



## Newnan City Council Meeting

May 26, 2026

Newnan City Hall

Richard A. Bolin Council Chambers

25 LaGrange Street

6:30 PM

*City of Newnan Mission Statement: To provide cost-effective programs and services while continuously focusing on preserving and enhancing the quality of life that is enjoyed by all Newnan citizens*

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### **CALL TO ORDER**

### **INVOCATION**

### **READING OF MINUTES**

- A. Minutes from Regular Meeting on May 12, 2026

### **REPORTS OF BOARDS AND COMMISSIONS**

- B. 1 Appointment - Christmas Commission, 3-year term
- C. 1 Appointment - Development Authority, 4-year term
- D. 1 Appointment - Tree & Parks Commission, 3-year term

### **REPORTS ON OPERATIONS BY CITY MANAGER**

### **REPORTS AND COMMUNICATIONS FROM MAYOR**

### **NEW BUSINESS**

- E. Consideration of a Contract Award for Professional Consulting Services for Disaster Recovery and FEMA Public Assistance.
- F. Consideration of a Contract Award for Debris Removal Services.
- G. Consideration of a Contract Award for Debris Monitoring, Disaster Recovery and Emergency Planning Services.
- H. Consideration of a Contract Award for Copier Equipment Lease and Managed Print Services
- I. Consideration of Road Closure for LINC Section 13 and Roadway Paving
- J. Consideration of First Amendment of an Intergovernmental Agreement between the City of Newnan, Coweta County and Tax Commissioner regarding Property Tax Collections
- K. Consideration of Surplus Property Declaration and Disposition of Capital Assets and Controlled Assets
- L. Consideration of Grant of Easement to Georgia Power for Coweta County Water and Sewerage Authority

- M. Request to self-perform renovations to the Police Department Firearms Training Facility.

**UNFINISHED BUSINESS**

**VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS**

**MOTION TO ENTER INTO EXECUTIVE SESSION**

- N. Motion to Enter into Executive Session

**ADJOURNMENT**

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, May 12, 2026 at 2:30p.m. in the Richard A. Bolin Council Chambers of City Hall with Mayor James Shepherd presiding.

**PRESENT**

Mayor James Shepherd: Council members present: Jim Thomasson, Jennifer Morrison, Cynthia Jenkins and Paul Guillaume. Absent: Scott Berta, 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.

**CALL TO ORDER**

Mayor Shepherd called the meeting to order. Andrew Chappell, Senior Pastor at Newnan First United Methodist delivered the invocation.

**READING OF MINUTES**

**A. Minutes from the Regular Meeting on April 28, 2026**

Motion by Councilwoman Morrison, seconded by Councilman Thomasson to dispense with the reading of the minutes of the Regular Meeting on April 28, 2026, and adopt them with the correction.

**MOTION CARRIED. (5-0)**

**REPORTS OF BOARDS AND COMMISSIONS**

**B. 1 Appointment – Christmas Commission, 3-year term**

Continue to next agenda.

**C. 1 Appointment – Development Authority, 4-year term**

Continue to next agenda.

**D. 1 Appointment – Newnan Urban Redevelopment Agency, 3-year term**

Mayor Shepherd nominated Zachary Potter and said he would be a cross member to both NURA and the Housing Authority. He thanked Jess Barron for serving.

Motion by Mayor Shepherd, seconded by Councilwoman Jenkins to appoint Zachary Potter to the Newnan Urban Redevelopment Agency.

**MOTION CARRIED. (5-0)**

**REPORTS ON OPERATIONS BY CITY MANAGER**

City Manager did not have anything.

**REPORTS AND COMMUNICATIONS FROM MAYOR**

Mayor Shepherd reminded everyone to get out and vote. He also explained that there would be an off-agenda item coming up. Generally, the agenda is published ahead of time so everyone knows what will be discussed but occasionally something comes up at the last minute.

**NEW BUSINESS**

**E. Consideration of a Contract Award for Sidewalk Repair and Replacement at various locations**

Ray Norton, Public Works Director, said that this was in the budget to repair some broken sidewalks. 6 bids were received and CGS Waterproofing was the lowest bid. There was an error on the bid tab, but staff spoke to them and cleared it up.

Motion by Councilwoman Jenkins, seconded by Councilman Thomasson to approve the contract award as presented.

**MOTION CARRIED. (5-0)**

**F. Communications Assessment Presentation by Nikki Perry**

Aimee Hadden, Communications Manager, explained that Nikki Perry conducted a communications assessment for the city, conducting interviews with staff and evaluating communications strategies. She introduced Ms. Perry to present her findings.

Ms. Nikki Perry said that conducting this assessment sends a message to the community that public trust and transparency are valued. She gave an overview of what she assessed such as digital outreach, website, traditional media, community engagement and internal communications. She found that the city has a high level of engagement from the communications staff, leadership and department heads. The city has a well-established brand.

Ms. Perry went over her recommendations. She suggested shifting from volume to strategy and increasing collaboration between departments. She also recommended adding communication support for police, fire and leisure services. She discussed updating the social media policy and social media archiving, as well as reviving council meeting highlights or recaps for the public. Ms. Perry said she was impressed with the community engagement across all departments.

Motion by Councilman Thomasson, seconded by Mayor Shepherd to direct staff with the city attorney to review the recommendations presented and make recommendations for city council to consider.

**MOTION CARRIED. (5-0)**

**G. Consideration of a Resolution Authorizing Participation in an Amicus Brief in the Chang V. City of Milton Appeal**

Mr. Sears stated that this is related to an accident that took place in the city of Milton. The Court of Appeals upheld the \$30 million judgement against the city and then the Supreme Court reversed it but sent it back to the Court of Appeals to make a determination from a negligent standpoint. The City of Newnan is being asked to participate in the Amicus Brief, as the city previously did. Mr. Sears said the recommendation is for the Court of Appeals to reverse the case based upon negligence.

Mayor Shepherd asked what the legal liability for Newnan might be if this case is not reversed? Mr. Sears said it would be catastrophic, as it would affect all the utility poles, fire hydrants etc. that are in the right of way. It is a very important issue.

Motion by Councilwoman Morrison, seconded by Councilman Thomasson to adopt the resolution as presented.

**MOTION CARRIED. (5-0)**

**H. Election of GMA's District 4 Officers for 2026-2027**

Mr. Phillips explained that in the past Council has accepted the slate presented from GMA.

Motion by Councilwoman Jenkins, seconded by Councilman Thomason to elect the slate of GMA District 4 Officers for 2026-2027 as presented.

**MOTION CARRIED. (5-0)**

**I. Discussion regarding Cemetery Ordinance updates as proposed within the Cemetery Master Plan**

Ray Norton, Public Works Director, went over the possible changes to the ordinance. Changes include written permission to bury someone that has no interest in a lot, authority to superintendents to compel owners to keep trees and shrubs trimmed, right of interment to lay out who is entitled to be buried in a family plot, size limits for headstones, ensuring consistency among all the cemeteries, and giving city manager authority if there was more than one interment in one spot.

Councilwoman Jenkins asked about headstones. Mr. Norton said you do still need a certain lot size of 4 for a large family headstone. Mr. Phillips said this is just to get feedback to draft the ordinance so Council can still given input. Mr. Norton said he would try to bring the ordinance draft back to the next meeting.

**J. Consideration of a Contract Award for Pedestrian Safety, Walkability & Multimodal Transportation Study**

Abigail Strickland, Main Street Manager, explained that as downtown has continued to grow there is a need to look at how to transport people through the district safely. The firm TSW would help staff do that.

Motion by Councilwoman Morrison, seconded by Councilwoman Jenkins to approve the contract award as presented.

**MOTION CARRIED. (5-0)**

**Off Agenda**

Motion by Councilman Thomasson, seconded by Councilwoman Morrison to direct staff with the city attorney to develop options to potentially incorporate the pond behind the Lofts apartments into the city's park system.

**MOTION CARRIED. (5-0)**

Councilman Thomasson said he received pictures from two citizens, Beverly Jennings and Jan Taylor, suggesting that something be done with the pond. He thanked them and encouraged other citizens with ideas to bring them to Council.

**VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS**

**K. Request from the Newnan-Coweta Humane Society to close part of Savannah St. on November 7, 2026 from 2pm-9pm for event at The Reserve at Line Creek**

Bill Johnson with the Newnan-Coweta Humane Society stated that this is a major fund-raising event. This will allow them to bring in more vendors and food trucks and allow kids to run around safely. They will not block the businesses on either end.

Motion by Councilman Thomasson, seconded by Councilman Guillaume to approve the request as presented.

**MOTION CARRIED. (5-0)**

**L. Request from Joe Wright to extend closure of Madison St. between Jackson St. and Jefferson St. on June 6, 2026 until 7pm for Annual Poker Run**

Joe Wright explained that the street is already shut down for a market day and he wants to extend that closure. Mr. Phillips asked about the timing with the market going on. Mr. Wright said they aren't due there until 4pm and the market ends at 3pm.

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

**MOTION CARRIED. (5-0)**

**M. Request from Chad Smith and Casey Smith to extend restaurants to sidewalks to provide goods and services during Porchfest event on May 30<sup>th</sup> from 12pm-9pm**

Mr. Phillips said that Council may consider making this extension available to the whole district, as other business owners have reached out to him about doing this. Councilwoman Jenkins asked what the setup would look like. Casey Smith said it would extend the brick and mortar, to provide services outside, the

same as inside. They will not block traffic or sidewalk traffic. Council asked if this would be like Summer Wined Up and Chad Smith said it helps with people who want to sit and eat and people who just want to grab drinks.

Councilwoman Jenkins asked if this gets adopted for this specific event, with a defined area so people know where they can and cannot go.

Motion by Councilman Thomasson, seconded by Councilwoman Morrison to allow in the open container district on May 30<sup>th</sup> from 12pm-9pm the extension of sales to the sidewalk.

**MOTION CARRIED. (5-0)**

**ADJOURNMENT**

Motion by Councilman Thomasson, seconded by Councilman Guillaume to adjourn the meeting at 3:15pm.

**MOTION CARRIED. (5-0)**

\_\_\_\_\_  
Megan Shea, City Clerk

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James Shepherd, Mayor



**To:** Mayor and Council  
**Date:** May 26, 2026  
**Agenda Item:** Consideration of a Contract Award for Professional Consulting Services for Disaster Recovery and FEMA Public Assistance.  
**Prepared By:** Hasco Craver, Assistant City Manager

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**Purpose:**

Newnan City Council may consider and award a Professional Consulting Services for Disaster Recovery and FEMA Public Assistance contract to a qualified firm.

