Newnan City Council Meeting

January 13, 2026
Newnan City Hall
Richard A. Bolin Council Chambers
25 LaGrange Street
2:30 PM

CALL TO ORDER

INVOCATION

READING OF MINUTES

A. Minutes from Regular Meeting on December 9, 2025

B. Minutes from Special Called Budget Hearing on December 9, 2025

REPORTS ON OPERATIONS BY CITY MANAGER

REPORTS AND COMMUNICATIONS FROM MAYOR

UNFINISHED BUSINESS

C. Consideration of a Resolution to Authorize Cancellation of A Prior Years Interfund Loan Commitment

D. Consideration of a Resolution Certifying the Election Results for the City of Newnan Municipal Election November 4, 2025

ADJOURNMENT - SINE DIE

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, December 9, 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 (called in via phone), 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 November 25, 2025

Motion by Councilman Guillaume, seconded by Councilman Shell to dispense with the reading of the minutes of the Regular Meeting on November 25, 2025 and adopt them as presented.

MOTION CARRIED. (7-0)

B. Minutes from the Work Session on November 25, 2025

Motion by Councilman Koritko, seconded by Councilman Guillaume to dispense with the reading of the minutes of the Work Session on November 25, 2025 and adopt them as presented.

MOTION CARRIED. (7-0)

REPORTS OF BOARDS AND COMMISSIONS

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 – Development Authority, 4-year term

Continue to next agenda.

F. 1 Appointment – Downtown Development Authority

Mayor Brady stated that he sent a letter to Council resigning from the Downtown Development Authority. He explained that each councilmember has an appointment and that he had been his own appointment. He asked Mayor Pro Tem Thomasson to take his spot.

Motion by Councilman Shell, seconded by Councilman Guillaume to appoint Jim Thomasson to the Downtown Development Authority.

MOTION CARRIED. (7–0)

G. Appointments – Ethics Commission, 2-year terms

Continue to next agenda.

NEW BUSINESS

H. Consideration of Contract Award for 401(a) Defined Contribution Plan and 457(b) Deferred Compensation Plan

Motion by Councilman Shell, seconded by Councilman Guillaume to approve the contract award as presented.

MOTION CARRIED. (7-0)

I . Consideration of Bid Acceptance and Contract Award for EV Charging Stations under EECBG Grant

Councilman Koritko asked what the costs are after the grant period? Mr. Andrew Moody, Special Projects Manager, said the chargers will be free for public use and the city will pick up the utility costs. Mr. Craver said there would not be ongoing costs, Newnan Utilities will be doing the installation. This is more a community give back. They will be installed at the Pickleball complex, trail head by the fire department training center and CJ Smith Park. Mayor Pro Tem Thomasson asked if the spots would be for any car and Mr. Craver stated no, only for electric vehicles.

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

MOTION CARRIED. (7-0)

J. Consideration of an Ordinance to Amend the Code of Ordinances of the City of Newnan, Section 2-116, Appointment of City Attorney

Mayor Brady gave information regarding municipal government to help clarify this matter. He said there are 537 cities in the state of Georgia, and each is granted their right to organize through a charter granted by the state. The charter sets out each cities form of government and details responsibilities and processes. The charter controls the process. Newnan's 1893 charter provided that the appointment of the city attorney be made by the Mayor with consent of Council. The charter was amended in 1987 to provide that the Council make the city attorney appointment. This ordinance amendment is so the ordinance is in line with the charter.

Councilwoman Jenkins said that this did not have to be done right now. She said several people reached out to say this doesn't look or feel good right now. Mayor Brady asked if these comments changed anyone's vote and other councilmembers said it did not change their vote.

Mr. Vernon M. Strickland addressed council and said there is an additional sentence in the ordinance that the charter does not contain. He thinks the ordinance should be revisited as it appoints the city attorney as an executive officer. He said that this should be further investigated by council for any liability. He also said there were typographical errors in the ordinance.

