



## Newnan City Council Meeting

June 16, 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 26, 2026

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

- B. 1 Appointment - Christmas Commission, 3-year term
- C. 2 Appointments - Convention Center Authority, 3-year terms
- D. 1 Appointment - Cultural Arts Commission, 3-year term
- E. 1 Appointment - Development Authority, 4-year term
- F. 2 Appointments - Keep Newnan Beautiful, 3-year terms
- G. 1 Appointment - Tree & Parks Commission, 3-year term

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

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

### **NEW BUSINESS**

- H. Consideration of First Amendment of an Intergovernmental Agreement between the City of Newnan and Explore Newnan Coweta, Inc regarding health insurance and benefits.
- I. Consideration of Request from Coweta County Board of Commissioners to designate two parking spaces on the south side of the Court Square to be used exclusively for Coweta County Probate Court personnel
- J. Consideration of adjustment to fees for Greenville Street Park rentals, following facility improvements
- K. Presentation from Nichols Cauley of the Audited 2025 Financial Statements - Greg Chapman
- L. Presentation of East Street Analysis of Street Network Prepared by IMS (Infrastructure Management Services)

- M. Consideration of List of Streets Proposed for Maintenance under the Local Road Assistance Administration Grant (LRA)
- N. Consideration of Requests from Newnan Utilities pertaining to three properties
- O. Consideration of an Amendment to Intergovernmental Agreement between the Downtown Development Authority and City of Newnan pertaining to 57 East Broad project

**UNFINISHED BUSINESS**

- P. Presentation from WLA Studio for Draft Arboretum Master Plan

**VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS**

- Q. Request to reschedule Porchfest to August 22, 2026
- R. Request from Joe Wright with Throttle Junkies for street closures on April 3, 2027 from 11am - 7pm for Throttle Junkies Spring Rally
- S. Request from Jimmie Duffie to close Perry St. between E. Broad St. and Spring St. on July 4th from 8am - 4pm for craft vendors

**MOTION TO ENTER INTO EXECUTIVE SESSION**

- T. Motion to Enter into Executive Session

**ADJOURNMENT**

◆ CITY OF NEWNAN ◆  
**Welcome to City Hall**  
COWETA COUNTY · GEORGIA

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## Glad you're here!

Most items on tonight's agenda will follow the same five steps. If you get lost, just follow this chart. It tells you exactly what's happening throughout the meeting.

### HOW THE COUNCIL CONDUCTS BUSINESS

**1**

#### Staff presents agenda item

A city staff member explains what's being asked and what it costs.



**2**

#### Council discusses the item

Members of the council ask questions and discuss the item until all members have said what they have to say.



**3**

#### Council member makes a motion

Someone proposes a specific action: "I move that we..."



**4**

#### Another council member seconds it

A second member agrees it's worth a vote.



**5**

#### The Council votes

Majority decides. The Mayor announces the result.

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That's the whole process. **Robert's Rules of Order** is what governs our meetings (particularly Section 49, the section written for boards our size). Agenda items may be adopted by unanimous consent. There, the Mayor asks if there's any objection to adopting the item, and if there is none, then it is considered adopted.

*Robert's Rules of Order Newly Revised, 12th ed.: small boards, §49 (esp. §49:21); unanimous consent, §4:58–4:63; handling a motion, §4.*

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, May 26, 2026 at 6:30p.m. in the Richard A. Bolin Council Chambers of City Hall with Mayor James Shepherd presiding.

**PRESENT**

Mayor James Shepherd: Council members present: Scott Berta, Jim Thomasson, Jennifer Morrison, Cynthia Jenkins, Dustin Koritko and 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 Shepherd called the meeting to order. Pastor Anthony Langley with East Newnan Baptist Church delivered the invocation.

**READING OF MINUTES**

**A. Minutes from the Regular Meeting on May 12, 2026**

Motion by Councilman Guillaume, seconded by Councilman Koritko to dispense with the reading of the minutes of the Regular Meeting on May 12, 2026, and adopt them as presented.

**MOTION CARRIED. (7-0)**

**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 – Tree & Parks Commission, 3-year term**

Continue to next agenda.

**REPORTS ON OPERATIONS BY CITY MANAGER**

Mr. Phillips reminded everyone that there is only one City Council meeting in June and July.

**REPORTS AND COMMUNICATIONS FROM MAYOR**

Mayor Shepherd thanked people for voting in the election last week. There will be a run-off, and everyone is encouraged to turn out for that.

**NEW BUSINESS**

**E. Consideration of a Contract Award for Professional Consulting Services for Disaster Recovery and FEMA Public Assistance**

Mr. Craver stated that the next 3 items are similar and all are pre-event contracts, in the event of a catastrophic event and certain services are needed. The first for disaster recovery and FEMA public assistance, is only for a time when the city would be seeking reimbursement from FEMA. Staff recommended engaging Goodwyn, Mills & Cawood.

Councilman Koritko asked about costs. Mr. Craver said there are no costs if the services are not needed.

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

**MOTION CARRIED. (7-0)**

**F. Consideration of a Contract Award for Debris Removal Services**

Mr. Craver explained that this contract is to remove debris from the streets and place it somewhere else. This also is only when needed. This can be used for disasters that are not FEMA related. There is no cost if services are not needed. Staff recommended Southern Disaster Recovery.

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

**MOTION CARRIED. (7-0)**

**G. Consideration of a Contract Award for Debris Monitoring, Disaster Recovery and Emergency Planning Services**

Mr. Craver explained this is when debris is picked up and then looked at for volume and weight which is then used when seeking reimbursement. Staff recommended Goodwyn, Mills & Cawood.

Councilwoman Jenkins asked if things were added that had been missing during previous events dealing with this, such as running out of room for debris. Mr. Craver said the location for the debris will have to be named and Newnan Utilities has plenty of space at their composting site.

Mr. Phillips commented that the component of "emergency planning services" was used previously. GMC was able to help identify things that would be needed such as backup power for the fire stations, and they helped write grants for some of those things.

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

**MOTION CARRIED. (7-0)**

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

Bryan Lee, IT Director, recommended entering into contract with Superior Document Solutions for copier and managed print services. He explained that 12 proposals were received from 11 vendors and they were all graded by a selection committee.

Mayor Shepherd questioned the contract stating that jurisdiction is in Pennsylvania and waiving a jury trial. Mr. Sears says that this happens often, and he would recommend asking them to change it to Georgia and not waive the jury trial. Sometimes companies will not agree to the change.

Motion by Councilman Thomasson, seconded by Councilwoman Jenkins to approve the contract award with the stipulation that they change the jurisdiction to Georgia and waiver of jury trial be removed.

**MOTION CARRIED. (7-0)**

**I. Consideration of Road Closure for LINC Section 13 and Roadway Paving**

Mr. Craver explained that the closure would be part of Cougar Way between LaGrange St. and Sewell Rd. for the timely construction of LINC facilities. The goal is to get most, or all the work done prior to school starting back in August. The 4<sup>th</sup> of July fireworks will still happen at the usual location.

Councilman Koritko asked about the 3 residents on that street and Mr. Craver said they will have access and letters were hand delivered as well.

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

**MOTION CARRIED. (7-0)**

**J. Consideration of First Amendment of an Intergovernmental Agreement between the City of Newnan, Coweta County and Tax Commissioner regarding Property Tax Collection**

Mr. Phillips explained this is an amendment to an existing agreement. He noted that the price is not changing, this is to clarify how the county is utilizing the funds.

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

**MOTION CARRIED. (7-0)**

**K. Consideration of Surplus Property Declaration and Disposition of Capital Assets and Controlled Assets**

Ms. Kelsey stated that a list of vehicles and equipment to declare surplus was provided in the agenda packet.

Motion by Councilwoman Morrison, seconded by Councilman Guillaume to approve the surplus property declaration and disposition.

**MOTION CARRIED. (7-0)**

**L. Consideration of Grant of Easement to Georgia Power for Coweta County Water and Sewerage Authority**

Mr. Jeff Phillips, General Manager of Newnan Utilities explained that they are asking for an easement to allow for the construction of a power line from an existing substation on Poplar Rd. over to the Coweta County Sewer treatment plant. This is to support an expansion and is the least impactful for property owners.

Mr. Sears asked that the motion include that payment be made to Newnan Water & Light, since the land acquisitions were paid with rate-payer money and not tax-payer money.

Motion by Councilman Thomasson, seconded by Councilwoman Jenkins to approve the grant of easement with payment going directly to Newnan Water & Light.

**MOTION CARRIED. (7-0)**

**M. Request to Self-Perform Renovations to the Police Department Firearms Training Facility**

Mr. Phillips said that the firearms training facility on Corinth Rd. is ageing and \$1.1 million has been allocated in 2025 SPLOST for renovations. Staff engaged a consultant to do a concept and then pricing came back over budget. Staff reassessed the concept and feel this can be self-performed. The public works team would do demo, storm, and pad ready grading, a designer would do a pre-engineered metal building structure, have an erector install that and then the city can perform the interior finish outs. The city has the right to self-perform under Georgia Procurement Law.

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

**MOTION CARRIED. (7-0)**

**Council Comment:**

Councilman Koritko stated that his neighborhood will be making a request to the city to shut down a road for 4<sup>th</sup> of July festivities.

ADJOURNMENT

Motion by Councilman Koritko, seconded by Councilman Thomasson to adjourn the meeting at 7:01 pm.

MOTION CARRIED. (7-0)

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

\_\_\_\_\_  
James Shepherd, Mayor



**To:** Mayor and Council  
**Date:** June 16, 2026  
**Agenda Item:** Consideration of First Amendment of an Intergovernmental Agreement between the City of Newnan and Explore Newnan Coweta, Inc regarding health insurance and benefits.  
**Prepared By:** Meg Kelsey, Assistant City Manager

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**Purpose:**

To consider extension of an intergovernmental agreement to continue to provide health insurance coverage and benefits for Explore Newnan-Coweta, Inc.

**Background:**

ENCI was created as the Destination Marketing Organization for Tourism on March 3, 2020, through an Intergovernmental Agreement between the City and the County.

On May 11th, 2021, the City and ENCI entered into an Intergovernmental Agreement for the City to provide health insurance and benefits to employees of ENCI. ENCI is responsible for paying the City's published COBRA premium rate for the health insurance for each covered employee. The City also provides long term disability, short term disability and life insurance at the City's published premium rate for the plan selected.

This agreement is set to expire on September 30, 2026. The City has received notice that ENCI would like to extend the contract date. Proposed extension is 1 year with automatic renewals for five (5) successive annual terms.

**Funding:**

ENCI is responsible to pay the full COBRA rate for each employee.

**Recommendation:**

Staff recommends approval.

**Attachments:**

1. ENCI-CityofNewnan-IGAInsuranceLetter
2. 1st Amendment to Intergovernmental Agmt wCity ENCI (health benefits) (6-1-26)

**Previous Discussion with Council:**

An Intergovernmental Agreement was approved on May 11th, 2021 to offer health insurance coverage and certain benefits.



May 26, 2026  
The Honorable James Shepard and  
Newnan City Council

Dear Mayor Shepard and City Council Members,

On behalf of the Board of Directors of Explore Newnan-Coweta, Inc. (ENCI), I am pleased to inform you that during the Board meeting held on April 28, 2026, the Board voted to approve the renewal of the Intergovernmental Agreement (IGA) between the City of Newnan and ENCI for the continued provision of health insurance coverage and benefits for ENCI employees, at ENCI's expense.

We value the longstanding partnership between our organizations and appreciate the City's continued collaboration in allowing ENCI to provide these important benefits to our staff. We look forward to continuing this cooperative relationship through the renewed agreement.

Per the agreement, the Board voted to renew the IGA on October 1, 2026 with it automatically renewing each October 1<sup>st</sup> for five (5) successive annual terms.

Please let us know if any additional documentation or action is needed from our organization to move forward with the renewal process.

Sincerely,

Tony Ventry  
Chairman, Board of Directors  
Explore Newnan-Coweta, Inc.

STATE OF GEORGIA  
COUNTY OF COWETA

**FIRST AMENDMENT OF AN INTERGOVERNMENTAL AGREEMENT BETWEEN  
THE CITY OF NEWNAN, GEORGIA, AND EXPLORE NEWNAN-COWETA, INC.  
TO PROVIDE HEALTH INSURANCE COVERAGE AND BENEFITS FOR  
EXPLORE NEWNAN-COWETA, INC. EMPLOYEES,  
AND FOR OTHER PURPOSES**

THIS FIRST AMENDMENT to the Intergovernmental Agreement (this “Amendment”) is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2026, by and between the CITY OF NEWNAN, GEORGIA (“City”), and EXPLORE NEWNAN-COWETA, INC., a Georgia Non-Profit Corporation (“ENCI”).

WHEREAS, the City and Explore Newnan-Coweta, Inc. are parties to that certain Intergovernmental Agreement (Agreement) dated May 11, 2021 and attached hereto as Exhibit “A”, regarding providing health insurance coverage and benefits for Explore Newnan-Coweta, Inc Employees; and

WHEREAS, it is the desire of the Parties to amend the Agreement; and

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

**Section 1. OBLIGATIONS OF THE CITY.** City to make available to the ENCI and its employees enrollment in the City’s health, dental and vision insurance coverage, long term disability coverage, short term disability coverage and life insurance coverage as is offered to City employees under the City’s published Employee Benefit Guide at the City’s published COBRA premium rates effective 1-1-2026 as amended for each covered employee annually and long term disability coverage, short term disability coverage and life insurance coverage as is offered to City employees under the City’s published Employee Benefit Guide at the City’s published premium rates at ENCI’s expense payable on a monthly basis.

**Section 2. OLIGATIONS OF ENCI.**

- (a) ENCI shall pay to the City the City’s published COBRA premium rate effective 1/1/2026 as amended annually for each covered employee on a monthly basis for health, dental and vision insurance coverage as published in the City’s Employee Benefit Guide for the plan selected.
- (b) ENCI shall pay to the City the City’s published premium rate for long term and short term disability coverage as is offered to City employees under the

City's published Employee Benefit Guide at the City's published premium rate for the plan selected.

- (c) ENCI shall pay to the City the City's published premium rate for life insurance coverage as is offered to City employees and the City's published Employee Benefit Guide for the plan selected.
- (d) Payments of the premium rates for each covered ENCI employee shall be due and payable to the City fifteen (15) days following the date of the invoice sent to ENCI by the City's plan administrator.

**Section 3. TERM OF AGREEMENT.** The term of this Agreement shall commence on the 1<sup>st</sup> day of October, 2026, and shall terminate on September 30, 2027. This Agreement shall automatically renew each October 1<sup>st</sup> for five (5) successive annual terms, unless terminated as outlined in Section 4.

**Section 4. TERMINATION.** This Agreement may be terminated at any time with or without cause, by either party upon (120) one hundred twenty days written notice and may be terminated by the City with thirty (30) days written notice to ENCI for failure of ENCI to make the premium payments on the due date set forth hereinabove.

**Section 5. MODIFICATION.** The parties may modify this Agreement in writing by having a modification signed by all parties and adopted by resolution pursuant to the Open Meetings Act. O.C.G.A. §50-14-1 et seq.

**Section 6. ENTIRE AGREEMENT.** This intergovernmental contract is a full and complete statement of the Agreement of the parties as to the subject matter hereof and has been authorized by proper action of the respective parties.

**Section 7. JURISDICTION.** The parties hereby agree to the jurisdiction and venue of the Coweta County Superior Court.

**Section 8. COUNTERPARTS.** This Agreement may be executed in several counterparts, each of which shall be deemed an original and all of which together shall constitute the same instrument.

**Section 9. GOVERNING LAW.** This Agreement and all transactions contemplated hereby, shall be governed by, construed and enforced according to the laws of the State of Georgia.

**Section 10. SEVERABILITY.** Should any provision of this Agreement or application thereof to any person or circumstance be held invalid or unenforceable, the remainder of this Agreement or the application of such provision, to any person or circumstance, other than those to which it is held invalid or unenforceable, shall not be affected thereby and each provision of this Agreement shall be valid and enforceable to the full extent permitted by law.

**Section 11. NOTICES.** All notices, demands, or requests required or permitted to be given pursuant to this Agreement shall be in writing and shall be deemed to have been properly given or served and shall be effective on being deposited in the United States mail, postage prepaid and registered, or certified with return receipt

requested to the addresses appearing on the executed page hereof, or when delivered by hand to the addresses shown below:

- (a) City of Newnan, Georgia, City Manager, 25 LaGrange Street,  
Newnan, Georgia 30263
- (b) Explore Newnan-Coweta, Inc., Attention: Chairman, 19 Jefferson  
Street, Newnan, Georgia 30263.

**Section 12. COMPLIANCE WITH LAWS.** As referenced hereinabove, during the course of this Agreement, City and ENCI agree to comply with all applicable, State and federal laws including the Georgia Open Meetings Act and the Georgia Open Records Act.

**Section 13. ASSIGNMENT.** This Agreement may not be assigned by ENCI.

IN WITNESS WHEREOF, the parties hereto have made and entered this Agreement the date and year first above written.

(Signatures Continued on Next Page)

Sworn and subscribed before me  
This \_\_\_\_\_ day of \_\_\_\_\_  
2026.

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

CITY OF NEWNAN, GEORGIA

By: \_\_\_\_\_  
Mayor

Attest: \_\_\_\_\_  
Clerk

(Signatures Continued on Next Page)

Sworn and subscribed before me  
this \_\_\_\_\_ day of \_\_\_\_\_  
2026

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

EXPLORE NEWNAN-COWETA, INC.

By: \_\_\_\_\_  
Chairman

Attest: \_\_\_\_\_  
Secretary



**COWETA COUNTY**  
BOARD OF COMMISSIONERS

**Chairman, Bill McKenzie**, District 2  
**Jeff Fisher**, District 1  
**Bob Blackburn**, District 3  
**John Reidelbach**, District 4  
**Al Smith**, District 5  
**Michael Fouts**, County Administrator

May 19, 2026

The Honorable Mayor and City Council  
of the City of Newnan, Georgia  
25 LaGrange Street  
Newnan, Georgia 30263

Dear Mayor and Council of the City of Newnan:

I am writing on behalf of the Coweta County Board of Commissioners to formally request your consideration for the designation of two parking spaces on the south side of the Historic Court Square. We propose these spaces be reserved exclusively for Coweta County Probate Court personnel during weekday business hours (8 a.m. to 5 p.m.).

As you are aware, the Coweta County Probate Court is located in the County's Historic Courthouse, where security is managed by the Sheriff's Office Court Services staff. Currently, one parking space is allocated each weekday for the Probate Judge. With the addition of an Associate Judge beginning October 2025, the need for secure and convenient parking has increased. Ensuring close-proximity parking is essential for the safety of the Judges and supports the effective functioning of this constitutional office.

Designating two parking spaces strictly for Probate Court use during standard business hours, Monday through Friday, would enhance security measures with minimal impact on overall parking availability within the Square. If approved, the County is prepared to provide and install signage approved by City staff or reimburse the City for associated costs if signs are purchased and installed by the City.

We value our ongoing collaboration with the City and appreciate your thoughtful consideration of this request. Please advise if further information is needed or if this matter may be scheduled for discussion at an upcoming meeting.

Thank you for your attention to this request.

Sincerely,

Bill McKenzie, District 2  
Chairman

cc: Sheriff Lenn Wood, Coweta County Sheriff's Office  
Judge Carrie Markham, Coweta County Probate Court



**To:** Mayor and Council  
**Date:** June 16, 2026  
**Agenda Item:** Consideration of adjustment to fees for Greenville Street Park rentals, following facility improvements  
**Prepared By:** Brent Snodgrass, Leisure Services Director

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**Purpose:**

Newnan City Council to consider the proposal for adjustment of the schedule of fees for Greenville Street Park, following the improvements to the facility.

**Background:**

Greenville Street Park began renovations in 2025 as part of the City of Newnan's SPLOST capital improvements to the park system. Enhancements include expanded green space to accommodate larger audiences, a new covered stage, and upgraded electrical infrastructure to support higher-capacity events and performing artists.

Construction is anticipated to be completed in Summer 2026. Due to these improvements, staff anticipates an increase in reservation demand and usage. A review of comparable regional facilities indicates that current reservation fees are below market rates for similarly sized and equipped venues.

Taking into consideration the improvements and anticipated demand, staff recommends adjusting the Greenville Street Park reservation fee schedule as presented. The proposed fees would take effect upon approval.

**Funding:**

N/A

**Recommendation:**

Newnan City Council consider adjustment to current fee schedule

**Attachments:**

1. Greenville Street Park - Fee Schedule Recommendation
2. Proposed City of Newnan - Facility Fee Schedule

**Previous Discussion with Council:**

None

## Greenville Street Park – Fee Schedule Recommendation



### Current Rental Fee:

Greenville Street Park	\$100 (Security Deposit)	Coweta Resident: \$25/hr Non-Resident: \$50/hr
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**Current Park Description:** A 2-acre urban park nestled between Greenville Street, LaGrange Street, and Salbide Avenue and strategically placed on the edge of the historic Greenville/LaGrange residential neighborhood, its commercial district, and is within walking distance of historic downtown Newnan. Terraced lawn, with stage (Facility size approx.. 21,000sqft)

### Example of activities previously hosted at Greenville Street Park:

- Jazz in the Park & Artz in the Park – Newnan Cultural Arts Commission
- Summer NewnaNights – Main Street Newnan
- Yoga on the Green – Leisure Services
- 5K & Parade gatherings – Various Community rentals and other City events
- Community Celebrations (ex. NHS Baseball Championship) – City event
- Various Community rentals
  - Festivals/Markets/Vendor events
  - Weddings & Vow Renewal
  - Sunrise & Church Services
  - Concerts/DJs
  - Movies
  - Corporate / Networking events
  - Birthday Parties / Gender Reveals
  - Fashion show
  - Political events
  - Fundraisers
  - Filming

**Recommendation:** Based on new renovations in the park, which include a larger green space (improving to 35,000sqft), covered stage and electrical improvements, and comparing with venues of similar size and accommodations, Leisure Services Staff is recommending an increase in rental fees for Greenville Street Park.