**Background:**

The City of Newnan, in response to an EF4 tornado that struck our community in March 2021, engaged a professional firm to provide administrative support during the FEMA Public Assistance application and reimbursement process.

The City of Newnan has historically extended and renewed its emergency on-call contracts for professional disaster recovery and FEMA Public Assistance consulting services. These agreements provide the city with specialized experts to navigate complex federal reimbursement procedures.

These contracts guarantee that the city has on-call professionals ready to deploy for FEMA grant tracking immediately following a natural disaster or severe storm. Having pre-approved vendors ensures that the city's post-disaster cleanup and reconstruction efforts remain in strict compliance with federal guidelines, allowing the City of Newnan to seamlessly recoup eligible FEMA Public Assistance funds.

The City of Newnan has exercised the allowable extensions under the original contract.

Understanding the importance of having an on-call pre-event management contract in place, City staff developed a Request for Proposals (RFP) to hire a qualified firm responsible for providing Professional Consulting Services for Disaster Recovery and FEMA Public Assistance.

The RFP was released on February 25, 2026.

Qualified firms were asked to submit sealed proposals on April 14, 2026.

The City of Newnan received proposals from six (6) firms (see attached bid tabulation).

The following firms submitted proposals:

Goodwin, Mills and Cawood

Integrated Solutions Consultant

NOVACES, LLC

The Integrity Group

Simeon Global Consulting

Witt O'Brien's

A committee comprised of City Staff who previously supported disaster relief efforts reviewed and scored all proposals according to the RFP's evaluation criteria (see attached committee review sheets as well as a cost comparison worksheet).

Please note that the evaluation criteria includes:

Past performance on similar projects in terms of quality of work, cost control, and compliance with performance schedules - 30%

Firm Qualifications and Experience - 20%

Project Approach - 20%

Price Proposal / Fee Schedule - 20%

Technical Approach - 10%

It is important to note that the services being provided through this contract will support ALL federally declared natural disasters (ie. tornado, hurricane, snow, ice, etc.).

**Funding:**

N/A

**Recommendation:**

Newnan City Council may award a contract to Goodwin, Mills and Cawood to provide Professional Consulting Services for Disaster Recovery and FEMA Public Assistance.

**Attachments:**

1. BID TABULATION\_ Consulting Services for Disaster Recovery
2. Price Comparison - Consulting Services for Disaster Recovery and FEMA Public Assistance
3. Score Worksheet - FEMA PA

**Previous Discussion with Council:**

Newnan City Council awarded a Professional Consulting Services for Disaster Recovery and FEMA Public Assistance contract in 2021 and extended the contract for several additional years.



# City of Newnan, Georgia

**BID OPENING: Consulting Services for Disaster Recovery and FEMA Public Asst**  
**Tuesday, April 14<sup>th</sup> 2026 – 2pm**

BIDDER	BID AMOUNT	COMMENTS
✓ GMC	RECEIVED ✓	
✓ Integrated Solutions Consultant	RECEIVED ✓	
✓ NOVACES LLC	RECEIVED ✓	
✓ The Integrity Group	RECEIVED ✓	
✓ Simeon Global Consulting	RECEIVED ✓	
✓ Witt O'Briens	RECEIVED ✓	

BIDS OPENED BY

4/14/26

## Consulting Services for Disaster Recovery and FEMA Public Assistance

<u>Position/ Hourly Rate</u>	<b>GMC</b>	<b>Integrated Solutions Consulting</b>	<b>NOVACES, LLC * Escalation rate of 2% per annum</b>	<b>The Integrity Group</b>	<b>Simeon Global Consulting</b>	<b>Witt O'Briens</b>
Project Principal	\$225.00	\$180.00		\$175.00		
Project Manager	\$190.00	\$150.00	\$170.00	\$155.00	\$180.00	\$165.00
Project Writer/Grant Manager	\$130.00			\$140.00		\$175.00
Data Manager	\$80.00					\$110.00
Environmental/GIS Specialist	\$120.00					\$125.00
Subject Matter Expert		\$175.00	\$200.00			
Senior Disaster Recovery Consultant		\$130.00				
Disaster Recovery Consultant		\$100.00				
Grant Administrator		\$110.00				
FEMA Cost Estimator/Engineer		\$145.00				
Mitigation Specialist		\$125.00				
Project Executive			\$210.00			
Senior Project Manager			\$185.00			
PA Program Policy Analyst			\$175.00			
Senior Financial Management Specialist			\$150.00			
Financial Management Specialist			\$120.00			
Senior Insurance Specialist			\$150.00			
Insurance Specialist			\$120.00		\$135.00	
Senior Grant Management Specialist			\$150.00			
Grant Management Specialist			\$120.00		\$140.00	
Project Specialist			\$110.00			
Senior Administrator			\$90.00			

<b><u>Position/ Hourly Rate</u></b>	<b>GMC</b>	<b>Integrated Solutions Consulting</b>	<b>NOVACES, LLC * Escalation rate of 2% per annum</b>	<b>The Integrity Group</b>	<b>Simeon Global Consulting</b>	<b>Witt O'Briens</b>
Administrative Assistant			\$65.00			
Senior FEMA Public Assistance Advisor					\$165.00	
FEMA Public Assistance Specialist					\$150.00	
Financial Analyst / Payroll Specialist					\$125.00	
Procurement Compliance Specialist					\$125.00	
Cost Estimator / Senior Cost Analyst					\$155.00	
Hazard Mitigation Specialist					\$150.00	
Documentation / Data Management Specialist					\$110.00	
Technical / IT Data Support Specialist					\$115.00	
Training / Emergency Management Specialist					\$120.00	
Administrative Support Specialist					\$90.00	
Disaster Recovery Specialist III						\$150.00
Disaster Recovery Specialist II						\$125.00
Disaster Recovery Specialist I						\$110.00
Cost Estimation Specialist						\$150.00
PA Appeals Specialist						\$175.00
BCA Specialist						\$150.00

Project: Consulting Services for Disaster Recovery and FEMA Public Assistance	Past Performance	Firm Qualifications	Project Approach	Price Proposal	Technical Approach						Scorer: 1
	30	20	20	20	10	Total Score	Ranking	Scorer Notes			
<b>SUBMITTING FIRMS</b>	▼	▼	▼	▼	▼						
GMC	30	19	19	15	9	92	1				
Integrated Solutions Consultant	25	17	18	20	9	89	4				
NOVACES, LLC	26	18	17	16	8	85	5				
The Integrity Group	26	18	18	19	9	90	3				
Simeon Global Consulting	25	18	17	17	8	85	5				
Witt O'Briens	27	19	18	18	9	91	2				

Project: Debris Monitoring, Disaster Recovery and Emergency Planning Services	Past Performance	Firm Qualifications	Project Approach	Price Proposal	Technical Approach						Scorer: 2
	30	20	20	20	10	Total Score	Ranking	Scorer Notes			
<b>SUBMITTING FIRMS</b>	▼	▼	▼	▼	▼						
GMC	30	20	20	15	10	95	1				
Intergrated Solutions	25	18	18	15	10	86	4				
NOVACES	28	20	18	15	10	91	2				
Simeon Global Consulting	20	15	18	15	10	78	6				
Integrity Group	22	15	20	15	10	82	5				
Witt O'Brien	28	18	18	15	10	89	3				





**To:** Mayor and Council  
**Date:** May 26, 2026  
**Agenda Item:** Consideration of a Contract Award for Debris Removal Services.  
**Prepared By:** Hasco Craver, Assistant City Manager

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**Purpose:**

Newnan City Council may consider and award a contract for Debris Removal Services to a qualified firm.

**Background:**

The City of Newnan, in response to an EF4 tornado that struck our community in March 2021, engaged a professional firm to provide Debris Removal Services.

The City of Newnan has historically extended and renewed its emergency on-call contracts for professional emergency services. Following major disasters and/or severe weather, the city activates its emergency disaster recovery services contracts. During city-wide emergencies, Newnan coordinates pre-event contracted services to facilitate rights-of-way cleanup and debris removal.

The City of Newnan has exercised the allowable extensions under the original contract.

Understanding the importance of having an on-call pre-event management contract in place, City staff developed a Request for Proposals (RFP) to hire a qualified firm responsible for providing Debris Removal Services.

The RFP was released on February 25, 2026.

Qualified firms were asked to submit sealed proposals on April 14, 2026.

The City of Newnan received responses from seven (7) firms (see attached bid tabulation).

The following firms submitted proposals:

Aftermath Disaster Recovery

Ceres Environmental Services

CTC

DRC

Looks Great Services of MS

Southern Disaster Recovery

TFR Enterprises

A committee comprised of City Staff who previously supported disaster relief efforts reviewed and scored all proposals according to the RFP's evaluation criteria (see attached committee review sheets

as well as a cost comparison worksheet).

Please note that the evaluation criteria includes:

Past performance on similar projects in terms of quality of work, cost control, and compliance with performance schedules - 30%

Firm Qualifications and Experience - 20%

Project Approach - 20%

Price Proposal / Fee Schedule - 20%

Technical Approach - 10%

It is important to note that the services being provided through this contract will support ALL federally declared natural disasters (ie. tornado, hurricane, snow, ice, etc.).

**Funding:**

N/A

**Recommendation:**

Newnan City Council may award a contract to Southern Disaster Recovery for Debris Removal Services.

**Attachments:**

1. BID TABULATION\_ Debris Removal Services
2. Price Comparison-Debris Removal Services
3. Score Worksheet - Debris Removal

**Previous Discussion with Council:**

Newnan City Council awarded a Professional Debris Removal Services contract in 2021 and extended the contract for several additional years.



