

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, October 14, 2025 at 2:30 p.m. in the Richard A. Bolin Council Chambers of City Hall with Mayor Keith Brady presiding.

CALL TO ORDER

Mayor Brady called the meeting to order and delivered the invocation.

PRESENT

Mayor Keith Brady: Council members present: Ray DuBose, 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 September 23, 2025

Motion by Councilman Shell, seconded by Councilman Guillaume to dispense with the reading of the minutes of the Regular Meeting on September 23, 2025 and adopt them as presented.

MOTION CARRIED. (7-0)

REPORTS OF BOARDS AND COMMISSIONS

B. 1 Appointment – Bicentennial Committee

Continue to next agenda.

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

Continue to next agenda.

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

Continue to next agenda.

E. 1 Appointment – Cultural Arts Commission, 3-year term

Motion by Mayor Pro Tem Thomasson, seconded by Councilman Koritko to reappoint Gabby White for another term.

MOTION CARRIED. (7-0)

F. 1 Appointment – Development Authority, 4-year term

Continue to next agenda.

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

Continue to next agenda.

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

Motion by Councilman Guillaume, seconded by Councilman Koritko to appoint Kevin Barbee.

MOTION CARRIED. (7-0)

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

Motion by Councilman Koritko, seconded by Councilman Shell to appoint Jordan Marchman.

MOTION CARRIED. (7-0)

J. 1 Appointment – Water & Light Commission, 3-year term

Motion by Mayor Brady, seconded by Councilman Shell to reappoint Parnell Odom for another term.

MOTION CARRIED. (7-0)

Off Agenda – 1 Appointment – Keep Newnan Beautiful

Motion by Councilwoman Jenkins, seconded by Mayor Pro Tem Thomasson to appoint Kelli Yeager-Nelson.

MOTION CARRIED. (7-0)

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

Mayor Brady opened a public hearing on the application for a Retail On Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine for Taco Mama at 440 Newnan Crossing Bypass, Ste 209.

A representative of the applicant was present for the hearing. No one spoke for or against the application. Mayor Brady closed the public hearing. The City Clerk advised that all the documentation had been received, and everything was in order.

Motion by Councilman Shell, seconded by Councilman Koritko to approve the application for a Retail On Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine.

MOTION CARRIED. (7-0)

L. FLOST (Floating Local Option Sales Tax) Presentation and Consideration of Resolution

City Manager explained that there is a referendum question on the current ballot, and he has been doing a series of educational presentations around the community so that citizens can make an informed vote.

House Bill 581 was intended to provide property tax relief for homesteaded properties in the form of an assessment cap, tied to an inflation number each year. The legislation contained an opt-out clause, allowing taxing authorities to opt out. City of Newnan chose not to opt out, as did Coweta County and all cities within the County except for Palmetto. This allows the cities to ask for an additional one cent sales tax called FLOST (Floating Local Option Sales Tax).

Mr. Phillips showed a break down of the current 7% sales tax and how that is divided between the State of Georgia, school system, special purpose local option sales tax used for capital projects and local option sales tax, which has been in existence since the 1980's and is also used for further property tax relief. Property tax bills will show a sales credit and that is from the local option sales tax. If FLOST is approved, then sales tax in Coweta County would go to 8%.

House Bill 581 only applies to homesteaded properties, meaning you both own and live in the property. FLOST would apply to all forms of property including residential, commercial and industrial. FLOST collections would be split between the county and cities per an intergovernmental agreement, and the distributions are based on 2020 census data.

Mr. Phillips said that if successful, FLOST will produce more revenue for the City of Newnan than the city currently bills in property taxes. He is confident that he would then be able to recommend next August to set the millage rate at zero. That would equal \$123.20 savings for every \$100,000 of assessed property value. Every individual voter will need to make the decision based on their household incomes and what will be beneficial for them. Mr. Phillips also showed how the ballot question will look, and how it's written.

Councilwoman Jenkins asked if this tax would apply to food? Mr. Phillips said yes, packaged and processed food apply, so you would see an extra cent charged at the grocery store. He said there is a very exhaustive list of what is exempt and not exempt from sales tax and he advises people to the Georgia Department of Revenue's website to look at that. Councilwoman Jenkins commented that people on fixed incomes will be affected and so people need to understand what this is going to mean for them and their families.

Mayor Pro Tem Thomasson asked what is the percentage of out of county people that purchase within the county? Mr. Phillips said there's no scientific way to get that number correct but there have been some studies done using credit card transactions and those show the number at over 60%. There would be a shift in tax obligation from 100% property owners to the visitors carrying a certain portion of that responsibility.