**Greenville Street Park – Fee Schedule Recommendation**

**Comp Venues:**



**Mark Burkhalter Amphitheater – Johns Creek, GA**

**Features:** 10,600 Sq-ft ‘open’ venue, 400 seats under amphitheater, 1,000 seats on terraced lawn.

Mark Burkhalter Amphitheater	\$100 (Security Deposit)	Residents: \$100/hour *requires 2-hour minimum  Non-Residents: \$150-200/hour *requires 2-hour minimum
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**The MILL Amphitheater – Villa Rica, GA**

**Features:** 21,000 Sq-ft ‘enclosed’ venue, 2,500 capacity “green space” amphitheater.

The MILL Amphitheater	\$200 (Security Deposit)	Rental Fee: \$300/4-hours
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**Greenville Street Park – Fee Schedule Recommendation**



**Old Market Square Amphitheatre – Easley, SC**

**Features:** 9,000 Sq-ft ‘enclosed’ venue, terraced lawn

Old Market Square Amphitheater	\$200 (Security Deposit)	Rental Fee: \$300/day
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**Renovation photo and rendering:**



**Considerations:** Leisure Services Staff believes that following renovations, Greenville Street Park will increase in interest from the community and the region. The fee recommendation is based on comps listed above and is consistent with current City of Newnan Facility rental fees at other venues, like the Wadsworth Auditorium and Pickett Field. As part of the reservation process, renters will have the opportunity to describe their event in detail to assist staff in understanding the size and nature of the event, to consider additional requirements of the renter.

Greenville Street Park *Recommended Fees	\$100 (Security Deposit)	Coweta Resident: \$50 *2-hr minimum  Non-Resident: \$100 *2-hr minimum  4-hrs or more: \$300  <i>*Additional requirements may be considered based on information provided in rental application.</i>
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**Hourly Rental Fees:**

<i>Location:</i>	<i>Security Deposit:</i>	<i>Hourly Rental Fee:</i>
1 <sup>st</sup> Ave Park Pavilion	\$100	Coweta Resident: \$15 Non-Resident: \$30 (3-hr minimum)
Lynch Park Pavilion	\$100	Coweta Resident: \$15 Non-Resident: \$30 (3-hr minimum)
Ray Park Pavilion	\$100	Coweta Resident: \$15 Non-Resident: \$30 (3-hr minimum)
Greenville Street Park	\$100	Coweta Resident: \$50 *2-hr minimum  Non-Resident: \$100 *2-hr minimum  4-hrs or more: \$300  <i>*Additional requirements may be considered based on information provided in rental application.</i>
Temple Ave Park	\$100	\$10
Veterans Park	\$100	\$10
Pickleball Court 10	None	\$10 (2-hr minimum)
Pickleball Court 11	None	\$10 (2-hr minimum)
Pickleball Court 12	None	\$10 (2-hr minimum)
Wesley Street Gym	\$100	Coweta Resident: \$15 Non-Resident: \$30 (2-hr minimum)
Howard Warner Community Center	\$100	Coweta Resident: \$25 Non-Resident: \$50 (4-hr minimum)
Howard Warner Gym	\$100	Coweta Resident: \$25 Non-Resident: \$50 (2-hr minimum)

Pickett Field	\$100	Coweta Resident: \$25 Non-Resident: \$50
City Trolley	\$150	\$150 (2-hr minimum)  Cleaning Fee Required: \$50
Carnegie Library Meeting Room	\$200	Nonprofit Resident: \$200 Nonprofit Non Resident: \$250 Private Resident: \$275 Private Non Resident: \$375 (4-hrs or less)
Wadsworth Auditorium	Daily Only	Daily Only

**Daily Rental Fees:**

<i>Location:</i>	<i>Security Deposit:</i>	<i>Daily Rental Fee:</i>
1 <sup>st</sup> Ave Park Pavilion	\$100	Hourly Only
Lynch Park Pavilion	\$100	Hourly Only
Ray Park Pavilion	\$100	Hourly Only
Greenville Street Park	\$100	Hourly Only
Temple Ave Park	\$100	\$50
Veterans Park	\$100	\$50
Pickleball Court 10	None	Hourly Only
Pickleball Court 11	None	Hourly Only
Pickleball Court 12	None	Hourly Only
Wesley Street Gym	\$100	Hourly Only
Howard Warner Community Center	\$100	Hourly Only
Howard Warner Gym	\$100	Hourly Only
Pickett Field	\$100	\$300 (4-hrs or more)
City Trolley	\$150	Hourly Only
Carnegie Library Meeting Room	\$200	Nonprofit Resident: \$300 Nonprofit Non Resident: \$350

		Private Resident: \$375 Private Non Resident: \$475
Wadsworth Auditorium	\$500  Food/Bev Alcohol: +\$500 Food/Bev No Alcohol: +\$250	Non Profit Coweta Resident: \$400 Non Profit Non-Resident: \$500 For Profit Coweta Resident: \$750 For Profit Non-Resident: \$1000  Food/Bev + Alcohol: +\$250 Food/Bev No Alcohol: +\$150  Cleaning Fee: \$150 Cleaning Fee (Food/Bev): +\$150  Additional A/V Tech Fee

*Note: Deposits are refundable unless damages occur or facilities are not cleaned appropriately after the event. In these cases, deposits could be forfeited and extra charges incurred by the person or business who scheduled the event.*



**To:** Mayor and Council  
**Date:** June 16, 2026  
**Agenda Item:** Presentation of East Street Analysis of Street Network Prepared by IMS (Infrastructure Management Services)  
**Prepared By:** Michael Klahr, City Engineer

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**Purpose:**

To present to Council the comprehensive evaluation and summary of data for pavement management of the network of streets within the jurisdiction of the City of Newnan

**Background:**

The City of Newnan has contracted with IMS to conduct a comprehensive pavement analysis of the condition of the streets in Newnan. This is the second iteration.

**Data Collection**, gathering high-resolution 3D scans of pavement conditions, capturing every detail from small cracks to large deformations, providing a comprehensive assessment of pavement health

**Comprehensive Pavement Analysis**, identifying all major pavement distresses, including alligator cracking, longitudinal and transverse cracking, roughness, rutting and raveling. This analysis enables targeted maintenance and repair strategies that address the root causes of pavement deterioration.

**Structural Analysis** measures the structural condition of the pavements. This will help avoid costly maintenance mistakes by applying the wrong maintenance activity to a street. Each block of each street is analyzed, and a PCI score assigned; 0–100.

Overall network PCI= 68

Minor Arterials PCI= 72

Major Collector PCI= 88

Local PCI= 67

Easy Street Analysis is the proprietary software utilizing the Microsoft Excel format. This software will predict the life expectancy for a pavement using deterioration curves, taking into account the functional classification of a street, the pavement type, pavement strength ratings, suggesting rehabilitation methods and cost estimating. Given budget allocations and cost deferral analysis, the software will suggest a **multi-year maintenance and rehabilitation plan**.

**Funding:**

**Recommendation:**

**Attachments:**

None

**Previous Discussion with Council:**



**To:** Mayor and Council

**Date:** June 16, 2026

**Agenda Item:** Consideration of List of Streets Proposed for Maintenance under the Local Road Assistance Administration Grant (LRA)

**Prepared By:** Michael Klahr, City Engineer

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**Purpose:**

The Council may consider a prioritized list of streets proposed for maintenance under the LRA grant program.

**Background:**

The City of Newnan has received notification from the Georgia Department of Transportation (GDOT) that for the amended fiscal year 2026 budget, the City of Newnan will receive funds in the amount of **\$608,547.40**. LRA funds require no local match.

Proposed for maintenance are 1.095 centerline miles on 3 streets, and maintenance activities include variable depth milling, deep patch, overlay.

SummerGrove Pkwy, from bridge approach to Lower Fayetteville Rd  
Stillwood Dr, from Newnan Crossing Blvd E to Southwind Cir  
Windy Trail, from Stillwood Dr to Southwind Ln

The list was developed from a comprehensive evaluation of pavement conditions of the public streets and roads in the City of Newnan, completed in June of this year.

**Funding:**

LRA, SPLOST

**Recommendation:**

Approve proposed list of streets

**Attachments:**

None

**Previous Discussion with Council:**

# MEMO

**TO:** City of Newnan Mayor & Council  
**FROM:** Jeff Phillips, General Manager  
**DATE:** June 9, 2026  
**RE:** Items for Approval: June 16, 2026 Meeting

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The Newnan Water, Sewerage & Light Commission, d/b/a Newnan Utilities, requests to be placed on the agenda of the June 16, 2026 City Council meeting for the following items:

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## **A) Donated Property: Millard Farmer Industrial Boulevard**

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The Crain Family approached Newnan Utilities about a +/-0.74 acre parcel of land on Millard Farmer Industrial Boulevard that surrounds Newnan Utilities' Crossbrook Lift Station. They offered to donate the land to us since it surrounds our lift station. Our Commissioners accepted the donation, as it allows for additional access for lift station maintenance, and potential infrastructure expansion in the future if needed. Commission Attorney Bill Stemberger and Council Attorney Brad Sears completed the transaction.

**Attachment: See Exhibit A, Pages 1-3**

**ACTION ITEM:** We are asking the Council to ratify +/-0.74 Acres, Millard Farmer Industrial Boulevard, Parcel # N57A 001, into the roster of properties owned by the City and managed by the Newnan, Water, Sewerage & Light Commission.

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## **B) Property Purchase: Old Corinth Road**

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James and Linda Godfrey approached Newnan Utilities about selling +/-14.78 acres on Old Corinth Road that joins the watershed. This piece of land is a logical addition to the watershed property, because it will allow us to have a much better entrance for bringing machinery onto our property. Because of the current land lines and topography, our entrance onto the property can be problematic due to a very narrow roadway and having to cross a culvert that requires maintenance due to washout. With this additional tract, we will have a higher, drier, wider, and straighter driveway onto our property. It will also increase the buffer between the property and potential neighboring development in the future.

We hired an appraiser to assess the property. The appraisal came back at \$14,000 per acre, thus we agreed that the asking price of \$13,500 per acre was fair. We purchased the property for a total of \$199,543.50 on May 13, 2026 with Newnan Water, Sewerage & Light Commission/Newnan Utilities funds. There was no debt incurred for this purchase.

**Attachment: Exhibit B, Pages 1-10**

**ACTION ITEM:** We are asking for the Council’s approval to proceed with a quitclaim deed to transfer the title of Lot 19 -14.781 acres Old Corinth Road, Newnan, Georgia 30263, Parcel #051-2082-008, into the City’s name as one of the properties owned by the City and managed by the Newnan, Water, Sewerage & Light Commission.

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## **C) Sale of Easement to Georgia Transmission – Hwy. 34 W. Land Application/Compost Property**

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Georgia Transmission Corporation has requested an easement for a transmission line on the west side of the Land Application System/Compost property off Highway 34 West. They are constructing a line from the Dresden substation northwest of the Compost site south to Talbot County, Georgia. This will be about 150 feet wide and will run parallel to the existing transmission line. We had the property appraised and feel that it would be reasonable to accept their offer of \$229,000 for the Easement of Right of Way across the property.

***Attachment: Exhibit C, Pages 1-13***

**ACTION ITEM:** We are requesting the Council’s approval to proceed with the sale of the property in Land Lots 65, 66, 72 & 73, 3<sup>rd</sup> District of Coweta County, Georgia in the form of an Easement to be called “Dresden-Talbot County 500kV Transmission Line, Parcels 1, 2 & 4”, to Georgia Transmission Corporation.

If you have any questions, feel free to contact me directly at 678-378-8091.

Thank you,  
Jeff

**Exhibit A**  
Donated Property  
Millard Farmer Industrial Boulevard

Prepared by:  
Wood, Odom & Edge P.A.  
P.O. Box 1608  
Newnan, GA 30264

*Niki Sewell*

QUIT CLAIM DEED

TRANSFER TAX  
PAID: \$0.00

STATE OF GEORGIA  
COUNTY OF COWETA

PT-61 038-2025-005459

THIS INDENTURE, made this 3 day of December, 2025 between CATHERINE F. BOZEMAN and ELIZABETH F. CRAIN, ("Grantors"), and CITY OF NEWNAN, acting by and through the Newnan, Water, Sewerage & Light Commission, as party of the second part, hereinafter called Grantee,

WITNESSETH

That Grantor, for and in consideration of the sum of other good and valuable consideration and Ten (\$10.00) dollars, in hand paid, at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee, its successors and assigns, the following, to wit:

All that tract or parcel of land situate, lying and being in Land Lot 72 of the 5<sup>th</sup> Land District and being in the City of Newnan, containing 2.202 acres, Coweta County, Georgia, as shown on survey for Newnan Utilities dated October 10, 2025 made by Chris W. Robertson, R.L.S., as recorded in Plat Book 101, Page 2025, in the Office of the Clerk of the Superior Court of Coweta County Georgia to which plat reference is hereby made for a more particular and accurate description of the property conveyed herein.

TO HAVE AND TO HOLD the same, with all singular the rights, members and appurtenances thereof, unto Grantee, its successors and assigns, against the claims of all persons claiming through Grantor.

IN WITNESS WHEREOF, GRANTORS herein have set their hand and seal and delivered these presents this 3 day of December, 2025.

Signed, sealed and delivered  
in the presence of:

*[Signature]*  
Unofficial Witness  
*[Signature]*  
Notary Public (SEAL)  
LORENA BUSH  
NOTARY PUBLIC  
EXPIRES JULY 26, 2026  
COWETA COUNTY

*Catherine F. Bozeman*  
CATHERINE F. BOZEMAN

Signed, sealed and delivered  
in the presence of:

*[Signature]*  
Unofficial Witness  
*[Signature]*  
Notary Public (SEAL)  
LORENA BUSH  
NOTARY PUBLIC  
EXPIRES JULY 26, 2026  
COWETA COUNTY  
My commission expires: 07/26/2026

*Elizabeth F. Crain*  
ELIZABETH F. CRAIN

*1/25*  
*[Signature]*



PT-61 (Rev. 2/18)

To be filed in COWETA COUNTY

PT-61 038-2025-005459

SECTION A – SELLER'S INFORMATION (Do not use agent's information)				SECTION C – TAX COMPUTATION	
SELLER'S LAST NAME BOZEMAN	FIRST NAME CATHERINE	MIDDLE F	Exempt Code If no exempt code enter NONE		Deed of Gift
MAILING ADDRESS (STREET & NUMBER) PO BOX 386			1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown		\$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY NEWNAN, GA 30264 USA		DATE OF SALE 10/27/2025	1A. Estimated fair market value of Real and Personal property		\$0.00
SECTION B – BUYER'S INFORMATION (Do not use agent's information)			2. Fair market value of Personal Property only		\$0.00
BUYERS'S BUSINESS / ORGANIZATION / OTHER NAME NEWNAN UTILITIES			3. Amount of liens and encumbrances not removed by transfer		\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 70 SEWELL ROAD			4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)		\$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY NEWNAN, GA 30263 USA		Check Buyers Intended Use ( ) Residential ( ) Commercial ( ) Agricultural ( ) Industrial	5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)		\$0.00
SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A)		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION FARMER IND BLVD			SUITE NUMBER
COUNTY COWETA	CITY (IF APPLICABLE) NEWNAN		MAP & PARCEL NUMBER N57A 001		ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT 5	ACRES 2.202	LAND LOT 72	SUB LOT & BLOCK
SECTION E – RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	

ADDITIONAL BUYERS

None

**Exhibit B**  
Property Purchase  
Old Corinth Road



## LAND PURCHASE AND SALE AGREEMENT

Offer date: May 4, 2026

**1. Purchase and Sale.** The undersigned buyer ("Buyer") agrees to buy and the undersigned seller ("Seller") agrees to sell all that tract or parcel of land, described as follows: **Address: 14.784 ACRES OLD CORINTH ROAD City: NEWNAN State: Georgia Zip: 30265 PARCEL#: 051-2082-008**, hereinafter collectively referred to as the "Property."

**2. Purchase Price and Method of Payment/Closing Costs.** The purchase price of the property to be paid by Buyer, in cash or immediately available funds, at closing is **\$199,543.50 ("Purchase Price")**. Buyer warrants that Buyer will have sufficient cash at closing, which when combined with the loan(s), if any, referenced herein, will allow Buyer to complete the purchase of the Property. The closing costs shall be paid as follows:

**A. Items Paid by Buyer.** At closing, Buyer shall pay: 1) Georgia property transfer tax, 2) all costs, fees and charges to have the closing attorney search title and prepare the warranty deed, owner's affidavit and all promissory notes, deeds to secure debt and other loan documents required by any lender providing financing in the transaction; and 3) all closing costs, tax service charges, recording costs, lender fees, document preparation fees, underwriting fees and all other costs, fees, charges and amounts to otherwise close this transaction except as they relate to the clearance of title encumbrances and/or defects necessary for Seller to be able to convey good and marketable title to the Property. Good and marketable title is hereby deemed to be title which is insurable by a national title insurance company at standard rates and subject only to standard exceptions (provided that covenants controlling the property in an HOA or condominium shall be deemed standard if the property is located in an HOA or condo community). The Buyer is hereby deemed to have requested that title insurance be quoted using an enhanced policy of title insurance, if the Property qualifies for enhanced title insurance.

**B. Items Paid by Seller.** Seller shall pay 1) a sum not to exceed **\$ -0-** ("Seller Contribution") to be used by Buyer as a contribution for the items payable by Buyer in the paragraph above. In addition to the Seller's Contribution, Seller shall pay all sums, costs, charges and fees necessary to clear title encumbrances and/or defects to allow Seller to be able to convey good and marketable title to the Property. Any Seller Contribution amount that is not approved for use by the lender shall be returned to the Seller, except when the Seller is the lender in which case the Seller by agreeing to the amount of closings costs herein is hereby deemed to have accepted this contribution as shown.

**3. Earnest Money.** Buyer shall deposit earnest money in the amount of **\$ -0-** (i) in the form of a check made payable to **WOOD, ODOM & EDGE P.A.** ("Firm"), which check will be delivered to the Firm for deposit into its escrow account OR (ii) in the form of a wire transfer into Wood, Odom & Edge P.A.'s Residential Trust Account; within 2 business days of the Binding Agreement Date. In the event any earnest money payment is not honored, for any reason, by the bank upon which it is drawn, the Firm shall promptly notify Buyer and Seller. Buyer shall have three (3) banking days after notice to deliver good funds to Seller. In the event Buyer does not timely deliver good funds, the Seller may terminate this Agreement within 7 days after receiving such notice upon written notice to the Buyer. The Firm shall return earnest money to the Buyer only as follows: (a) upon the failure of the parties to enter into a binding purchase agreement; (b) upon the failure of the Seller to perform Seller's obligations or warranties hereunder; (c) upon a written agreement signed by Buyer and Seller; (d) upon order of a court or arbitrator having jurisdiction over any dispute involving the earnest money; (e) upon the failure of any unexpired conditions in this Agreement; or (f) termination pursuant to a specific right to terminate under the Agreement. If Buyer breaches Buyer's obligations or warranties herein, the Firm may upon notice to Buyer deliver the earnest money to Seller as liquidated damages in full settlement of all claims of Seller. Buyer and Seller agree to hold the Firm harmless from and against any and all claims and expenses in connection with the holding of the earnest money and its disbursement. Any actions taken by the Firm will be deemed reasonable if taken in good faith. In the event of a dispute between the parties, the Firm may tender the earnest money into a court of competent jurisdiction for the court to determine how the same should be disbursed, and the Firm shall be reimbursed for any fees or costs, including without limitation, attorney's

fees for doing the same, which fees shall first be collected out of the earnest money and then billed to the parties in equal shares.

#### 4. Closing.

**A. Property Condition:** Seller warrants that at the time of the granting of possession, the Property will be in the same condition as it was on the Binding Agreement Date, normal wear and tear excepted. Seller shall deliver Property clean and free of debris and personal possessions (unless an agreement between the parties requires that certain personal possession be left) at time of possession

**B. Taxes:** Real estate taxes on said Property for the calendar year in which the sale is closed shall be prorated as of the date of closing and Buyer shall assume responsibility for paying real estate taxes if not already paid by the day of closing. Buyer shall pay State of Georgia property transfer tax and intangible tax, if any.

**C. Closing Date:** This transaction shall be closed at **Wood, Odom & Edge P.A.** on or before June 1, 2026, or on such other date as may be agreed to by the parties in writing, provided, however, that in the event Seller fails to satisfy valid title objections, Buyer or Seller may by notice to the other party (which notice must be received on or before the Closing Date) extend this Agreement's Closing Date up to eight (8) days from the above-stated Closing Date. Buyer may also unilaterally extend the closing date by up to eight (8) days if the Buyer's lender is not ready to close (even in all cash transactions) or is unable to close because of required disclosures, as long as said delay is not the fault of the Buyer. The right to extend by eight (8) days may only be used 1 time by each party.

#### 5. Title.

**A. Warranty:** Seller warrants that at the time of closing, Seller will convey good and marketable title to said Property by warranty deed, subject only to: (1) zoning; (2) general utility, sewer, and drainage easements of record on the Binding Agreement Date upon which the improvements do not encroach; (3) subdivision and/or condominium declarations, covenants, restrictions, and easements of record on the Binding Agreement Date; and (4) leases and other encumbrances specified in this Agreement. Buyer agrees to assume Seller's responsibilities in any leases specified in this Agreement.

**B. Examination.** Buyer may, prior to closing, examine title and furnish Seller with a written statement of title objections. If Seller fails to satisfy valid title objections prior to closing or any extension thereof, then Buyer may terminate the Agreement upon written notice to Seller, in which case Buyer's earnest money shall be returned.

**C. Survey.** Any survey of the Property attached hereto by agreement of the parties prior to the Binding Agreement Date shall be a part of this Agreement. Buyer shall have the right to terminate this Agreement upon written notice to Seller if a new survey performed by a surveyor licensed in Georgia is obtained which is materially different from any attached survey with respect to the Property, in which case Buyer's earnest money shall be returned. The term 'materially different' shall not apply to any improvements constructed by Seller in their agreed-upon locations subsequent to Binding Date Agreement. Matters revealed in said survey shall not relieve the warranty of title obligations of Seller referenced above.