# City of Newnan, Georgia

**BID OPENING: Debris Removal Services**  
**Tuesday, April 14<sup>th</sup> 2026 – 2pm**

BIDDER	BID AMOUNT	COMMENTS
✓ DRC Emergency Services, LLC	RECEIVED ✓	
✓ Aftermath Disaster Recovery	RECEIVED ✓	
✓ CTC Disaster Response, Inc.	RECEIVED ✓	
✓ Southern Disaster Recovery, LLC	RECEIVED ✓	
✓ T.F.R. Enterprises, LLC ✓	RECEIVED ✓	
✓ Looks Great Services of MS, Inc.	RECEIVED ✓	
✓ Ceres Environmental Services, LLC	RECEIVED ✓	

BIDS OPENED BY

  4/14/26

Debris Removal Services									
<u>Name and Description</u>	DRC Emergency Services, LLC	Aftermath Disaster Recovery	CTC Disaster Response, Inc.	Southern Disaster Recovery, LLC	T.F.R. Enterprises, Inc.	Looks Great Services of MS, Inc.	Ceres Environmental Services, Inc.		
1. Vegetative storm debris picked up at the designated work zone, hauled to and dumped at a Temporary Debris Storage and Reduction Site (TDSRS)									
1.a. Mileage Radius: 0-15 Miles	\$8.24 /cu.yd.	\$7.25 /cu.yd.	\$7.95 /cu.yd.	\$7.75 /cu.yd.	\$7.75 /cu.yd.	\$8.25 /cu.yd.	\$9.48 /cu.yd.		
1.b. 16-30 Miles	\$8.68 /cu.yd.	\$8.25 /cu.yd.	\$8.25 /cu.yd.	\$7.75 /cu.yd.	\$8.35 /cu.yd.	\$9.00 /cu.yd.	\$9.48 /cu.yd.		
1.c. 31-60 Miles	\$8.98 /cu.yd.	\$10.25 /cu.yd.	\$8.95 /cu.yd.	\$7.75 /cu.yd.	\$9.45 /cu.yd.	\$10.30 /cu.yd.	\$9.48 /cu.yd.		
2. Construction and Demolition debris hauled to and dumped at a CITY approved disposal site or landfill									
2.a. Mileage Radius: 0-20 Miles	\$ 8.98 /cu.yd.	\$11.25 /cu.yd.	\$8.95 /cu.yd.	\$8.40 /cu.yd.	\$8.75 /cu.yd.	\$8.25 /cu.yd.	\$8.98 /cu.yd.		
2.b. 21-40 Miles	\$9.48 /cu.yd.	\$12.25 /cu.yd.	\$9.95 /cu.yd.	\$9.00 /cu.yd.	\$9.75 /cu.yd.	\$9.00 /cu.yd.	\$8.98 /cu.yd.		
2.c. 41-70 Miles	\$10.98 /cu.yd.	\$14.25 /cu.yd.	\$10.95 /cu.yd.	\$9.90 /cu.yd.	\$12.75 /cu.yd.	\$10.30 /cu.yd.	\$8.98 /cu.yd.		
3. Validated load hauled tickets from the TDSRS for final processed vegetative debris at a CITY approved disposal or recycling facility									
3.a. Mileage Radius : 0-20 Miles	\$4.42 /cu.yd.	\$5.50 /cu.yd.	\$5.50 /cu.yd.	\$5.10 /cu.yd.	\$5.00 /cu.yd.	\$6.00 /cu.yd.	\$4.98 /cu.yd.		
3.b. 21-40 Miles	\$5.42 /cu.yd.	\$6.00 /cu.yd.	\$6.50 /cu.yd.	\$6.75 /cu.yd.	\$6.00 /cu.yd.	\$7.50 /cu.yd.	\$5.58 /cu.yd.		
3.c. 41-70 Miles	\$7.98 /cu.yd.	\$6.60 /cu.yd.	\$8.50 /cu.yd.	\$8.50 /cu.yd.	\$7.00 /cu.yd.	\$9.00 /cu.yd.	\$5.68 /cu.yd.		
4. Tipping fees, fees for Vegetative and C&D (Construction and Demolition), shall be paid by CONTRACTOR and actual incurred cost shall be invoiced to the CITY for reimbursement									
5. Management, Processing and Loading of all eligible debris and/or residue at the CITY owned TDSRS Including preparing and layout of site; management, maintenance and operation of the TDSRS; the receiving, sorting, segregation, processing and reduction of vegetative debris by grinding; furnishing materials, supplies, labor, tools and equipment necessary to perform services; maintenance of internal roadways, providing traffic control, dust control, erosion control, inspection tower(s), lighting, fire protection, all required permits, environmental monitoring, and safety measures; loading reduced/stored debris and initiating load tickets for final disposition; and Closure and remediation of the TDSRS	\$5.38 /cu.yd.	\$4.50 /cu.yd.	\$5.25 /cu.yd.	\$3.75 /cu.yd.	\$4.15 /cu.yd.	\$4.75 /cu.yd.	\$4.98 /cu.yd.		

# Project: Debris Removal

**Scorer 1**

	Past Performance	Firm Qualifications	Project Approach	Price Proposal	Technical Approach					
<b>Maximum Points Allowed</b>	<b>30</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>10</b>	<b>Total Score</b>	<b>Ranking</b>	<b>Scorer Notes</b>		
<b>SUBMITTING FIRMS</b>	▼	▼	▼	▼	▼					
Aftermath Disaster Recovery	20	15	20	15	10	80	4			
Ceres Environmental Services	25	20	20	5	10	80	4			
CTC	20	15	20	10	10	75	6			
DRC	25	20	20	15	10	90	2			
Looks Great Services of MS	20	15	20	10	10	75	6			
Southern Disaster Recovery	30	20	20	20	10	100	1			
TFR Enterprises	25	20	20	15	10	90	2			
<b>Maximum Points Allowed</b>	<b>30</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>10</b>	<b>100</b>				

Project: Debris Removal	Past Performance	Firm Qualifications	Project Approach	Price Proposal	Technical Approach						Scorer 2
	30	20	20	20	10	Total Score	Ranking	Scorer Notes			
<b>SUBMITTING FIRMS</b>	▼	▼	▼	▼	▼						
Aftermath Disaster Recovery	22	15	20	17	10	84	4				
Ceres Environmental Services	18	20	20	5	10	73	7				
CTC	22	15	20	10	10	77	5				
DRC	25	19	20	15	10	89	3				
Looks Great Services of MS	21	15	20	11	10	77	5				
Southern Disaster Recovery	29	20	20	20	10	99	1				
TFR Enterprises	25	19	20	17	10	91	2				
<b>Maximum Points Allowed</b>	<b>30</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>10</b>	<b>100</b>					

# Project: Debris Removal

**Scorer 3**

	Past Performance	Firm Qualifications	Project Approach	Price Proposal	Technical Approach					
<b>Maximum Points Allowed</b>	<b>30</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>10</b>					
<b>SUBMITTING FIRMS</b>	▼	▼	▼	▼	▼	<b>Total Score</b>	<b>Ranking</b>	<b>Scorer Notes</b>		
Aftermath Disaster Recovery	28	20	20	19	8	95	4			
Ceres Environmental Services	28	20	20	18	10	96	2			
CTC	28	20	20	18	10	96	2			
DRC	29	20	20	14	10	93	5			
Looks Great Services of MS	23	20	20	10	10	83	7			
Southern Disaster Recovery	29	20	20	19	10	98	1			
TFR Enterprises	22	20	20	17	10	89	6			
<b>Maximum Points Allowed</b>	<b>30</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>10</b>	<b>100</b>				



**To:** Mayor and Council  
**Date:** May 26, 2026  
**Agenda Item:** Consideration of a Contract Award for Debris Monitoring, Disaster Recovery and Emergency Planning Services.  
**Prepared By:** Hasco Craver, Assistant City Manager

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**Purpose:**

Newnan City Council may consider awarding a contract to a qualified firm for the purposes of providing debris monitoring, disaster recovery and emergency planning services.

**Background:**

The City of Newnan, in response to an EF4 tornado that struck our community in March 2021, engaged a professional firm to provide debris monitoring, disaster recovery and emergency planning services.

The City of Newnan has historically extended and renewed its emergency on-call contracts for debris monitoring, disaster recovery and emergency planning services.

Disasters precipitate a variety of debris that includes, but not limited to, such things as trees, sand, gravel, building/construction materials, vehicles, personal property, etc. The quantity and type of debris generated from any particular disaster is a function of the location and kind of event experienced, as well as the magnitude, duration and intensity. The quantity and type of debris generated, its location and the size of the area over which it is dispersed directly impacts the type of collection and disposal methods used to address the debris problem, associated costs incurred, and the speed with which the problem can be addressed. In a major catastrophic disaster, the City of Newnan may have difficulty locating staff, be under-staffed, have problems locating equipment, and may have difficulty funding the debris removal in the short term as well as long term.

These contracts guarantee that the city has on-call professionals ready to deploy for monitoring immediately following a natural disaster or severe storm. Having pre-approved vendors ensures that the city's post-disaster cleanup and reconstruction efforts remain in strict compliance with federal guidelines, allowing the City of Newnan to seamlessly recoup eligible FEMA Public Assistance funds.

The City of Newnan has exercised the allowable extensions under the original contract.

Understanding the importance of having an on-call pre-event management contract in place, City staff developed a Request for Proposals (RFP) to hire a qualified firm responsible for providing Debris Monitoring, Disaster Recovery and Emergency Planning Services.

The RFP was released on February 25, 2026.

Qualified firms were asked to submit sealed proposals on April 14, 2026.

The City of Newnan received proposals from three (3) firms (see attached bid tabulation).

The following firms submitted proposals:

Goodwin, Mills and Cawood

DEBRISTECH, INC.

## Wheeler EMC

A committee comprised of City Staff who previously supported disaster relief efforts reviewed and scored all proposals according to the RFP's evaluation criteria (see attached committee review sheets as well as a price comparison worksheet).

Please note that the evaluation criteria includes:

Past performance on similar projects in terms of quality of work, cost control, and compliance with performance schedules - 30%

Firm Qualifications and Experience - 20%

Project Approach - 20%

Price Proposal / Fee Schedule - 20%

Technical Approach - 10%

It is important to note that the services being provided through this contract will support ALL federally declared natural disasters (ie. tornado, hurricane, snow, ice, etc.).

### **Funding:**

N/A

### **Recommendation:**

Newnan City Council award a contract to Goodwin, Mills and Cawood for Debris Monitoring, Disaster Recovery and Emergency Planning Services.

### **Attachments:**

1. BID TABULATION\_ Debris Monitoring
2. Price Comparison-Debris Monitoring, Disaster Recovery and Emergency Planning Services
3. Score Worksheet - Monitoring

### **Previous Discussion with Council:**

Newnan City Council awarded a Debris Monitoring, Disaster Recovery and Emergency Planning Services contract in 2021 and extended the contract for several additional years.