Motion by Councilman Shell, seconded by Councilman Guillaume to adopt the ordinance amendment as presented.

MOTION CARRIED. (7-0)

K. Rezoning Request RZ2025-08 by Steven L. Jones, Esq., on behalf of Parkland Homebuilders, LLC for 32 + acres located off Celebrate Life Parkway, for the purpose of developing 220 multi-family units – For Information Only.

No action needed.

L. Rezoning Request RZ2025-09 by Melissa D. Griffis, on behalf of Imperium Development Partners, Inc. for 6.44 + acres for the purpose of developing 8 townhomes, 259 apartments and 6,000 sq ft of commercial space – For Information Only

No action needed.

M. Rezoning Request RZ2025-10 by Melissa D. Griffis, on behalf of Woodlands Acquisitions, LLC for 13.55 + acres at 699 Newnan Crossing Bypass for the purpose of developing 12 townhomes, 272 multi-family apartments and 7,500 sq ft of commercial space – For Information Only

No action needed.

UNFINISHED BUSINESS

N. Consideration of Ordinance Amending Chapter 4, Animals, adding a new Section 4-28, regulating backyard chickens

Dean Smith, Senior Planner, first clarified a few errors that were in the agenda item. It had said that the chicken coops and structures must be a minimum of 10ft, when the ordinance does state 20ft as the requirement. The item also included an ordinance with an old date and previous council members but that has been corrected.

Councilman Guillaume stated that he is against this amendment. He hopes that if this is passed that there are not a lot of issues with animal control and the police department having to answer calls about chickens.

Motion by Councilman Shell, seconded by Mayor Pro Tem Thomasson to adopt the ordinance amendment as presented. Opposed: Guillaume.

MOTION CARRIED. (6-1)

O. Consideration to Approve a Second Amendment to the Intergovernmental Agreement between the City of Newnan and the Newnan Urban Redevelopment Agency on the loan for 100 E. Washington St.

Andrew Moody, Special Projects Manager, explained that this is the final action on this item. Council previously approved forgiving the remaining loan and this amends the agreement to reflect that.

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

MOTION CARRIED. (7-0)

P. Public Hearing – Annexation and Rezoning Request – Annex2024-01 by Steven L. Jones for 267.756 + acres on Georgia Highway 16, Sidney Pope Rd. and Lunsford Rd. on behalf of PR Acquisitions, LLC and others

Mayor Brady opened the public hearing.

Tracy Dunnavant, Planning Director, stated this is for 267.756 acres with requested zoning designations of PDR, ILT and RS-20. Currently in the County it is zoned RC (Rural Conservation) and M (Industrial). They are requesting to build 669 single-family detached homes, 130,000 sq ft employment building and there are 5 existing homes that would remain. Homes would range from $400,000 - $600,000. They have offered to possibly work with Habitat for Humanity and build some smaller homes as well.

The county did object to the annexation in November 2024. An arbitration panel was assembled and then the city and county decided to stay the arbitration for 180 days, until the DRI was completed. After the DRI was completed, the arbitration panel met and they ruled that no more than an additional 145 units could be built, and that condition is for two years. The Planning Commission recommended denial 5-2.

Ms. Dunnavant went over key analysis, including traffic, system improvements, impacts on public service and economic impact. Of the 8 standards used to evaluate by staff, 6 standards were met. It is suitable with surrounding development, property could be used as currently zoned, compatible with the county's comprehensive plan, consistent with proposed zoning and there's a reasonable balance between welfare and property rights. The standards not met are that the project would have an adverse effect on traffic and it would have significant impact on public services.

Ms. Dunnavant stated that the developer does not plan to build at all the condition from the arbitration panel has expired. Council asked about sidewalks and expressed concern that there would not be connectivity to the city.

Applicant:

Mr. Steven Jones, on behalf of the Piedmont entities, showed a bird's eye view of the property. He said there are some existing sidewalks and that they would be willing to discuss connections to the LINC. He showed the future land use map and how the planned development fits nicely with other planned developments.

