consideration of Guaranteed Maximum Price for Greenville Street and Bicentennial Parks Projects

- O. Consideration of Contract Award for Arboretum Planning Services

VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

- P. Update from Hank Arnold regarding Coweta FORCE and Opioid Program
- Q. Request from Foundation Church to block 3 parking spaces on W. Washington St. during Munchkin Masquerade for Ice Cream Truck
- R. Request from College Temple Neighborhood for annual Halloween street closures from 5-9pm
- S. Request from NHS Band Boosters to close Armory Rd. on November 1st from 8am - midnight for Band Competition
- T. Request from First Baptist Church to close Madison St. between Brown St. and College St. on October 23rd from 2:30-8:30pm for Preschool Fall Festival
- U. Request to Close North and South Court Sq. on October 31, 2025 for Munchkin Masquerade, from 9:30am-12:30pm

MOTION TO ENTER INTO EXECUTIVE SESSION

- V. Motion to Enter into Executive Session

ADJOURNMENT

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, September 23, 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 (called in via phone), 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 September 9, 2025

Motion by Councilman Shell, seconded by Councilman Koritko to dispense with the reading of the minutes of the Regular Meeting on September 9, 2025 and adopt them as presented.

MOTION CARRIED. (7-0)

REPORTS OF BOARDS AND COMMISSIONS

Mayor Brady asked that all appointments be put on the next agenda.

B. 1 Appointment – Bicentennial Committee

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

D. 1 Appointment – Convention Center Authority, 3-year term

E. 3 Appointments – Ethics Commission, 2-year terms

F. 1 Appointment – Keep Newnan Beautiful, 3-year term

G. 1 Appointment – Planning Commission, 3-year term

Youth Council Attendees

Councilwoman Jenkins read the names of the Newnan Youth Council students who were in attendance for their one meeting requirement. Maddie Rae Harris, Jordin Guy, Kendall Lange and Kamryn Styles.

Girl Scouts

Mayor Brady introduced Girl Scouts who were in attendance from Troop 22161. Natalie, Hayley and Peyton were there working on their Democracy for Junior badge.

NEW BUSINESS

H. Public Hearing – Request to Demolish Structure at 823 Lower Fayetteville Rd.

Mayor Brady opened the public hearing.

Bryan Partin, Chief Building Official, stated that the structure is not located in a historic district and the cost to repair exceeds the assessed value of the structure.

Joseph Patrano with Tony Louis contractor spoke. He said that there is asbestos that must be abated first and then they will demolish it. They are hoping to be completed in 4-5 weeks.

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

Motion by Councilman DuBose, seconded by Councilman Shell to grant the request as presented.

MOTION CARRIED. (7-0)

I.Rezoning Request RZ2025-07 by Steven L. Jones, on behalf of Brightsky Residential, LLC for 20.73 + acres at 459 Jefferson St. (Tax Parcel #N57C 003); From CGN (General Commercial District) to RMH (Residential Multiple Family Dwelling- Higer Density District) for developing 140 townhouse-style attached, condominium units – For Information Only

No action needed.

VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

J. Request from Coweta Community Foundation to host Coweta Grand Prix event 2026

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

MOTION CARRIED. (7-0)

K. Request from Ansley Murray to close Madison St. between Jackson St. and Jefferson St. on October 4, 2025 for Craft & Brews Market from 7:30am-4:30pm

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

MOTION CARRIED. (7-0)

ADJOURNMENT

Motion by Councilman Koritko, seconded by Councilman Guillaume to adjourn the Council meeting at 6:36pm.

MOTION CARRIED. (7-0)

Megan Shea, City Clerk

Keith Brady, Mayor

APPLICATION FOR ALCOHOL BEVERAGE LICENSE

Name: **Taco Mama**

Licensee: **Missy Moon**

License Representative: **N/A**

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

Location: **440 Newnan Crossing Bypass Ste 209**

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)

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))

Respectfully submitted,

Megan Shea
City Clerk

**RESOLUTION OF SUPPPORT- FLOATING LOCAL OPTION SALES TAX
(FLOST)**

WHEREAS Georgia Governor Brian Kemp signed House Bill 581 on April 18, 2024, a measure focused on property tax relief. The law went into effect on January 1, 2025, after a related constitutional amendment (HR 1022) was approved by Georgia voters in November 2024: and

WHEREAS, House Bill 581 also created an optional sales tax for local governments, known as the Floating Local Option Sales Tax (FLOST), for the sole purpose of reducing property taxes. The implementation of FLOST requires voter approval in a local referendum; and

WHEREAS, the City of Newnan and Coweta County entered into an Intergovernmental Agreement calling for a county-wide referendum on November 4, 2025. asking voters if FLOST will be imposed; and,

WHEREAS, if passed by voters, revenue collections from FLOST will begin January 1, 2026. It is estimated that FLOST proceeds collected by the City of Newnan will exceed property tax collections.

WHEREAS, the City Council of the City of Newnan will be required to set a millage in August of 2026 for the 2026 Budget Year.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Newnan, Georgia, hereby acknowledge and support the following:

1. Provided the FLOST referendum is successful on November 4, 2025, the City Council supports reducing the Millage Rate of the City of Newnan to “0.00” in August of 2026.

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

L. 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



NEWNAN
GEORGIA • CITY OF HOMES

FLOST

FLOATING LOCAL OPTIONS SALES TAX

WHAT IS FLOST?

FLOATING LOCAL OPTIONS SALES TAX



FLOST is a 1% sales tax that could reduce the City of Newnan millage rate to ZERO for homeowners and business property owners. It was authorized by the City not opting out of HB 581.



Who contributes? Everyone who makes a taxable purchase in Coweta County, including visitors (motor fuel, food, beverage, online transactions). Vehicle purchases are not included.



WHY FLOST?

Ensures a stable revenue stream for government, while providing tax relief for home and business owners.

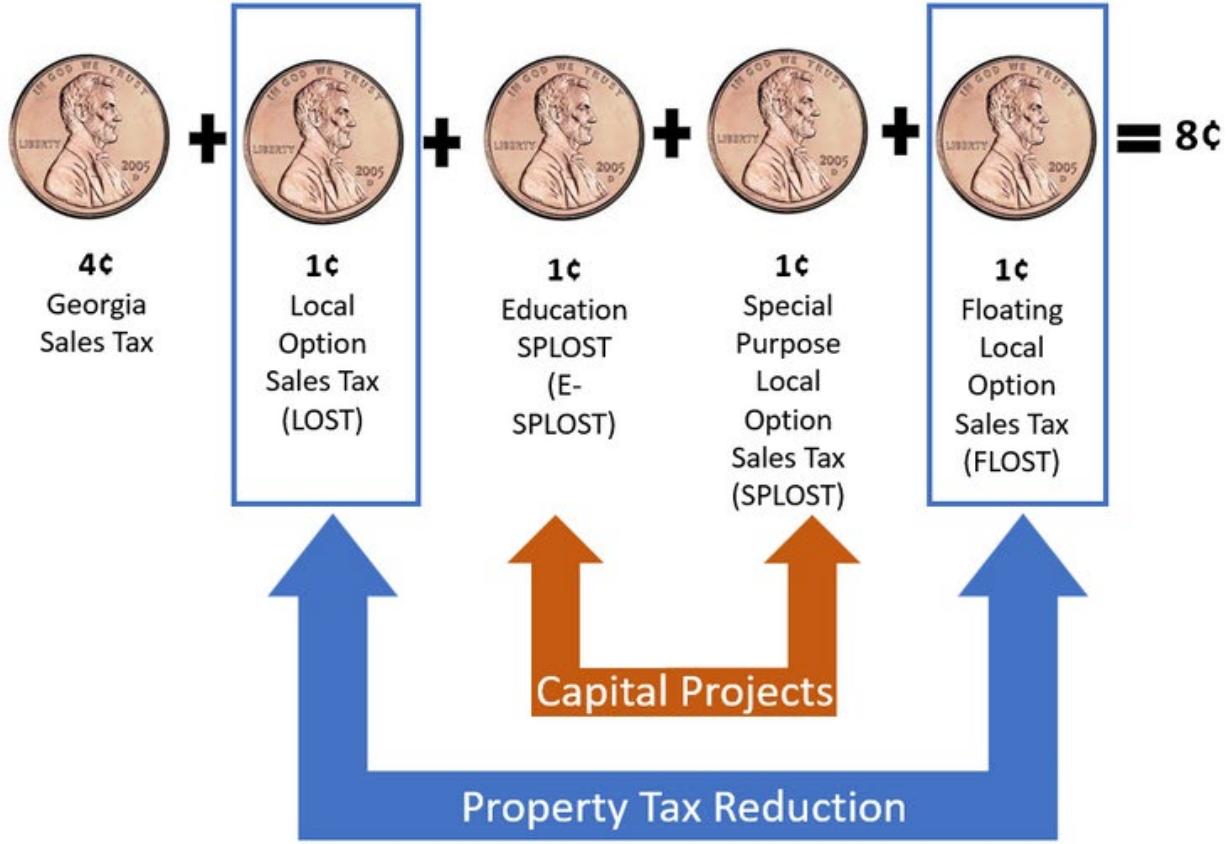
WHO PAYS FOR FLOST?

Shifts a significant portion of the tax responsibility to out of county shoppers.



NEWNAN
GEORGIA • CITY OF HOMES

SALES TAX RATE



WHO BENEFITS?

FLOST = Reduction in Property Taxes

Property Type	Floating Homestead Exemption	Floating Local Option Sales Tax (FLOST)
Residential (Homestead)	✓	✓
Commercial		✓
Industrial		✓

HOW IS FLOST ALLOCATED?

FLOST collections will be split between the county and eligible municipalities. Per State law, collections *must* be used to lower property taxes.

Jurisdiction	Allocation
Chattahoochee Hills	0.00%
Haralson	0.12%
Turin	0.26%
Palmetto*	0.00%
Sharpsburg	0.22%
Moreland	0.26%
Grantville	2.12%
Senoia	3.43%
Newnan	29.11%
Coweta County**	64.48%
	100.00%



How much would property owners
save with a “0.00” Millage Rate?

“\$123.20 For Every \$100,000 of Assessed Property Value”

Property Example 1

Residential Home – Assessed Value of \$426,250

$\$426,250 \times 40\% = \$170,500 \times .00308 \text{ (Millage Rate)} = \$525.14 \text{ Eliminated from the Tax Bill}$



Property Example 2

Commercial Property – Assessed Value of \$2,326,250

$\$2,326,250 \times 40\% = \$930,500 \times .00308 \text{ (Millage Rate)} = \$2,865.94 \text{ Eliminated from the Tax Bill}$



NOTE: These examples are ONLY for the City of Newnan portion of the tax bill.

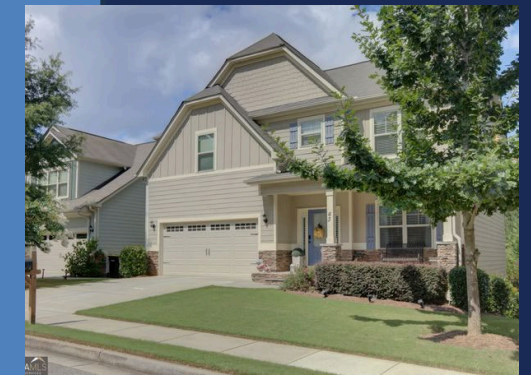
How much would you have to spend
to offset the property tax savings?