#### 6. Property Sold Subject to Due Diligence Period

**A. Property Sold IS Subject to Due Diligence Period.** Seller does hereby grant Buyer the option of terminating this Agreement, for any reason, for 15 days from the Binding Agreement Date ("Due Diligence Period"). During the Due Diligence Period, Buyer may, but shall not be required to:

(a) arrange loans Buyer needs to complete the purchase of the Property; and (b) conduct at Buyer's sole expense whatever evaluations, inspections, appraisals, examinations, surveys and testing, if any, Buyer deems appropriate to determine whether Buyer's option to terminate this Agreement should be exercised. During the Due Diligence Period, Buyer may propose an amendment to this Agreement to address any concerns of Buyer with the Property and this amendment shall be fully negotiated and signed prior to the conclusion of the Due Diligence Period. If Buyer decides to exercise Buyer's option to terminate this Agreement, Buyer must give notice of the same to Seller prior to the

end of the Due Diligence Period. If Buyer fails to give such notice in a timely manner, the Due Diligence Period shall terminate and Buyer shall be deemed to have accepted the Property "as-is." The expiration of the Due Diligence Period shall not terminate any other contingencies to which this Agreement may be subject.

(b) Buyer and/or Buyer's representatives shall have the right to enter the Property at Buyer's expense and at reasonable times and upon reasonable notice to Seller to thoroughly inspect, examine, test, complete walk-throughs, and survey the Property. Seller shall cause all utility services and any pool, spa, and similar items to be operational so that Buyer may complete all inspections under this Agreement. Buyer agrees to hold the Seller harmless from all claims, injuries, and damages arising out of or related to the exercise of these rights. The right to inspect by Buyer and the obligation to have all utilities remain on shall continue up until the date of closing.

(c) Buyer and/or Buyer's representatives shall also have the right to enter the Property to complete an Appraisal of the Property. In the event the Property does not appraise for the Purchase Price, the Buyer shall have the option to (i) terminate this Agreement; (ii) negotiate with Seller to lower the Purchase Price to the appraised value; or (iii) close on the Property with the Purchase Price as reflected in this Agreement. Any termination or negotiation on the Purchase Price due to the appraised value must be completed before the conclusion of the Due Diligence Period, otherwise, Buyer has accepted the Property in its "as is" condition at the Purchase Price reflected herein.

**7. Default.** If the closing hereunder does not occur due to a default by Buyer, Seller's sole right and remedy waiving all others, shall be to retain the Earnest Money as full liquidated damages, it being acknowledged that the specific damages suffered by Seller cannot be more precisely estimated, and the Earnest Money is a reasonable pre-estimate of such damages. The parties expressly acknowledge and intend that the Earnest Money serve as liquidated damages and not as a penalty. This shall be Seller's exclusive remedy.

If the closing hereunder does not occur due to a default by Seller, Buyer shall be entitled to either seek specific performance of this Agreement or terminate this Agreement upon notice to Seller and the Firm, and the Earnest Money shall be returned to Buyer. After any such termination by Buyer or Seller, all further rights, obligations and liabilities created hereunder shall be deemed terminated and have no further force and effect

## **8. Other Provisions:**

**A. Binding Effect, Entire Agreement, Modification, Assignment.** This Agreement shall be for the benefit of, and be binding upon, the parties hereto, their heirs, successors, legal representatives and permitted assigns. This Agreement constitutes the sole and entire agreement between the parties hereto and no modification or assignment of this Agreement shall be binding unless signed by all parties to this Agreement. No representation, promise, or inducement not included in this Agreement shall be binding upon any party hereto. Buyer may not assign this Agreement without the prior written approval of Seller. Any assignee shall fulfill all the terms and conditions of this Agreement.

**B. Execution/Counterparts.** This Agreement may be executed in multiple counterparts which when combined together shall constitute one and the same agreement. This Agreement may be executed by electronic signature, facsimile or scanned signature all of which shall be as valid and binding as an original.

**C. Survival of Agreement.** All conditions or stipulations not fulfilled at time of closing shall survive the closing until such time as the conditions or stipulations are fulfilled.

**D. Governing Law.** This Agreement is intended as a contract for the purchase and sale of real property and shall be interpreted in accordance with the laws of the State of Georgia.

**E. Time of Essence.** Time is of the essence of this Agreement.

**F. Terminology.** As the context may require in this Agreement: (1) the singular shall mean the plural and vice versa, and (2) all pronouns shall mean and include the person, entity, firm, or corporation to which they relate.

**G. Responsibility to Cooperate.** All parties agree to timely take such actions and produce, execute, and/or deliver such information and documentation as is reasonably necessary to carry out the responsibilities and obligations of this Agreement.

**H. Notices.** Except as otherwise provided herein, all notices, including demands, required or permitted hereunder shall be in writing and delivered either: (1) in person; (2) by an overnight delivery service, prepaid; (3) by facsimile transmission (FAX); (4) by email to the email address provide by the party under the signature lines hereon or (5) by the United States Postal Service, postage prepaid, registered or certified return receipt requested. Notice shall be deemed to have been given as of the date and time it is actually received. Notwithstanding the above, notice by FAX shall be deemed to have been given as of the date and time it is transmitted if the sending FAX produces a written confirmation with the date, time and telephone number to which the notice was sent and notice by email shall be deemed delivered when sent as long as it was sent to the email address provided by the party in this Agreement.

**I. Brokerage.** Buyer and Seller each represent and warrant to the other that each party has not dealt with a broker, agent or finder in connection with this transaction, and Buyer and Seller covenant and agree, each to the other, to indemnify and hold each other harmless from any and all losses, damages, costs and expenses including, but not limited to, attorney's fees and court costs, that may be incurred or suffered by the indemnitee because of any claim for any fee, commission or similar compensation with respect to this transaction made by any broker, agent or finder claiming to have dealt with the indemnitor, whether or not such claim is meritorious.

**J. Drafting, Interpretation, Hold Harmless.** The parties acknowledge that they each had the right to retain legal counsel to review and negotiate this Agreement. The interpretation of this Agreement shall not be construed more strongly against either party due to the drafting or negotiating thereof. The parties further acknowledge that the Firm, and its agents, employees, and affiliates did not draft or negotiate this Agreement for either Party and that the Firm, and its agents, employees, and affiliates make no representations, legal or otherwise, or warranties as to this Agreement, the terms herein, the decisions contained or negotiations made. The Firm, and its agents, employees, and affiliates do not and have not represented the parties to this Agreement. Further, the parties hereby agree to defend, indemnify and hold harmless The Firm, and its agents, employees, and affiliates, against all loss, damage or expense, including but not limited to attorney fees, which may be incurred in connection with the providing, preparation or completion of this Agreement.

**K. Representation.** The Buyer and the Seller understand and acknowledge that Wood, Odom & Edge P.A. represents the lender, if any, in the transaction and that both Buyer and Seller have had the opportunity to retain their own legal counsel to represent them in this transaction. In the absence of a lender, Wood, Odom & Edge P.A. represents the Buyer but only to the extent that Wood, Odom & Edge P.A. shall work to transfer the title to the Buyer in accordance with this Agreement.

**9. Time Limit of Offer:** This instrument shall be open for acceptance until \_\_\_\_\_ o'clock \_\_\_\_ -M. on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**Exhibits and Addenda.** The following exhibits are attached to and made a part of this offer. The provisions of any exhibit attached to this contract and referenced below, shall prevail if in conflict with the provisions of the Contract:

**Exhibit "A" legal description**

**10. SPECIAL STIPULATIONS:** The following Special Stipulations, if conflicting with any preceding paragraph, shall control. For example "*The following items remain with the Property at no additional cost to Buyer.*"

(Mark box if additional pages are attached.)

none

Newnan Water, Sewerage & Light Commission

Buyer's Signature: Jeff Phillips General Manager  
Date Signed: 5/5/20

Seller's Signature: Linda M. Godfrey  
Date Signed: \_\_\_\_\_

Buyer's Signature: \_\_\_\_\_  
Date Signed: \_\_\_\_\_

Seller's Signature: James T. Godfrey  
Date Signed: \_\_\_\_\_

Buyer's Contact information for Notice Purposes:  
(email)  
(phone)

Sellers's Contact information for Notice Purposes:  
(email)  
(phone)

**BINDING AGREEMENT DATE:** This instrument became a binding agreement on \_\_\_\_\_  
("Binding Agreement Date").

Exhibit A

All that tract or parcel of land situate, lying and being in Land Lot 82 of the 2<sup>nd</sup> Land District of Coweta County, Georgia, being Lot 19 consisting of 14.781 acres as shown on plat of survey for Gentry Farms West by J. Hugh Camp and Associates, Registered Land Surveyor, as recorded in Plat Book 72, Page 20, Office of the Clerk, Coweta County, Georgia Superior Court, reference to which plat is hereby made for a more particular and accurate description of the property conveyed herein.

**Exhibit B - Page 8 of 10**

U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT

**SETTLEMENT STATEMENT**

**B. TYPE OF LOAN**

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> CONV. UNINS.	4. <input type="checkbox"/> VA	5. <input type="checkbox"/> CONV. INS.
6. FILE NUMBER T-16136		7. LOAN NUMBER		
8. MORTGAGE INS CASE NUMBER				

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "[POC]" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

1.0 3/98 (T-16136.PFD/T-16136/5)

D. NAME AND ADDRESS OF BUYER Newnan Water, Sewerage & Light Commission 70 Sewell Road Newnan, GA 30263	E. NAME AND ADDRESS OF SELLER Linda M. Godfrey and James T. Godfrey 1511 Old Corinth Road Newnan, GA 30263	F. NAME AND ADDRESS OF LENDER CASH TRANSACTION
G. PROPERTY LOCATION Lot 19 -14.781 acs Old Corinth Road Newnan, GA 30263 Coweta County, Georgia	H. SETTLEMENT AGENT Wood, Odom & Edge, P.A.  PLACE OF SETTLEMENT 45 Spring Street Newnan, GA 30263	I. SETTLEMENT DATE May 13, 2026

**J. SUMMARY OF BUYER'S TRANSACTION**

**K. SUMMARY OF SELLER'S TRANSACTION**

100. GROSS AMOUNT DUE FROM BUYER:		400. GROSS AMOUNT DUE TO SELLER:	
101. Contract Sales Price	199,543.50	401. Contract Sales Price	199,543.50
102. Personal Property		402. Personal Property	
103. Settlement Charges to Buyer (Line 1400)	2,634.60	403.	
104.		404.	
105.		405.	
<i>Adjustments For Items Paid By Seller in advance</i>		<i>Adjustments For Items Paid By Seller in advance</i>	
106. City/Town Taxes to		406. City/Town Taxes to	
107. County Taxes to		407. County Taxes to	
108. Assessments to		408. Assessments to	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. GROSS AMOUNT DUE FROM BUYER	202,178.10	420. GROSS AMOUNT DUE TO SELLER	199,543.50
200. AMOUNTS PAID BY OR IN BEHALF OF BUYER:		500. REDUCTIONS IN AMOUNT DUE TO SELLER:	
201. Deposit or earnest money		501. Excess Deposit (See Instructions)	
202. Principal Amount of New Loan(s)		502. Settlement Charges to Seller (Line 1400)	
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first Mortgage	
205.		505. Payoff of second Mortgage	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
<i>Adjustments For Items Unpaid By Seller</i>		<i>Adjustments For Items Unpaid By Seller</i>	
210. City/Town Taxes to		510. City/Town Taxes to	
211. County Taxes 01/01/26 to 05/13/26	319.80	511. County Taxes 01/01/26 to 05/13/26	319.80
212. Assessments to		512. Assessments to	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. TOTAL PAID BY/FOR BUYER	319.80	520. TOTAL REDUCT. AMT DUE SELLER	319.80
300. CASH AT SETTLEMENT FROM/TO BUYER:		600. CASH AT SETTLEMENT TO/FROM SELLER:	
301. Gross Amount Due From Buyer (Line 120)	202,178.10	601. Gross Amount Due To Seller (Line 420)	199,543.50
302. Less Amount Paid By/For Buyer (Line 220)	( 319.80)	602. Less Reductions Due Seller (Line 520)	( 319.80)
303. CASH ( X FROM ) ( TO ) BUYER	201,858.30	603. CASH ( X TO ) ( FROM ) SELLER	199,223.70

**L. SETTLEMENT CHARGES**

700. TOTAL COMMISSION Based on Price			\$	@	%	PAID FROM BUYERS FUNDS AT SETTLEMENT	PAID FROM SELLERS FUNDS AT SETTLEMENT
<i>Division of Commission (line 700) as Follows:</i>							
701.	\$	to					
702.	\$	to					
703. Commission Paid at Settlement							
704.		to					
<b>800. ITEMS PAYABLE IN CONNECTION WITH LOAN</b>							
801.	Loan Origination Fee	%	to				
802.	Loan Discount	%	to				
803.	Appraisal Fee		to				
804.	Credit Report		to				
805.	Lender's Inspection Fee		to				
806.	Underwriting Fee		to				
807.	Processing Fee		to				
808.	Tax Service Fee						
809.	Flood Certification						
810.	G.R.M.A.						
811.							
<b>900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE</b>							
901.	Interest From	to	@ \$	/day	( days	%)	
902.	MIP Totlns. for LifeOfLoan	months					
903.	Hazard Insurance Premium	1.0 years					
904.							
905.							
<b>1000. RESERVES DEPOSITED WITH LENDER</b>							
1001.	Hazard Insurance	months	@ \$		per month		
1002.	Mortgage Insurance	months	@ \$		per month		
1003.	City/Town Taxes	months	@ \$		per month		
1004.	County Taxes	months	@ \$		per month		
1005.	Assessments	months	@ \$		per month		
1006.		months	@ \$		per month		
1007.		months	@ \$		per month		
1008.	Aggregate Adjustment	months	@ \$		per month		
<b>1100. TITLE CHARGES</b>							
1101.	Settlement or Closing Fee	to					
1102.	Abstract or Title Search	to					
1103.	Title Examination	to	Wood, Odom & Edge, P.A.			325.00	
1104.	Title Insurance Binder	to	Wood, Odom & Edge, P.A.			150.00	
1105.	Document Preparation	to					
1106.	Notary Fees	to					
1107.	Attorney's Fees	to	Wood, Odom & Edge, P.A.			850.00	
	<i>(includes above item numbers:</i>						
1108.	Title Insurance	to	Fidelity National Title			1,035.00	
	<i>(includes above item numbers:</i>						
1109.	Lender's Coverage	\$					
1110.	Owner's Coverage	\$	199,543.50		1,035.00		
1111.	Wire fee	to	Wood, Odom & Edge, P.A.			50.00	
1112.							
1113.	Post Closing Fee		Wood, Odom & Edge, P.A.				
<b>1200. GOVERNMENT RECORDING AND TRANSFER CHARGES</b>							
1201.	Recording Fees: Deed \$	25.00	; Mortgage \$		Releases \$	25.00	
1202.	City/County Tax/Stamps: Deed		; Mortgage				
1203.	State Tax/Stamps: Transfer Tax	199.60	; Intangible Tax			199.60	
1204.							
1205.							
<b>1300. ADDITIONAL SETTLEMENT CHARGES</b>							
1301.	Survey	to					
1302.	Pest Inspection	to					
1303.							
1304.							
1305.							
1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)						2,634.60	

**ACKNOWLEDGMENT OF RECEIPT OF SETTLEMENT STATEMENT**

**Buyer :** Newnan Water, Sewerage & Light Commission  
**Seller:** Linda M. Godfrey and James T. Godfrey  
**Lender:** NONE  
**Settlement Agent:** Wood, Odom & Edge, P.A.  
 (770)253-9885  
**Place of Settlement:** 45 Spring Street  
 Newnan, GA 30263  
**Settlement Date:** May 13, 2026  
**Property Location:** Lot 19 -14.781 acs Old Corinth Road  
 Newnan, GA 30263  
 Coweta County, Georgia

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Newnan Water, Sewerage & Light Commission

BY:

Linda M. Godfrey  
  
 James T. Godfrey

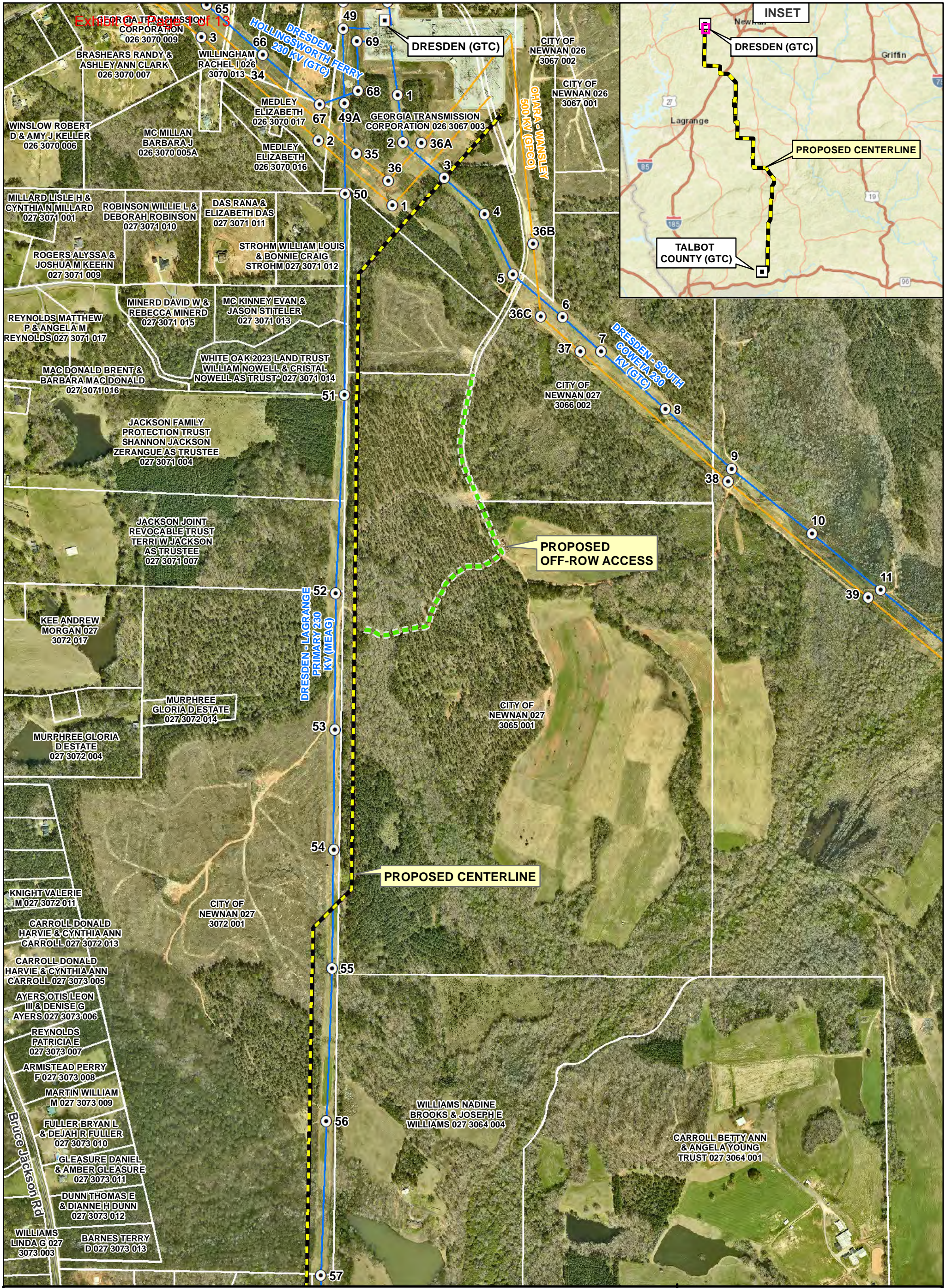
To the best of my knowledge, the HUD-1 Settlement Statement is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

Wood, Odom & Edge, P.A.  
 Settlement Agent


WARNING: It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

## **Exhibit C**

Sale of Easement to Georgia Transmission  
Hwy. 34 W. Land Application/Compost Property



Dresden - Talbot County		Proposed 500kV Transmission Line			Property Overview	
Project #: P79464	Drawing #: N/A	Owner: City of Newnan		Date: 11/19/2024		
Length: N/A	Tax Parcel #: 027 3065 001	GTC Parcel #: N/A		Block: N/A		
GMD: 647, 693	Land Dist: 3	Coordinates: -84.908498, 33.339351	County: Coweta	Meter Point N/A	Map Sheet: 1 of 1	
Landlots: 64, 65, 72, 73	Date of Aerial Imagery: 1/28/2023			Plot: M.Hersey		



V:\Dresden\_TalbotCounty\Misc\_Maps

N  
1" = 700'  
0 350 700 Feet

Upon recording return to:

Land Services Manager  
Georgia Transmission Corporation  
1979 Lakeside Parkway, Ste. 900  
Tucker, Georgia 30084

Dresden-Talbot County 500 kV  
Transmission Line  
Parcel Number(s) 1, 2 & 4

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

EASEMENT FOR RIGHT-OF-WAY

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid by **GEORGIA TRANSMISSION CORPORATION** (an Electric Membership Corporation), a Georgia corporation, and **COWETA-FAYETTE ELECTRIC MEMBERSHIP CORPORATION**, a Georgia corporation (hereinafter collectively called "Cooperative"), the receipt and sufficiency of which is hereby acknowledged, the undersigned, **CITY OF NEWNAN, GEORGIA**, ("Grantor") (including Grantor's successors and assigns) do(es) hereby grant to Cooperative, the right to from time to time, construct, operate, maintain and renew overhead and underground electric transmission, distribution and communication lines, with necessary or convenient towers, frames, poles, non-exclusive access roads, wires, manholes, anchors, guy wires, conduits, fixtures and appliances, protective wires and devices in connection therewith upon or under a strip of land more fully located and described below (the "Easement Area"); the right to permit the attachment of cables, lines, wires, apparatus, fixtures and appliances of any other company, or person, to said towers, frames, and poles for electric, communications or other purposes, upon and under said Easement Area; together with all rights and privileges necessary or convenient for the full enjoyment or use of said Easement Area for the purposes above described; including the right of ingress and egress to and from said Easement Area and existing roads on the property of the Grantor, and the right to cut away and keep clear, remove and dispose of all trees and vegetation, which at maturity may reach a height of fifteen feet or more, located on said Easement Area, although Cooperative may leave any cut trees and vegetation on said Easement Area as may be required for regulatory compliance(s) or prudent construction methods which shall not be disturbed or removed by

Easement for Right-of-Way  
Dresden-Talbot County 500 kV Transmission Line  
Page 2 of 3

Grantor. Further, Cooperative shall have the right to remove and dispose of all obstructions on said Easement Area or that may at any time hereafter be placed thereon by the Grantor or any other person, and to cut, remove and dispose of danger trees on Grantor's property adjacent thereto, which now or may hereafter injure or endanger any of said lines and other facilities on said Easement Area provided that on future cutting of such danger trees Cooperative shall pay to the Grantor, or to the Grantor's successors or assigns, the fair market value of the merchantable timber so cut. The timber so cut to become the property of Cooperative.