The concept plan was shown with the different types of pods proposed. This is a life-cycle community, where they can be first homeowners and retirees/empty nesters. Regarding traffic improvements, Mr. Jones said that there were conditions that came from the DRI process and Piedmont would have to pay for any improvements required by GDOT on Hwy 16 and those will be determined at the time of access permitting. They are proposing to close Sidney Pope Rd. to any through traffic.

The developer has also looked at constructing 560 lots, then they would be able to construct the entire Pod A and donate developed lots to Habitat for Humanity free of charge. If they did 530 total lots with Pod A, they could develop the lots and sell them at 30% fair market value. If they get down to 500 then the ability to subsidize is not feasible.

Mr. Jones showed a video rendering of the main entrance into the development. They would have a central amenity area, community lawn, open air theater and 14 additional green space areas throughout the development. Piedmont will be a builder, but they will partner with other builders that have had successful developments in the city.

Mayor Brady asked for price ranges on the different products. Mr. Jones said in today's market they would be $400,000-$600,000 but that could change with the market when they are built. Mr. Jones then pointed out one of the proffered conditions, and said Council received a letter about this. They have an agreement with the Sidney Pope Rd. residents regarding improvements to Sidney Pope Rd.

Councilman Koritko asked about the septic. Mr. Jones said they have worked with Newnan Utilities, and it could be served on sewer, but the final approval will be up to Newnan Utilities.

Opposition:

Mr. James Shepherd stated he was opposed to this development due to its lack of connectivity and the significant strain it would put on public services.

No one else spoke in opposition. 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)

Council asked for clarification from the City Attorney if a zoning designation had to be attached to the annexation? Ms. Sears said yes and he said RS-20 was previously discussed and PDR. He also reiterated the options on number of units that Mr. Jones had previously stated. Councilwoman Jenkins said she did not like the idea of approving something without seeing any plans. Mayor Pro Tem stated that there are a lot of high-density developments already and suggested Council take a step back and really look at what Newnan needs.

Mr. Michael Miller with Piedmont Residential, said that the residents of Sidney Pope Rd. want to be annexed into the city. If all the city does is annex the property with the 145 limit, then they will wait and come back in two years and request the rezoning then. He said they did not create this situation, they are abiding by state law with the arbitration ruling.

Council further discussed zoning of PDR or RS-20 and Ms. Dunnavant verified that under PDR the limit would be 350 units.

Motion by Councilman Shell, seconded by Councilman Koritko to approve the annexation with the condition of 145 units. Opposed: Jenkins, Guillaume, Brady, Thomasson.

MOTION DIED. (3-4)

Q. Public Hearing – Rezoning Request RZ2025-03 by Jacqueline Rencurrell on behalf of the Turnstone Group, for 63.09 + acres located on Newnan Crossing Blvd East and Diplomat Parkway

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

Tracy Dunnavant, Planning Director, gave an overview of the project. The properties are currently zoned OI-2 (high density office/institutional), CGN (general commercial) and OCR (open space conservation/recreation) and zoning of MXD is being requested. There would be 3 pods to include 258 townhome units, 52 single-family rear loaded lots, 36 single-family front-loaded lots, 32 residential condo units and 40,000 sq ft of commercial space. The developer is asking for a 5% density tolerance in both directions and that could equate to 18 more or less units. Amenities would include parks, interior walking trails and a LINC connection through the land swap with the city. Since the city's land is valued higher, they would build a tunnel underneath to connect to the LINC.

The townhouses would range from 1,500-2,000 sq ft and $350,000-$500,000 in price. Single family homes would range from 1,800 – 3,000 sq ft and $450,000 - $600,000 in price. They would all be fee simple except for the apartments.

This property has had numerous concept plans over the years and there was a DRI done in 2008 and then another one in 2025. Planning Commission voted 6-1 to recommend approval. The DRI projects that roads can support the generated traffic with some recommended system improvements. Neighbors have expressed a need for a traffic light at Diplomat Parkway and Newnan Crossing Blvd East, and this project would warrant that. Police and Fire said they could service the development but there would be a strain and need for more manpower. There are capacity concerns with schools. Water and sewer capacity is sufficient.