# City of Newnan, Georgia

**BID OPENING: Debris Monitoring, Disaster Recovery and Emergency Services**  
**Tuesday, April 14<sup>th</sup> 2026 – 2pm**

BIDDER	BID AMOUNT	COMMENTS
✓ GMC	RECEIVED ✓	
✓ DEBRISTECH, INC.	RECEIVED ✓	
✓ Wheeler EMC	RECEIVED ✓	

BIDS OPENED BY

## Debris Monitoring, Disaster Recovery and Emergency Planning Services

<i>CLASSIFICATION</i>	<b>GMC</b>	<b>DEBRISTECH</b>	<b>WHEELER EMC</b>
Project Manager	\$65.00	\$68.00	\$192.00
Operations Manager	\$57.00	\$60.00	\$172.00
FEMA Specialist	\$57.00	\$95.00	\$166.00
Field Supervisor	\$47.00	\$55.00	\$128.00
Filed Inspector/Debris Monitor	\$34.00	\$36.00	\$58.00
Tower Monitor	\$34.00	\$36.00	\$58.00
Data Manager	\$47.00	\$55.00	\$162.00
Clerical	\$34.00	\$0.00	\$58.00
Monitor Supervisor			\$88.00
Environmental/GIS Specialist	\$100.00		\$136.00

Project: Debris Monitoring, Disaster Recovery and Emergency Planning Services	Past Performance	Firm Qualifications	Project Approach	Price Proposal	Technical Approach	Scorer: 1		
	30	20	20	20	10	Total Score	Ranking	Scorer Notes
<b>SUBMITTING FIRMS</b>	▼	▼	▼	▼	▼			
GMC	30	19	19	20	9	97	1	
Debris Tech, LLC	25	18	18	15	9	85	2	
Wheeler, LLC	20	15	15	10	5	65	3	

Project: Debris Monitoring, Disaster Recovery and Emergency Planning Services	Past Performance	Firm Qualifications	Project Approach	Price Proposal	Technical Approach	Scorer: 2		
	30	20	20	20	10	Total Score	Ranking	Scorer Notes
<b>SUBMITTING FIRMS</b>	▼	▼	▼	▼	▼			
GMC	30	20	20	20	9	99	1	
Debris Tech, LLC	30	20	18	15	9	92	2	
Wheeler, LLC	20	15	15	0	5	55	3	

Project: Debris Monitoring	Past Performance	Firm Qualifications	Project Approach	Price Proposal	Technical Approach	Scorer: 3		
Maximum Points Allowed	30	20	20	20	10	Total Score	Ranking	Scorer Notes
<b>SUBMITTING FIRMS</b>	▼	▼	▼	▼	▼			
Wheeler EMC	20	15	20	10	5	70	3	Significantly higher rate
GMC	30	20	20	20	10	100	1	Past Experience with the City of Newnan
Debris Tech	20	15	20	15	10	80	2	





**To:** Mayor and Council  
**Date:** May 26, 2026  
**Agenda Item:** Consideration of a Contract Award for Copier Equipment Lease and Managed Print Services  
**Prepared By:** Bryan Lee, IT Director

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**Purpose:**

Consideration of a Contract Award for Copier Equipment Lease and Managed Print Services.

**Background:**

The City of Newnan's current fleet of multifunction copiers and print devices is operating under an existing managed print services agreement that has reached the end of its contractual term. While the current equipment has continued to provide reliable service to City departments, the expiration of the agreement provided the City with an opportunity to evaluate current technology offerings, service capabilities, and overall operational costs to ensure the City continues receiving the best value and support for its printing and document management needs.

On March 24, 2026, the City issued a request for proposals seeking a comprehensive managed print and copier solution for all City departments. Multiple qualified vendors responded to the solicitation, and all proposals were carefully reviewed and evaluated by the City's Information Technology department. Proposals were evaluated based on total cost of ownership, fleet design and device suitability, service and support capabilities, vendor qualifications and risk considerations, and overall technical features and functionality. After thorough review and evaluation, the proposal submitted by Superior Document Solutions was determined to best meet the City's operational needs and provide the best overall value to the City.

**Funding:**

Estimated \$20,793.63/yr. — General Fund.

**Recommendation:**

Staff recommends approval as presented.

**Attachments:**

1. Copiers Bid Tab
2. Signed Copiers Total Scoresheet
3. Superior Sales Order City of Newnan
4. City of Newnan 60 month Lease
5. LEAF Schedule A City of Newnan

**Previous Discussion with Council:**

None.



# City of Newnan, Georgia

**BID OPENING: Copier Equipment Lease and Print Services**  
**Tuesday, April 28<sup>th</sup> 2026 – 2pm (due)**  
**Wednesday, April 29<sup>th</sup> 2026 – 10am (to be opened)**

BIDDER	BID AMOUNT	COMMENTS
Ricoh USA	22,933.83	
Xerox Business Solutions	\$12,486.56	MONTHLY
Superior Document Solutions	\$1,732.82	QUESTIONS RE: BID PRICE MONTHLY?
Sharp	\$1,962.03	QUESTIONS RE: BID PRICE MONTHLY?
SOS	33,496.56	
Toshiba	21,771.10	OPT 2: 21,679.70
Edge Business Solutions	33,035.60	
DSI	<del>25,985.36</del>	

BIDS OPENED BY \_\_\_\_\_



# City of Newnan, Georgia

**BID OPENING: Copier Equipment Lease and Print Services - 2**  
**Tuesday, April 28<sup>th</sup> 2026 – 2pm (due)**  
**Wednesday, April 29<sup>th</sup> 2026 – 10am (to be opened)**

BIDDER	BID AMOUNT	COMMENTS
Automated Business Machines, Inc.	\$23,062.37	
Konica Minolta	22,780.56	
Tri-Copy Office Equipment, Inc.	\$27,565.92	

BIDS OPENED BY

**Copier Equipment Lease and Managed Print Services: Total Scores**

Prepared By: Selection Committee  
 Signature: \_\_\_\_\_  
 Date: 5/6/2028

Respondent Name	Proposal A: Automated Business Machines		Proposal B: DSI		Proposal C: EDGE Business Systems		Proposal D: FlexTG / SOS		Proposal E: Konica Minolta		Proposal F: Ricoh		Proposal G: Sharp		Proposal H: Superior Document Solutions		Proposal I: Toshiba Option 1		Proposal J: Toshiba Option 2		Proposal K: Tri-Copy		Proposal L: Xerox		
	Weight	Score	Weight	Score	Weight	Score	Weight	Score	Weight	Score	Weight	Score	Weight	Score	Weight	Score	Weight	Score	Weight	Score	Weight	Score	Weight	Score	
Bryan Lee	0.25	3.87	0.92	4.21	1.05	3.47	0.87	3.71	0.93	4.06	1.02	3.59	0.80	4.33	1.08	4.75	1.19	1.03	3.1	0.78	4.41	1.10	3.80	1.00	
Adam Simpkins	0.25	3.25	0.81	3.9	0.98	3.45	0.88	3.18	0.80	4.23	1.06	3	2.58	0.65	4.3	1.08	3.13	0.78	2.9	0.73	3.83	0.91	3.4	0.85	
Soung Hun Gi	0.25	4.15	1.04	4.3	1.08	3.16	0.79	3.43	0.88	4.15	1.04	4.03	3.78	0.95	4.43	1.11	3.65	0.91	3.15	0.79	3.5	0.88	3.55	0.80	
Matt Cookson	0.25	3.63	0.91	3.38	0.85	3.45	0.86	2.63	0.66	4.23	1.06	3.25	3.75	0.94	4.9	1.23	3.55	0.89	2.13	0.53	1.83	0.48	3.78	0.95	
	1.00		3.68		3.95		3.38		3.24		4.17		3.47		3.61		4.60		2.82		0.00		3.37		3.68

**Instructions:** Enter a score (0 to 5) in the each of the five evaluation criteria boxes:

- 0 Totally unresponsive, does not meet minimum requirements.
- 1 Well below average, barely meets minimum requirements.
- 2 Slightly below average, meets minimum requirements.
- 3 Average, meets minimum requirements, exceeds minimum requirements in some areas.
- 4 Above average, exceeds minimum requirements in many or all areas.
- 5 Outstanding, far exceeds minimum requirements in most areas.

Rating Factor	Weight	Sample	
		Score	Weighted Score
Total Cost of Ownership - e.g. 60-month lease, B/W + color usage, overages	0.30	4	1.20
Fleet Design & Device Stability - e.g. correct device, A3 vs A4, proper sizing, features	0.25	3	0.75
Service & Support - e.g. S.A., leasers, toner substitution	0.20	3	0.60
Vendor Qualifications & Risk - e.g. experience with gov. references, local support	0.15	2	0.30
Technical Features - e.g. device security, fleet monitoring	0.10	3	0.30
	1.00		3.15

**Review Committee:** \_\_\_\_\_ **Review Date:** 5/6/2028



Date: \_\_\_\_\_

Contract #: \_\_\_\_\_  
Internal Use

**MAINTENANCE AGREEMENT PLAN**

Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_

**THIS CONTRACT IS FOR NEW PURCHASE ONLY  
DOES NOT INCLUDE EXISTING EQUIPMENT**

**METER PROGRAM: [ ] MONTHLY [ ] QUARTERLY**  
All Clicks will have min of \$30 base per month

**Black & White Clicks**

**Equipment#** \_\_\_\_\_

For a minimum charge of \_\_\_\_\_ which includes \_\_\_\_\_ clicks, all additional clicks will be billed at \_\_\_\_\_ per click, in arrears. We will provide the following: \*\*\*

**Color Clicks**

**Equipment#** \_\_\_\_\_

For a minimum charge of \_\_\_\_\_ which includes \_\_\_\_\_ clicks, all additional clicks will be billed at \_\_\_\_\_ per click, in arrears. We will provide the following: \*\*\*

\*\*\*Unlimited service calls, toner, developer, fusing rollers, drums, parts, and labor (paper and staples not included).  
Shipping & Handling charges apply to all supplies ordered & shipped.