The Easement Area is that portion of Grantor's property in Land Lot(s) 65, 66, 72 & 73, 3rd District, of Coweta County, Georgia, which is shown on the plat of survey attached hereto and made a part hereof (the "Survey") and entitled "Dresden-Talbot County 500 kV Transmission Line / Parcel 1 - Easement Area Plat", dated September 11, 2025, and on the plat of survey attached hereto and made a part hereof (the "Survey") and entitled "Dresden-Talbot County 500 kV Transmission Line / Parcel 2 - Easement Area Plat", dated September 9, 2025, and on the plat of survey attached hereto and made a part hereof (the "Survey") and entitled "Dresden-Talbot County 500 kV Transmission Line / Parcel 4 - Easement Area Plat", dated August 14, 2025, which was prepared by Joseph D. Sowerby, Georgia Registered Land Surveyor No. 2998. As verified by said plat, the total amount of land embraced by this Easement Area shall be 28.291 acre(s).

It is agreed that part of the within named consideration is full payment for all trees and vegetation cut or to be cut in the initial clearing and construction of said lines and other facilities; trees and vegetation so cut to become the exclusive property of Cooperative upon Grantor signing this easement. Between the time of Grantor signing this easement and Cooperative's initial clearing of the Easement Area, Grantor is specifically prohibited from cutting trees and vegetation within the Easement Area.

Cooperative, its successors and assigns, shall pay or tender to the owner thereof a fair market value for any growing crops, vegetation allowed within the Easement Area, or fences cut, damaged or destroyed on said premises by the employees of Cooperative, its agents, successors, or assigns, in the construction, reconstruction, operation and maintenance of said lines and other facilities, except those crops and vegetation which are an obstruction to the use of the right-of-way as herein provided or which interfere with or may be likely to interfere with or endanger said lines and other facilities or their proper maintenance and operation, provided that Grantor shall give Cooperative written notice thereof within thirty (30) days after said alleged damage shall have been done; any growing crops damaged on said premises in the construction, reconstruction, operation and maintenance of said lines and other facilities to remain the property of the owner of said crops.

The Grantor reserve(s) the right to use the land herein before described upon which the said lines and other facilities will be erected for any other purposes not inconsistent with the rights hereby granted, provided such use shall not injure or interfere with the proper operation, maintenance, or repair of, access to, or extensions or additions to, the said lines and other facilities; and provided that no tree(s), buildings or structures other than fences (fences which shall not exceed ten feet from ground level) may

be erected upon the said Easement Area. Grantor agrees not to raise or lower the surface elevation of the property within the Easement Area without specific written approval of Cooperative.

Because it is recognized that there is the absolute necessity for Cooperative, in the safe and proper utilization of the rights, privileges, and interests herein granted, to have, from time to time and at Easement for Right-of-Way  
Dresden-Talbot County 500 kV Transmission Line  
Page 3 of 3

all times, the following rights, powers and interests, the same are hereby expressly granted to Cooperative: By any action at law, or in equity, by injunction, ejection, or otherwise, to prevent the erection, or after erection to cause the removal, of any building, trees, or other structures, on or from said Easement Area whether the offending party be a successor in title to the Grantor or not.

Grantor will warrant and defend the right and title to the above described easement unto Cooperative against the claims of all persons whomsoever.

Said Cooperative shall not be liable for, nor bound by, any statement, agreement or understanding not herein expressed. Cooperative has the right to assign this easement for right-of-way in whole or in part.

TO HAVE AND TO HOLD forever, unto Cooperative, its successors and assigns, lessees and licensees, the rights, powers, and interests herein granted, which shall be a covenant running with the title to the lands above described.

In witness whereof, the undersigned Grantor(s) has (have) hereunto set his/her (their) hand(s) and seal(s) and delivered this document the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Signed, sealed and delivered  
in the presence of:

CITY OF NEWNAN, GEORGIA

\_\_\_\_\_  
WITNESS

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

\_\_\_\_\_  
NOTARY PUBLIC

ATTEST: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

(NOTARY SEAL)

(CORPORATE SEAL)

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



JOSEPH D. SOWERBY  
 GEORGIA REGISTRATION NO. LS002998  
 DATE 08/14/25



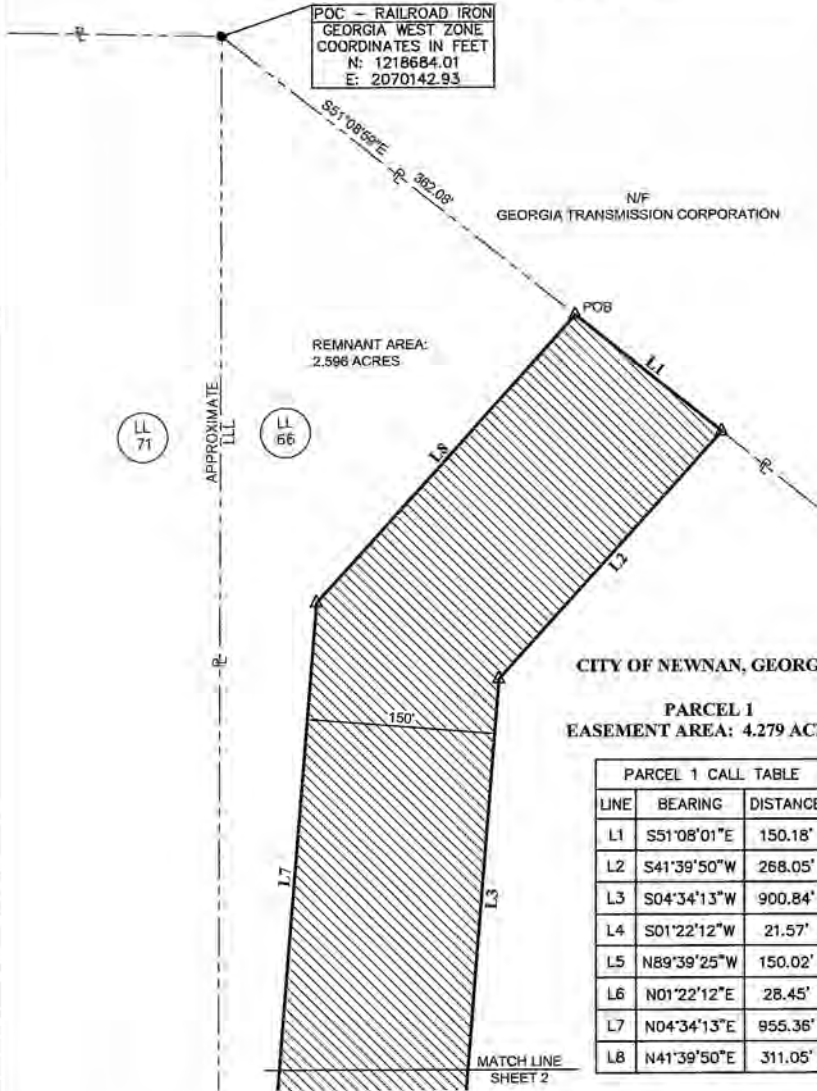
3453 PIERCE DRIVE, SUITE 120  
 CHAMBLEE, GEORGIA 30341  
 (404) 789-2700  
 LAND SURVEYOR FIRM COA NO. LSF001182

**SURVEYOR'S NOTES**

1. THIS PLAT, PREPARED FOR GEORGIA TRANSMISSION CORPORATION, REPRESENTS A SPECIFIC SCOPE OF SERVICES. THERE MAY BE OTHER MATTERS OF TITLE, BURDENING OR FAVORING THE SUBJECT PROPERTY, THAT ARE NOT SHOWN HEREON.
2. TITLE INFORMATION PROVIDED BY FREEDOM TITLE & ABSTRACT CO., INC.; FILE NUMBER 24-119.
3. THE FIELD MEASUREMENTS FOR THE ESTABLISHMENT OF PROJECT CONTROL WAS BASED ON A GPS SURVEY WITH TRIMBLE R10 GNSS RECEIVERS. THE COORDINATES WERE COMPUTED BY USING TRIMBLE BUSINESS CENTER SUBMISSION TO THE NATIONAL GEODETIC SURVEY ONLINE POSITIONING USER SERVICE AND ARE REPORTED IN THE NAD 83(2011) DATUM; STATE PLANE COORDINATE SYSTEM - GEORGIA WEST ZONE; US SURVEY FOOT; WITH A HORIZONTAL ROOT MEAN SQUARE ERROR OF 0.09 FEET AT THE 95% CONFIDENCE INTERVAL.
4. CONVENTIONAL MEASUREMENTS WERE OBTAINED USING A TRIMBLE S6 TOTAL STATION.
5. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 2 CM (0.07 FEET) PLUS 50 PARTS PER MILLION AND WAS ADJUSTED USING LEAST SQUARES.
6. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 255,552.
7. GEORGIA TRANSMISSION CORPORATION IS A PUBLIC UTILITY WITH THE RIGHT TO EMINENT DOMAIN, AND UNDER GEORGIA LAW, IS EXEMPT FROM ZONING AND LAND USE ORDINANCES.
8. ROADWAY RIGHT-OF-WAYS AND ELECTRIC TRANSMISSION LINE RIGHT-OF-WAY AND/OR EASEMENTS ARE DETERMINED FROM A CAREFUL INSPECTION OF OBSERVED VISIBLE EVIDENCE TOGETHER WITH THE RECORDED TITLE DESCRIPTION, RECORDED PLATS, AND OTHER DOCUMENTS OR SURVEYS THAT WERE OBTAINED THROUGH THE COURSE OF THE SURVEY, UNLESS NOTED OTHERWISE, THE APPARENT CENTER OF ROADWAY RIGHT-OF-WAYS COINCIDES WITH THE EXISTING CENTERLINE OF THE ROADWAY AND THE APPARENT CENTER OF ELECTRIC TRANSMISSION LINE RIGHT-OF-WAYS AND/OR EASEMENTS COINCIDE WITH AN EXISTING CONDUCTOR WIRE.

THIS BLOCK RESERVED FOR CLERK OF THE SUPERIOR COURT

POC - RAILROAD IRON  
 GEORGIA WEST ZONE  
 COORDINATES IN FEET  
 N: 1218684.01  
 E: 2070142.93



CITY OF NEWNAN, GEORGIA  
**PARCEL 1**  
 EASEMENT AREA: 4.279 ACRES

PARCEL 1 CALL TABLE		
LINE	BEARING	DISTANCE
L1	S51°08'01"E	150.18'
L2	S41°39'50"W	268.05'
L3	S04°34'13"W	900.84'
L4	S01°22'12"W	21.57'
L5	N89°39'25"W	150.02'
L6	N01°22'12"E	28.45'
L7	N04°34'13"E	955.36'
L8	N41°39'50"E	311.05'

**SYMBOL LEGEND**

- MONUMENT FOUND
- CONCRETE MONUMENT FOUND
- MONUMENT SET
- CONCRETE MONUMENT SET
- △ COMPUTED POINT (NOT MONUMENTED)
- ⚡ NOT TO SCALE
- - - EXISTING FENCE (TYP)
- - - LAND LOT LINE
- - - ROAD R/W
- - - PROPERTY LINE
- - - SUBJECT EASEMENT LINE
- - - EXISTING EASEMENT
- ▨ UNPAVED ROAD / DRIVE
- ▩ PAVED ROAD
- ▨ EASEMENT AREA

**ABBREVIATION LEGEND**

- A ARC LENGTH
- CH CHORD DISTANCE
- CMF CONCRETE MONUMENT FOUND
- CTP CRIMPED TOP PIPE
- LLL LAND LOT LINE
- N/F NOW OR FORMERLY
- IPF IRON PIN FOUND
- OTP OPEN TOP PIPE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- P PROPERTY LINE
- R RADIUS
- RB REBAR
- RBC REBAR WITH CAP
- R/W RIGHT OF WAY
- T/L TRANSMISSION LINE
- DB DEED BOOK
- PB PLAT BOOK
- PG PAGE
- NTS NOT TO SCALE

SUBJECT PROPERTY REFERENCE:  
 DEED BOOK 1191 PAGE 502  
 PLAT BOOK 50 PAGE 228  
 TAX PARCEL: 026 3067 001  
 ADJOINING PROPERTY REFERENCES:  
 (GTC) PB 77 PG 83  
 (NEWMAN) DB 1191 PG 502, PB 50 PG 23



LAND LOT 66, 3rd DISTRICT, COWETA COUNTY, GEORGIA

Drawn By	DRESDEN - TALBOT COUNTY	
	500kV TRANSMISSION LINE	
Description	 Georgia Transmission Owned By Georgia's Electric Cooperative	
	PARCEL 1 EASEMENT AREA PLAT	
Drawn	NM	Approved
Checked	AP	Approved
Date	Checked	Field Date
	Project	Plat Date
		Scale 1" = 100'
		9604-EP
		SHEET 1 OF 2

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JOSEPH D. SOWERBY  
 GEORGIA REGISTRATION NO. LSO02998  
 DATE 08/14/25

THIS BLOCK RESERVED FOR CLERK OF THE SUPERIOR COURT

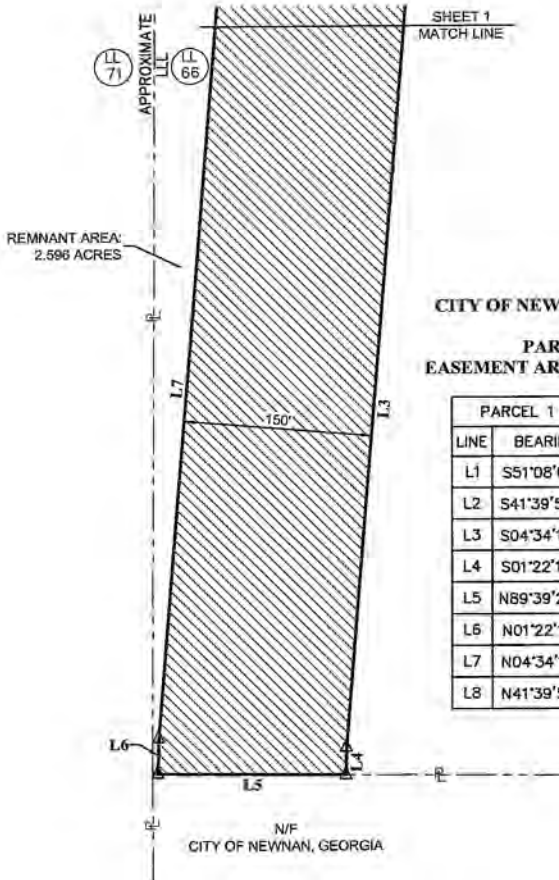


3453 PIERCE DRIVE, SUITE 120  
 CHAMBLEE, GEORGIA 30341  
 (404) 789-2700  
 LAND SURVEYOR FIRM COA NO. LSF001182

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4. CONVENTIONAL MEASUREMENTS WERE OBTAINED USING A TRIMBLE S5 TOTAL STATION.
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GRID NORTH WEST ZONE  
 NAD 83



**CITY OF NEWNAN, GEORGIA**  
**PARCEL 1**  
**EASEMENT AREA: 4.279 ACRES**

LINE	BEARING	DISTANCE
L1	S51°08'01"E	150.18'
L2	S41°39'50"W	268.05'
L3	S04°34'13"W	900.84'
L4	S01°22'12"W	21.57'
L5	N89°39'25"W	150.02'
L6	N01°22'12"E	28.45'
L7	N04°34'13"E	955.36'
L8	N41°39'50"E	311.05'

- SYMBOL LEGEND**
- MONUMENT FOUND
  - CONCRETE MONUMENT FOUND
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  - CONCRETE MONUMENT SET
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  - - - PROPERTY LINE
  - - - SUBJECT EASEMENT LINE
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  - PL PROPERTY LINE
  - R RADIUS
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Drawn	DRESDEN - TALBOT COUNTY	
	500kV TRANSMISSION LINE	
Checked	Georgia Transmission	
	Owned By Georgia's Electric Cooperatives	
PARCEL 1 EASEMENT AREA PLAT		
Scale	1" = 100'	9604-EP
Checked	Approved	
Date	Field Date	SHEET 2 OF 2
Project	Plat Date	
	P79464	08-14-2025



3455 PIERCE DRIVE, SUITE 120  
 CHAMBLEE, GEORGIA 30341  
 (404) 789-2700  
 LAND SURVEYOR FIRM COA NO. LSF001182

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- 8.

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JOSEPH D. SOWERBY DATE  
 GEORGIA REGISTRATION NO. LS002998

- SYMBOL LEGEND**
- MONUMENT FOUND
  - CONCRETE MONUMENT FOUND
  - MONUMENT SET
  - CONCRETE MONUMENT SET
  - △ COMPUTED POINT (NOT MONUMENTED)
  - ~ NOT TO SCALE
  - - - EXISTING FENCE (TYP)
  - - - LAND LOT LINE
  - - - ROAD R/W
  - - - PROPERTY LINE
  - - - SUBJECT EASEMENT LINE
  - - - EXISTING EASEMENT
  - - - UNPAVED ROAD / DRIVE
  - - - PAVED ROAD
  - - - EASEMENT AREA

- ABBREVIATION LEGEND**
- A ARC LENGTH
  - CH CHORD DISTANCE
  - CMF CONCRETE MONUMENT FOUND
  - CTP CRIMFED TOP PIPE
  - LLL LAND LOT LINE
  - N/F NOW OR FORMERLY
  - IFF IRON PIN FOUND
  - OTP OPEN TOP PIPE
  - POB POINT OF BEGINNING
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  - PL PROPERTY LINE
  - R RADIUS
  - RB REBAR
  - RBC REBAR WITH CAP
  - R/W RIGHT OF WAY
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  - DB DEED BOOK
  - PB PLAT BOOK
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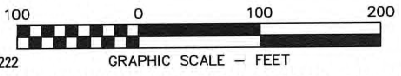
**SUBJECT PROPERTY REFERENCE:**  
 DEED BOOK 1191 PAGE 502  
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 TAX PARCEL: 027 3065 001  
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 PB 50, PG 228, PG 50 PG 229  
 (MEAG) DB 308 PG 473, DB 308 PG 486, PB 60 PG 222

POC - IPF  
 GEORGIA WEST ZONE  
 COORDINATES IN FEET  
 N: 1217243.78  
 E: 2070136.82

N/F  
 MUNICIPAL ELECTRIC  
 AUTHORITY OF GEORGIA

REMNANT AREA  
 0.180 ACRES

MATCH LINE  
 SHEET 2



LAND LOTS 65 AND 66, 3rd DISTRICT, COWETA COUNTY, GEORGIA



CITY OF NEWNAN, GEORGIA

PARCEL 2  
 EASEMENT AREA: 14.323 ACRES

PARCEL 2 CALL TABLE		
LINE	BEARING	DISTANCE
L1	S89°39'25"E	150.02'
L2	S01°22'12"W	4071.47'
L3	S41°18'25"W	233.23'
L4	N01°17'34"E	233.29'
L5	N41°18'25"E	0.06'
L6	N01°22'12"E	4014.28'

Rev. By	DRESDEN - TALBOT COUNTY 500kV TRANSMISSION LINE		
Description	GeorgiaTransmission Owned By Georgia's Electric Cooperatives		
	PARCEL 2 EASEMENT AREA PLAT		
Drawn	NM	Approved [Signature]	Scale 1" = 100'
Checked	AP	Approved [Signature]	9604-EP
Date	Checked	Field Date 04-01-2025	
Apr	Project	Plat Date 09-09-2025	SHEET 1 OF 4
		P79454	



3453 PIERCE DRIVE SUITE 120  
 CHAMELEE, GEORGIA 30341  
 (404) 789-2700  
 LAND SURVEYOR FIRM COA NO. LSF001132

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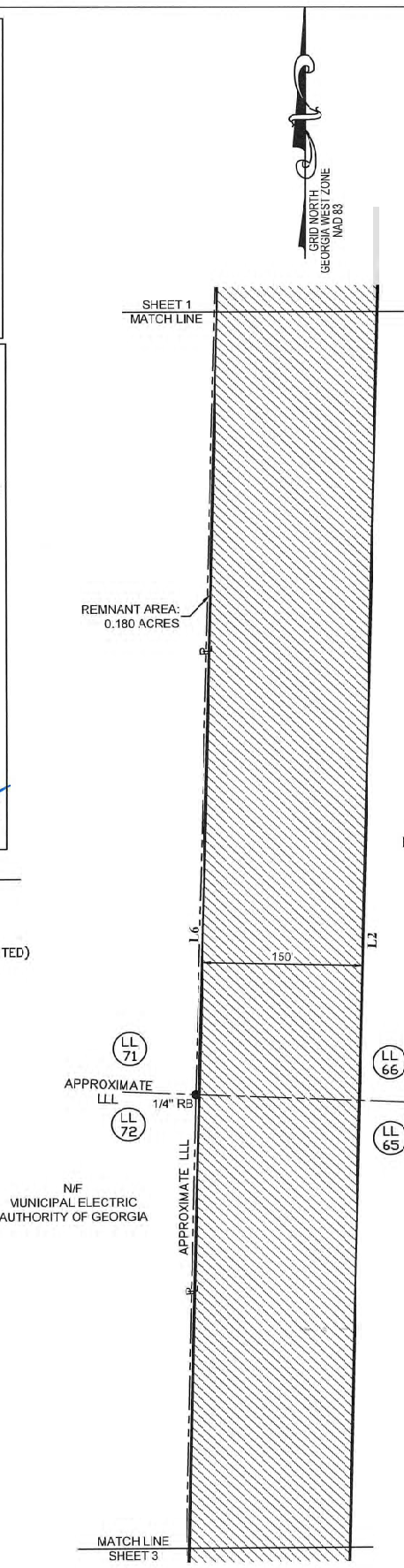
JOSEPH D. SCWERBY  
 GEORGIA REGISTRATION NO. LS022998 DATE

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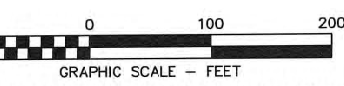
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 PB 50, PG 228, PG 50 PG 229  
 (MEAG) DB 308 PG 473, DB 308 PG 486, PB 50 PG 222