“Take your property tax savings and divide it by .01”

Property Example 1

Residential Home – \$525.14 Eliminated from the Tax Bill

$\$525.14 / .01 = \$52,514$ of taxable purchases



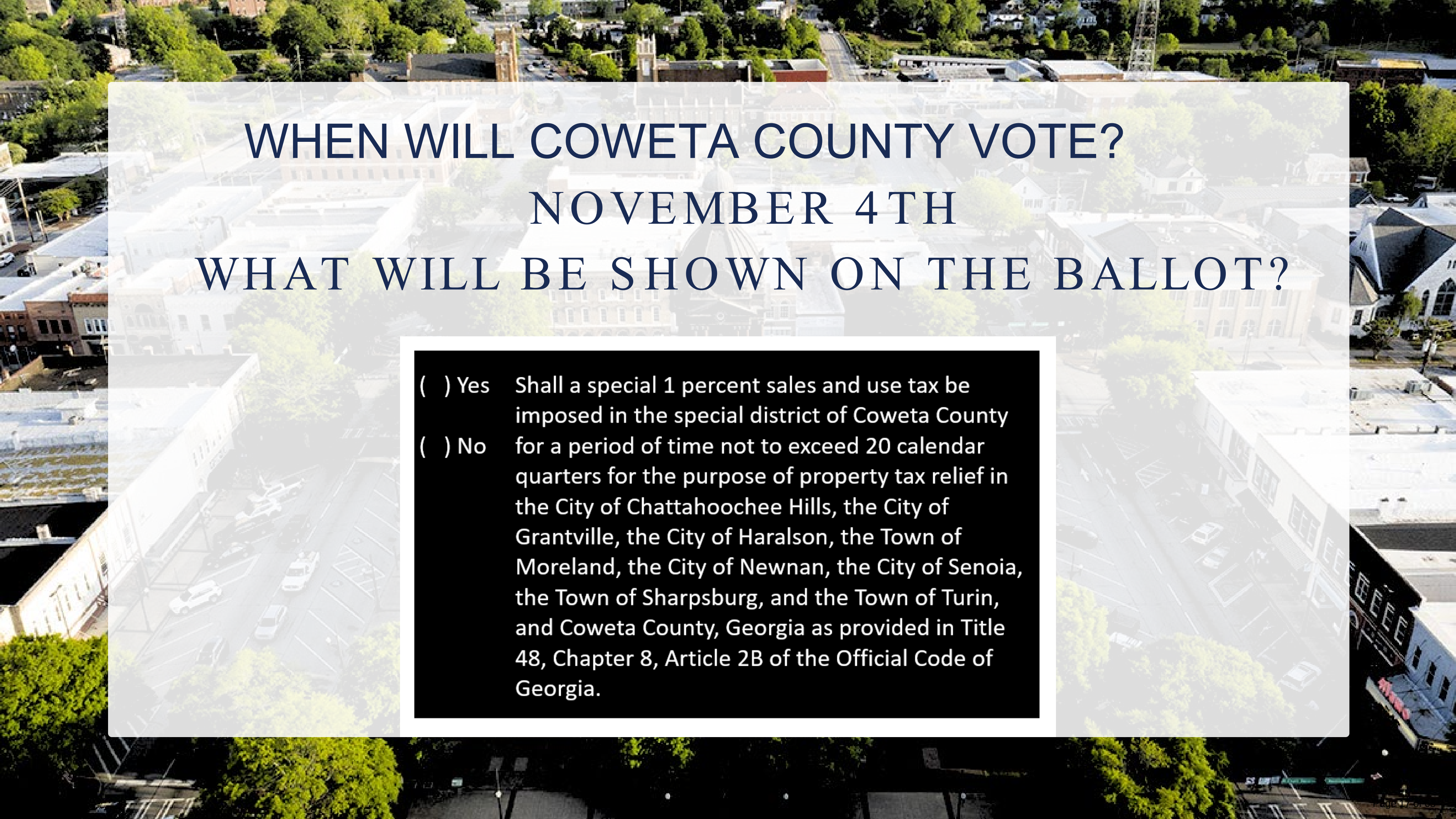
Property Example 2

Commercial Property – \$2,865.94 Eliminated from the Tax Bill

$\$2,865.94 / .01 = \$286,594$ of taxable purchases



NOTE: These examples are ONLY for the City of Newnan portion of the tax bill.



WHEN WILL COWETA COUNTY VOTE? NOVEMBER 4TH WHAT WILL BE SHOWN ON THE BALLOT?

- () Yes Shall a special 1 percent sales and use tax be imposed in the special district of Coweta County
- () No for a period of time not to exceed 20 calendar quarters for the purpose of property tax relief in the City of Chattahoochee Hills, the City of Grantville, the City of Haralson, the Town of Moreland, the City of Newnan, the City of Senoia, the Town of Sharpsburg, and the Town of Turin, and Coweta County, Georgia as provided in Title 48, Chapter 8, Article 2B of the Official Code of Georgia.



To: Mayor and Council
Date: October 14, 2025
Agenda Item: List of Roadways Approved for Speed Enforcement
Prepared By: Brent Blankenship, Police Chief

Purpose:

The Council to consider a list of roadways for speed enforcement approval. See attached list of roadways.

Background:

The Georgia Department of Transportation has approved a list of roadways for speed enforcement, as proposed by the Newnan Police Department.

GDOT has requested the signatures of the Mayor and Council, indicating approval of the list.

GDOT is responsible for signage for on-system routes (State Routes) and the City of Newnan is responsible for signage for off-system routes (local streets).

The current Speed Detection Permit for speed enforcement using detection devices will reference the list of roadways, by List Number.

Funding:

N/A

Recommendation:

Approve speed enforcement for listed roadways.

Attachments:

1. Newnan Police Department Speed Detection Approval Letter
2. List of Roadways- List Number 0825-077N

Previous Discussion with Council:

Prior approval in January 2022.



POLICE DEPARTMENT

CITY OF NEWNAN

1 Joseph Hannah Blvd
P.O. Box 1193
Newnan, GA 30264
770-254-2355
Fax: 770-254-2347

Brent Blankenship
Chief of Police

To: City of Newnan, Governing Authority

I am writing this letter to request approval for the Newnan Police Department to enforce speed detection on roadways in the city limits of Newnan, Georgia.

The speed limits and locations approved for the use of speed detection devices are listed and hereby incorporated by reference on the attached list #0825-077N, approved by the Georgia Department of Transportation.

The approval will allow the Newnan Police Department to receive a speed detection permit, after final approval from the Georgia Department of Transportation, for the use of speed detection enforcement on the approved locations, which will reduce traffic crashes and involuntary compliance from motorists.

Thank you,

Van Meadows, Lieutenant
Traffic Unit Supervisor

The City of Newnan City Council is hereby requesting that the following roadways be approved for the use of speed detection devices:

LIST OF ROADWAYS
for
CITY OF NEWNAN
IN COWETA COUNTY

ON-SYSTEM ROADWAYS

**ALL ON-SYSTEM ROUTES HAVE BEEN VERIFIED BY GEORGIA DEPARTMENT OF
TRANSPORTATION**

STATE ROUTE	WITHIN THE CITY / TOWN LIMITS OF and/or School Name	FROM	MILE POINT	TO	MILE POINT	LENGTH IN MILES	SPEED LIMIT
SR 14	NEWNAN	50 feet north of Corinth Road (South City Limits of Newnan)	12.70	700 feet north of Beavers Street	12.95	0.25	45
SR 14	NEWNAN	700 feet north of Beavers Street	12.95	20 feet south of Savannah Street	14.07	1.12	35
SR 14	NEWNAN	20 feet south of Savannah Street	14.07	360 feet north of Cavender Street	14.83	0.76	25
SR 14	NEWNAN	360 feet north of Cavender Street	14.83	150 feet north of Sprayberry Road	15.55	0.72	35
SR 14	NEWNAN	150 feet north of Sprayberry Road	15.55	250 feet north of The Boulevard (Newnan City Limit)	16.22	0.67	45
SR 14 SOUTH	NEWNAN	State Route 14 / Clark Street	0.00	State Route 14 / Greenville Street	0.63	0.63	25
SR 16	NEWNAN	600 feet east of Evans Drive (Newnan City Limit)	7.73	300 feet east of State Route 34 / Hospital Drive	7.99	0.26	45
SR 16	NEWNAN	300 feet east of State Route 34 / Hospital Drive	7.99	60 feet west of Carmichael Street	8.96	0.97	35
**SR 16	NEWNAN	60 feet west of Carmichael Street	8.96	State Route 14 / Jackson Street	9.11	0.15	25
SR 16	NEWNAN	SR 16 runs common with SR 14 from MP 9.11 to MP 12.88.					
SR 34	NEWNAN	500 feet east of Helen Street (Newnan City Limit)	9.99	State Route 16	10.26	0.27	45
SR 34	NEWNAN	SR 34 runs common with SR 16 from MP 10.26 to MP 11.44.					
SR 34	NEWNAN	SR 34 runs common with SR 14 SOUTH from MP 11.44 to MP 11.61.					
SR 34	NEWNAN	SR 34 runs common with SR 14 from MP 11.61 to MP 11.84.					
**SR 34	NEWNAN	State Route 14 / Clark Street	11.84	100 feet west of Herring Street	11.93	0.09	25

LIST NUMBER 0825-077N

STATE ROUTE	WITHIN THE CITY / TOWN LIMITS OF <i>and/or School Name</i>	FROM	MILE POINT	TO	MILE POINT	LENGTH IN MILES	SPEED LIMIT
SR 34	NEWNAN	100 feet west of Herring Street	11.93	200 feet west of Farmer Street	12.28	0.35	35
SR 34	NEWNAN	200 feet west of Farmer Street	12.28	300 feet east of Greison Trail	12.70	0.42	45
SR 34	NEWNAN	300 feet east of Greison Trail	12.70	950 feet west of Jefferson Street (Newnan City Limit)	13.94	1.24	55
SR 34 BYPASS	NEWNAN	50 feet west of State Route 14 (Newnan City Limit)	3.82	1,162 feet east of Hillwood Circle	4.83	1.00	50
SR 34 BYPASS	NEWNAN	1,162 feet east of Hillwood Circle	4.83	State Route 34 (Bullsboro Drive)	6.04	1.21	45
SR 34 BYPASS SCHOOL ZONE	NEWNAN <i>Jefferson Parkway Elementary School</i> 7:30 to 8:30 am 2:00 to 3:00 pm SCHOOL DAYS ONLY	300 feet west of Elaine Drive	5.14	500 feet east of Jefferson Parkway	5.52	0.38	35