**AUTOMATED METERS**

**ELECTRONIC METERS: YES [ ] NO [ ] TONER REPLENISHMENT: YES [ ] NO [ ]**

\*Electronic Meter Reads and Auto Supplies Orders require devices have an active network connection

**Contact Name** \_\_\_\_\_

**E-Mail Address** \_\_\_\_\_

**These plans do not cover items damaged by vandalism, abuse, neglect or acts of God.**

**TERMS AND CONDITIONS**

Maintenance agreement charges are payable on the payment due date listed on the supplier's invoice, unless authorized by Superior Document Solutions. Either party may cancel this maintenance agreement. Cancellations require a 30-day written notice. Superior Document Solutions will, without charge, make service calls during regular business hours and replace parts that have been damaged or worn out due to everyday use. This agreement shall not apply to repairs made necessary by accident, misuse, abuse, neglect, theft, vandalism, electrical power failure, software upgrades, operating systems changes, fire, water, or other casualty, or to repairs made necessary by service performed by personnel other than those of Superior Document Solutions. The equipment shall be in good mechanical condition on the date of commencement of the agreement. This agreement is not assignable without Superior Document Solutions written consent. It may be cancelled at Superior's sole option should the machine(s) it covers be sold to a third party. The total charge for this agreement shall be increased by an amount equal to any applicable tax hereafter assessed, levied, or imposed by any Federal, State, or Local Authority. Maintenance agreement rates may be increased no more than 15% per year. All orders are net cash and subject to a finance charge of 1 1/2% per month (18% annually) on any balance 30 days past due. Title to delivered items shall not pass to the purchaser until all applicable charges have been paid. Notwithstanding that, the title does not pass. Purchaser agrees to pay Superior Document Solutions the cost and expenses of collection and/or repossession, including the maximum attorney's fee permitted by law. Customer shall indemnify and save Superior Document Solutions, Inc. harmless from any and all liability, loss, damage, expense, cause of action, suits, claims for judgments arising from injury to person to property, resulting from or based on actual or alleged use, operation or transportation, of the equipment or its location or condition after it has been delivered to the customer by Superior Document Solutions. THIS IS A BINDING ORDER, not subject to cancellation, and must be approved by a Superior Document Solutions officer before final acceptance. Superior Document Solutions declines any responsibility for agreements made, verbally or in writing, by the buyer(s) and the salesperson that do not appear on the face of this sales order. All negotiations and representations are hereby merged into this, the final contract, which represents the final intentions of the parties.

**NETWORK/SOFTWARE**

Superior Document Solutions will provide the initial networking to equipment purchased and ensure that the services are performed to the satisfaction of customer. In the event the end user makes any changes that will affect the initial network setup, there will be a fee of \$150 per hr. for service/re-connect. This includes the move of equipment to a different location that would require a network service call.

**Customer Acceptance:** \_\_\_\_\_ **Date:** \_\_\_\_\_



LEASE AGREEMENT

1720 A Crete Street, Moberly, MO 65270
Phone: 800-662-3759, Fax: 800-426-2626

LESSEE LEGAL NAME: Telephone No:
Billing Address: Equipment Location (If other than Billing Address):

EQUIPMENT DESCRIPTION: (indicate quantity, new or used and include make, model, serial # and all attachments - see below and/or attached Schedule A)

Table with columns: BASE TERM IN MONTHS, TOTAL NUMBER OF LEASE PAYMENTS, END OF LEASE PURCHASE OPTION, and a list of charges (Advance Payment, Security Deposit, Documentation Fee, Total due).

\*\*If more than one lease payment is required as an Advance Payment, the balance will be applied to lease payments in inverse order, starting with the last lease payment. Your obligation to pay all amounts and perform all other obligations is non-cancellable, absolute, unconditional and not subject to abatement, set-off or defense.

In this agreement ("Lease"), "we," "our," and "us" refers to LEAF Capital Funding, LLC as Lessor and "you" and "your" refer to the Lessee. You agree to lease the Equipment upon the following terms and conditions:

- 1. LEASE PAYMENTS AND TERM: The Lease is enforceable on you upon your execution. The term of the Lease shall commence on the date the Equipment is delivered to you ("Lease Commencement Date").
2. DELIVERY, ACCEPTANCE, USE AND REPAIR: You are responsible for Equipment delivery and installation.
3. INDEMNIFICATION: You agree to indemnify, defend and hold us harmless from and against any losses, damages, penalties, claims and suits, including attorneys' fees and expenses related to the ordering, manufacture, installation, ownership, condition, use, lease, possession, delivery or return of Equipment.
4. LEASE EXPIRATION, RENEWAL: Unless you notify us at least 90 days prior to the expiration of the Lease of your election to return or purchase the Equipment, this Lease will renew on a month-to-month basis at the same monthly Lease Payment until you either exercise the purchase option or provide us with at least 90 days notice and return the Equipment.
5. LATE FEES AND CHARGES: If any amount is not paid within three (3) days of when due, you agree to pay us a late charge equal to the lesser of 10% of the amount past due or the maximum legal amount.
6. NO WARRANTY: We do not manufacture the Equipment and you have selected the Equipment and the supplier. WE MAKE NO EXPRESS OR IMPLIED WARRANTIES, INCLUDING THOSE OF MERCHANTABILITY OR FITNESS FOR A PURPOSE AND ARE NOT RESPONSIBLE FOR CONSEQUENTIAL OR INCIDENTAL DAMAGES.
7. INSURANCE, RISK OF LOSS: You bear all risk of loss or damage to the Equipment from its order until it is returned in the required condition or purchased by you ("Risk Period").

- cover our interests (and only our interests). If we obtain such insurance, you will pay us an additional amount for the cost of it and an administrative fee, the cost of which may be more than the cost to obtain your own insurance and on which we may make a profit.
8. OWNERSHIP AND TAXES: We own the Equipment (excluding licensed software). If you are deemed to own it, you grant us a security interest in the Equipment. You authorize us to file UCC financing statements to confirm our interest.
9. DEFAULT: If you or any guarantor do not pay us any amount within ten (10) days of its due date, or breach any terms of this Lease, any guaranty or any license relating to the Equipment, you will be in default.
10. ASSIGNMENT: You have no right to sell or assign the Equipment or Lease.
11. ARTICLE 2A: You agree this Lease is a "finance lease" as defined in Article 2A of the Uniform Commercial Code.
12. CREDIT INFORMATION: You authorize us or any of our affiliates to obtain credit bureau reports, and make other credit inquiries that we deem necessary.
13. CHOICE OF LAW: THIS LEASE WILL BE GOVERNED BY PENNSYLVANIA LAW. YOU CONSENT TO JURISDICTION IN THE STATE OR FEDERAL COURTS IN PENNSYLVANIA AND WAIVE ANY RIGHT TO A TRIAL BY JURY.
14. MISCELLANEOUS: This Lease is the parties' entire agreement and can be amended only in writing signed by both parties.

ACCEPTED BY LESSEE:
X \_\_\_\_\_ Print Name: \_\_\_\_\_ Title: \_\_\_\_\_
Lessee Authorized Signature E-Mail Address: \_\_\_\_\_ Date: \_\_\_\_\_
Tax ID Number: \_\_\_\_\_

PERSONAL GUARANTY: Undersigned guarantees that Lessee will make all payments and perform all other obligations under the Lease when due. Undersigned agrees that this is a guaranty of payment and not of collection, and that we can proceed directly against undersigned without first proceeding against Lessee or the Equipment.

SIGNED X \_\_\_\_\_ Print Name: \_\_\_\_\_ E-Mail Address: \_\_\_\_\_



**SCHEDULE A TO LEASE AGREEMENT  
(EQUIPMENT DESCRIPTION)**

Lease Application No.: \_\_\_\_\_ or Lease No.: \_\_\_\_\_

**LESSEE:**

**LEAF CAPITAL FUNDING, LLC**

BY: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_  
DATE: \_\_\_\_\_

BY: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_  
DATE: \_\_\_\_\_



**To:** Mayor and Council  
**Date:** May 26, 2026  
**Agenda Item:** Consideration of Road Closure for LINC Section 13 and Roadway Paving  
**Prepared By:** Hasco Craver, Assistant City Manager

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**Purpose:**

Newnan City Council may consider closing a section of Cougar Way to accommodate contractors working to install LINC Section 13 and Roadway Paving activities.

**Background:**

Newnan City Council recently awarded contracts to Hasbun Construction and MHB Paving for the construction of LINC Section 13 and roadway paving at Sewell Road, Armory Road and Cougar Way. Both contractors have been issued Notices to Proceed and project kick-off meetings have already taken place.

Time is of the essence, as the project team is working to complete certain activities during the school's summer season, thereby not interfering with the daily routine activities of Newnan High School.

Newnan High School completes the 2025-2026 academic year on Friday, May 22, 2026. The 2026-2027 academic year will begin on Thursday, August 6, 2026. There are 2.5 months to complete construction activities adjacent to Newnan High School whereby no conflict with the school's operations will exist.

In an effort to allow the contractors the ability to work without distraction and disruption, City staff is requesting that Cougar Way, between Sewell Road and LaGrange Street, be closed to through traffic between June 1, 2026 and July 31, 2026. Please note that in the event that the construction activities along Cougar Way are completed in advance of July 31, 2026, the roadway will be reopened to all traffic.

A detour plan has been made available to accommodate all traffic.

Please see the attached image for closure location as well as the detour plan.

Please note that there are three residents along Cougar Way; all will be permitted access to their homes as needed during construction.

If the contractors are able to complete activities along Cougar Way in advance of the potential closure, the roadway will be reopened to all traffic.