CITY OF NEWNAN, GEORGIA  
 PARCEL 2  
 EASEMENT AREA: 14.323 ACRES

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LINE	BEARING	DISTANCE
L1	S89°39'25"E	150.02'
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Rev. By	DRESDEN - TALBOT COUNTY		
	500kV TRANSMISSION LINE		
Description	GeorgiaTransmission		
	Owned By Georgia's Electric Cooperatives		
PARCEL 2		EASEMENT AREA PLAT	
Drawn	NM	Approved	Scale 1" = 100'
Checked	AP	Approved	9604-EP
Date	Checked	Field Date	
Project	P79464	Plat Date	SHEET 2 OF 4



3453 PIERCE DRIVE, SUITE 120  
 CHAMBLEE, GEORGIA 30341  
 (404) 789-2700  
 LAND SURVEYOR FIRM COA NO. LSF001182

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*Joseph D. Sowerby*  
 9/9/2025

JOSEPH D. SOWERBY  
 GEORGIA REGISTRATION NO. LS002998 DATE

**SYMBOL LEGEND**

- MONUMENT FOUND
- CONCRETE MONUMENT FOUND
- MONUMENT SET
- CONCRETE MONUMENT SET
- △ COMPUTED POINT (NOT MONUMENTED)
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- x- EXISTING FENCE (TYP)
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LAND LOTS 65 AND 66, 3rd DISTRICT, COWETA COUNTY, GEORGIA

N/F  
 MUNICIPAL ELECTRIC  
 AUTHORITY OF GEORGIA

REMNANT AREA:  
 0.180 ACRES

CITY OF NEWNAN, GEORGIA

PARCEL 2  
 EASEMENT AREA: 14.323 ACRES

**PARCEL 2 CALL TABLE**

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L1	S89°39'25"E	150.02'
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Drawn	NM	Approved	Scale	1" = 100'
Checked	AP	Approved	9604-EP	
Date	Checked	Field Date	04-01-2025	
Project	P79434	Plat Date	09-09-2025	



3453 PIERCE DRIVE, SUITE 120  
 CHAMBLEE, GEORGIA 30341  
 (404) 789-2700  
 LAND SURVEYOR FIRM COA NO. LSF001182

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GRID NORTH  
 GEORGIA WEST ZONE  
 NAD 83

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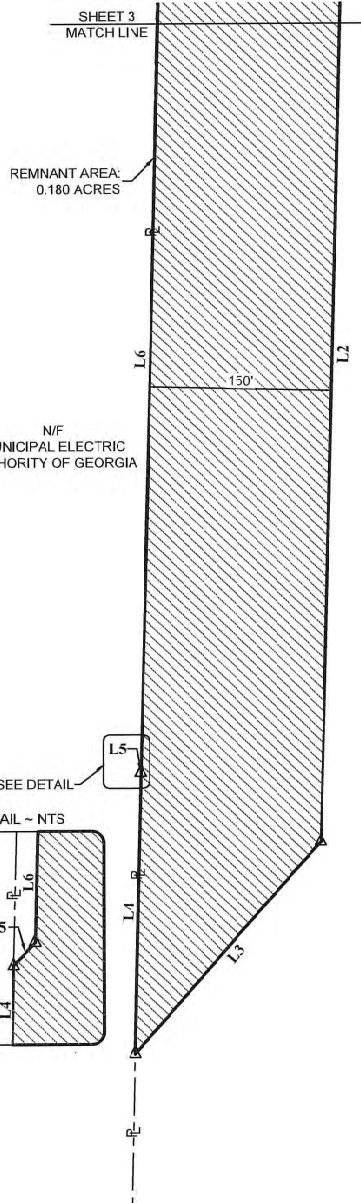
JOSEPH D. SOWERBY  
 GEORGIA REGISTRATION NO. LS002998  
 DATE 9/9/2025

**SYMBOL LEGEND**

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CITY OF NEWNAN, GEORGIA  
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Rev. By	DRESDEN - TALBOT COUNTY 500kV TRANSMISSION LINE		
Description	Georgia Transmission Owned By Georgia's Electric Cooperatives		
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Checked	AP	Approved [Signature]	9604-EP
Date	Checked	Field Date 04-01-2025	
Project	P79434	Plat Date 09-09-2025	SHEET 4 OF 4



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 LAND SURVEYOR FIRM COA NO. LSF001182

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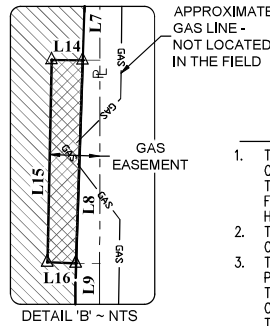
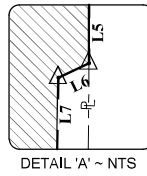
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| POC   | POINT OF COMMENCEMENT   |
| R     | PROPERTY LINE           |
| R     | RADIUS                  |
| RB    | REBAR                   |
| RBC   | REBAR WITH CAP          |
| R/W   | RIGHT OF WAY            |
| T/L   | TRANSMISSION LINE       |
| DB    | DEED BOOK               |
| PB    | PLAT BOOK               |
| PG    | PAGE                    |
| NTS   | NOT TO SCALE            |
| A/K/A | ALSO KNOWN AS           |

**SYMBOL LEGEND**

- MONUMENT FOUND
- CONCRETE MONUMENT FOUND
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- CONCRETE MONUMENT SET
- △ COMPUTED POINT (NOT MONUMENTED)
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- x- EXISTING FENCE (TYP)
- - - LAND LOT LINE
- - - ROAD R/W
- - - PROPERTY LINE
- - - SUBJECT EASEMENT LINE
- - - EXISTING EASEMENT
- ▨ UNPAVED ROAD / DRIVE
- ▩ PAVED ROAD
- ▨ UNENCUMBERED EASEMENT AREA
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09/11/25

JOSEPH D. SOWERBY DATE  
 GEORGIA REGISTRATION NO. LS002998

CITY OF NEWNAN, GEORGIA

**PARCEL 4**  
**UNENCUMBERED EASEMENT AREA: 9.623 ACRES**  
**ENCUMBERED EASEMENT AREA: 0.066 ACRES**  
**TOTAL EASEMENT AREA: 9.689 ACRES**

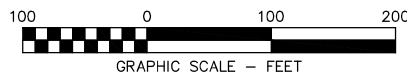
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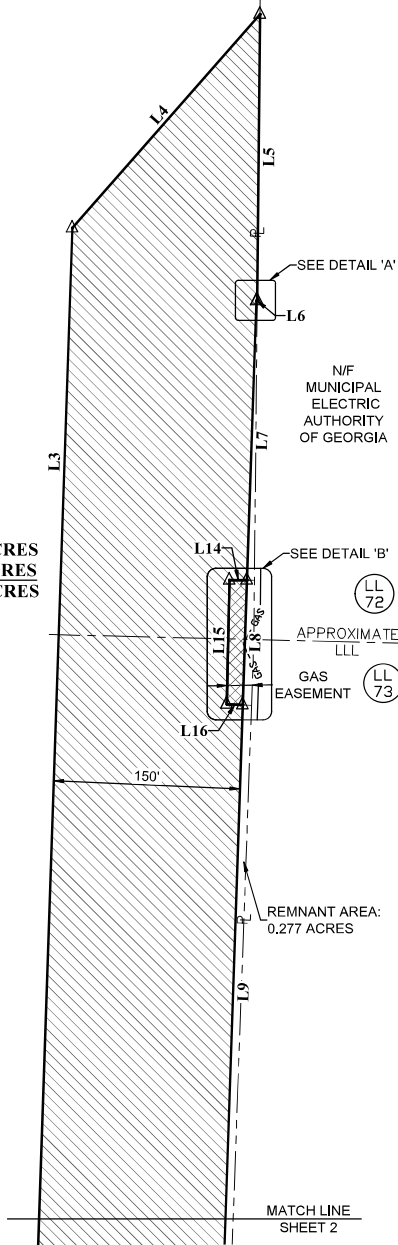
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LAND LOTS 72 AND 73, 3rd DISTRICT, COWETA COUNTY, GEORGIA



Rev. By	DRESDEN - TALBOT COUNTY 500kV TRANSMISSION LINE		
Description	 Owned By Georgia's Electric Cooperatives		
	PARCEL 4 EASEMENT AREA PLAT		
Drawn	NM	Approved	Scale 1" = 100'
Checked	AP	Approved	
Date	Checked	Field Date	9604-EP
Appr	Project	Plat Date	SHEET 1 OF 3
	P79464	09-11-2025	



3453 PIERCE DRIVE, SUITE 120  
 CHAMBLEE, GEORGIA 30341  
 (404) 789-2700  
 LAND SURVEYOR FIRM COA NO. LSF001182

**SURVEYOR'S NOTES**

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09/11/25

JOSEPH D. SOWERBY DATE  
 GEORGIA REGISTRATION NO. LS002998

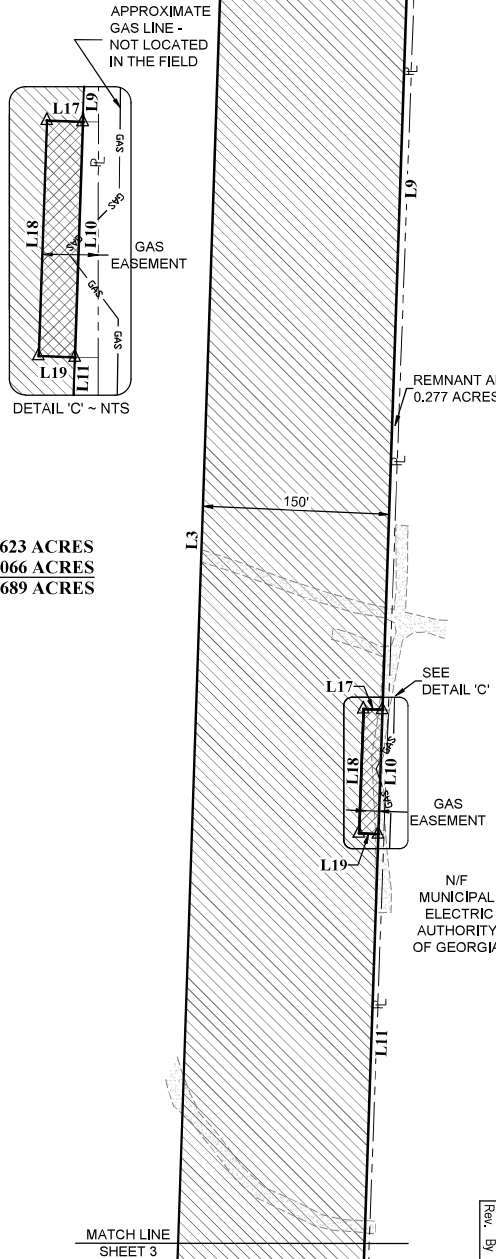
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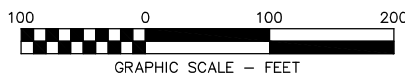
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- ABBREVIATION LEGEND**
- A ARC LENGTH
  - CH CHORD DISTANCE
  - CMF CONCRETE MONUMENT FOUND
  - CTP CRIMPED TOP PIPE
  - LLL LAND LOT LINE
  - N/F NOW OR FORMERLY
  - IPF IRON PIN FOUND
  - OTP OPEN TOP PIPE
  - POB POINT OF BEGINNING
  - POC POINT OF COMMENCEMENT
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Rev. By	<b>DRESDEN - TALBOT COUNTY</b>		
	500kV TRANSMISSION LINE		
Description	<b>Georgia Transmission</b> Owned By Georgia's Electric Cooperatives		
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Drawn	NM	Approved	Scale 1" = 100'
Checked	AP	Approved	9604-EP
Date	Checked	Field Date	
		04-01-2025	SHEET 2 OF 3
Project	P79464	Plat Date	
		09-11-2025	





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 (404) 789-2700  
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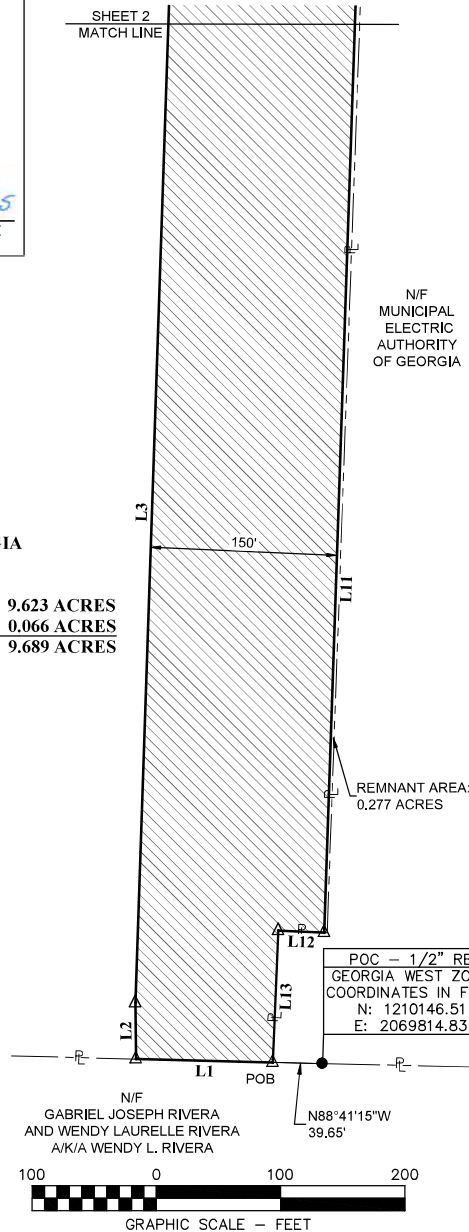
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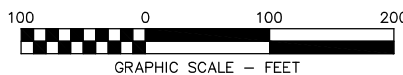
SHEET 2  
 MATCH LINE



N/F  
 MUNICIPAL  
 ELECTRIC  
 AUTHORITY  
 OF GEORGIA

REMNANT AREA:  
 0.277 ACRES

POC - 1/2" RB  
 GEORGIA WEST ZONE  
 COORDINATES IN FEET  
 N: 1210146.51  
 E: 2069814.83



LAND LOTS 72 AND 73, 3rd DISTRICT, COWETA COUNTY, GEORGIA

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**ABBREVIATION LEGEND**

- |       |                         |
|-------|-------------------------|
| A     | ARC LENGTH              |
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| CMF   | CONCRETE MONUMENT FOUND |
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| LLL   | LAND LOT LINE           |
| N/F   | NOW OR FORMERLY         |
| IPF   | IRON PIN FOUND          |
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CITY OF NEWNAN, GEORGIA

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Rev. By Description Date Appr

**DRESDEN - TALBOT COUNTY**  
 500kV TRANSMISSION LINE



PARCEL 4 EASEMENT AREA PLAT

Drawn	NM	Approved	Scale	1" = 100'
Checked	AP	Approved	9604-EP	
Checked		Field Date		
Project	P79464	Plat Date	09-11-2025	SHEET 3 OF 3

June 10, 2026

Mayor and Members of the City Council  
City of Newnan  
25 LaGrange Street  
Newnan, GA 30263

RE: Downtown Development Authority Approval of Amendments to Development Documents

Dear Mayor and Council Members:

At its regular meeting held on June 10, 2026, the Newnan Downtown Development Authority (DDA) considered proposed amendments to the following documents related to the redevelopment project at 57 E. Broad St:

1. Intergovernmental Agreement (IGA)
2. Earnest Money Escrow Agreement with Red Hills
3. Development Agreement with CDI
4. Lease Amendment

Following review and discussion, the Authority approved the proposed amendments to each of the above-referenced documents.

Pursuant to the governing agreements and the City's interests in the project, City Council has the opportunity to review these amendments and determine whether to approve and ratify them. The DDA respectfully submits the approved amendments for Council's consideration and requests that they be placed on an upcoming City Council agenda for review and action.

Thank you for your consideration.

Sincerely,



Chairman  
Newnan Downtown Development Authority

**STATE OF GEORGIA  
COUNTY OF COWETA**

**FIRST AMENDMENT TO AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF NEWNAN, GEORGIA AND THE CITY OF NEWNAN AND THE CITY OF NEWNAN DOWNTOWN DEVELOPMENT AUTHORITY (HEREINAFTER “DDA”), RELATING TO THE DEVELOPMENT 57 EAST BROAD STREET DATED JULY 23, 2025, (HEREINAFTER THE “AGREEMENT”)**

WHEREAS, the City of Newnan, Georgia (hereinafter “City”) entered into that certain Intergovernmental Agreement between the City of Newnan, Georgia and the City of Newnan Downtown Development Authority (hereinafter “DDA”) relating to the development of the property located at 57 East Broad Street (hereinafter “Property”) to include a hotel site (hereinafter collectively the “Project”); and

WHEREAS, the City and DDA have determined that the development of the hotel site within the project will require an amendment to the Agreement in order to provide for a different framework for development of the hotel site which is needed to complete the overall Project due to a change in circumstances of the named hotel developer Red Hills Hospitality Management LLC (hereinafter “Red Hills”).

NOW, THEREFORE, the Parties hereto mutually agree as follows:

Section 1. Changes to Agreement.

1. Paragraph 3. Hotel Project of the Agreement is hereby amended to read as follows:

3 | Hotel Project. The DDA further agrees to secure development of certain portions of the Subject Property for hotel and hospitality uses and operations (such portion of the Subject Property being the **“Hotel Property”**), which DDA rights may include, subject to the terms and conditions set forth herein, the sale, development, leasing, use and operations of such Hotel Property for the hotel and hospitality purposes (the **“Hotel Project”**), by Red Hills Hospitality Management, LLC or another industry recognized hotel developer (the **“Hotel Developer”**)
2. Paragraph 9. Term of the Agreement is hereby amended by extending the termination date set out therein to June 30, 2027.
3. Exhibit “B” to the Agreement is hereby amended as follows:
  - 1) Paragraph 7 under lease terms be and is hereby deleted in its entirety and a new paragraph 7 is hereby inserted to read as follows:
    7. Lease Commencement: upon (i) execution of an amendment to the ground lease between Seller and CDI to provide for development and for installation of infrastructure for the Hotel Site and to provide for compensation for the development (ii) execution of a development agreement between CDI and to develop the Hotel Site as pad ready for \$2,400,000.00.

4. Exhibit “B” Paragraph 9 subsection (a) is hereby deleted in its entirety and a new subsection (a) is hereby inserted to read as follows:

- (a) “The purchase price (the “Purchase Price”) of the Purchase Option Property in the event the Purchase Option is properly and timely exercised shall be the sum of Three Million Six Hundred Ninety-One Thousand Six Hundred Fifty-Five and 25/100ths Dollars (\$3,691,655.25) LESS any amounts of Fixed Rent actually paid by Tenant under the Lease prior to closing of the Purchase Option (“Closing”) and LESS the prorated value of \$17.25 psf times the total land dedicated to the City in connection with the Initial Infrastructure Dedication. Pursuant to the Development Agreement, in the event Bonds (as defined therein) are not issued by the Closing, the Purchase Price shall be further reduced in the amount of Two Million Four Hundred Thousand and No/100 Dollars (\$2,400,000.00) as a reimbursement to Tenant for the Initial Infrastructure Work completed on the Hotel Site, all pursuant to the terms and conditions of the Developmental Agreement. The Purchase Price shall be payable in cash or immediately available funds.”

5. Exhibit “B” Paragraph 10. Special Stipulations, is hereby amended by deleting the wording “the Hotel Site Purchaser” in Substation (a) and by extending the termination date to June 30, 2027.

6. Exhibit “C” to The Agreement is hereby amended to add a new bullet point to read as follows:

- The purchase and sale agreement shall include a provision that Red Hills or a subsequent entity of which Red Hills is a member shall pay to the DDA out of the bond proceeds at the time of the bond closing the sum of \$2,400,000 plus the cost of any premium and contractor markup for a performance and payment bond to cover the cost of infrastructure improvements to the Hotel Site which Red Hills is no longer agreeing to be responsible for until after the closing date of the bond issue.

In addition, the date set out in Exhibit “C” on which the IGA is to terminate is extended to June 30, 2027

## Section 2. Survival of Representations and Obligations.

All of the representations and Obligations of the Parties set out in Paragraphs 1 through 14 of the Agreement not otherwise modified herein, shall remain and continue in full force and effect.

Signatures on the following page.

SO AGREED, this \_\_\_\_\_ day of \_\_\_\_\_, 2026

CITY OF NEWNAN, GEORGIA  
Acting by and through Mayor  
And Council

By: \_\_\_\_\_  
Mayor

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

CITY OF NEWNAN  
DOWNTOWN DEVELOPMENT  
AUTHORITY

By: \_\_\_\_\_  
Mayor

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



**NEWNAN**  
GEORGIA • CITY OF HOMES

**To:** Mayor and Council  
**Date:** June 16, 2026  
**Agenda Item:** Presentation from WLA Studio for Draft Arboretum Master Plan  
**Prepared By:** Meg Kelsey, Assistant City Manager

---

**Purpose:**

Presentation of Arboretum Master Plan

**Background:**

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

On October 14, 2025, the Mayor and Council awarded a contract to WLA Studio to lead the arboretum’s master planning process, including community engagement and conceptual design. We are hopeful that this effort will help position the project for future grant funding and guide its long-term development and implementation.

A copy of the presentation is attached to agenda materials.

**Funding:**

Funding through Outdoor Stewardship Grant (up to \$3,000,000) and unrestricted fund balance.

**Recommendation:**

**Attachments:**

1. Arboretum\_CouncilMeeting

**Previous Discussion with Council:**

May 25, 2025 and October 14, 2025 (see background notes above)



# Newnan Arboretum Master Plan

*City Council Presentation*  
*June 16, 2026*

# Conceptual Design Feedback Recap

## CONCEPT 1: PIEDMONT PASSIVE



### Liked:

- ✔ Propagation area (some noted doesn't need to be roofed structure, could be outdoor propagation facility)
- Idea of selling in-house grown trees to residents or using for city projects

### Didn't like:

- ✘ Location of the parking area on Boone Dr, blocks the best view into the site
- LINC isn't as integrated into the site program as in other concepts

### Additional comments:

Would like an area for back of house/ maintenance activities, bringing in material, truck access, etc.