OFF-SYSTEM ROADWAYS

ALL OFF-SYSTEM ROUTES WILL NOT BE VERIFIED BY GEORGIA DEPARTMENT OF TRANSPORTATION

ROAD NAME	WITHIN THE CITY / TOWN LIMITS OF and/or School Name	FROM	TO	LENGTH IN MILES	SPEED LIMIT
Augusta Drive	NEWNAN	Jefferson Street	North Avenue	0.47	25
Ball Street	NEWNAN	Martin Luther King Jr. Boulevard	Lake Street	0.62	30
Balswin Court	NEWNAN	The Boulevard	Dead End	0.75	25
Belt Road	NEWNAN	State Route 34	Newnan City Limit	1.09	40
Berry Avenue Ext.	NEWNAN	Farmer Street	Greison Trail	0.54	35
Boone Drive	NEWNAN	Fourth Street	Lovelace Street	0.44	35
Calumet Parkway	NEWNAN	State Route 34 Bypass	Churchill Park Drive	0.92	25
Celebrate Life Parkway	NEWNAN	SR 34	McIntosh Parkway	1.00	35
Cherokee Street	NEWNAN	Poplar Street	Oak Street	0.43	25
College Street	NEWNAN	Spring Street	Clark Street	0.44	25
Diplomat Street	NEWNAN	Newnan Crossing Blvd. E. at Stonebridge Crossing	2,870 feet north of Brennon Chase	0.66	35
Dixon Street	NEWNAN	Temple Avenue	Willow Drive	0.83	30
Dixon Street SCHOOL ZONE	NEWNAN <i>Elm Street School</i> 7:00 to 9:00 am 2:00 to 4:00 pm SCHOOL DAYS ONLY	0.10 miles north of State Route 16	Elm Circle	0.24	25
East Broad Street	NEWNAN	Perry Street	Greison Trail	1.65	35
East Newnan Road	NEWNAN	East Broad Street	Martin Luther King Jr. Boulevard	0.34	35
East Washington Street	NEWNAN	State Route 14	Roberts Road	0.70	30
Elm Street	NEWNAN	State Route 14	Dixon Street	0.49	25
Elm Street SCHOOL ZONE	NEWNAN <i>Elm Street School</i> 7:00 to 9:00 am 2:00 to 4:00 pm SCHOOL DAYS ONLY	Dixon Street	Powell Place	0.21	25
Evans Drive	NEWNAN	Hospital Road	State Route 16	0.25	20
Evans Drive SCHOOL ZONE	NEWNAN <i>Evans Elementary School</i> 7:00 to 9:00 am 2:00 to 4:00 pm SCHOOL DAYS ONLY	Hospital Road	State Route 16	0.25	20
Fairgreen Trace	NEWNAN	Oak Park Square	Lakeshore Drive	1.00	25
Fairway Drive	NEWNAN	Highwoods Parkway	Horizon Hill	1.10	25

ROAD NAME	WITHIN THE CITY / TOWN LIMITS OF <u>and/or</u> School Name	FROM	TO	LENGTH IN MILES	SPEED LIMIT
Farmer Street	NEWNAN	Bullsboro Drive	East Washington Street	0.75	35
First Avenue	NEWNAN	LaGrange Street	Spring Street	0.51	25
Forest Drive	NEWNAN	Summergrove Parkway	Summergrove Parkway	1.20	25
Fourth Street	NEWNAN	Second Avenue	3800 feet west of Sunset Lane (Newnan City Limit)	1.12	25
Greison Trail	NEWNAN	Bullsboro Drive	East Broad Street	1.58	45
Highwoods Parkway	NEWNAN	Summergrove Parkway	Greenvview Drive	1.00	25
Horizon Hill	NEWNAN	Fairway Drive	Highwoods Parkway	1.10	25
Hospital Road	NEWNAN	Temple Avenue	State Route 34 By-Pass	0.99	45
Hunterian Place	NEWNAN	Belltree Circle	Dead End	0.70	25
Inverness Avenue	NEWNAN	Lakeshore Parkway	Inverness Avenue	0.85	25
Jefferson Parkway	NEWNAN	Jefferson Street Extension	State Route 34 By-Pass	0.48	30
Jefferson Parkway SCHOOL ZONE	NEWNAN Jefferson Parkway Elementary 7:00 to 9:00 am 2:00 to 4:00 pm SCHOOL DAYS ONLY	0.30 miles north of Jefferson Street Ext.	100 feet south of State Route 34 Bypass	0.30	25
Jefferson Street Extension	NEWNAN	State Route 34 / Bullsboro Drive	State Route 34 / Jefferson Street	2.00	35
LaGrange Street	NEWNAN	State Route 14 South	400 feet south of Boone Drive	1.13	25
LaGrange Street	NEWNAN	400 feet south of Boone Drive	Pinelea Drive (Newnan City Limit)	0.27	35
LaGrange Street SCHOOL ZONE	NEWNAN Newnan High School 7:00 to 9:00 am 3:00 to 4:30 pm SCHOOL DAYS ONLY	200 feet north of Carter Way	200 feet south of Boone Drive	0.37	25
Lake Forest Drive	NEWNAN	Summergrove Parkway	Summergrove Parkway	1.20	25
Lower Fayetteville Road	NEWNAN	Greison Trail	500 feet west of The Ridge Ct.	2.39	45
Lower Fayetteville Road SCHOOL ZONE	NEWNAN Newnan Crossing Elementary School 7:00 to 9:00 am 2:00 to 4:00 pm SCHOOL DAYS ONLY	0.30 miles east of I-85	0.40 miles west of Market Square	0.76	25
Lundy Street	NEWNAN	Evergreen Drive	Parks Avenue	0.40	30
Madison Street	NEWNAN	College Street	Jackson Street	0.25	25

ROAD NAME	WITHIN THE CITY / TOWN LIMITS OF <u>and/or</u> <i>School Name</i>	FROM	TO	LENGTH IN MILES	SPEED LIMIT
Martin Luther King Jr. Boulevard	NEWNAN	East Newnan Road	Pinson Street	0.70	35
Martin Luther King Jr. Boulevard SCHOOL ZONE	NEWNAN Newnan High School 7:00 to 9:00 am 3:00 to 4:30 pm SCHOOL DAYS ONLY	0.10 miles east of Dodson Street	0.10 miles west of East Newnan Road	0.20	25
McIntosh Parkway	NEWNAN	Roberts Road	Greison Trail	0.47	35
McIntosh Parkway	NEWNAN	Greison Trail	Newnan Crossing Bypass	1.12	45
Newnan Crossing Boulevard	NEWNAN	State Route 34	Poplar Road	3.00	45
Newnan Crossing Bypass	NEWNAN	1,000 feet south of Turkey Creek Road	State Route 34	3.30	45
Newnan Lakes Boulevard	NEWNAN	Newnan Crossing Bypass	Lower Fayetteville Road	0.85	25
Olmstead Trace	NEWNAN	The Crescent	Dead End	0.51	25
Pinson Street	NEWNAN	Martin Luther King Jr. Boulevard	East Broad Street	0.71	25
Ray Street	NEWNAN	West Washington Street	Fair Street	0.85	25
Roberts Road	NEWNAN	East Broad Street	Berry Avenue	0.46	30
Roscoe Road	NEWNAN	State Route 14	0.36 mile north of State Route 14 (Newnan City Limit)	0.36	35
Sewell Road	NEWNAN	Greenville Street	Spence Avenue	0.46	45
Sewell Road	NEWNAN	Spence Avenue	Water Works Road	0.78	35
Spence Avenue	NEWNAN	Greenville Street	Sewell Road	0.40	30
Sprayberry Road	NEWNAN	State Route 14/ US 29	Oak Street	0.60	35
Spring Street	NEWNAN	Hollis Heights	Boone Drive	0.32	25
Stillwood Drive	NEWNAN	Newnan Crossing Blvd. E.	Newnan Crossing Blvd. E.	1.10	25
Stonebridge Crossing	NEWNAN	Newnan Crossing Blvd. E.	Stonebridge Blvd.	0.68	25
Summer Grove Parkway	NEWNAN	Lower Fayetteville Road	Lower Fayetteville Road	1.58	30
Sunset Lane	NEWNAN	Fourth Street	West Washington Street	0.35	25
The Boulevard	NEWNAN	State Route 14	Repton Way	0.71	25
The Crescent	NEWNAN	State Route 14	Robinson Lane	0.32	25
Vanderbilt Parkway	NEWNAN	Mary Freeman Road	Poplar Road	0.98	30
Water Works Road	NEWNAN	LaGrange Street	Sewell Road	0.66	35
Wesley Street	NEWNAN	Jackson Street	Richard Allen Drive	0.48	25

ROAD NAME	WITHIN THE CITY / TOWN LIMITS OF <i>and/or</i> <i>School Name</i>	FROM	TO	LENGTH IN MILES	SPEED LIMIT
West Washington Street	NEWNAN	College Street	Belt Road	1.21	25
Westhill Drive	NEWNAN	Newnan Crossing Blvd. E.	Fairway Drive	0.83	25

ALL LISTS AND PARTS OF LISTS IN CONFLICT WITH THIS LIST ARE HEREBY
REPEALED.

Signature of Governing Authority:

Mayor

Councilmember

Councilmember

Sworn and Subscribed before me
This _____ day of _____, _____.

Councilmember

Councilmember

NOTARY PUBLIC

Councilmember

Councilmember



To: Mayor and Council
Date: October 14, 2025
Agenda Item: Consideration of Guaranteed Maximum Price for Greenville Street and Bicentennial Parks Projects
Prepared By: Hasco Craver, Assistant City Manager

Purpose:

Newnan City Council may consider a Guaranteed Maximum Price for construction activities at Greenville Street and Bicentennial Parks.

Background:

Newnan City Council, at the October 8, 2024 Meeting, selected Goodwin Mills and Cawood as the Design Firm responsible for supporting the improvement of Greenville Street Park and the Design of the Bicentennial Park. At the same meeting, the Newnan City Council selected New South Construction as the Construction Manager for the same projects.

Over the subsequent eleven months, City staff worked alongside the contracted firms, as well as Comprehensive Program Services staff, to develop designs that achieved the goals set forth by the Newnan City Council.

- The Greenville Street Park improvements will include the following: removal of the current fountain and pergola, enhanced and enlarged stage, enlarged natural turf area to accommodate larger events, enhanced A/V and electrical service, storm water improvements and landscape installation. The Guaranteed Maximum Price for the improvement of Greenville Street Park is \$1,280,786. Please find the attached document, which provides 100% GMP Pricing.
- The Bicentennial Park improvements will include utility services (water, sewer, electric, storm water), the installation of art walls and pedestals for future sculpture, the installation of walking paths, bronzed pavilion and parking facilities. In addition, the project will include the construction of restroom facilities, enhanced landscaping and the incorporation of LINC facilities. The Guaranteed Maximum Price for the improvement of Bicentennial Park is \$2,547,798. Please find the attached document, which provides 100% GMP Pricing.

The Newnan City Council, when approving the contracts for design and construction professionals in October 2024, set a construction budget of \$4,000,000.

The total Guaranteed Maximum Price for the improvement of Greenville and Bicentennial Parks is \$3,828,584.

Special Purpose Local Option Sales Tax (SPLOST) will be the assigned funding source for the improvement projects.