Staff found the development to meet 7 of the 8 rezoning standards. It is suitable with surrounding development and does not create an adverse effect. The property could be used as currently zoned. It is compatible with the comprehensive plan and is consistent with the MXD intent. The future land use map shows designations that would be compatible with the uses planned for the development. It does have a reasonable balance between welfare and right to property. The standard not met is that the project will have a significant impact on public services.

Planning Commission recommended the following conditions:

1. Project will be consistent with the concept plan, density, project data, renderings and amenities provided in the application.
2. A management entity will be created to ensure all common areas, buffers, amenities, etc. are maintained.
3. Developer will be required to meet all conditions specified in the DRI Notice of Decision and recommended by the Director of Engineering.
4. A Development Agreement between the Developer and the City shall be prepared to address the LINC connection, land swap and proposed phasing. Development Agreement shall be subject to approval by City Council prior to the issuance of any building permits.
5. Not including the condos above storefronts, development shall be limited to no more than 10% rentals with the restrictions being included in the HOA covenants and restrictions.

Councilman Guillaume asked about the density tolerance and said the developer might want to think about taking the option of more units off the table. He then asked about the apartments. Ms. Dunnavant said there are 32 apartments above the storefronts. Councilman Guillaume also asked about Diplomat Parkway near Walmart and the intersection being a mess. Ms. Dunnavant said that it was in the DRI that once all the properties are completed, they would close off that intersection.

Mayor Pro Tem Thomasson opened the public hearing and stated that each side gets 15 minutes.

<u>Applicant:</u>

Ms. Jacqueline Rencurrell, owner and developer for the project. When they were first looking at this project, they referred to the comprehensive plan and pulled out “blend historic character” and “small-town, southern charm” to drive their vision. She highlighted adjacent zoning and said the mixed use is a nice way to blend with surrounding commercial and residential. She showed the concept plan with the 3 pods that would be connected through pedestrian trails.

Ms. Rencurrell showed the current proposed LINC trail map and then the portion that they are proposing to construct. The city currently owns a parcel of land that sits in the middle of this proposed development. Her company previously donated that to the city, when the city was going to build a park there. The parcel was appraised at about $700,000 and if they built the LINC connection it would cost about $1.5 million.

Ms. Rencurrell showed renderings of the homes, in a "low country" vernacular and mimicking some of the older homes in the city. Councilman Koritko asked if they would be willing to lower the rentals from 10% to 5% and Ms. Rencurrell said yes and that their intention is not to build a rental community, this is for future homeowners who wish to rent out their home.

Councilmembers asked about the 5% variance. Ms. Rencurrell said that it is allowed under the DRI in case things change when they go to engineer the property and the lot lines have to change. Mayor Pro Tem Thomasson asked if they would be willing to consider no townhomes and all single-family homes. She said if they did that, they would not be able to provide the LINC connection.

Councilwoman Jenkins commented that the city land is worth holding on to for future uses. Councilman Guillaume commented that it would basically be giving the land back, as they were the previous owners and gave it to the city and the LINC would add value there.

Councilman Koritko asked for an explanation on the request for zero lot lines. Ms. Rencurrell said as part of mixed use they can create something unique and so the idea is that some of the homes may be close to a park or walking trail and the zero lot lines allow for more green space adjacent to the homes.

In Favor:

Mr. Shepherd spoke in favor of the project. He said this is a good use of the space. This has all the things that people want with retail embedded, connectivity and walkability. This doesn't create strain on infrastructure, and he hopes to see more projects like this.

No one spoke in opposition. Mayor Pro Tem Thomasson closed the public hearing.