## CONCEPT 2: PIEDMONT PATCHWORK



### Liked:

- ✔ Amphitheater and location close to school
- Parking area in the old homesite location
- Grander, standalone entrance
- Trailhead connection to the elementary school

### Didn't like:

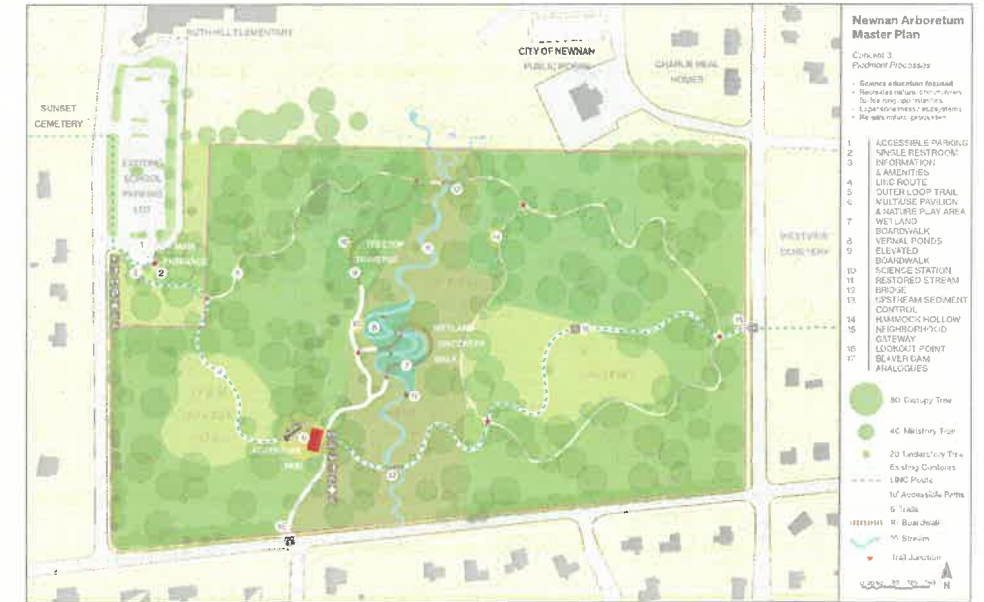
- ✘ Path system felt like it couldn't be expanded in future, more set in place

### Additional comments:

• Would like a bus dropoff loop in the parking area

• Lukewarm on public art opportunities

## CONCEPT 3: PIEDMONT PROCESSES



### Liked:

- ✔ Science education opportunities this concept presents
- Named features (potential donors)
- Path network, easy to expand if desired later
- "Restoration" aspects of this design

### Didn't like:

- ✘ Wanted vehicular access in the "Adventure Hub" area as shown in Concept 2
- Smaller entrance and entirely shared parking with Ruth Hill Elementary, could see visitors being confused

### Additional comments:

Group believed this concept would be the strongest for a grant application

# Public Input Received

## PUBLIC RESPONSE SUMMARY

**Total Responses All Formats: 60**

Email 27  
 Facebook 33  
 Instagram 0

### Level of Support:

Supports 46  
 Conditionally supports 1  
 Does not support 2  
 Did not indicate 12

### Concept Designs Preference:

Concept 14  
 Concept 23  
 Concept 311

## THEMATIC ANALYSIS

Theme	Keywords	#
<b>Overall Community Wants</b>		
	Public Green Space/ Parks/ Access to Nature/ Outdoor Opportunities	7
	Family Friendly Spaces	4
	Beautification	3
	Preserve Green Space/ Nature Conservation	3
	Gathering place	2
	Investment in Community	2
	Food Security & Access	2
	Thoughtful growth	1
	Third Place	1
	Regional draw to support local economy	1
	Sediment Control & Pollution in waterways	1
<b>Desired Site Features &amp; Amenities</b>		
	LINC connection	3
	Picnic Area/Tables	2
	Restroom	2
	Nature Walk	2
	Pollinator Garden	2
	Treetop Walkway (like Fernbank)	2
	Native Plants	2
	Nature Play	2
	Stone Amphitheater	2
	Accessible trail surfaces	2
	Benches	1
	Security Cameras	1
	Drinking Fountain	1
	Dog Water Fountain	1
	Japanese Garden	1

Theme	Keywords	#
	Greenhouse/Plant Propagation	1
	Perennial Plants	1
	Playground	1
	Flower garden	1
	Hammock Swings	1
	Pond open to fishing	1
	Pond open to swimming	1
	Walking Trails	1
	Sensory enrichment	1
	<b>Edible &amp; Medicinal Plants</b>	<b>(22 total)</b>
	Fruit Trees	5
	Community Garden	4
	Nut Trees	3
	Fruiting/Berry bushes	3
	Veggies	2
	Food Forest	1
	Food Garden	1
	Permaculture Forest	1
	Food Pharmacy	1
	Foraging plants	1
	<b>Education/Outreach Programming</b>	<b>(13 total)</b>
	Science Education	4
	Outdoor/Living Classroom	3
	Learning Environment	2
	Ecology/Conservation education	2
	Gardening Education	2

Theme	Keywords	#
<b>Project Suggestions</b>		
	Pedestrian/Cyclist im- provements on 4th St west of Sunset to make arboretum accessible from neighborhoods	1
	Start a project fund through the foundation	1
	Make Oak Hill Cemetery an arboretum	1
<b>Project Concerns</b>		
	Safety & Security	4
	Use of Taxpayer Dollars	2
	Staffing & Maintenance	1
	Ensure city can support water needs	1
	Nuisance wildlife (?)	1
	No circus stuff (?)	1

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# Consolidated Master Plan



## Newnan Arboretum Final Master Plan

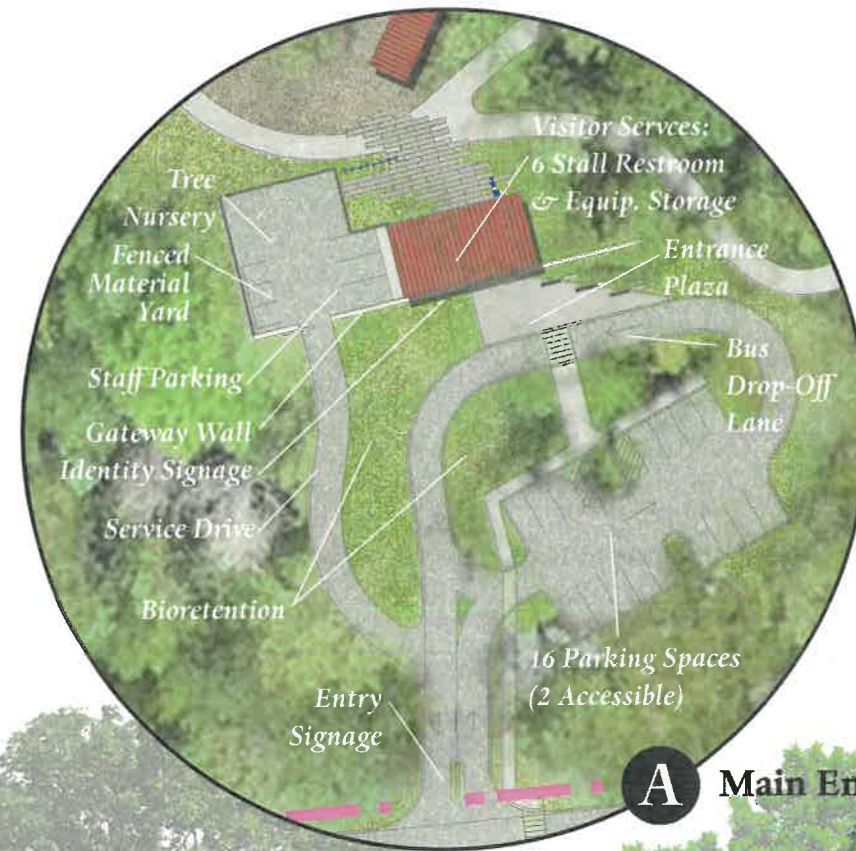
- Science education focus
- Recreates natural communities for learning opportunities
- Experience messy ecosystems
- Reveals natural processes

- 1 SCHOOL GATEWAY & ACCESSIBLE PARKING
- 2 LINC ROUTE
- 3 STONE BLOCK AMPHITHEATER
- 4 NATURE PLAY AREA
- 5 MULTIUSE PAVILION
- 6 6 STALL RESTROOM & INFORMATION
- 7 MAINTENANCE & NURSERY AREA
- 8 MAIN PARKING LOT
- 9 VERNAL POOLS
- 10 ELEVATED BOARDWALK
- 11 SCIENCE STATION
- 12 RESTORED STREAM
- 13 BRIDGE
- 14 UPSTREAM SEDIMENT CONTROL
- 15 NEIGHBORHOOD GATEWAY
- 16 HAMMOCK HOLLOW
- 17 LOOKOUT POINT
- 18 BEAVER DAM ANALOGUES

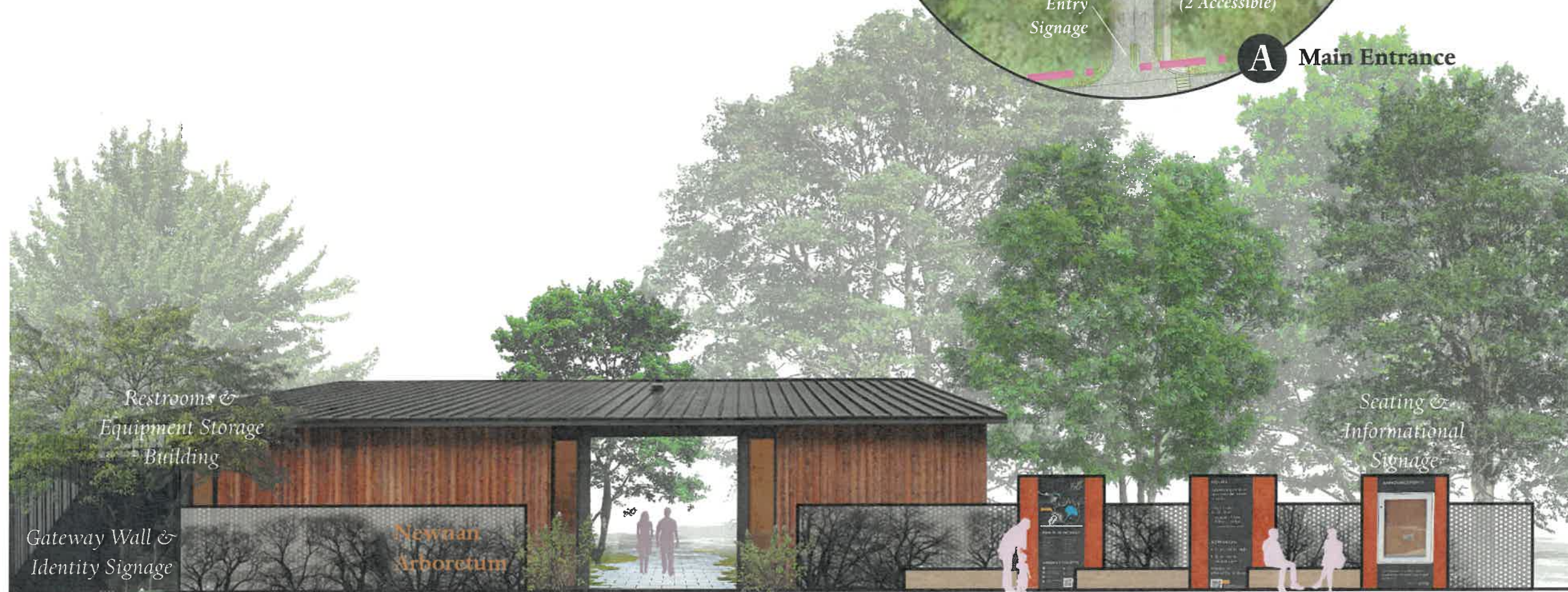
- Planned LINC Connection
- Accessible Paths
- Compacted Aggregate Trails
- Accessible Boardwalk
- Restored Stream
- Trail Junction