Funding:

Special Purpose Local Option Sales Tax (SPLOST)

Recommendation:

Newnan City Council may accept the Guaranteed Maximum Price and execute the amendment to the current contract, thereby allowing the design and construction team to proceed with improving the park facilities.

Attachments:

1. Greenville Street Park GMP Proposal 9.29.25
2. Bicentennial Park GMP Proposal - 9.29.25
3. CPS Recommendation Letter- SPLOST Parks 10.7.25

Previous Discussion with Council:

Newnan City Council named Greenville Street Park and Bicentennial Park as projects within the SPLOST 2025 Project List.



Greenville Street Park
City of Newnan
100% GMP Pricing

	9/29/2025
Site	\$447,244
Hardscape/Landscaping	\$249,342
Structure	\$210,530
Finishes/Accessories (Restroom)	\$0
Systems	\$100,600
Cost of Work Subtotal	\$1,007,716
General Conditions & Preconstruction	\$102,793
General Requirements	\$8,464
Insurance and Bonds	\$41,826
Pricing/Design Contingency	\$30,000
CM Contingency (2%)	\$23,216
Contractor Fee (5.5%)	\$66,771
Total Construction Cost	\$1,280,786

GENERAL CONDITIONS

1. General Conditions are based on concurrent construction of Greenville Street Park and Bicentennial Park with an overall construction duration of nine months.
2. The GMP is based on the Contract Documents that were distributed by GMC on 8/19/2025 through an email link.
3. The GMP does not include any comments from the City's review (Michael Klahr) of the drawings after the distribution date of 8.19.2025.
4. The GMP assumes all costs to hire a 3rd party for material testing, special inspections, and NPDES monitoring are to be borne by the Owner.
5. The GMP assumes that hazardous material testing and removal will be performed by others.
6. NPDES/EPD plan, monitoring, and testing are to be performed by others.
7. Utility costs for permanent services are assumed to be borne by the Owner.
8. All costs for utility impact fees are the responsibility of the Owner.
9. We reserve the right to revise our pricing based on the impact of market conditions on commodity items such as petroleum, metals, and asphalt.
10. We have assumed the City of Newnan will allow full and unrestricted access to the park site, with no requirement to maintain public access during construction.
11. We have assumed the City of Newnan will allow use of all street-side parking adjacent to the park for the duration of the project.
12. The GMP includes a standard one-year warranty from the date of substantial completion for all scopes of work.

SITE IMPROVEMENTS

1. The GMP assumes the site is classified. Any unsuitable soils or rock will be handled by unit cost.
2. The GMP does not include a new retaining wall at the base of the hill along LaGrange Street; it is assumed the stage will be cut into existing grade.
3. The GMP includes revised stage canopy drawings date 08.08.25 provided by USA Stage. The shade structure is included with an ivory powder coat, and the shade is included as navy blue.
4. The GMP includes all stage canopy footings by USA Shade.
5. The GMP includes concrete paving at the stage and trash corral to match the pedestrian concrete specified throughout project.
6. The GMP includes protection of the existing brick pavers at the corner of LaGrange Street and Salbide Avenue for use as a construction entrance.
7. The GMP includes the installation of a construction entrance off LaGrange Street.
8. The GMP does not include any work on the existing buildings on site.
9. The GMP includes stormwater drainage work only for new construction; no modifications to existing systems are included unless they are affected by the new installation.
10. The GMP does not include removal or storage of any items intended for reuse by the City of Newnan.
11. The GMP does not include relocation or removal of any existing utilities.
12. The GMP does not include any monthly maintenance for the landscaping.

SYSTEMS

1. The GMP does not include any lighting comments, fixture changes or locations changes made after the distribution of the drawings on 8.19.2025.
2. The GMP includes a budget of \$25,000 for audiovisual (AV) infrastructure.



Bicentennial Park
City of Newnan
100% GMP Pricing

	9/29/2025
Site	\$515,633
Hardscape/Landscaping	\$744,491
Structure	\$136,286
Furnishings/Specialties	\$17,000
Systems	\$225,503
Restroom Building	\$190,976
Cost of Work Subtotal	\$1,829,889
General Conditions & Preconstruction	\$308,378
General Requirements	\$90,206
Insurance and Bonds	\$80,325
Pricing/Design Contingency	\$60,000
CM Contingency (2%)	\$46,176
Contractor Fee (5.5%)	\$132,824
Total Construction Cost	\$2,547,798

Assumptions and Clarifications

GENERAL CONDITIONS

1. General Conditions are based on concurrent construction of Greenville Street Park and Bicentennial Park with an overall construction duration of nine months.
2. The GMP is based on the Contract Documents that were distributed by GMC on 8/19/2025 through an email link.
3. The GMP does not include any comments from the City's review (Michael Klahr) of the drawings after the distribution date of 8.19.2025.
4. The GMP assumes all costs to hire a 3rd party for material testing, special inspections, and NPDES monitoring are to be borne by the Owner.
5. The GMP assumes that hazardous material testing and removal will be performed by others.
6. NPDES/EPD plan, monitoring, and testing are to be performed by others.
7. Utility costs for permanent services are assumed to be borne by the Owner.
8. All costs for utility impact fees are the responsibility of the Owner.
9. We reserve the right to revise our pricing based on the impact of market conditions on commodity items such as petroleum, metals, and asphalt.
10. We have assumed the City of Newnan will allow us to take all street side parking adjacent to the park.
11. Coordination with railroad operations and railroad tracks is not included.

SITE IMPROVEMENTS

1. The GMP assumes the site is classified. Any unsuitable soils or rock will be handled by unit cost.
2. The GMP assumes all existing utilities have been located and documented on the provided contract drawings. We have not accounted for relocation or removal of any existing utilities unless noted on the drawings.
3. The GMP includes an Allowance of \$15,000 for premium custom panels in the aluminum pavilion structure.
4. The GMP includes a bronze powder coat finish on the pavilion structure.
5. The GMP includes one ground set flagpole.
6. The GMP includes an Allowance of \$5,000 for park wayfinding signage.
7. The GMP does not include the kinetic wind sculptures only the footings.
8. The GMP does not include any management, receiving, or installation services for Owner-Furnished Items (OFIs).
9. The GMP excludes all mural artwork and artist coordination. It is assumed this work will be performed post-construction by the Owner.
10. The GMP assumes a Class 3 finish for all mural walls.
11. The GMP includes etched finish and black beauty sand all concrete paving areas.
12. The GMP does not include welded wire mesh or 4-inch aggregate base under concrete paving.
13. The GMP excludes steel edging at paver locations.
14. The GMP includes heavy-duty asphalt pavement section of 8" GAB, 2" Binder 19mm, 1.5" Topping 9.5mm with tack and prime coat.
15. The GMP excludes any GDOT paving standards.
16. The GMP includes asphalt patching at roadways to match what is currently existing.
17. The GMP includes header curb at East Broad Street and East Washington Street to match existing.
18. The GMP excludes all dewatering systems during construction and assumes no permanent dewatering systems are required.

19. The GMP includes installation of a water line from the designated tap location to the restroom building. All associated tap fees have been excluded.
20. The GMP does not include any roadway bonds.

RESTROOM BUILDING

1. The GMP includes an Allowance of \$190,976.34 for the restroom building and associated MEP scopes of work.

ELECTRICAL

1. The GMP does not include any lighting comments, fixture changes or locations changes made after the distribution of the drawings on 8.19.2025.
2. The GMP uses sheet L-5.1 to determine quantities for site lighting fixtures.
3. The GMP excludes any references to pool lighting.
4. The GMP includes a flashing caution sign at the LINC trail crossing on East Washington Street. The sign will include one pole-mounted flashing light on each side of East Washington Street.



October 7th, 2025

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

Re: City of Newnan Bi-Centennial and Greenville Street Park- GMP Recommendation to Council

Dear Mr. Phillips,

CPS is pleased to provide the following recommendation regarding the Guaranteed Maximum Price (GMP) for the above-referenced project, based on our review of the GMP documents received.

After evaluating the GMP package submitted by New South, CPS recommends that the City of Newnan approve the Guaranteed Maximum Price for CMAR services in the amount of:

- Bi-Centennial Park: **\$2,547,798.00**
- Greenville Street Park: **\$1,280,786.00**
 - Total: **\$3,828,584.00**

If you should have any questions, please feel free to call.

A handwritten signature in black ink, appearing to read "Jalen Johnson", written in a cursive, flowing style.

Jalen Johnson
Program Manager

cc: Eric Johnson, CEO



To: Mayor and Council
Date: October 14, 2025
Agenda Item: Consideration of Contract Award for Arboretum Planning Services
Prepared By: Meg Kelsey, Assistant City Manager, Hasco Craver, Assistant City Manager

Purpose:

Consideration of an Award for Arboretum Planning Services

Background:

On May 27, 2025, the Mayor and Council authorized staff to proceed with submitting an application for Outdoor Stewardship Grant funds through the Georgia Department of Natural Resources for the development of an arboretum on a 30-acre site located at Fourth Avenue and Sunset Lane. Following that meeting, staff met with state representatives and, on June 16, 2025, notified Council that the application would be submitted in the 2026–2027 funding cycle.

In preparation for the grant application, staff identified several qualified firms and requested proposals for professional services. The requested proposals included two primary components: (1) Community Engagement and (2) Preparation of a Conceptual Plan. No formal Request for Proposals (RFP) or Request for Qualifications (RFQ) was issued. The following firms submitted responsive proposals:

- | | |
|------------------|----------|
| • Pond & Company | \$68,445 |
| • WLA Studio | \$51,000 |
| • Ironwood | \$50,000 |
| • HGOR | \$38,000 |
| • Kimley-Horn | \$19,500 |

City staff evaluated each firm based on relevant experience, availability and proposed schedule, and fee structure. Upon completion of this review, staff recommends that the Mayor and Council award the Arboretum Planning contract to WLA Studio. While WLA Studio did not submit the lowest bid, the firm possesses extensive experience in the planning and design of public gardens, parks, and recreational facilities. Given the specialized nature of this project, the selection of a landscape architect with demonstrated expertise in this field is essential. A complete copy of the WLA Studio proposal is attached for the Mayor and Council's review and consideration.

Funding:

General Fund - City Manager - Contractual Services

Recommendation:

City staff recommends that the Mayor and City Council consider awarding the contract to WLA Studio.

Attachments:

1. Newnan Arboretum_WLA Studio Qualifications
2. Plant Newnan Letter of Recommendation for Arboretum Design Services

Previous Discussion with Council:

May 25, 2025 (Outdoor Stewardship Grant) and June 16, 2025 (Outdoor Stewardship Grant)

NEWNAN ARBORETUM MASTER PLAN & PROFESSIONAL SERVICES

September 26, 2025

RESPONDING FIRM:
WLA Studio
706-543-5459 • keyes@wlandstudio.com





www.wlandstudio.com

August 29, 2025

Hasco Craver
Assistant City Manager
Newnan, Ga. 30263

Hasco,

Please find the attached proposal for developing an arboretum master plan for the City of Newnan.