Mayor Pro Tem Thomasson expressed concern packing in so many units. He doesn't think this is what people want Newnan to be. He received an email from a woman who lives in Summergrove and she said she disagrees with this development, to cram in townhomes and sees Newnan looking like Union City, full of apartments and car dealerships. Mayor Pro Tem Thomasson said he loves the connectivity but not the density of the project.

Ms. Rencurrell said this property is not suitable for larger lots, it is not financially feasible with the infrastructure costs. Councilman Guillaume said he received the same email. He commented that this is a unique development. Councilman Koritko expressed concern with regards to parking being adequate for the townhomes, apartments and retail. Ms. Rencurrell said they have looked at how many parking spaces are needed for the commercial and guest parking. Mr. Jeff Collins, the civil engineer, stated that this is conceptual at this point and next steps would be detailed engineering which would meet all of the city's parking requirements.

Motion by Councilman Shell, seconded by Councilman Koritko to accept the report from the Planning Commission

MOTION CARRIED. (6-0)

Motion by Councilman Guillaume, seconded by Councilman Koritko to approve the rezoning with the 5% rental condition. Opposed: Thomasson, Shell, Jenkins.

MOTION DIED. (3-3)

VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

R. Request for street closures for Christmas with a Cop on December 13, 2025 from 4am-10am

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

MOTION CARRIED. (6-0)

S. Request from Chad Smith for Council to Consider an Ordinance Amendment to Allow Specialty Wine Shops

City Manager explained that if Council supports this then staff would move forward with crafting an ordinance and bringing it back to Council.

Motion by Councilman Koritko, seconded by Councilwoman Jenkins to refer to staff to research and bring back.

MOTION CARRIED. (6-0)

Comment:

Councilwoman Jenkins wanted to make a point of clarify regarding an earlier vote that she felt did not follow Robert's Rules of Order. She asked the city attorney if that vote is valid, since there was no discussion before the vote took place. Mr. Sears said he thought there was discussion, otherwise it's up to Council to consider. He further stated that the question was asked if anyone wanted to change their vote and no one did, so the vote stood.

MOTION EXECUTIVE SESSION

Motion by Councilman Shell, 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 8:38PM.

MOTION CARRIED. (5-0)

RESOLUTION/MAYOR'S AFFIDAVIT FOR EXECUTIVE SESSION

Motion by Councilman Shell, 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. (5-0)

FELIX CLAIM

Motion by Councilman Shell, seconded by Councilman Guillaume to deny the Felix claim as presented.

MOTION CARRIED. (5-0)

ADJOURNMENT

Motion by Councilman Koritko, seconded by Councilman Shell to adjourn the Council meeting at 8:44pm.

MOTION CARRIED. (5-0)

Megan Shea, City Clerk

Keith Brady, Mayor

The special called work session of the City Council of the City of Newnan, Georgia was held on Tuesday, December 9, 2025 at 6:00PM in the Richard A. Bolin Council Chambers of City Hall with Mayor Keith Brady presiding.

Present

Mayor Keith Brady: Council members present: Ray DuBose (called in via phone), Cynthia Jenkins, Rhodes Shell, Jim Thomasson, Dustin Koritko, Paul Guillaume. 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.

Call to Order

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

A. Public Hearing – FY2026 Budget

Mayor Brady opened the public hearing.

Meg Kelsey, Assistant City Manager, thanked staff for their hard work putting the budget together. She explained she would give the highlights of the budget and that the full presentation is available. The city did receive the Distinguished Budget Presentation Award from the Government Finance Officers Association for the 36th year. The budget will be adopted by Council on January 13, 2026.

Ms. Kelsey stated that Newnan is very financially stable, with 9 months of reserves and no debt. The budget being proposed is a balanced budget of $43.4 million in the General Fund with a 14.57% increase over last year due to capital, professional services and employment needs. The Sanitation Fund is $5.6 million and the transfer from general fund into sanitation fund has been removed. There is a 6.6% increase in the Sanitation Fund from prior year due to provider increases and employment needs. There are 12 restricted funds that total $24,160,691.