**Funding:**

N/A

**Recommendation:**

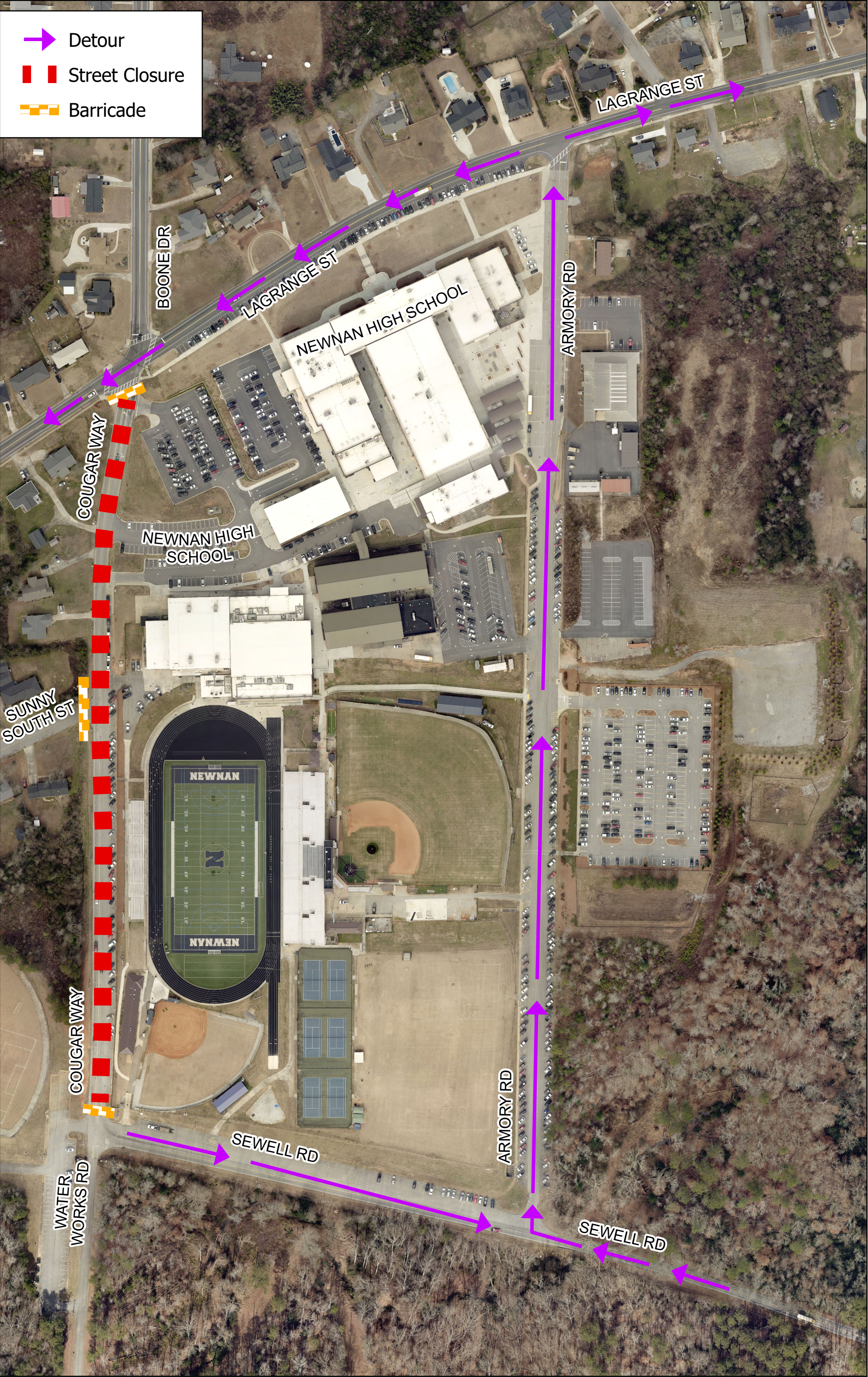
Newnan City Council may close a portion of Cougar Way to allow for the construction of LINC 13 and repaving of Cougar Way during the summer season to complete work prior to the opening of Newnan High School on August 6, 2026.




**Attachments:**

1. COUGAR WAY Road Closure

**Previous Discussion with Council:**

Newnan City Council has recently considered and awarded contracts for the construction of LINC Section 13 as well as to repave Sewell Road, Armory Road and Cougar Way.



-  Detour
-  Street Closure
-  Barricade

**STATE OF GEORGIA  
COUNTY OF COWETA**

**FIRST AMENDMENT OF AN INTERGOVERNMENTAL AGREEMENT  
ENTERED ON SEPTEMBER 19, 2023, BETWEEN  
THE CITY OF NEWNAN, GEORGIA, COWETA COUNTY, GEORGIA, AND THE  
TAX COMMISSIONER OF COWETA COUNTY REGARDING PROPERTY TAX  
COLLECTIONS**

**WHEREAS**, the City of Newnan, Georgia, hereinafter referred to as “City”, Coweta County, Georgia, hereinafter referred to as “County”, and Justin T. McMichael, the duly elected Tax Commissioner of Coweta County, hereinafter referred to as “Tax Commissioner”, hereinafter collectively referred to as the “Parties,” entered into an Intergovernmental Agreement on September 19, 2023 and attached hereto as Exhibit “A”, regarding property tax collections; and

**WHEREAS**, it is the desire of the Parties to amend the obligations set forth in the Agreement.

**NOW THEREFORE**, in consideration of the foregoing recitals and the mutual covenants and agreements of the Parties, the sufficiency whereof is hereby acknowledged, the Parties do hereby contract, each with the other, as follows:

1.

Section 4. COMPENSATION., is hereby deleted in its entirety and replaced with the follow:

4. COMPENSATION. The City shall pay the County a sum of money equal to one dollar and fifty cents (\$1.50) for each billable parcel of City real and personal property on the tax digest within thirty (30) days of the date of the approval of the tax digest for such tax year by the State Revenue Department of Georgia, as compensation for such additional duties and responsibilities required on the part of the Tax Commissioner for the levy, assessment, collection, and for the accounting

for and payment of the City taxes pursuant to the provisions hereof. The monies paid by the City to the County shall be used to pay the local supplement for the Tax Commissioner in accordance with the County's Resolution that establishes Constitutional Officer and Elected Official Salary Supplements.

2.

All other provisions of the Intergovernmental Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the Parties have hereunto affixed their signatures this \_\_\_\_ day of \_\_\_\_\_, 2026.

By: \_\_\_\_\_  
Justin T. McMichael, Tax Commissioner

*Signatures continued on the following page*

City of Newnan, Georgia

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Mayor

Attest:

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Clerk

*Signatures continued on the following page*

Coweta County, Georgia

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Chairman

Attest:

---

Clerk

EXHIBIT A  
INTERGOVERNMENTAL AGREEMENT

**STATE OF GEORGIA  
COUNTY OF COWETA**

**INTERGOVERNMENTAL AGREEMENT BETWEEN  
THE CITY OF NEWNAN, GEORGIA, COWETA COUNTY, GEORGIA, AND  
THE TAX COMMISSIONER OF COWETA COUNTY REGARDING  
PROPERTY TAX COLLECTIONS**

THIS AGREEMENT made and entered into on this the 19th day of September, 2023, between the City of Newnan, Georgia, hereinafter referred to as “City”, Coweta County, Georgia, hereinafter referred to as “County”, and Justin T. McMichael, the duly elected Tax Commissioner of Coweta County, hereinafter referred to as “Tax Commissioner”, hereinafter collectively referred to as the “Parties.”

WITNESSETH:

**WHEREAS**, the Parties by this Agreement desire to provide efficient tax collection procedures in order to insure fair and accurate taxation for all citizens and property in the City; and

**WHEREAS**, in furtherance thereof, the Parties feel that it would be in the best interest of all citizens and taxpayers of the City for this Agreement to be made providing for collection of City taxes by and through the Tax Commissioner.

**NOW THEREFORE**, in consideration of the foregoing recitals and the mutual covenants and agreements of the Parties, the sufficiency whereof is hereby acknowledged, the Parties do hereby contract, each with the other, as follows:

1. **TERM.** The Agreement shall begin on the first (1<sup>st</sup>) day of October, 2023, and terminate on the thirtieth (30<sup>th</sup>) day of September, 2024. Thereafter, this Agreement shall be automatically renewed annually on the first (1<sup>st</sup>) day of October of each

succeeding year unless terminated by the City or the Tax Commissioner with 120 days written notice given to the other Parties.

2. POWERS AND DUTIES. During the term of this Agreement, the Tax Commissioner is empowered to and shall perform the following duties:

- (a) prepare the tax digest totals for the City for the tax year which such taxes are to be collected;
- (b) based upon the millage rate as fixed and determined by the governing body of the City, levy, assess, and collect all City taxes for the year which taxes are to be collected in the same manner as taxes for the County are levied, assessed, and collected;
- (c) apply and invoke any remedies, methods, and procedures within the time period as allowed by law including levy and sale, and waiver of penalties and interest in the case of reasonable cause as provided by O.C.G.A. §48-3-3 et seq. and 48-5-242 et seq.
- (d) remit to the City its portion of the taxes levied on property located within the City every two weeks beginning on October 1<sup>st</sup> of each month through February 28<sup>th</sup> of the following year and then monthly until October 1<sup>st</sup> of that same year, along with collection and/or delinquent reports as warranted or requested by the City. Uncollected parcels shall be placed for collection/levy and sale in the same manner as unpaid state, county, and school taxes. This process may be amended from time-to-time upon written agreement

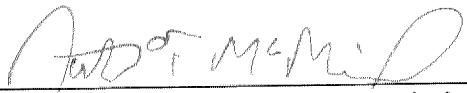
between the City Manager, County Administrator, and the Tax Commissioner.

3. HOMESTEAD TAX RELIEF GRANT. On March 13, 2023, the Governor signed law enacting the Homestead Tax Relief Grant (“HTRG”) to provide eligible homeowners in Georgia a tax relief grant in the form of an \$18,000 reduction of the assessed value of their homestead property (Ga. Const. Art. VII, §IIA, Para. I). The Department of Revenue (“DOR”) will reimburse the City for the total amount of taxes credited on homesteaded property tax bills. As tax collector, the Tax Commissioner will submit all the required documents to the DOR to receive the reimbursement.

4. COMPENSATION. The City shall pay the County a sum of money equal to one dollar and fifty cents (\$1.50) for each billable parcel of City real and personal property on the tax digest within thirty (30) days of the date of the approval of the tax digest for such tax year by the State Revenue Department of Georgia, as compensation for such additional duties and responsibilities required on the part of the Tax Commissioner for the levy, assessment, collection, and for the accounting for and payment of the City taxes pursuant to the provisions hereof. The County shall pay all monies paid to it by the City under this Agreement to the Tax Commissioner for such additional duties and responsibilities in addition to that compensation provided by law to be paid to the Tax Commissioner by the County.

5. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement of the Parties and shall not be altered or amended except in writing signed by the Parties.


IN WITNESS WHEREOF, the Parties have hereunto affixed their signatures on the date hereinabove written.