As Madie mentioned to you over the phone, I spent approximately 14 years in public gardens before joining Dale Jaeger's firm. I am keenly aware of how these kinds of public spaces operate. I see it from the perspective of the staff who will maintain it. The placement of a tree, for example, can make maintenance easier or harder. That is the kind of detail I will add to this planning process. Additionally, I was also hired back in 2010 to start a new botanical garden and arboretum in Knoxville. I developed the master plan, formed the administration and board, and completed the capital campaign to build the visitor center. I am aware of the other organizational aspects of launching this kind of effort.

I probably underestimated how much I am personally going to work on this project. I am so excited about it, but we had an idea of what our ballpark fee should be and adding my hours kept getting us north of that number.

If you require further information, please don't hesitate to ask. We are happy to provide what you need.

Keyes Williamson

Keyes Williamson, Principal Landscape Architect
706.543.5459 ext. 227
keyes@wlandstudio.com



PROJECT APPROACH

PROJECT UNDERSTANDING:

The City of Newnan seeks a master plan for an existing City-owned parcel to construct a publicly accessible arboretum.

An arboretum is an outdoor green space with a defined ecological mission, focusing on curating a collection of trees and engaging the public through complementary programming, such as recreation and education.

WLA Studio's goal for the Newnan Arboretum Master Plan is to provide the City of Newnan with a design that, after considering creative options, is thoughtful, practical, and feasible. The master plan will articulate the community's vision for and mission of the Arboretum. The master plan will identify the types of activities, experiences, and facilities that the community desires. The master plan will translate that vision into a design and cost estimate that can be used to build community support and secure necessary funding.

PROJECT APPROACH:

WLA Studio's approach to this project is based on decades of experience, gained from working in public gardens and designing public parks and recreational facilities.

The project contains four fundamental phases:

- Site Inventory and Analysis
- Visioning and Programming
- Schematic Plan Development
- Final Consolidated Action Plan

WLA Studio will evaluate the selected site for areas that are suitable for different levels of development to support the operation of the Arboretum.

Characteristics to be considered include:

- Access
- Ecological site conditions (topography, soils, hydrology, vegetation)
- Views into and out of the site
- Special characteristics of the site
- Size and potential for future expansion
- Existing and potential future community connections

The site features interesting topography, potential areas for conserving existing vegetation, numerous access points, and areas that can accommodate a variety of facilities.

VISIONING AND PROGRAMMING

The project should include:

- A mission statement that articulates the Arboretum's fundamental purpose.
- A vision statement that identifies the specific goals and objectives of the master planning process.
- A programming statement that identifies the types of activities, opportunities, and facilities needed to realize the vision and mission of the Arboretum.

It is important that the vision for the Arboretum is established early in the process. WLA Studio will collaborate with the City, the Steering Community, and Stakeholders to develop a vision statement that identifies the target audience, outlines the necessary experiences and activities, and describes the City's long-term operational plan for the Arboretum. This vision provides tangible direction for both the planning process and the future operation of the arboretum.

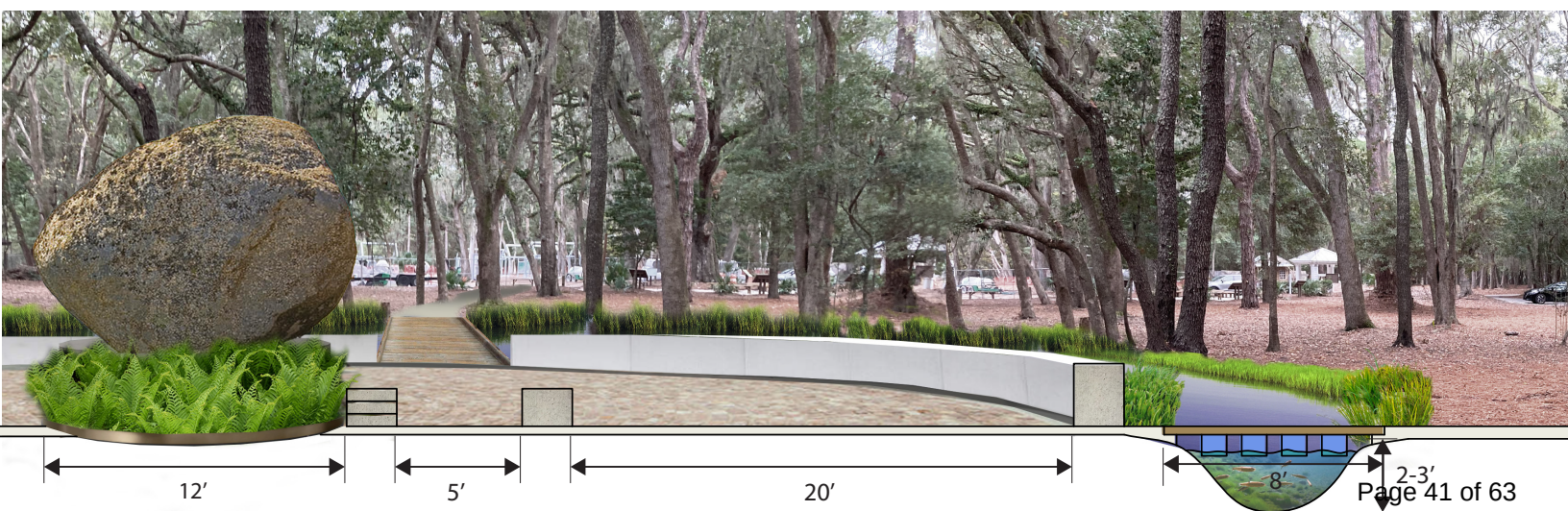
During the Visioning and Programming discussions, the design team will identify the infrastructure required to realize the agreed-upon vision for the property. These may include:

- Specific buildings and functions (i.e., visitor service buildings, active recreation spaces, etc.)
- Key components for public use (recreation, plant collection spaces, special events, etc.)
- Operational requirements (nursery, maintenance facilities, etc.)
- Vehicular and pedestrian circulation infrastructure (parking, paths, roadways)

The Visioning and Programming phase will also explore the envisioned operational structure for the Arboretum, since that will be fundamental to creating a feasible and sustainable design. Aspects of operations may include:

- Administrative Structure
- Staffing and Budget
- Plant Collection Goals and Accreditation
- Programmatic Activities including Public Access, Recreation, Special Events, and Education

Because this is to be an Arboretum, one fundamental consideration will be the goals for the Arboretum collection. This conversation should be informed by industry standards and best practices as articulated by the American Public Garden Association and ArbNet accreditation program, which establishes clear benchmarks for public arboreta.



SCHEMATIC DESIGN DEVELOPMENT

During Design Development, the WLA Studio design team will ask: What are the big ideas coming out of the visioning process? What are we trying to achieve? How do we make it happen?

WLA Studio anticipates developing three distinct design concepts for the future of the Arboretum. Building upon the Visioning and Programming conversations, WLA Studio will develop schemes that incorporate desired elements into distinct themes.

One of the foundational and most important design decisions for an Arboretum regards the goals of the plant collection. WLA Studio will explore different strategies to achieve the level of accreditation determined in the visioning phase.

Based on the selected site, potential themes may include: Community Connections, Native Newnan, and Nursery Newnan. Each of these themes has a distinct emphasis and would influence the elements included in the design. Community Connections, for example, could emphasize the recreational use of the site; Native Newnan could focus on ecological restoration; Nursery Newnan could focus on the landscape uses of plants and plant performance in the Newnan area.

If ecological restoration is identified as part of the site's vision, the WLA Studio design team would incorporate the types of plant communities that characterize the region's ecology. These include mesic hardwood forests on drier, upland areas; open grasslands, longleaf pine forests, oak-pine-hickory forests, and alluvial woodlands. These communities offer insight into the historical appearance of the land around Newnan and reflect the evolving interactions between humans and the natural environment over time.

The second aspect of the design development involves the types of infrastructure and facilities required to support the projected use of the site. During the visioning and programming phases, WLA Studio will respond to the client's and community's expectations. There are levels of infrastructure, ranging from necessary to desirable to visionary. On the basic, necessary level, the site requires safe vehicular and pedestrian circulation. Desirable features may include active recreational features or visitor service buildings. Visionary features may include public event spaces, education centers, or research facilities.

FINAL CONSOLIDATED ACTION PLAN

Following a review of the different concepts, WLA Studio will work with the Client and the Steering Committee to reach a consensus on the most desirable elements from the various concepts. The final master plan will incorporate these into a final design and address the priorities established in previous phases. Expected topics include:

- Identify the vision and mission of the Arboretum
- Identify the goals and objectives of the master plan
- Establish quantifiable results for success
- Identify the target audience and infrastructure required for preferred programming and activities
- Establish a feasible schedule and costs for implementations
- Detail the required future work and studies for implementation
- Establish design references and guidelines to inform future construction design and management



DRAFT PLANT LIST

Characteristic vegetation communities for this ecoregion include Upland Forest, Prairie, Wetlands. Perimeter of the site can have zones of different hardwood forest types, including areas planted to recreate the types of plant communities characteristic of a **Mesic Hardwood Forest**.

Mesic Forest in areas where the soil has adequate soil moisture; the forest can transition into an **Oak-Pine-Hickory Forest** as the soil conditions get dryer towards the higher areas of the site. **Montane Longleaf Woodlands** were more common historically, but they have been reduced to relatively small conservation areas in the southeast. These were ecological predecessors to the Oak-Pine-Hickory Forest and would be possible in similar, relatively dry soil conditions on the site. In the lowest areas of the site, where there are even wetter conditions, the plants can represent a **Piedmont Alluvial Forest**.

Representative Mesic Hardwood Canopy Trees

Southern sugar maple *Acer floridanum*
Red maple *Acer rubrum*
Bitternut hickory *Carya cordiformis*
Red hickory *Carya ovalis*
Shagbark hickory *Carya ovata*
American beech *Fagus grandifolia*
White ash *Fraxinus americana*
Tulip-tree *Liriodendron tulipifera*
Black gum *Nyssa sylvatica*
Cucumber magnolia *Magnolia acuminata*
Fraser magnolia *Magnolia fraseri*
Bigleaf magnolia *Magnolia macrophylla*
Umbrella magnolia *Magnolia tripetala*
Red mulberry *Morus rubra*
White oak *Quercus alba*
Northern red oak *Quercus rubra*
Shumard oak *Quercus shumardii*
Sassafras *Sassafras albidum*
White basswood *Tilia americana* var. *heterophylla*

Representative Mesic Hardwood Subcanopy trees:

Downy serviceberry *Amelanchier arborea*
Devil's walking stick *Aralia spinosa*
Musclewood/American hornbeam *Carpinus caroliniana*
Redbud *Cercis canadensis*
Flowering dogwood *Cornus florida*
Littlehip hawthorn *Crataegus spathulata*
American holly *Ilex opaca*

