

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