By:   
Justin T. McMichael, Tax Commissioner

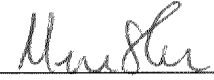
*Signatures continued on the following page*

City of Newnan, Georgia

\_\_\_\_\_  
Mayor

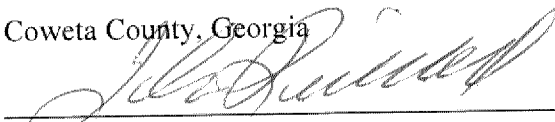


Attest:


  
\_\_\_\_\_  
Clerk

*Signatures continued on the following page*

Coweta County, Georgia

  
\_\_\_\_\_  
Chairman

Attest:

  
\_\_\_\_\_  
Clerk





## City of Newnan, Georgia - Mayor and Council

Date: May 26, 2026

Agenda Item: Surplus Property Declaration and Disposition of Capital Assets and Controlled Assets

Prepared By: Kim Adams, Finance Department

**Purpose:** To obtain Council approval of the disposal of the City's surplus inventory schedule attached.

**Background:** Surplus inventory items submitted by various departments.

**Funding:** N/A

**Recommendation:** Staff recommends that Council declare as surplus the equipment listed on the attached Surplus Property Schedule.

**Previous Discussion with Council:** N/A

## Surplus Property Pending Sale

Asset No	Vehicle #	Description	VIN or Serial & Model #	Comments	Disp Form?	Title
200892	PD-536	2011 Jeep Cherokee	1J4RS4GG6BC557373	Confiscated Asset to be traded for Public Safety Vehicle	Y	Y
200631	PD-447	2008 Chevrolet Exuinox	2CNDL33F686005826	Confiscated Asset to be traded for Public Safety Vehicle	Y	Y
200620	PD-444	2008 Toyota Tacoma	3TMJU62NX8M061658	Confiscated Asset to be traded for Public Safety Vehicle	Y	Y
		2012 Chevrolet	1GCRCSE0XCZ226065	Confiscated Asset to be traded for Public Safety Vehicle	Y	Y
		2003 Honda Odyssey	5FNRL18693B118910	Confiscated Asset to be traded for Public Safety Vehicle	Y	Y
		1997 Lexus	JT8BF22G2V0046531	Confiscated Asset to be traded for Public Safety Vehicle	Y	Y
200596	PD-435	2014 Dodge Ram	1C6RR6STXES478498	End of service life	Y	Y
200469	PD-305	09 FORD CROWN VIC	2FAHP71V29X142596	End of service life	Y	Y
200017	PD-321	08 CHEV Impala (S7)	2G1WS553181241126	End of service life	Y	Y
200627	PD-446	2016 Chevy Impala	2G1WD5E30G1116871	End of service life	Y	Y
200029	FD-434	08 PIERCE MINIPUMPER "ENG 5"	1GDJ5E19X8F414486	End of service life	Y	Y
200446	PD-396	08 Chevy Impala	2G1WS553581278261	End of service life	Y	Y

200514	PD-388	11 Ford Crown Vic	2FABP7BV1BX162803	End of service life	Y	Y
200478	PD-324	09 Chevy Impala	2G1WS57M491311211	End of service life	Y	Y
200046	BI-512	06 Ford Tarus	1FAFP53206A175745	End of service life	Y	Y
200522	BI-503	12 Ford F-150	1FTFX1CF8CFA45703	End of service life	Y	Y
200584	ST-203	15 Ford F-350 Crew Cab	1FD8W3DT4FEA58899	End of service life	Y	Y
200480	E-131	New Holland TB11E2100 2WD Tractor	B73568M	End of service life	Y	
200563	E-141	Exmark 52" E-Series FX691V Kawasaki	313630116	End of service life	Y	
200564	E-142	Exmark 60" Lazer E-Series FX730V Kawasaki	313601560	End of service life	Y	
200016	E-129	Gravely 60" Riding Mower	000185-260M-XDZ	End of service life	Y	
200425	E-122	52" Toro Mower, Diesel	260000317	End of service life	Y	
200107	E-123	52" Toro Diesel Mower	26000136	End of service life	Y	
200106	E-615	2005 Scagg 25 HP Turf Tiger Mower	A7100322	End of Life service	Y	

**SEARS AND WARE, LLC.  
ATTORNEYS AT LAW  
11 PERRY STREET  
NEWNAN, GEORGIA 30263  
(770) 253-3880  
FAX (470) 724-8020**

**C. Bradford Sears, Jr.  
E-MAIL: bsears@searsandware.com**

**MEMORANDUM**

To: Mayor and City Council

From: C. Bradford Sears, Jr., City Attorney

Date: May 18, 2026

RE: Georgia Power Company Request for Easement (GPC request)

Attached please see the following:

- (1) Letter from GPC requesting an easement for an electric distribution line.
- (2) Letter of approval by Newnan Utilities Commission
- (3) Copy of easement and plat of easement right of way
- (4) Copy of tax map showing location of the property
- (5) Copy of the deed where the city acquired the property in 1950

A motion to approve the grant of the easement should include that the \$3,000 in compensation should be paid to the Newnan Water Sewerage and Light Commission as the funds would go toward utility operations rather than city operations.

March 17, 2026

City Of Newnan  
c/o Scott Tolar  
25 Jefferson St.  
Newnan, GA 30263

RE:Project Name: Shenandoah Sewage PD (the "Project")  
Georgia Power Company LIMS Project 2024080188 - Parcel **001**  
Property Location: Poplar Road, Newnan, GA 30265

Dear Mr. Tolar,

Georgia Power needs to purchase an easement across your property for the Project referenced above. I've enclosed a map that shows the location of Georgia Power's proposed transmission line through your property and a copy of the company's standard transmission line easement document that describes the property rights we are seeking to purchase from you (the "Easement").

Georgia Power has evaluated the value of the Easement area and based on that evaluation, is offering **\$3,000.00** upon receipt of the Easement that has been signed by a two officers of City Of Newnan (or one accompanied by the company seal) and properly witnessed and notarized where indicated. Please note that the witness and notary public must be two different individuals.

I will continue to be available to answer any questions you may have concerning the Project, the - transmission line, the Easement, or this proposal. If you have questions, please don't hesitate to call me at 678-378-5559 or email me at drhurleb@southernco.com.

Best regards,



---

Dale Hurlebaus  
Senior Land Agent

Enclosures: Easement, Map, W9, Payment Request Form, Signature Guidelines, Checklist



William J. Stemberger, Esq.

45 Spring Street  
P.O. Box 1175  
Newnan, GA 30264-1175

Tel. 770-253-0913  
Fax 770-251-6232

[www.stembergerlawfirm.com](http://www.stembergerlawfirm.com)  
[bill@stembergerlawfirm.com](mailto:bill@stembergerlawfirm.com)

May 14, 2026

**Via First Class Mail and Via Email to:** [bsears@searsandware.com](mailto:bsears@searsandware.com)

Brad Sears, Esq.  
Sears and Ware, LLC  
11 Perry Street  
Newnan, Georgia 30263

RE: Grant of Easement to Georgia Power for  
Coweta County Water and Sewerage Authority

Dear Brad,

On April 17, 2026 the Newnan Utilities Commission approved the grant of the easement to Georgia Power for Coweta County Water and Sewerage Authority - Poplar Road, in order for Georgia Power to install a new line and transformer for Coweta County Water and Sewerage Authority's new wastewater treatment plant. The commission now requests that Newnan City Counsel also approve the grant of this easement.

If you have any further questions, please do not hesitate to call.

Sincerely,

A handwritten signature in black ink that reads "Bill Stemberger". The signature is written in a cursive style with a large, sweeping 'S' at the beginning.

William J. Stemberger  
Attorney, Newnan Water, Sewerage & Light  
Commission d/b/a Newnan Utilities

WJS/mmn

CC: Jeff Phillips of Newnan Utilities Water and Sewerage Authority

After recording, return to:  
Georgia Power Company  
Attn: Land Acquisition (Recording)  
241 Ralph McGill Blvd NE  
Bin 10151  
Atlanta, GA 30308-3374

-----  
**TAX ID: 099 2031 006**

PROJECT 2024080188      LETTER FILE      DEED FILE      MAP FILE  
ACCOUNT NUMBER    11085204-GPC9596-VBS-12.02.01  
NAME OF LINE/PROJECT: **SHENANDOAH SEWAGE PD**

PARCEL NUMBER 001  
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STATE OF GEORGIA  
COWETA COUNTY

**E A S E M E N T**

For and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by GEORGIA POWER COMPANY, a Georgia corporation (the "Company"), the receipt and sufficiency of which are hereby acknowledged, **CITY OF NEWNAN** (the "Undersigned", which term shall include heirs, successors and/or assigns), whose mailing Address is **25 JEFFERSON ST., NEWNAN, GA 30263**, does hereby grant and convey to the Company, its successors and assigns, the right, privilege and easement to go in, upon, along, across, under and through the Property (as defined below) for the purposes described herein.

The "Property" is defined as that certain tract of land owned by the Undersigned at **POPLAR RD, NEWNAN, GA 30265** (Tax Parcel ID No. **099 2031 006**) in Land Lot **31, 32**, of the **2** District of **Coweta** County, Georgia.

The "Easement Area" is defined as the portion of the Property more particularly shown on "Exhibit A" attached hereto and made a part hereof.

The rights granted herein include and embrace the right of the Company to construct, operate, maintain, repair, renew and rebuild overhead and underground electric transmission, distribution and communication lines, towers, frames, poles, wires, manholes, conduits, anchors, guy wires, fixtures, appliances, and protective wires and devices in connection therewith (all being hereinafter referred to collectively as the "Facilities") upon or under the Easement Area; the right of the Company to grant or permit the exercise of the same rights, either in whole or in part, to others; the right of ingress and egress over the Property to and from the Easement Area; the right to cut away and keep clear, remove and dispose of all trees and undergrowth and to remove and dispose of all

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PARCEL 001

NAME OF  
LINE/PROJECT:

SHENANDOAH SEWAGE PD  
-----

obstructions now on the Easement Area or that may hereafter be placed on the Easement Area by the Undersigned or any other person.

Further, the Company shall have the right to cut, remove and dispose of dead, diseased, weak or leaning trees (collectively, "Danger Trees") on the Property adjacent to the Easement Area which may now or hereafter strike, injure, endanger or interfere with the maintenance and operation of any of the Facilities located on the Easement Area, provided that on future cutting of such Danger Trees the Company shall pay to the Undersigned the fair market value of the merchantable timber so cut, timber so cut to become the property of the Company. The Undersigned shall notify the Company of any party with whom it contracts, and who owns as a result thereof, any Danger Trees to be cut as set forth above. The Company shall also have, and is hereby granted, the right to install, maintain and use anchors and/or guy wires on the Property adjacent to the Easement Area and the right, when required by law or government regulations, to conduct scientific or other studies, including but not limited to environmental and archaeological studies, on or below the ground surface of the Easement Area.