Representative Oak-Pine-Hickory Forest Trees

Chalk maple *Acer leucoderme*
Red Maple *Acer rubrum*
Pignut hickory *Carya glabra*
Red hickory *Carya ovalis*
Shagbark hickory *Carya ovata*
Pale/Sand hickory *Carya pallida*
Mockernut hickory *Carya tomentosa*
Redbud *Cercis canadensis*
Flowering dogwood *Cornus florida*
Eastern red cedar *Juniperus virginiana*
Sweetgum *Liquidambar styraciflua*
Blackgum *Nyssa sylvatica*
Sourwood *Oxydendrum arboreum*
Ironwood/ hop-hornbeam *Ostrya virginiana*
Shortleaf pine *Pinus echinata*
Loblolly pine *Pinus taeda*
Virginia pine *Pinus virginiana*
White oak *Quercus alba*
Scarlet oak *Quercus coccinea*
Southern red oak *Quercus falcata*
Blackjack oak *Quercus marilandica*
Rock chestnut oak *Quercus montana*
Northern red oak *Quercus rubra*
Post oak *Quercus stellata*
Black oak *Quercus velutina*
Sassafras *Sassafras albidum*
Red elm/Slippery elm *Ulmus rubra*



Representative Montane Longleaf Woodlands

Trees

Scarlet oak *Quercus coccinea*
 Southern red oak *Quercus falcata*
 Blackjack oak *Quercus marilandica*
 Rock chestnut oak *Quercus montana*
 Post oak *Quercus stellata*
 Black oak *Quercus velutina*
 Shortleaf pine *Pinus echinata*
 Longleaf pine *Pinus palustris*
 Loblolly pine *Pinus taeda*

Representative Piedmont Alluvial Forest Trees

Box elder *Acer negundo*
 Red maple *Acer rubrum* var. *triloba*
 River birch *Betula nigra*
 Bitternut hickory *Carya cordiformis*
 Shagbark hickory *Carya ovalis*
 Sugarberry *Celtis laevigata*
 Green ash *Fraxinus pennsylvanica*
 Black walnut *Juglans nigra*
 Sweetgum *Liquidambar styraciflua*
 Tulip-tree *Liriodendron tulipifera*
 Sycamore *Platanus occidentalis*
 Overcup oak *Quercus lyrata*
 Swamp chestnut oak *Quercus michauxii*
 Water oak *Quercus nigra*
 Cherrybark oak *Quercus pagoda*
 Willow oak *Quercus phellos*
 Shumard oak *Quercus shumardii*
 Winged elm *Ulmus alata*
 Slippery elm *Ulmus rubra*
 Box elder *Acer negundo*
 Red maple *Acer rubrum*
 Devil's walking stick *Aralia spinosa*
 Musclewood/American hornbeam *Carpinus caroliniana*
 Flowering dogwood *Cornus florida*
 Littlehip hawthorn *Crataegus spathulata*
 Persimmon (American) *Diospyros virginiana*
 Carolina buckthorn *Frangula caroliniana*
 American holly *Ilex opaca*
 Sweetbay *Magnolia virginiana*
 Red mulberry *Morus rubra*
 Black willow *Salix nigra*
 Ironwood/ Hophornbeam *Ostrya virginiana*



FIRM QUALIFICATIONS & EXPERIENCE

FIRM QUALIFICATIONS & EXPERIENCE

Qualifications and Experience: Introduction

WLA Studio has managed numerous complex projects, many that are similar in size and scope as the Oakland Master Plan. We have provided numerous specific examples in the following pages. We are often tasked with both master planning and construction documentation, so, building on past experience, we have carefully crafted a team that can take this important project all the way to the end. We have included firms with the right technical expertise and experience to respond to your community to create a valuable resource for Greenville County.

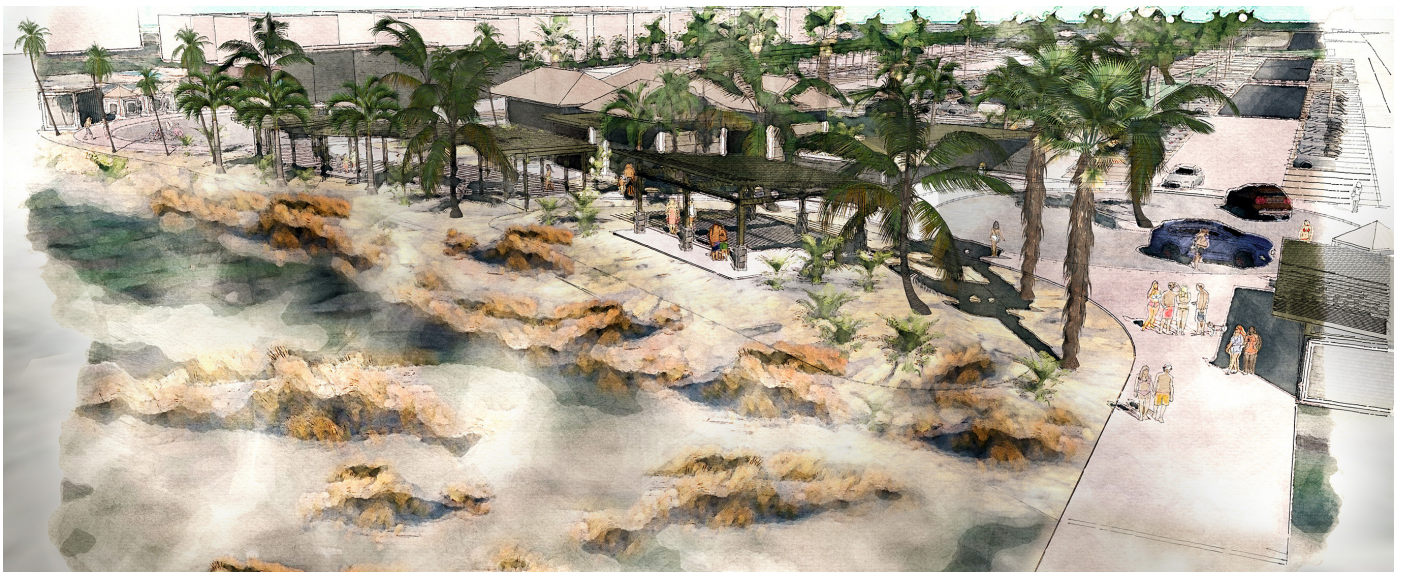
WLA Studio Overview, Qualifications, and Experience

Dale Jaeger founded our firm in 1984, offering services in Landscape Architecture, Historic Preservation, and Small Town Planning. Keyes Williamson (RLA), who worked for Dale for many years, became the Principal/Owner of the company in 2014. With a staff of eight, WLA Studio specializes in Landscape Architecture, Historic Preservation, Environmental Assessment, and Planning. We employ a multi-disciplinary staff of Registered Landscape Architects, Landscape Historians, Certified Planners, Preservation Professionals, Architectural Historians, Graphic Designers, qualified CAD (computer-aided design) and GIS operators, and related support staff.

Our primary project focus is the public sector, serving a range of government entities at municipal, county, state, and federal levels. Our company offers a unique combination of staff well-versed in both landscape architecture, ecological design, and community engagement. Areas of recent work include pedestrian and trail networks, parks and recreation, campus and urban planning, historic sites, and cultural landscapes. The firm strives to achieve environmental sensitivity in all projects through a variety of methods such as porous pavements, native plant communities, bioengineering, and the use of appropriately-sourced and recycled materials. Staff members at WLA are LEED (Leadership in Energy and Environmental Design) Accredited Professionals. Staff members are AICP registered planners. Staff are licensed to provide landscape architectural services in South Carolina. WLA Studio is considered Small Business Enterprise by the System for Award Management (SAM).

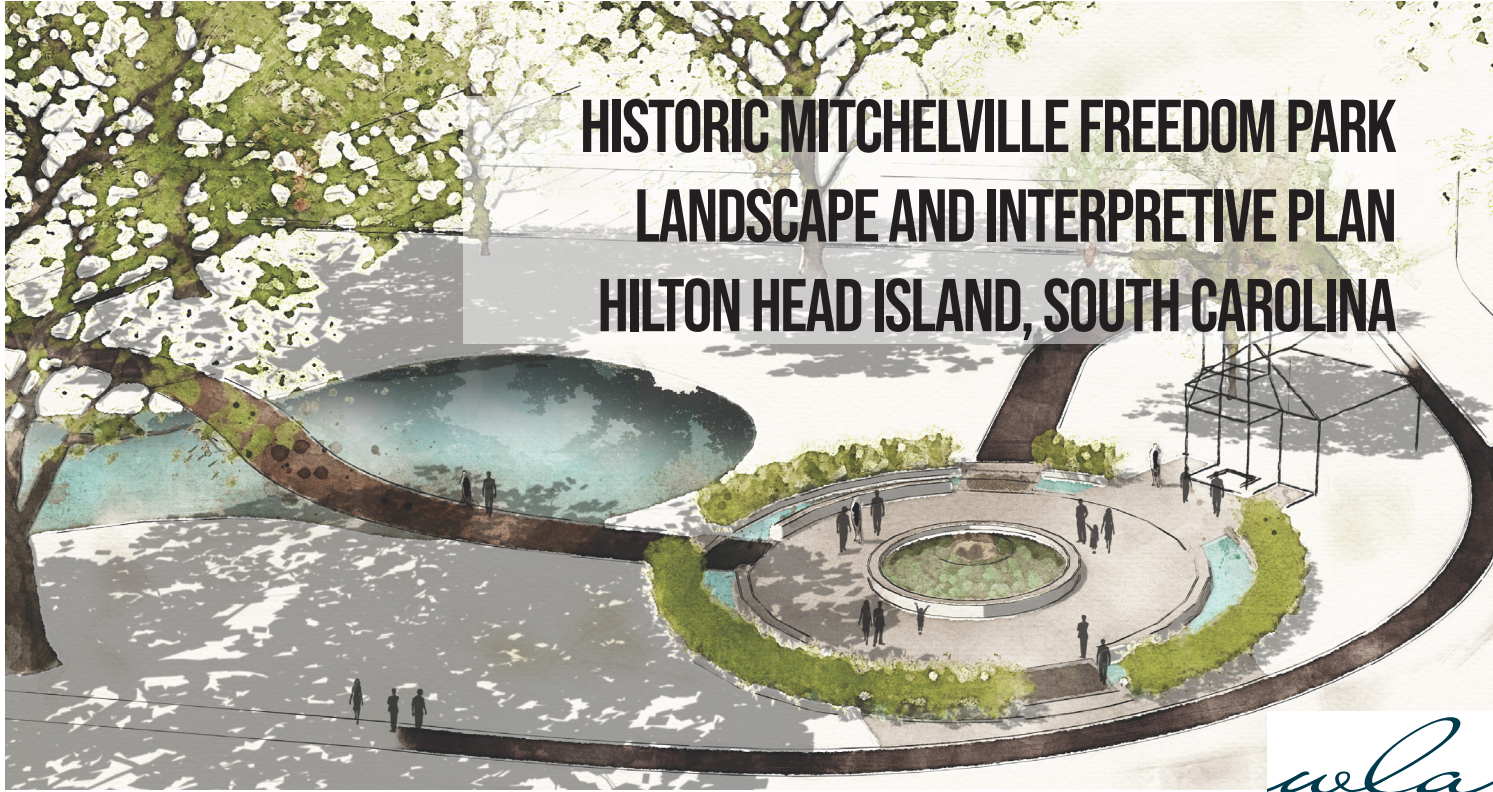
WLA Studio was named *Landscape Architecture Firm of the Year in 2025* by the Georgia Chapter of the American Society of Landscape Architects.