Ms. Kelsey showed a chart illustrating all funds trends combined with a proposed total of $73 million but that may change if all the capital does not get completed. The General Fund budgets have increased 55.3% from 2021 to 2026. Revenue trends continue to grow. Top revenue sources include sales tax (56%), franchise taxes, occupational tax and alcohol licensing and other financing sources.

The Floating Local Option Sales Tax (FLOST) did pass, and the proposal will be to roll the millage rate to zero. Estimated collections from FLOST are about $12 million. Sales tax will increase from 7% to 8% and that breaks down to 4% State, 1% Board of Education, 1% LOST (city receives 30.28%), 1% SPLOST (city receives 26.94%) and 1% FLOST (city will receive 29.11%).

Ms. Kelsey discussed trends with expenses and the years that exceeded due to special projects. FLOST passing significantly impacted the budget. The first draft of the budget had a lot of things cut out such as personnel needs and capital items. FLOST allowed for an additional $3 million to be infused into the budget. There was a net add of 16 positions, mostly in public safety. There is a proposed salary increase for employees of 3% and an increase of 2% in minimum/maximum pay ranges.

There are some professional services that are needed and those include design of Fire Station #3 remodel, bike/pedestrian plan for downtown, strategic planning process, financial advisor services and design of conference space/community room at city hall. Additional capital was added into the budget for an ERP solution, sidewalk repairs, vehicles and other equipment.

Ms. Kelsey discussed the Sanitation Fund. Most of the revenue comes from garbage fees for residential and that is passed on to the carrier, AmWaste. Fees are collected for commercial garbage, administration and yard debris/bulk collection. Expenses mostly include operating and personnel.

Ms. Kelsey gave a brief overview of significant capital projects for 2026, including street improvements, parks, public safety renovations, cemetery improvements and ERP system.

Public Comment:

Ms. Phyllis Graham asked if the sanitation fund includes recycling. Ms. Kelsey stated that the city does not have a recycling facility, but AmWaste does provide a service where they separate the recycling from the regular garbage. City Manager commented that they are under contract to take a minimum of 20% of co-mingled cans to a sorting facility in Montgomery, Alabama.

Mayor Brady closed the public hearing.

ADJOURNMENT

Motion by Councilman Shell, seconded by Mayor Pro Tem Thomasson to adjourn the meeting at 6:20PM.

MOTION CARRIED. (7-0)

____________________ ____________________
Megan Shea, City Clerk Keith Brady, Mayor

To:	Mayor and Council
Date:	January 13, 2026
Agenda Item:	Consideration of a Resolution to Authorize Cancellation of A Prior Years Interfund Loan Commitment
Prepared By:	Meg Kelsey, Assistant City Manager

Purpose:
To request approval to cancel an interfund loan in the amount of $3,000,000 from the general fund unassigned fund balance that was to assist in funding SPLOST 2025 capital and construction expenses.

Background:
The City Council authorized an interfund loan commitment, not to exceed $3,000,000 to initiate projects prior to the commencement of full sales tax revenue collections. Fortunately, the City has been able to fund initial SPLOST 2025 projects through monthly SPLOST receipts. The interfund loan is no longer necessary.

Funding:
Funds will be returned to the City's General Fund unassigned fund balance.

Recommendation:
Staff recommends cancellation of the interfund loan.

Attachments:
1. uncommit funds - splost 2025

Previous Discussion with Council:
Loan Previously Approved by City Council on March 12, 2024.