The Company shall pay or tender to the Undersigned or owner thereof a fair market value for any growing crops, fruit trees or fences cut, damaged or destroyed on the Easement Area by employees of the Company and its agents in the construction, reconstruction, operation, maintenance and repair of the Facilities, except those crops, fruit trees and fences which are an obstruction to the use of the Easement Area as herein provided or which interfere with or may be likely to interfere with or endanger the proper maintenance and operation of the Facilities, provided the Undersigned shall give the Company written notice of the alleged damage within thirty (30) days after the alleged damage shall have been done. The Undersigned shall notify the Company of any party with whom the Undersigned contracts and who owns, as a result thereof, any growing crops, fruit trees or fences, and the Undersigned shall inform said party of the notification provision set forth herein. Any growing crops, fruit trees or fences so cut or damaged on the Easement Area in the construction, operation, maintenance and repair of the Facilities are to remain the property of the owner thereof.

It is agreed that part of the within named consideration is in full payment for all timber cut or to be cut in the initial clearing and construction of the Facilities and that timber so cut is to become the property of the Company. The Undersigned will notify the Company in the event the Undersigned has contracted with another party who owns as a result thereof the timber to be so cut.

The Undersigned has the right to use the Easement Area for agricultural or any other purposes not inconsistent with the rights hereby granted, provided such use shall not injure or interfere with the proper operation, maintenance, repair, extensions or additions to the Facilities, and provided further that no buildings or structures other than fences (which shall not exceed eight (8) feet in height and shall neither obstruct nor otherwise interfere with any of the rights granted to the Company hereby) may be erected upon the Easement Area.

The Undersigned expressly grants to the Company the right to take any action, whether at law or in equity, and whether by injunction, ejection or other means, to prevent the construction, or after erection thereof to cause the removal, of any building or other structure(s) located on the Easement Area (other than

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PARCEL 001

NAME OF  
LINE/PROJECT:

SHENANDOAH SEWAGE PD  
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fences as provided for herein), regardless of whether the offending party is the Undersigned or not. The Undersigned will notify the Company in the event the Undersigned contracts with a third party who owns, as a result thereof, any buildings or other such structures. The Undersigned acknowledges and agrees that said rights are necessary for the safe and proper exercise and use of the rights, privileges, easements, and interests herein granted to the Company.

The Company shall not be liable for or bound by any statement, agreement or understanding not expressed herein.

TO HAVE AND TO HOLD forever unto the Company, its successors and assigns the rights, privileges, easements, powers, and interests granted herein, which shall be a covenant running with the title to the Easement Area.

The Undersigned warrants and will forever defend the title to the rights, privileges, easements and interests granted herein to the Company against the claims of all persons whomsoever.

[Signature(s) on Following Page(s)]

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PARCEL 001 NAME OF LINE / PROJECT: SHENANDOAH SEWAGE PD

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IN WITNESS WHEREOF, the Undersigned has/have hereunto set his/her/their hand(s) and seal(s), this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Signed, sealed and delivered in the presence of:

City of Newnan

\_\_\_\_\_

By: \_\_\_\_\_ (SEAL)

Witness

Name: James Shepherd

Title: Mayor

\_\_\_\_\_

Attest: \_\_\_\_\_ (SEAL)

Notary Public

Name: Megan Shea

Title: City Clerk





**Overview**



**Legend**

- Parcels
- Roads

<b>Parcel ID</b>	099 2031 006	<b>Owner</b>	CITY OF NEWNAN	<b>Last 2 Sales</b>			
<b>Class Code</b>	Exempt	<b>Physical Address</b>	,	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	COUNTY 01 UNINCORPORATED	<b>Assessed Value</b>	n/a	10/3/1950	\$4000	09	U
<b>Acres</b>	81.56		Value \$353663	n/a	0	n/a	n/a

(Note: Not to be used on legal documents)

Date created: 5/15/2026  
 Last Data Uploaded: 5/15/2026 12:39:20 AM

Developed by **SCHNEIDER**  
 GEOSPATIAL

GEORGIA, COWETA COUNTY

FOR AND IN CONSIDERATION of the sum of Four Thousand Dollars.
Fairmont Corporation

of the County of Coweta, State of Georgia, do hereby Give, Grant, Sell, Alio and Convey unto
City of Newnan, its successors

A certain tract or parcel of land containing 81.56 acres, more or less, located in Land Lot 31 of the Second Land District of Coweta County, Georgia, and more particularly described as follows: Begin at a point on the East line of said Land Lot 31 where county road crosses same and run thence in a westerly direction along the South side of said county road 1389 feet, more or less, to the center of White Oak Creek; thence continuing in a straight line from the center of said White Oak Creek in a westerly direction along the South side of said county road 700 feet; thence in a straight line in a southeasterly direction to a point on the South line of said Land Lot 31, which point is 300 feet West from the southeast corner of said land lot 31 as measured along the South line of said Land Lot 31; thence in an easterly direction 300 feet to the southeast corner of Land Lot 31; thence northerly along the East line of Land Lot 31 2970 feet, more or less, to beginning point.

Grantor expressly reserves the right to cut and remove all timber suitable for saw-mill purposes which measures at least 8" in diameter 12" from ground from said described land. In addition to aforesaid timber grantor reserves all necessary means of egress and ingress for the purpose of cutting, logging, sawing, stacking and removing described timber from lands described, together with any necessary rights of way, mill sites, sites for stacking lumber and such other rights as may be incident to the removal of timber from aforesaid lands.

This reservation of the right to all timber and rights of egress and ingress etc. by grantor shall be for a period of one year, after which time grantor shall have no further rights in said timber or premises.

(INTERNAL REVENUE STAMPS \$4.40 ATTACHED AND CANCELLED)

together with all privileges and appurtenances thereto in anywise belonging, in fee simple. /its successors

And the said vendor will, as soon as the same shall be demanded, execute and assign to the said vendee a deed in witness whereof, the said Fairmont Corporation has hereunto caused its corporate name to be signed and its corporate seal affixed by its duly and legally qualified officers and delivered these presents this 26th day of September, 1950.

Signed, Sealed and Delivered in Presence of Us:

J. L. Clover
Beatrice B. Gentry
Notary Public, State of Georgia

FAIRMONT CORPORATION
By J. C. Wilkinson (SEAL)
President
Attest Seal E. N. Alsbrook (SEAL)
Secretary
(CORP SEAL ATTACHED)

Filed in Office of the Clerk of the County of Coweta, Georgia, on the 3rd day of October, 1950.
Recorded October 3, 1950. Wallace Gray, Clerk.

GEORGIA, COWETA COUNTY

FOR AND IN CONSIDERATION of the sum of One Hundred and 00/100 Dollars.
I. W. D. Bohannon

of the County of Coweta, State of Georgia, do hereby Give, Grant, Sell, Alio and Convey unto
S. E. Bohannon

A certain lot on Clearwater Fishing Pond, fronting on said pond about one hundred feet and running back to the road around said pond and designated as Lot No. 3 AB on plat of the Clearwater Fishing Club properties as made and platted by T. Y. Mattox, County Surveyor. In connection with ownership of this lot grantee is to have fishing, boating, bathing and hunting rights and privileges in and on said pond and other lands designated as Club properties, subject, however, to all rules and regulations governing the use of said properties and not otherwise, copy of same being attached to this deed. Such privileges, however, are granted the individual member and are not subject to sale or assignment except in accordance with rules and regulation.

This deed is made and accepted subject to above limitations and restrictions and subject to the following limitations and restrictions; Said properties conveyed cannot be sold or transferred except under such regulations as may be provided authorizing such and a continued violation and disregard of the rules shall authorize the voiding of this deed and any unlawful acts or conduct of a holder of a lot while on the premises shall authorize the cancellation of his rights and this deed.

This is irregular plot lying between Zeb Barren (South of) lot and Harvey Strozler (West of) lot, fronting one hundred fifty (150) feet on pond and about twenty (20) feet width at the road and being about two hundred (200) feet deep.

(INTERNAL REVENUE STAMPS 55¢ ATTACHED AND CANCELLED)

together with all privileges and appurtenances thereto in anywise belonging, in fee simple.

And the said vendor will, as soon as the same shall be demanded, execute and assign to the said vendee a deed in witness whereof, the said I. W. D. Bohannon has hereunto set his hand and affixed his seal and delivered these presents, this 3rd day of September, 1950.

Signed, Sealed and Delivered in Presence of Us:

D. L. Murphy
Beatrice B. Gentry
Notary Public State of Georgia

Willie D. Bohannon (SEAL)

Filed in Office of the Clerk of the County of Coweta, Georgia, on the 3rd day of October, 1950.
Recorded October 3, 1950. Wallace Gray, Clerk.



**To:** Mayor and Council  
**Date:** May 26, 2026  
**Agenda Item:** Request to self-perform renovations to the Police Department Firearms Training Facility.  
**Prepared By:** Cleatus Phillips, City Manager

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**Purpose:**

To discuss the potential of city staff self-performing the renovations to the firearms training facility rather than utilizing the traditional general contractor method of construction delivery.

**Background:**

The city owns the training facility on Old Corinth Road on property managed by Newnan Utilities. The facility is aging with very little storage, no indoor instruction capacity, and limited parking. The 2025 SPLOST Program allocated \$1,100,000 towards the project. The project would include site work, parking improvements, indoor instruction and storage space, and improvements to the shooting lanes.

We have prepared a concept plan and the initial price estimates have come in north of \$3,000,000. The staff is proposing that we self-perform the work by doing all grading, stormwater, parking, and landscape in-house with our crews. We will have the building designed and order a structural building package which will be installed by the company. Finish-out of the building and improvements to the shooting lanes will either be self-performed by staff or by managing subcontractors for specialized trades.

I am confident that we have the staff capability to deliver this project and to deliver it much closer to the original budget allocation. The recent change to the purchasing policy will help to expedite purchasing of materials and hiring of necessary subcontractors.

**Funding:**

SPLOST 2025

**Recommendation:**

It is my recommendation that we self-perform this project, delivering a quality product and reducing our overall costs of the project.

**Attachments:**

1. Newnan Firing Range Concept 2

**Previous Discussion with Council:**

N/A





**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).