WLA Studio, after 41 years in operation, is financially stable. Bank references are available on request.



WLA Studio *Coast Guard Beach Park*

HISTORIC MITCHELVILLE FREEDOM PARK LANDSCAPE AND INTERPRETIVE PLAN HILTON HEAD ISLAND, SOUTH CAROLINA



wla

STUDIO

PROJECT DESCRIPTION

WLA Studio in partnership with Proun Design and the International Coalition of Sites of Conscience produced a Landscape and Interpretive Plan for Historic Mitchelville Freedom Park, located on Hilton Head Island, South Carolina. Established in 1862, Mitchelville became the first self-governed town of the formerly enslaved in the United States. An “experiment in citizenship” and a “model for Reconstruction,” Mitchelville succeeded, yet virtually faded from history. Its legacy lived on in the remarkable story of its descendant community. Today, Mitchelville is being rediscovered by the general public, not only because of its historical significance, but also because its story resounds as an inspiring and relevant chapter in America’s continuing quest to become a truly just society.

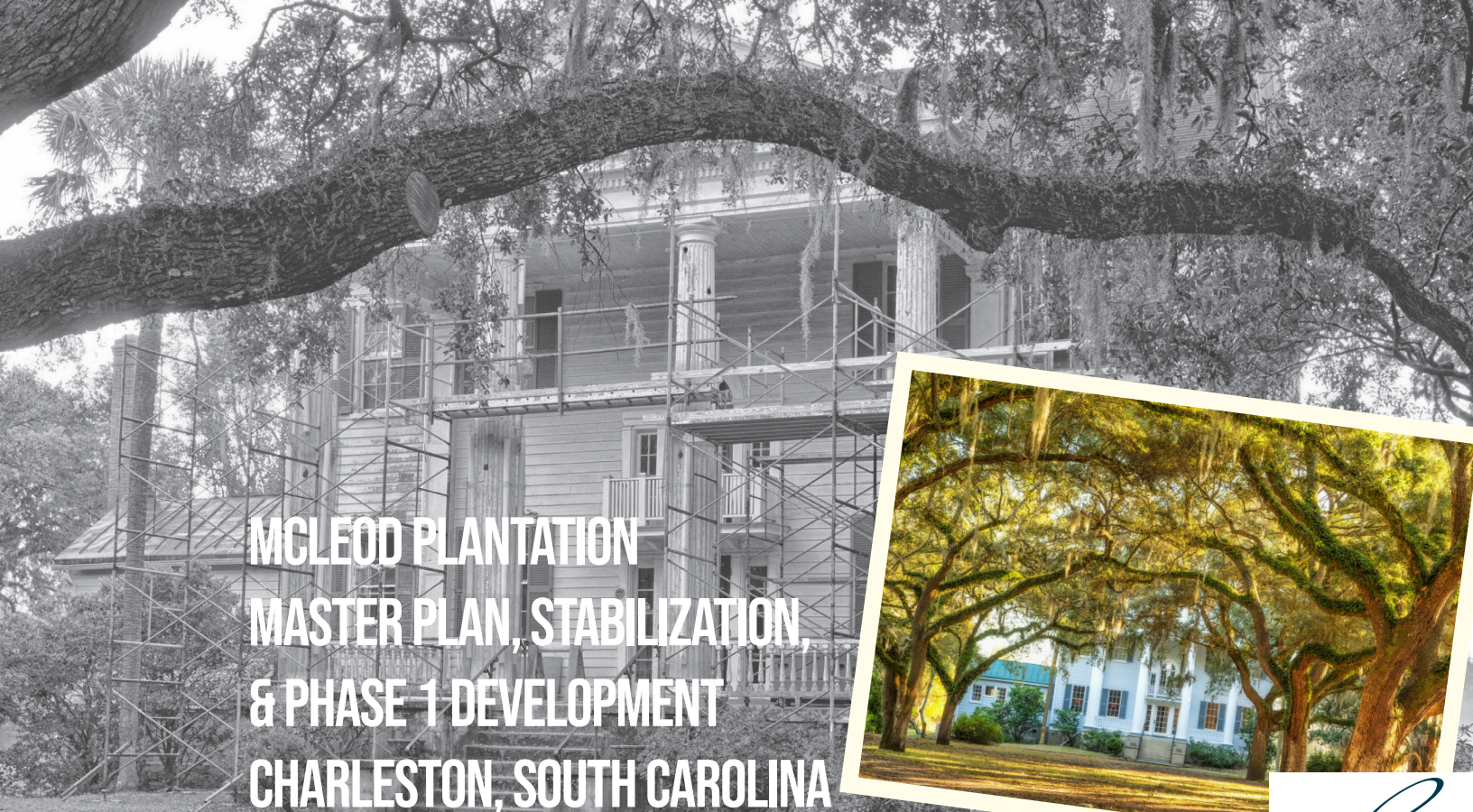
The park is an imaginative and exciting place that celebrates the American spirit through the telling of the story of the first freedperson’s town in America. WLA coordinated a team of subconsultants to produce the plan and facilitated meetings with stakeholders, board members, Mitchelville descendants, and the public to produce the final document. The team also facilitated a Scholar Summit to inform the interpretive foundation, which welcomed scholars of African American history from around the country. The comprehensive master plan document includes several elements: Historical Overview, Assessment of Existing Conditions, an Overview of the Stakeholder Process, an Interpretive Foundation Statement, a Site Improvement Plan, a Description of the Visitor Experience, a Design Direction and Aesthetic Overview, Plan Implementation Recommendations, and a Business Plan with Cost Estimates.

The master planning project was completed in 2020. WLA Studio is currently assisting the client by coordinating a town-funded road and parking lot design and three construction projects, which are the first phases of site development. Also, WLA Studio led the team of fabricators, interpretive planners, and engineers in implementing Phase I of the park. The Ghosted Structures area is now open to the public. Current funded projects total \$4 million. Project won the *GAASLA Honor Award for Social Impact* in 2025.

PROJECT REFERENCE AND DETAILS

Project Duration: 2018-current
Project Budget: \$215,555 (master plan)

Client Reference: **Mr. Ahmad Ward**, Executive Director
Historic Mitchelville Freedom Park
226 Beach City Road,
Hilton Head Island, SC 29926
843-255-7301
award@exploremitchelville.org



MCLEOD PLANTATION MASTER PLAN, STABILIZATION, & PHASE 1 DEVELOPMENT CHARLESTON, SOUTH CAROLINA



wla
STUDIO

PROJECT DESCRIPTION

McLeod Plantation is a 37-acre antebellum plantation on James Island in Charleston County, SC. This historic site has various resources that accurately tell the story of life on this island, from prehistory to the twentieth century. In mid-2011, WLA Studio began work on a master plan for the Charleston County Park and Recreation Commission (CCPRC), which had acquired the site from the Historic Charleston Foundation (HCF). HCF sold the property to CCPRC, placing protective covenants on it and ensuring it would be open to the public for education, interpretation, and enjoyment. The master plan contained historical, architectural, ecological, and archeological components with recommendations and costing to guide future development. Documents included a Cultural Landscape Report (CLR) and Historic Structures Reports (HSRs) for all 13 buildings produced by WLA.

WLA has served as the prime consultant for the master plan and continued in a leadership role for stabilization work. Threatened structures were stabilized with the close involvement of the Preservation Architect. Construction plans for site improvements for phase one development totaling \$3.5 million were completed, with additional subconsultants added to the WLA team, including engineering support and interpretive planners and designers.

As recommended in the master plan, vehicular access and parking were placed in a location buffered from the site's cultural resources. A trail system provides access from the parking to buildings and site features and follows an interpretive route for visitors. Outdoor spaces function for large group events and gatherings of all sizes. The character-defining agricultural fields serve as spaces for events and cultivation, maintaining the site's original uses.

PROJECT REFERENCE AND DETAILS

Project Duration: 1990-2015
Project Budget: \$3.5 million
(construction budget-site improvements)

Client Reference:
Ms. Patricia Newshutz,
Planning & Development Director, CCPRC
861 Riverland Drive, Charleston, SC 29412
843.762.8112

pnewshutz@ccprc.com
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REYNOLDA HOUSE MUSEUM OF AMERICAN ART WINSTON-SALEM, NORTH CAROLINA

PROJECT DESCRIPTION



WLA Studio assisted in numerous projects within the Reynolda Historic District from the mid-1990s to 2017. Projects have included 1) Cultural Landscape Report (CLR) and Master Plan for Reynolda Gardens, which guided a \$1.2 million restoration/rehabilitation in 1998; 2) site planning and design for an expansion of the Reynolda House Museum of American Art (RHMAA) in 2005 with the addition of a 33,000 sf Education and Exhibition Wing; and 3) a CLR and Maintenance Plan in 2010 for the entire Reynolda Historic District. The most recent CLR culminated in landscape improvements to the grounds of RHMAA, which was planned to coincide with celebrating the site's 100th anniversary in 2017.

Beginning in 2014, WLA Studio assisted RHMAA with multiple Restoration/Rehabilitation projects focused on landscape improvements. These included the design and construction of new pathways between the historic house and parking lots and linkages to other locations in the Village. Pathways were incorporated into the historic environment through sensitive alignment and non-intrusive and permeable materials. The project also returned the original plants to the overall site. A major focus of the project was the restoration of the Forecourt Garden, or "Sunken Garden," redesigned by landscape architect Thomas Sears with the removal of a porte cochere in 1937. Enhanced access to the lower level of the Sunken Garden was provided through reinforced turf ramps. The original planting palette was re-evaluated, and new plantings, including many hardy substitutes, were added to recreate the original setting. The entire slate-paved surface surrounding the garden was replaced, reusing most of the original materials. New site furniture of compatible design was added. Many pre-construction efforts were employed to manage and protect this mature cultural landscape, such as pruning mature vegetation and tree removal, clearing, and exotic vegetation removal to return historic vistas.

PROJECT REFERENCE AND DETAILS

Project Duration: 2014-2017
Project Budget: \$400,000 budget with additional funds expended for pruning, tree and exotic vegetation removal

Client Reference: **Ms. Allison Perkins**, Executive Director
Reynolda House
2250 Reynolda Road
Winston-Salem, North Carolina 27106
336.758.3096

allison@reynolda.org
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PROJECT DESCRIPTION

Working with a diverse group of consultants led by Cooper Carry, WLA Studio assisted in developing a master plan for a 77-acre site located in Decatur, Georgia. The City of Decatur purchased this former location of the United Methodist Children's Home in 2017 and requested a master plan for the property. The site includes over 30 existing buildings, natural areas, and a lake. The buildings include former group residential cottages, a dairy barn, a cafeteria, and a school. Some buildings date to the early-1900s. The cultural landscape includes historic small-scale features, vegetation, circulation features, and recreation areas. Twenty-two acres of the site are in a conservation easement and must be preserved with minimal development allowed.

WLA Studio led site tours to highlight historic landscape elements and assisted with public input including comment and listening sessions, design charrettes, a social media campaign, and presentations of design options. The intensive public outreach effort by the consultant team provided essential input and garnered strong citizen support for the project during the duration of the master planning process.