A RESOLUTION TO AUTHORIZE CANCELLATION OF AN INTERFUND LOAN COMMITMENT OF $3,000,000 FROM THE SPLOST 2025 FUND AND RETURNED TO THE CITY'S GENERAL FUND UNASSIGNED FUND BALANCE

WHEREAS, the City of Newnan had planned for anticipated construction projects and capital investment needs to be funded by allocations within the SPLOST 2025 referendum; and

WHEREAS, it was initially estimated that SPLOST 2025 funds would not be available to fully fund the commencement of early projects; and

WHEREAS, on March 12, 2024, the City Council authorized an interfund loan commitment, not to exceed $3,000,000 to initiate projects prior to the commencement of full sales tax revenue collections; and

WHEREAS, the City has been able to fund the initial SPLOST 2025 projects through timely receipt of SPLOST revenues, thereby rendering the interfund loan unnecessary; and

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the City of Newnan, Georgia, that:

1. The committed interfund loan of $3,000,000 from the General Fund to the SPLOST 2025 Fund is hereby uncommitted and cancelled.
2. The aforementioned $3,000,000 shall be returned to the City's General Fund unassigned fund balance.
3. All prior resolutions or parts of resolutions in conflict herewith are, to the extent of such conflict hereby repealed.

DONE, RATIFIED AND PASSED by the City Council of the City of Newnan, Georgia on the ________ day of __________________, 2026.

ATTEST:

______________________	______________________
Megan Shea, City Clerk	L. Keith Brady, Mayor
	______________________
REVIEWED AS TO FORM:	James J. Thomasson, III Mayor Pro Tem
______________________	______________________
Cleatus Phillips, City Manager	Cynthia Jenkins, Councilmember
	______________________
______________________	Rhodes Shell, Councilmember
C. Bradford Sears, Jr. City Attorney	
	______________________
	Ray Dubose, Councilmember
	______________________
	Dustin Koritko, Councilmember
	______________________
	Paul Guillaume, Councilmember

RESOLUTION CERTIFYING THE RESULTS

FOR THE CITY OF NEWNAN MUNICIPAL

ELECTION – NOVEMBER 4,2025

WHEREAS, the election scheduled for November 4,2025 was held for all candidates for election as reported to the City by the Election Superintendent as follows:

Newnan Mayor

James Shepherd	3018 Votes	(44.11 %)
Danny Beck	2196 Votes	(32.10%)
Keith Brady	1628 Votes	(23.79%)

Newnan Council Member District 2 Post A

Jennifer Cheever Morrison	1661 Votes	(67.78%)
Rhodes Shell	789 Votes	(32.22%)

Newnan Council Member District 2 Post B

Scott Berta	2043 Votes	(100%)

WHERAS, it is deemed that the candidate for Mayor, James Shepherd, received 44.11% of the votes, a plurality of the votes cast, therefore in accordance with the Charter of the City of Newnan and all applicable local and state laws, has been elected Mayor; and

WHERAS, it is deemed that the candidates for Councilmember District 2, Post A, Jennifer Cheever Morrison received 67.78% of the votes and Councilmember District 2 Post B, Scott Berta received 100% of the votes, therefore Jennifer Cheever Morrison and Scott Berta have been elected in accordance with all applicable local and state laws; and

THEREFORE, BE IT RESOLVED that the results of the Municipal Election be certified and filed with the Secretary of State for the State of Georgia as provided by law.

BE IT FURTHER RESOLVED that the following candidates shall take office at the first meeting in January, 2026:

Mayor	James Shepherd
Councilmember District 2, Post A	Jennifer Cheever Morrison
Councilmember District 2, Post B	Scott Berta

FUTHER BE IT RESOLVED that in the Special Election for Newnan Homestead Referendum the yes votes totaled 5389 votes (79.78%) and the no votes totaled 1365 votes (20.22%). Therefore, The Newnan Homestead Referendum has been approved in accordance with all applicable local and state law.

ADOPTED AND APPROVED by the Mayor and Council of the City of Newnan, this 13th day of January, 2026.

ATTEST:

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Megan Shea, City Clerk

REVIEWED AS TO FORM:

____

C. Bradford Sears, Jr., City Attorney

____

City Manager

____

Keith Brady, Mayor

____

James J. Thomasson, III, Mayor Pro-Tem

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Cynthia E. Jenkins, Councilmember

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Rhodes H. Shell, Councilmember

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Raymond F. DuBose, Councilmember

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Dustin Koritko, Councilmember

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Paul Guillaume, Councilmember