Mayor Pro Tem Thomasson asked what it looks like if FLOST doesn't pass? Mr. Phillips said that citizens have been asking for property tax relief, and this gives that. From the City side, there will be service needs, and the 2026 budget has been drafted without FLOST, and it is flat. There are service needs for police, fire and public works that cannot be addressed. If FLOST were to pass that would give options to address those needs.

Mayor Brady stated that right now the city collects more sales tax than property tax. He said the proposed resolution allows Mr. Phillips to ask for a zero percent millage rate next August. He asked if FLOST passes and the millage rate goes to zero, what happens to the surplus? Mr. Phillips said state law is very clear that proceeds must be used to reduce property taxes and then beyond that they can be used for services.

Councilman Guillaume asked what the impact to service needs would be? Mr. Phillips said it is staffing. Also, the east side of town is starting to see a need for infrastructure maintenance. Facility maintenance only consists of 4 staff, and they maintain every city facility. So, there are staffing issues that will have to be addressed in the future and that will happen regardless of FLOST passing or not.

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

MOTION CARRIED. (7-0)

M. List of Roadways Approved for Speed Enforcement

Chief Blankenship explained that this list of roadways is approved by GDOT and allows them to use radar on these roads. This process is done every 3 years. Councilwoman Jenkins commented that the addresses listed for Newnan High School and the Central Education Center are incorrect. Chief Blankenship said he would submit that change to be made.

Motion by Councilman Guillaume, seconded by Mayor Pro Tem Thomasson to approve the list of roadways as presented.

MOTION CARRIED. (7-0)

UNFINISHED BUSINESS

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

Hasco Craver, Assistant City Manager, stated that this contract award allows New South Construction, Goodwin Mills Cawood with the support of Comprehensive Program Services to start construction on Greenville St. Park and Bicentennial Park. A budget was previously set for \$4 million, and the guaranteed maximum prices are under that budget. The funding source is SPLOST.

Motion by Mayor Pro Tem Thomasson, seconded by Councilman Shell to approve the Guaranteed Maximum Price as presented.

MOTION CARRIED. (7-0)

O. Consideration of Contract Award for Arboretum Planning Services

Meg Kelsey, Assistant City Manager, explained that Council previously approved the city to apply for an outdoor stewardship grant. The project was discussed with the State and to have a strong application it was decided to push this to the next funding cycle, 2026-2027. Staff reached out to 5 firms and asked for pricing on community engagement and design conceptual plan for the project. Staff do not recommend low bid on this. WLA was recommended, at \$51, 000, as the strongest application.

Motion by Councilman Shell, seconded by Mayor Pro Tem Thomasson to approve the contract award as presented.

MOTION CARRIED. (7-0)

VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

P. Update from Hank Arnold regarding Coweta FORCE and Opioid Program

Hank Arnold, Director at Coweta FORCE gave some background information on the organization, which started in 2018. Their mission is to provide recovery support services in the community for individuals and family members impacted by addiction. He said they look at the most vulnerable populations, like jails and prisons, court system and juvenile court system and they have established successful partnerships with those. Then they started to look at Piedmont Hospital. In 2022, Coweta County ranked 4th highest in Region 6 for opioid overdose and opioid death.

In 2022, Mr. Arnold started the MOU process with Piedmont Newnan, which was not a simple process. In 2023 they entered into an agreement with the City of Newnan for opioid abatement funds. The funds were used to start peer recovery services at Piedmont Newnan. There are 3 full-time staff members dedicated to this project. Services are available 8am-5pm, seven days a week. In the last 10 months they have had 95 initial encounters with individuals immediately following admission to the hospital. There have been 939 follow-ups after discharge, 872 peers served directly and 67 family members. Out of

those numbers they have made 88 successful referrals to treatment programs and 78% stay connected after returning to the community after treatment.

Mr. Arnold said that because of the partnership with the City of Newnan, this collaborative effort is saving lives, rebuilding families and strengthening the community. Council thanked Mr. Arnold for his work and dedication.

No action needed.

Q. Request from Foundation Church to block 3 parking spaces on W. Washington St. during Munchkin Masquerade for Ice Cream Truck

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

MOTION CARRIED. (7-0)

R. Request from College Temple Neighborhood for annual Halloween street closures from 5-9pm

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

MOTION CARRIED. (7-0)

S. Request from NHS Band Boosters to close Armory Rd. on November 1st from 8am-midnight for Band Competition

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

MOTION CARRIED. (7-0)

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

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

MOTION CARRIED. (7-0)

U. Request to close North and South Court Sq. on October 31st for Munchkin Masquerade, from 9:30am-12:30pm

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

MOTION CARRIED. (7-0)

ADJOURNMENT

Motion by Councilwoman Jenkins, seconded by Councilman Koritko to adjourn the Council meeting at 3:11pm.

MOTION CARRIED. (7-0)

Megan Shea, City Clerk

Keith Brady, Mayor