Plans for the campus include additional recreation amenities for the city as well as space for non-profits and city administrative uses. The final plan includes new uses as well as a preservation strategy for existing historic resources. The plan also helped the city in fulfilling several elements identified in their Comprehensive Master Plan. The master plan includes open space, trails, athletic facilities, inclusive housing, an "artist and maker village", community garden and orchard spaces, passive recreation spaces, and a track and field facility.

PROJECT REFERENCE AND DETAILS

Project Duration: December 2017-August 2018
Project Budget: \$27,670 (historic landscape architecture component)

Client Reference: **Ms. Angela Threadgill**,
Planning and Economic Development Director
City of Decatur
P.O. Box 220, Decatur, GA, 30031
678.553.6575
angela.threadgill@decaturga.com



TYPICAL COASTAL GEORGIA PLANT COMMUNITIES:



PROJECT DESCRIPTION

wla
STUDIO

The Coastal Georgia Historical Society and Golden Isles Convention and Visitors Bureau contracted WLA Studio to produce a Master Plan and Construction Documents for a beach side park on St. Simons Island, Georgia. The plan for Coast Guard Beach Park provides parking, environmental management, and facilities for public use in the area immediately surrounding the historic Coast Guard Station at the entrance to East Beach. The plan addressed multiple concerns such as drainage, landscape buffers and enhancements, marsh restoration, and habitat protection. Public uses and facilities include an improved bath house, recreational facilities, and parking to facilitate use of the beach and a new World War II Home Front Museum in the historic Coast Guard Station.

WLA led a multi-disciplinary team in this effort that includes landscape architects, civil engineers, traffic engineers, and habitat specialists. The goal of the project is to enhance the on-site experience of visitors during both the peak and off seasons. WLA led multiple public workshops to gather public input for the design. New facilities desired by the public include safe pedestrian and bike paths, golf cart parking, facilities for universal compliance (ADA), additional landscaping, improved wayfinding, and shade structures.

PROJECT REFERENCE AND DETAILS

Project Duration: 2017-2020
Project Budget: \$80,000

Client Reference: **Ms. Sherri Jones**, Executive Director
Coastal Georgia Historical Society
P.O. Box 21136
St. Simons Island, GA 31522
912.634.7080
sjones@coastalgeorgiahistory.org

**NEWNAN ARBORETUM
CITY OF NEWNAN
FEE SUMMARY**

LABOR FEE (see level of effort)	\$49,875
ESTIMATED EXPENSES	\$1,990
TOTAL LUMP SUM LABOR & EXPENSES	\$51,865

ALLOWANCES

TOPOGRAPHIC SURVEY (INCL. UTILITIES)	\$10,000
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**NEWNAN ARBORETUM
CITY OF NEWNAN**

Tasks	WLA Studio			
	Principal	Project Manager	Landscape Architect	Landscape Architecture Staff
Phase 1: Inventory and Analysis				
Project Coordination	2	8		
Receipt/Obtain All Available Data		1		4
Additional Background Studies available from City				
Obtain and Review Any Additional Data				2
Develop Project Base Maps using Topographic Survey				8
Kick-Off Meeting (Virtual)	1	1	2	1
Establish dates for on-site meeting				
Set general expectations for timelines/deliverables				
Request existing documentation				
Kick-Off and Site Meeting (In-Person)	8	16	16	
Introduction of Committee Members, Staff & Planning Team				
Review/Finalize Project Approach, Schedule, and Milestones				
Review Project Goals				
Finalize Public Engagement Plan				
Team Site Visits				
	11	26	18	15
	\$1,606	\$3,276	\$1,800	\$1,050
Phase 2: Visioning and Programming				
Develop draft park programs for Client/Public Presentations	4	8	16	4
Desired uses - Desired amenities - Long term site program				
Levels of Active vers Passive Recreation Program				
Target Arboretum Accreditation Level: I, II, III, IV				
Required Infrastructure (operational and physical)				
Two Day Client Workshop and Public Presentations	16	16	16	
Review & discussion of I&A findings (Ecosystem/Topographic/Soil/Utilities)				
Establish guiding principals, goals, and objectives				
Determine park program (required infrastructure)				
Existing Rec. Gaps and Opportunities				
Full team design session				
Client/Steering Committee summary presentation				
Site Visits				
Client/Steering Committee Agreement on proposed park program				
Draft Presentation of Proposed Park Program				
	20	24	32	4
	\$2,920	\$3,024	\$3,200	\$280

Phase 3: Schematic Plan Development				
Develop Site Development Themes	8	24	40	40
Plant Collections				
Infrastructure and Facilities				
Levels and Phases of Development				
Client Plan Concept Presentation (Virtual)		4	4	4
Presentation of three draft plans				
Development of high level costs				
Development of consolidated concept	2	8	16	8
Public Consolidated Concept Presentation (In Person)		8	8	
Refine Presentation per Client comments				
Presentation of three draft plans				
Development of high level costs				
	10	44	68	52
	\$1,460	\$5,544	\$6,800	\$3,640
Phase 4: Finalize Design				
Finalization of Master Plan Design	1	4	16	16
Preparation of high level costs	1	4	8	
Preparation of implementation/phasing strategy	1	4	4	
Presentation of Final Deliverables (Virtual)		4	4	
Review & Discussion of Draft Master Plan				
Presentation of Draft Master Plan				
Final Commission Presentation		4	4	
	3	20	36	16
	\$438	\$2,520	\$3,600	\$1,120
Total Hours	44	114	154	87
Labor Fee	\$5,500	\$14,250	\$19,250	\$10,875

**NEWNAN ARBORETUM
CITY OF NEWNAN**

On Site Kickoff

<i>Rental Cars for Project Trips (including gas)</i>	2	day	\$100.00	
<i>Hotel</i>	2	night	\$175.00	\$350
<i>Per diem - \$55 per day</i>	5	day	\$55.00	\$275
				\$625

Two Day Client Workshop

<i>Rental Cars for Project Trips (including gas)</i>	2	day	\$100.00	\$200
<i>Hotel</i>	3	night	\$175.00	\$525
<i>Per diem - \$55 per day</i>	4	day	\$55.00	\$220
				\$945

Consolidated Concept Presentation

<i>Rental Cars for Project Trips (including gas)</i>	1	day	\$100.00	\$100
<i>Per diem - \$55 per day</i>	2	day	\$55.00	\$110
				\$210

Final Presentation

<i>Rental Cars for Project Trips (including gas)</i>	1	day	\$100.00	\$100
<i>Per diem - \$55 per day</i>	2	day	\$55.00	\$110
				\$210

Total Expenses WLA \$1,990



To:
The Honorable Members of the Newnan City Council
City of Newnan
25 LaGrange Street
Newnan, GA 30263

Re: Recommendation to Select Design Services for the Newnan Arboretum Design

Dear Mayor and Council Members,

On behalf of Plant Newnan, I am writing to express my strong support for the selection of WLA Studio to lead the design and master planning of the Newnan Arboretum. After reviewing the submitted proposals, I believe WLA's experience, approach, and understanding of what makes an arboretum both enduring and community-centered make them uniquely qualified to deliver the vision our city deserves.

WLA's principal, Keyes Williamson, brings a rare combination of design insight and operational experience. As he notes in the proposal, *"I am keenly aware of how these kinds of public spaces operate. I see it from the perspective of the staff who will maintain it."* He also led the founding of a new botanical garden and arboretum in Knoxville—developing the master plan, forming the administration and board, and completing the capital campaign to build the visitor center. This perspective ensures that Newnan's arboretum will be as practical and sustainable as it is inspiring.

Their approach reflects the very principles Plant Newnan was founded on. WLA emphasizes *"a design that, after considering creative options, is thoughtful, practical, and feasible... translating the community's vision into a design and cost estimate that can be used to build community support and secure funding."* They understand that the arboretum must be a living, evolving part of our city rooted in ecology, education, and civic pride.

Equally important, WLA demonstrates a deep ecological understanding, grounding their work in regional plant communities and best practices from the American Public Garden Association and ArbNet accreditation standards. Their past work—from Historic Mitchelville Freedom Park to Legacy Park in Decatur—shows a consistent record of transforming public landscapes into places that celebrate history, ecology, and community connection.

For these reasons, I wholeheartedly recommend that the City of Newnan engage WLA Studio for this important project. Their vision and expertise align perfectly with the City's goals and with our shared belief that the Newnan Arboretum can become a landmark of environmental education, reflection, and civic beauty for generations to come.

Thank you for your consideration and for your continued partnership in cultivating a stronger Newnan.

Sincerely,



Scott Berta
President, Plant Newnan

Foundation Christian Church
6 Perry St.
Newnan, GA 30263
Tel (678) 661-6330
Jason@FoundationNewnan.com
www.FoundationNewnan.com



FOUNDATION
CHRISTIAN
CHURCH

SEPTEMBER 25, 2025

Megan Shea
c/o: Newnan City Council
25 LaGrange Street
Newnan, GA 30263

Dear Megan,

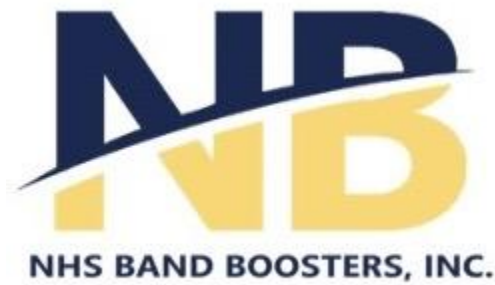
Foundation Christian Church has a request for an upcoming MainStreet Newnan event.

In keeping with City protocol, I am writing this letter to request three (3) parking spaces be reserved for our Free Ice Cream Truck for MainStreet's Munchkin Masquerade event on West Washington Street next to the Alamo from 8:30am to 12pm on 10/31/25. We plan to speak to the surrounding business owners and get their approval as well.

Please let me know if you need anything else for this request. Thank you!

Warm regards,

Jason Walton
Community Outreach Pastor



NHS BAND BOOSTERS, INC.

September 30,2025

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

Mr. Phillips:

Newnan High School Band Boosters, Inc. are requesting that on November 1, 2025 from 8:00 a.m. until 12:00 midnight that Armory Road be closed due to our Old Southeastern Invitational Band Competition. This is our biggest fundraising event of the year. We will have 19 visiting schools attending and we will need Armory Road for parking of buses and equipment trucks throughout the day.

We appreciate your time and consideration.

Sincerely,

Lori Smallwood, Vice President
NHS Band Booster, Inc.

Hi!

My name is Felicia Hand and I am the director of First Baptist Preschool & Kindergarten. I am seeking approval to block off Madison Street (the street behind First Baptist Church only from Brown Street to College Street) on Thursday, October 23 from 2:30-8:30pm for our First Baptist Newnan Preschool Fall Festival. This request is for the safety of our children and families moving between the fall festival games and activities in the preschool parking lot and trick-or-treating in the preschool building across the street.

We are grateful for you for your consideration on this and look forward to hearing from you. If you can any questions, please contact me by email or my cell phone number is 205-799-9022.

Blessings,

Felicia Hand, Director

First Baptist Preschool & Kindergarten

15 W. Washington St.

Newnan, GA 30263

678-423-9431 (office)

fhand@fbcnewnan.org



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).