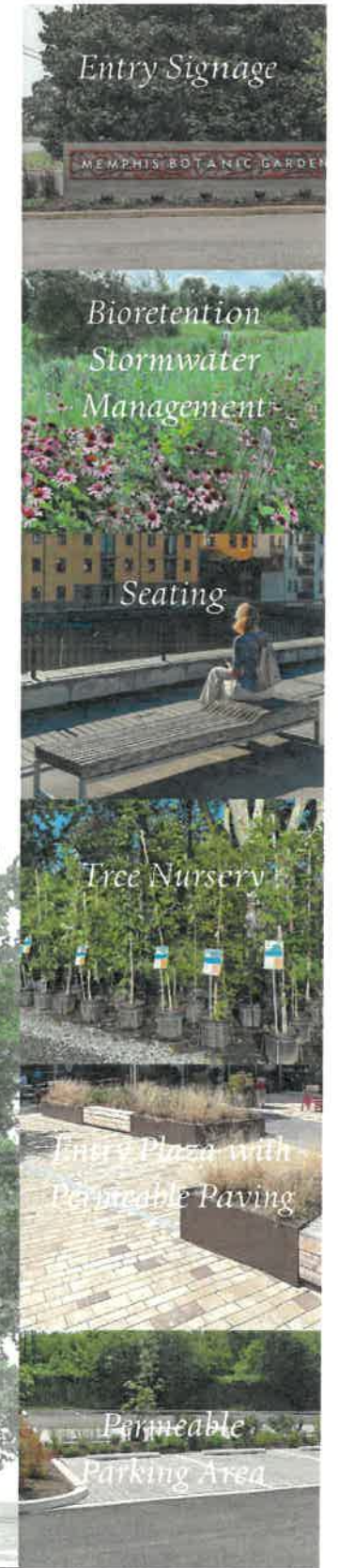
# Detail Area Plans

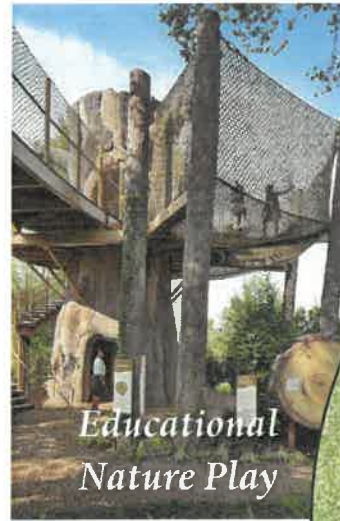


**A Main Entrance**



**Main Entrance, Elevation**

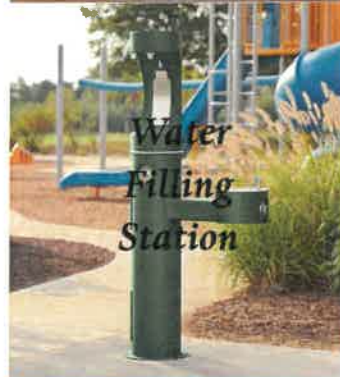




Educational Nature Play



Multi-use Pavilion



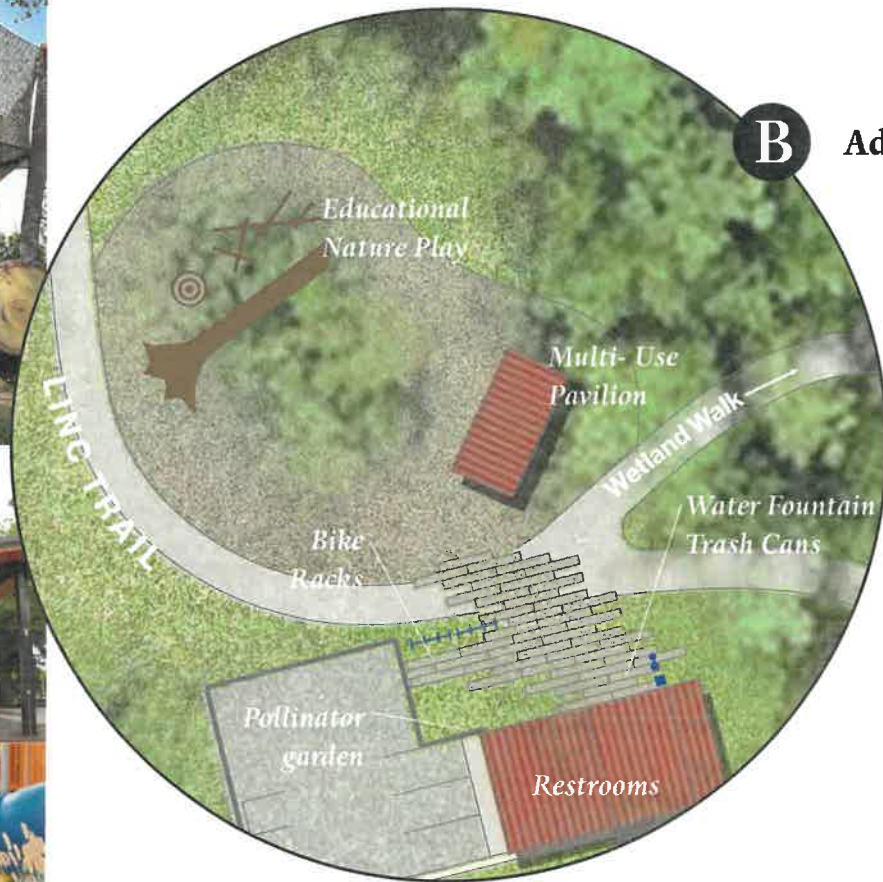
Water Filling Station



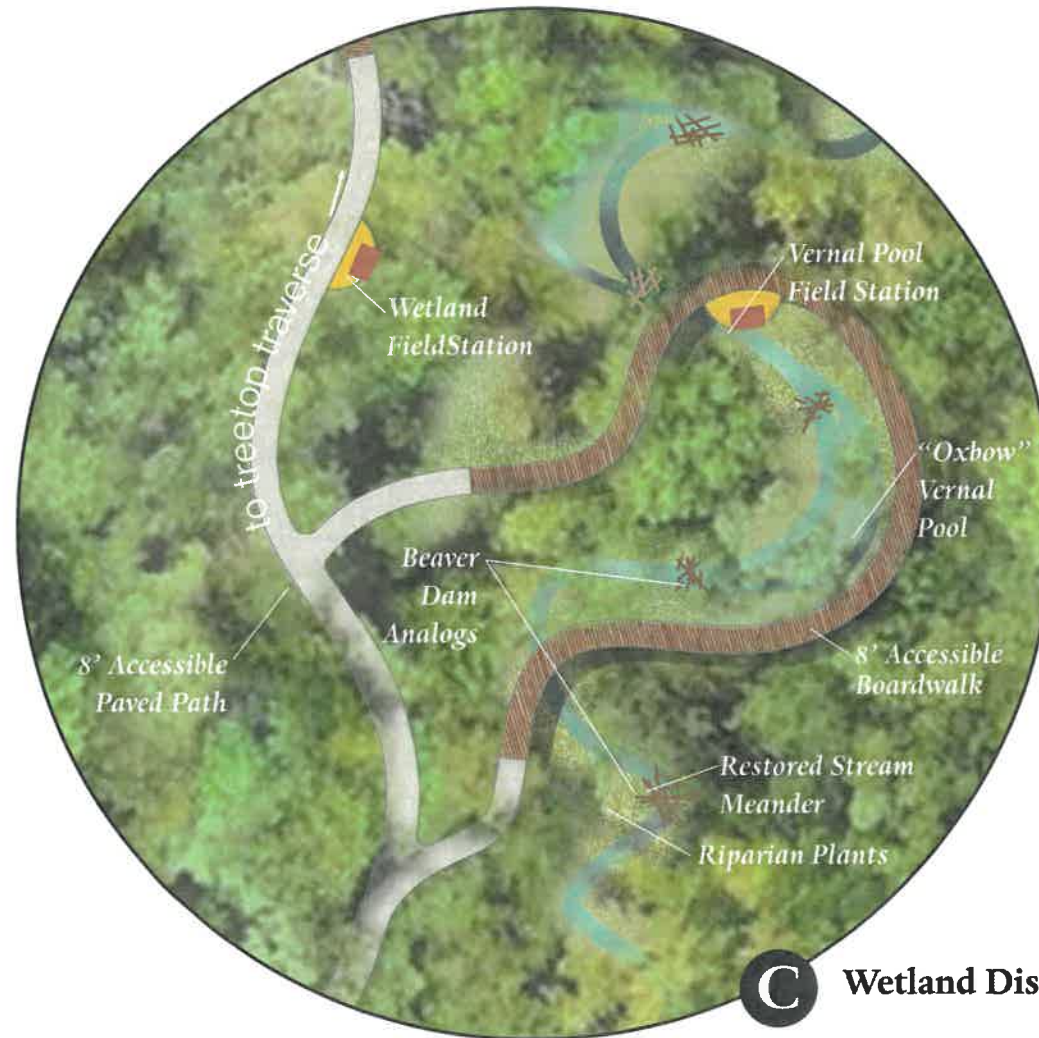
Bike Racks



Waste Receptacles  
Pet Waste Station



**B** Adventure Hub



**C** Wetland Discovery Walk



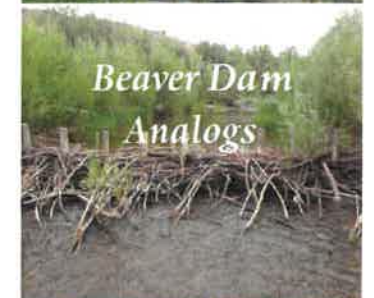
Science Field Station



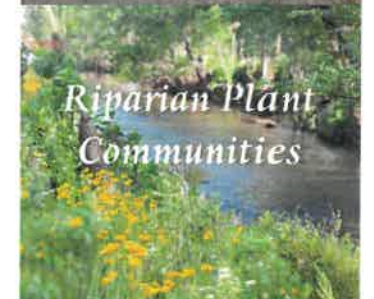
Accessible Paved Path



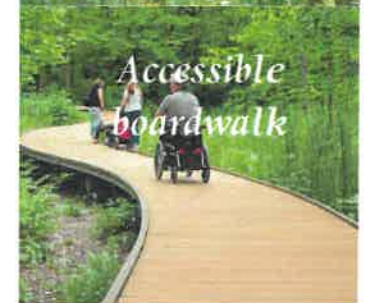
Restored Stream



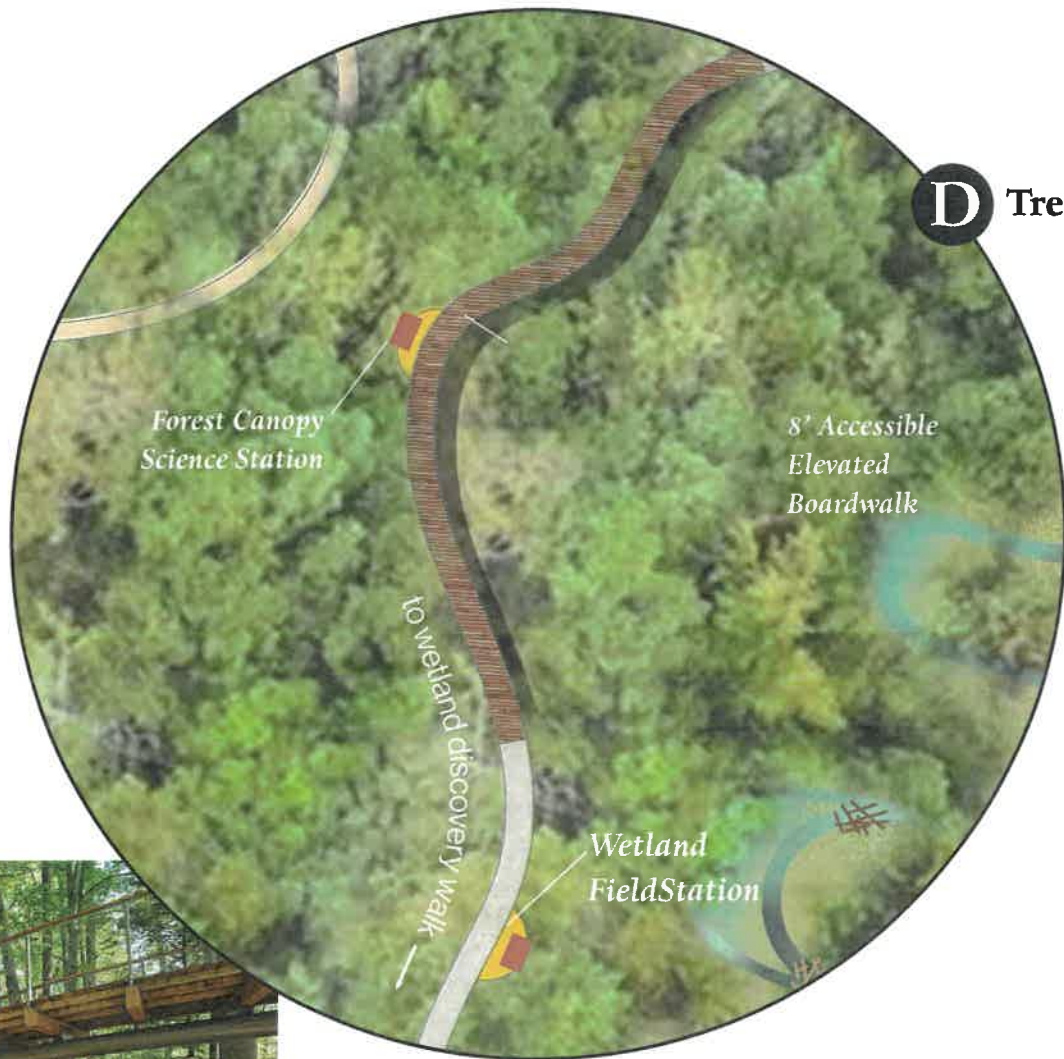
Beaver Dam Analogs



Riparian Plant Communities



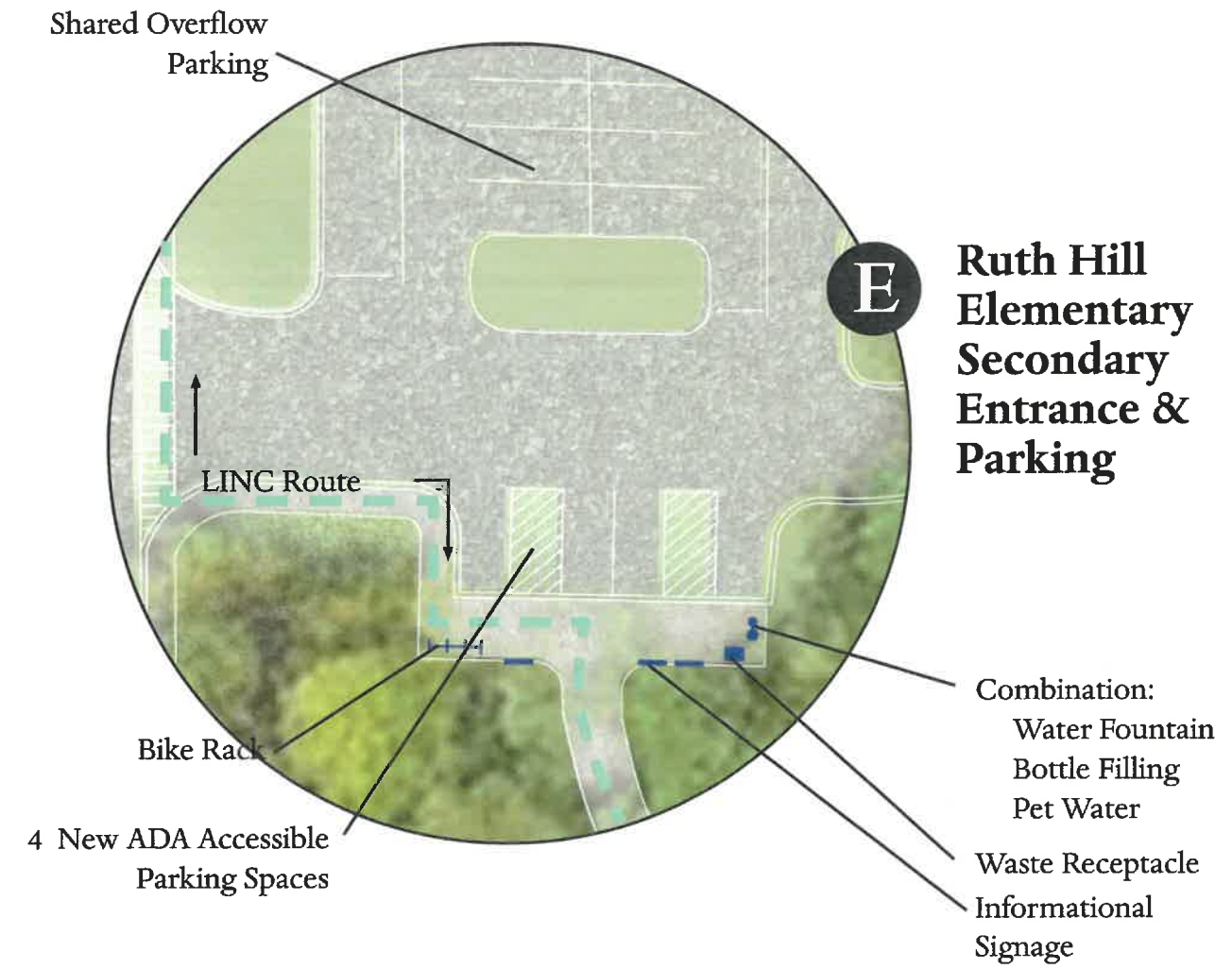
Accessible boardwalk



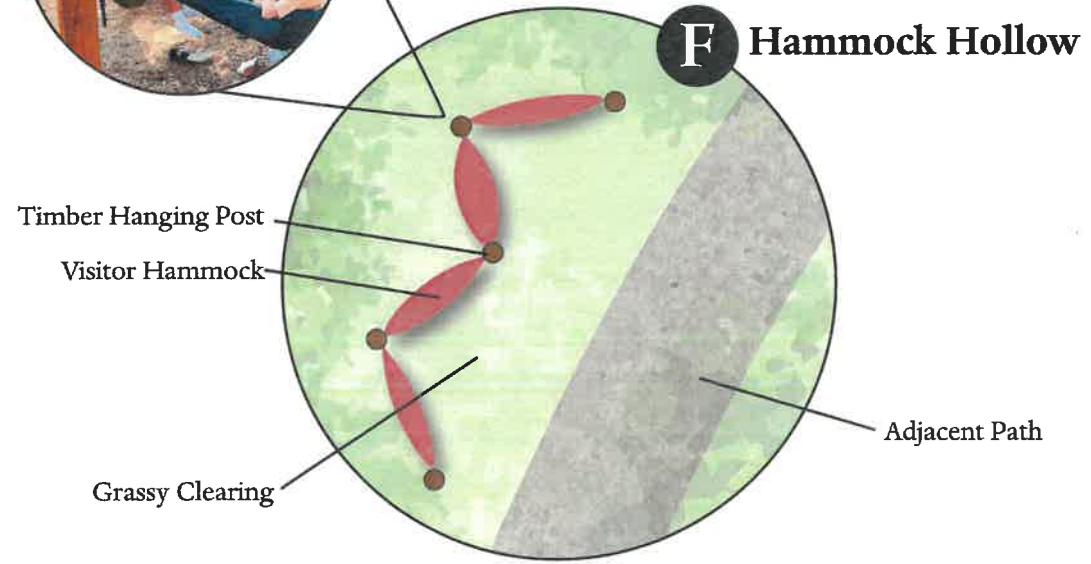
**D** Treetop Traverse



*Accessible Elevated Boardwalk*

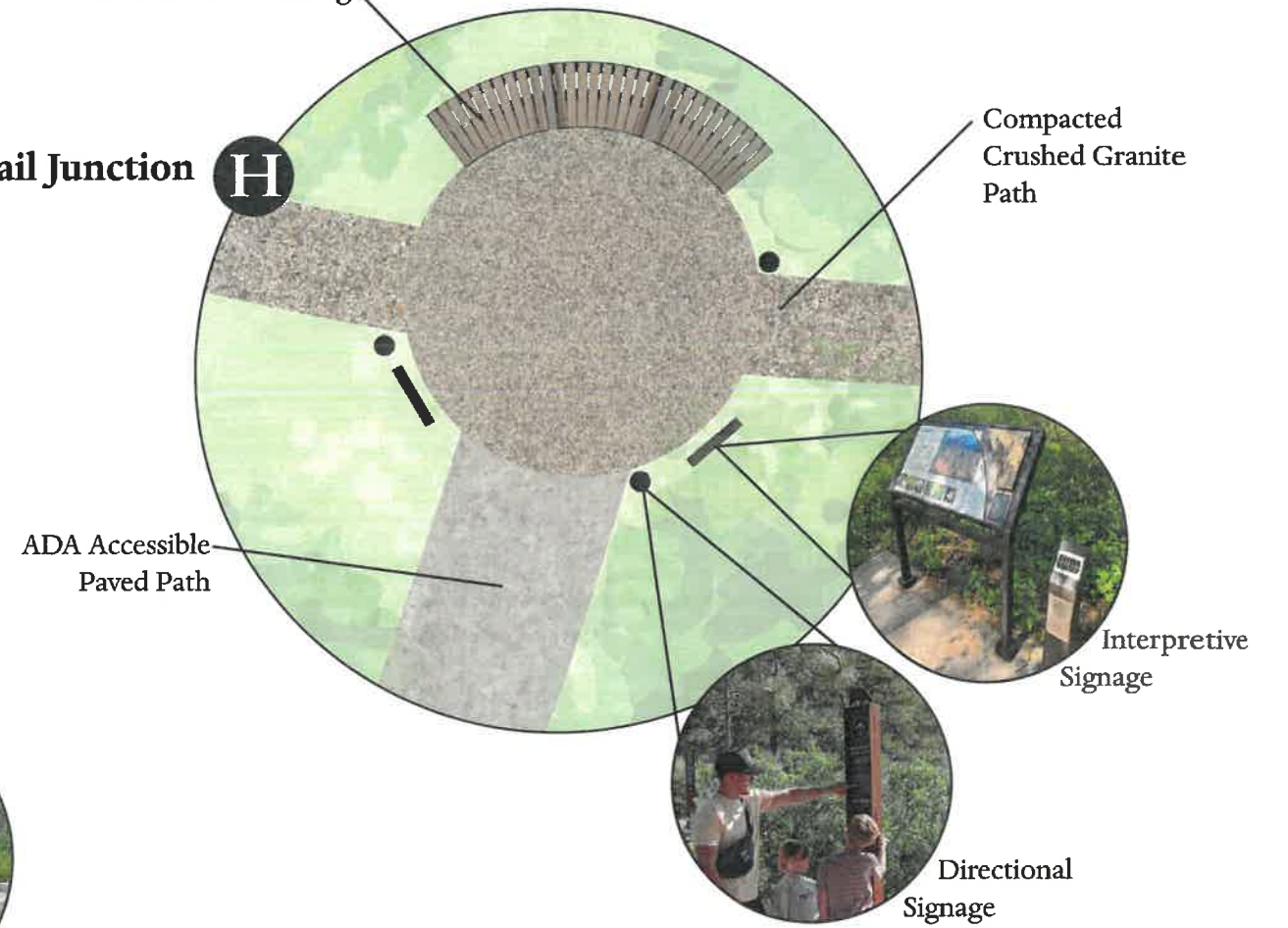


**E** Ruth Hill Elementary Secondary Entrance & Parking



Curved Bench Seating

**H Trail Junction**



Trail from school

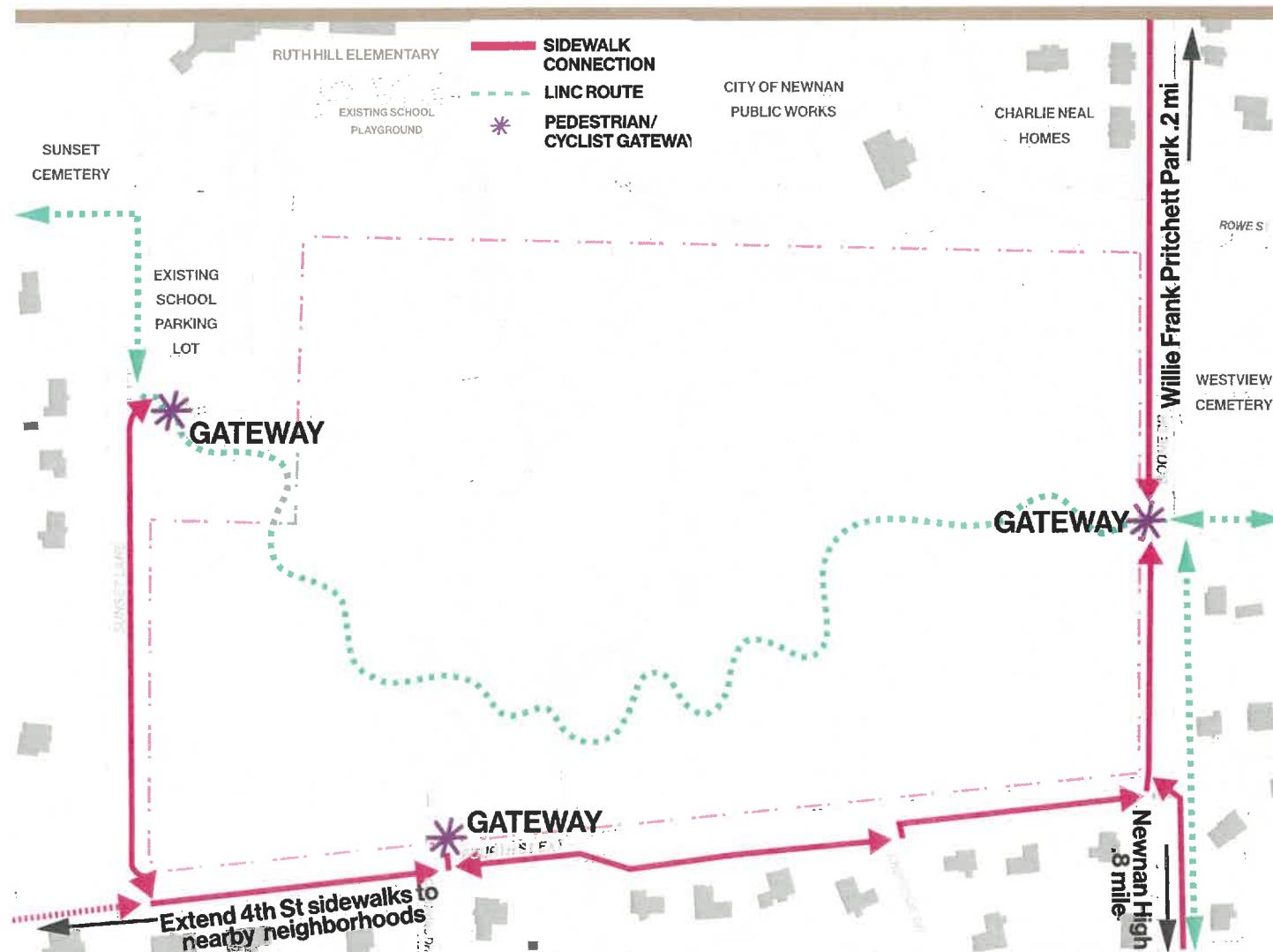


Tiered stone seatwalls

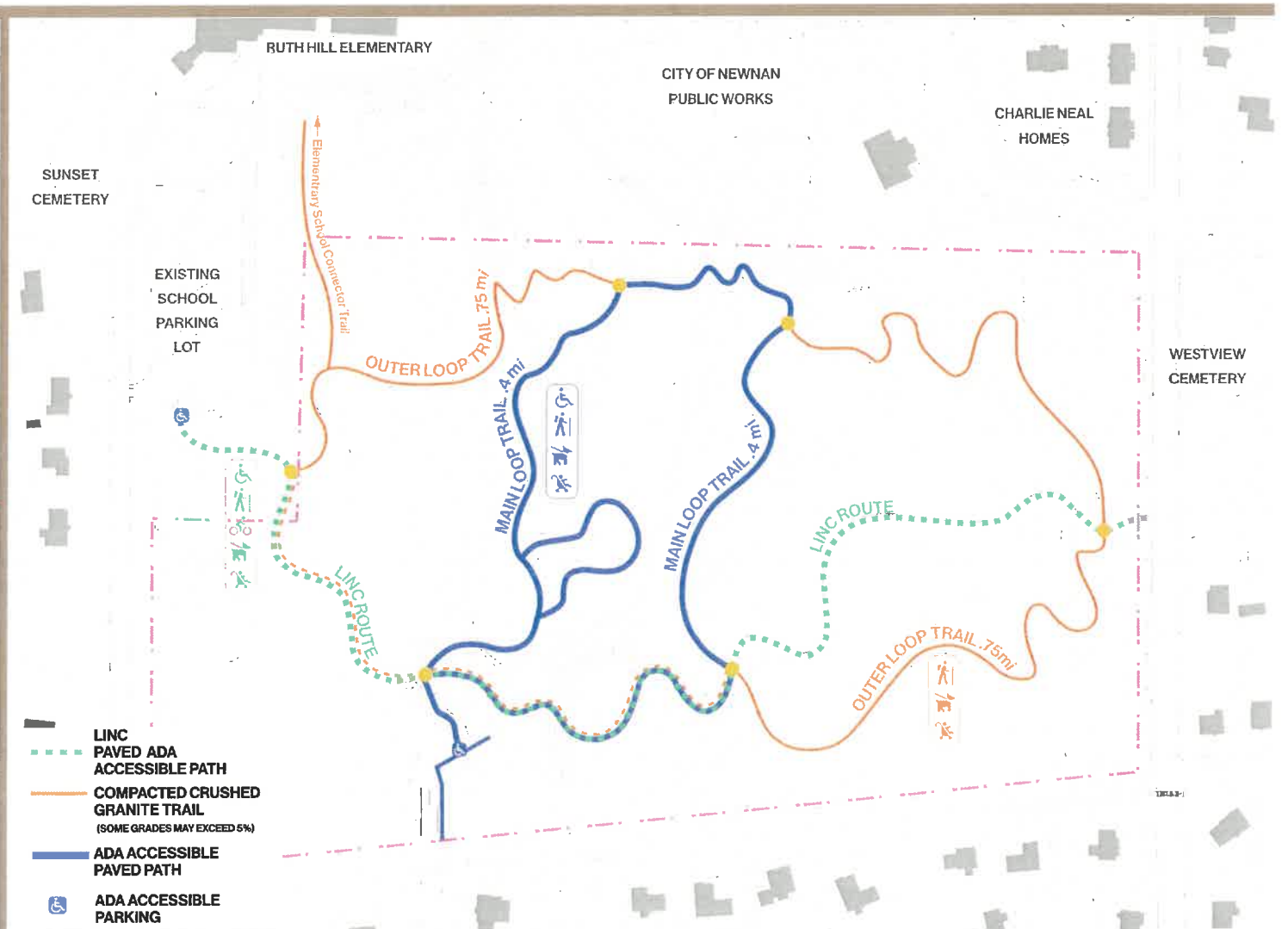


# The Trail Network

## Neighborhood Connectivity



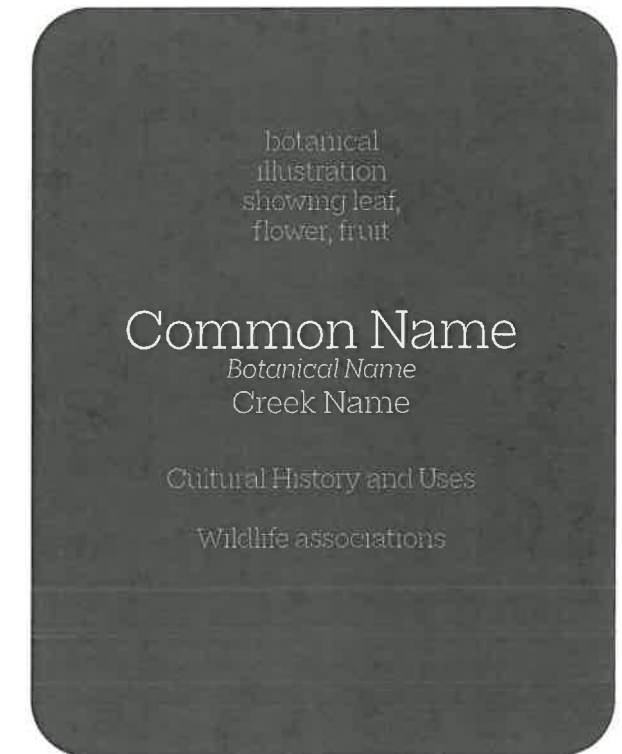
## Trail Accessibility



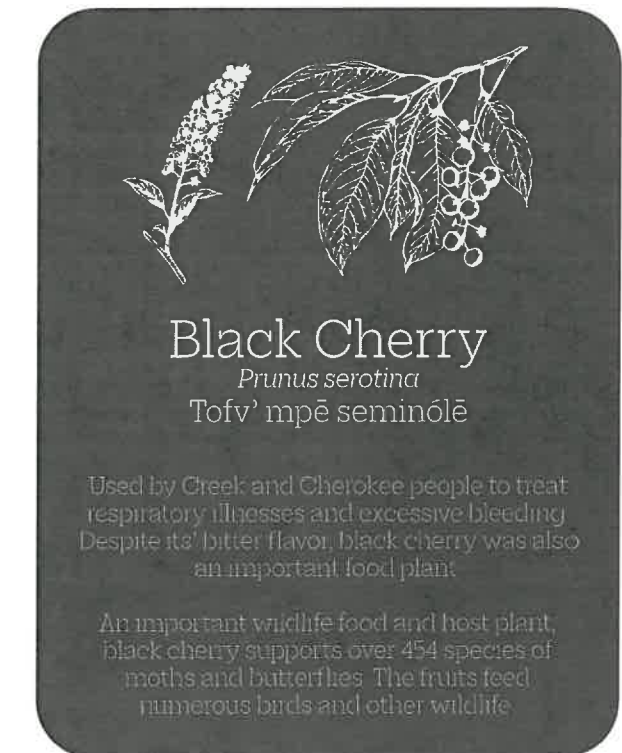
# Signage & Interpretation



Sample Plant Tag:



Example:



# High Level Opinion of Probable Cost

## HIGH LEVEL COST ESTIMATE SUMMARY

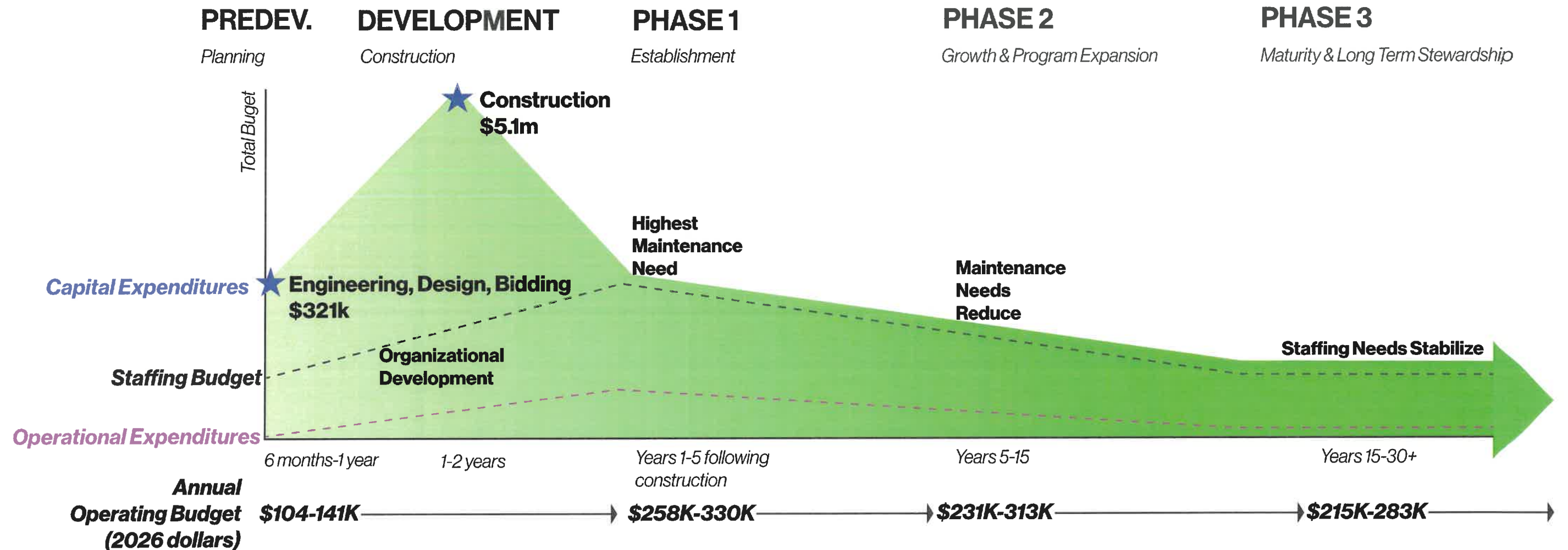
*Ecological Restoration and Arboretum Tree Collection: \$998,160*

*Infrastructure and Visitor Amenities: \$4,449,996*

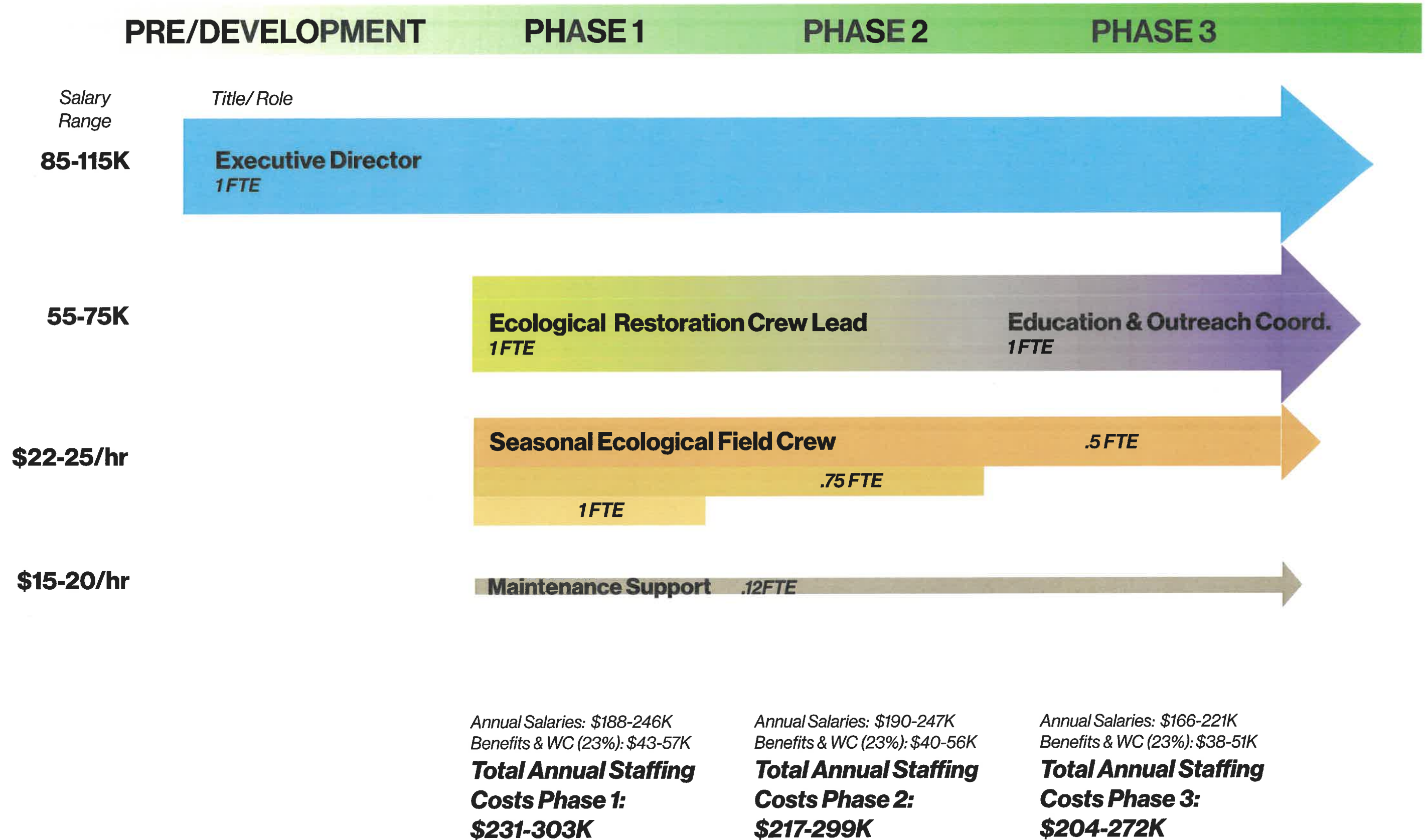
<b>Cost Summary Breakdown</b>	<b>Estimated Cost</b>
Arboretum Trees & Vegetation Restoration	\$284,160
Stream Restoration	\$714,000
Pedestrian Circulation	\$939,229
Visitor Services Infrastructure (Restroom, Maintenance, Entry Plaza)	\$1,183,394
Visitor Parking & Site Access Roads	\$284,792
Adventure Hub (Nature Play Area)	\$572,196
Forest Classroom (Tiered Stone Seating)	\$80,468
Treetop Traverse (Elevated Boardwalk)	\$434,125
Wetland Discovery Walk (Low Boardwalk)	\$551,150
Science Field Stations	\$45,300
Site Furnishings	\$122,040
Interpretation & Wayfinding Signage	\$145,653
Stormwater Management	\$91,650
<b>Project Total</b>	<b>\$5,448,156</b>

Note: This estimate is based on the concept level design and is intended for planning purposes only. Actual costs will vary based on the final design. Estimate includes a percentage allowance for design, engineering, bidding, permitting, utility coordination, and construction administration, with an additional 20% contingency.

# Est. Annual Operating Budget



# Recommended Staffing



# Roles & Responsibilities



Membership: Diverse backgrounds

Works with executive director to ensure stewardship of the site over time, develops donor relationships and organizes fundraising efforts.

Education: Masters+

Background: Restoration Ecology, Conservation Horticulture, Forestry, or Similar

Responsible for site management planning, staff management, arboretum collections management and record-keeping, site monitoring, scientific partner coordination, strategic planning & coordinating with board.

**Ecological Restoration Crew Lead**

Education: Bachelor's and relevant experience

Background: Horticulture, Ecology, or similar

Leads seasonal and volunteer crews to perform site maintenance, manages nursery.

**Education & Outreach Coordinator**

Education: Bachelor's and relevant experience

Background: Horticulture, Ecology, or similar

Manages educational partnerships, leads interpretation, educational programs, and public engagement.

**Ecological Restoration Crew**

Education: Relevant plant ID skills

Background: Horticulture, Ecology, or similar

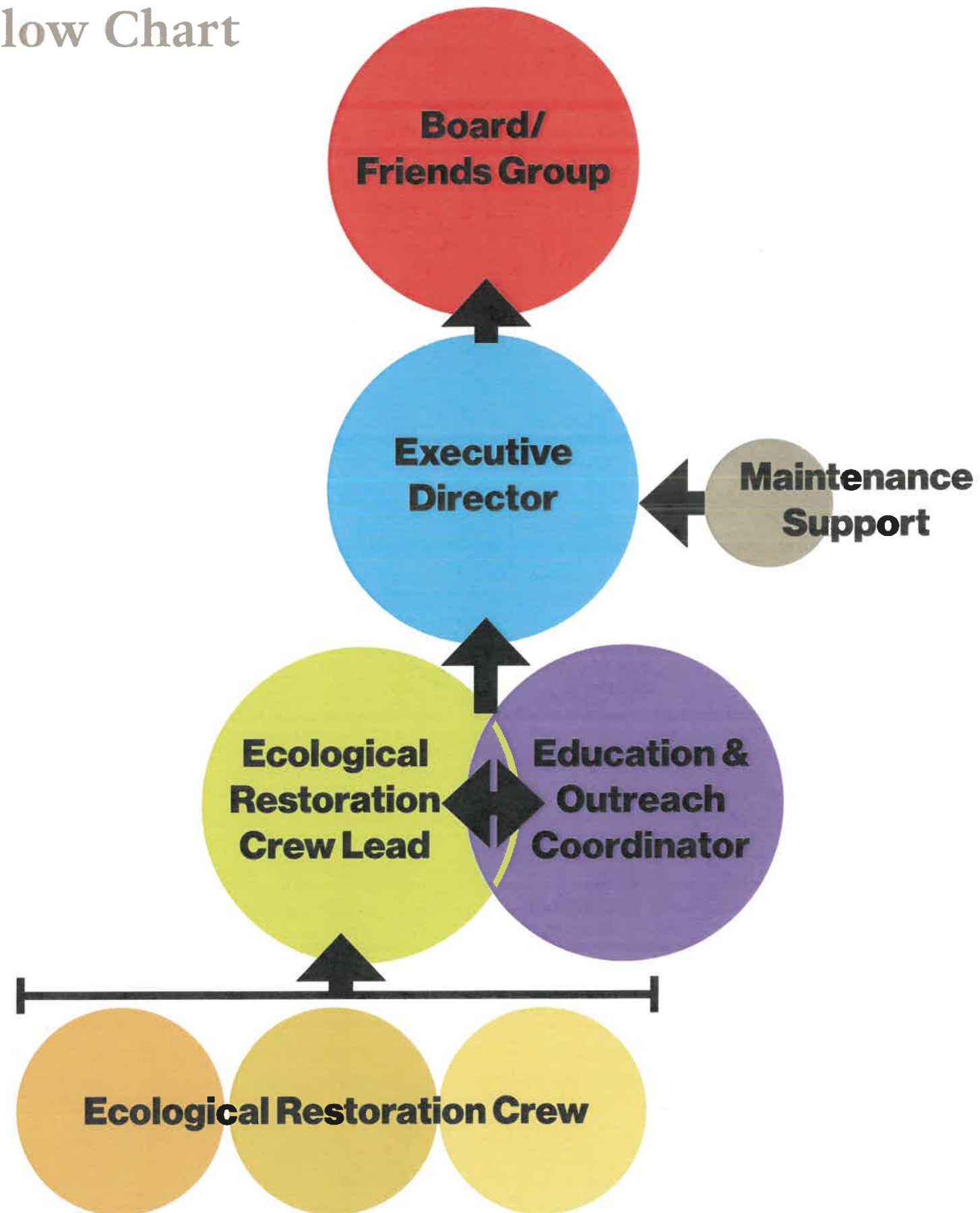
Performs tree planting, invasive species control, watering, grounds maintenance.

**Maintenance Support**

Education: Relevant experience

Handles general maintenance of trail surfaces, signage, and visitor infrastructure such as the restrooms and parking areas.







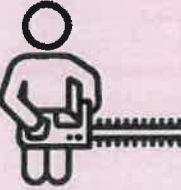

# Organizational Flow Chart



# Stewardship Focus Over Time

## PHASE ONE



 Initial construction	 Irrigation & drought watering
 Outfitting office & maintenance equipment	 Directing forest development
 Tree establishment care	 Systems establishment
 Aggressive invasive species suppression	 Establish partnerships & donor relationships







## PHASE TWO



 Forest understory planting	 Tree care & collection
 Refresh of facilities	 Trail maintenance
 Continued invasive management	 Ongoing coordination of research & partnerships
 Forest structure management	 Expanded educational programming
	 Maintain partnerships & expand donors

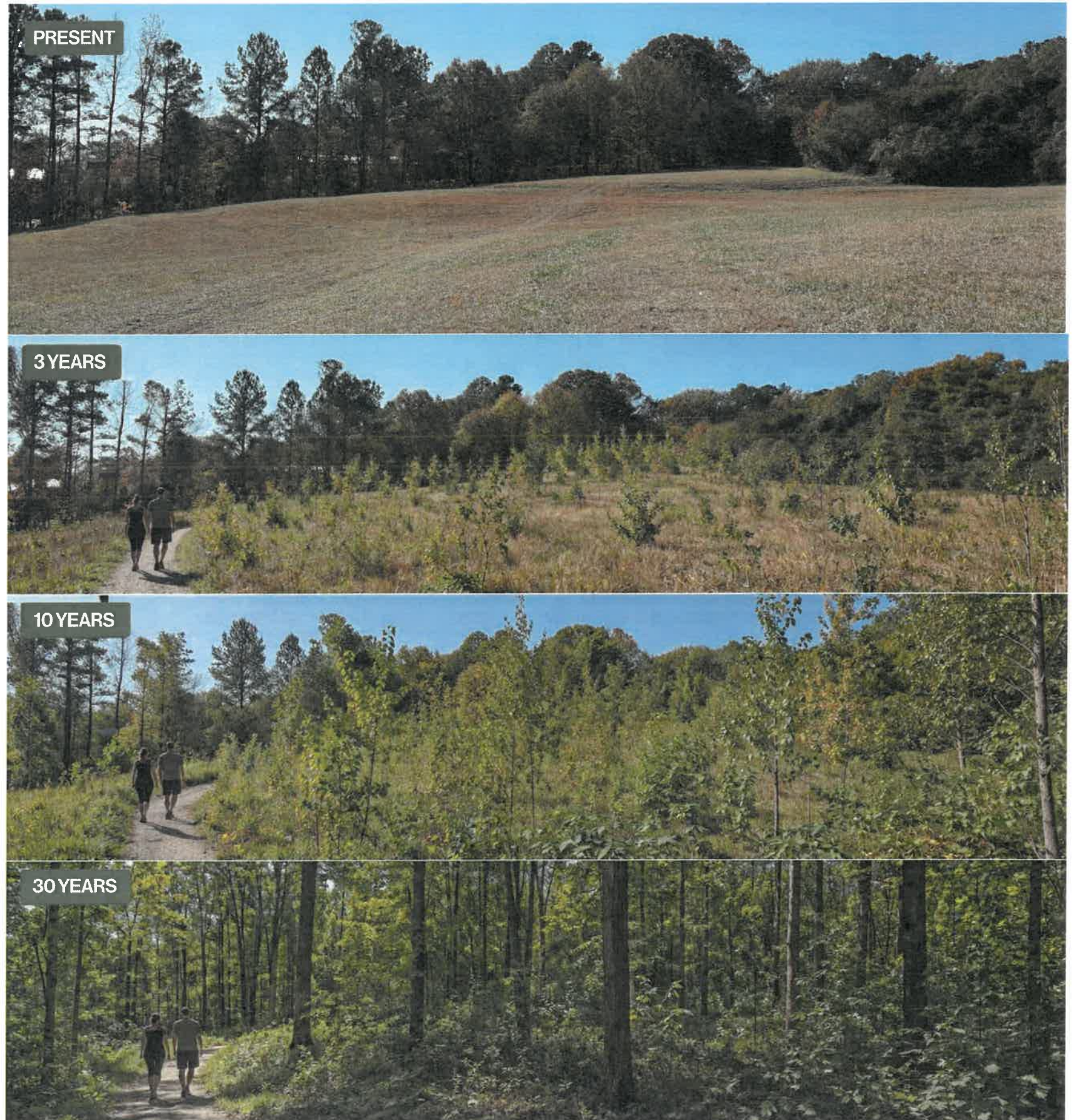
## PHASE THREE



 Facilities renovations (yr 30+)	 Ongoing scientific research & partnerships
 Repave concrete walkways & LINC (yr 30+)	 Robust educational programming
 Replace aging maintenance equipment	
 Ongoing forest monitoring & maintenance	

# Implementation

- Fundraising Strategies
- Communications & Outreach
- Phasing



**Thank You!**

**We'd love to hear your feedback:**

**Liz@wlandstudio.com**

**Madie@wlandstudio.com**

Dear Mayor, City Manager and Council

On behalf of Throttle Junkies For Vets By Vets, I would first like to thank the City of Newnan, Newnan Police Department, Public Works, downtown businesses, and the community for the overwhelming support shown during our 2026 Spring Rally event held in downtown Newnan.

Due to the tremendous success, positive community response, and economic impact generated by the 2026 event, Throttle Junkies respectfully submits this proposal requesting approval for the 2027 Throttle Junkies Spring Rally to be held on Saturday, April 3, 2027, in downtown Newnan.

Our organization is requesting approval for the following road closures from 11 to 7

- N. Court Square
- S. Court Square
- Madison Street between Jackson Street and Jefferson Street
- Closure of the inside lane closest to the courthouse on Jackson Street
- Closure of the inside lane closest to the courthouse on Jefferson Street
- This still allows traffic flow through the square

These closures would allow adequate space for:

- Motorcycle parking
- Vendor setup
- Bike show staging
- Sound-off competition
- Event safety lanes
- Pedestrian traffic flow
- Emergency access coordination
- Increased public attendance capacity

The 2026 Spring Rally proved to be one of the largest motorcycle events ever hosted in downtown Newnan. Reports and social media coverage documented nearly 1,000 motorcycles entering downtown throughout the day, drawing attendees from across Georgia and surrounding states.

The event generated significant exposure for the City of Newnan through:

- Regional social media marketing
- Live streaming coverage
- Vendor promotion
- Motorcycle community outreach
- Media attention, including FOX 5 coverage
- Thousands of online interactions across Facebook and Instagram platforms

Throttle Junkies' combined event promotions reached tens of thousands of viewers leading up to and during the rally weekend. The event also created measurable economic activity for downtown businesses including:

- Restaurants
- Bars and breweries
- Retail shops
- Fuel stations
- Hotels
- Local service businesses

During the 2026 event, downtown businesses experienced a substantial increase in foot traffic and sales volume throughout the day and evening. The rally atmosphere created a destination-style event that

benefited the local economy while also showcasing downtown Newnan to visitors who had never previously visited the city.

Most importantly, the event directly supported veterans through our nonprofit mission of helping fund service dogs and veteran support initiatives. The 2026 rally helped raise over \$20,000 through sponsorships, raffles, merchandise, vendor participation, and community support, allowing our organization to continue assisting veterans in need.

For the 2027 event, our organization plans to expand:

- Vendor participation
- Public safety coordination
- Parking logistics
- Event staging
- Entertainment
- Community partnerships
- Visitor outreach

Throttle Junkies is fully committed to working closely with:

- City of Newnan officials
- Newnan Police Department
- Fire and emergency services
- Public Works
- Downtown business owners

to ensure the event remains safe, organized, family-friendly, and beneficial to the entire community.

We respectfully request consideration and approval of the proposed street closures for April 3, 2027, and would welcome the opportunity to appear before council or any committee to discuss logistics, planning, safety coordination, and economic impact in further detail.

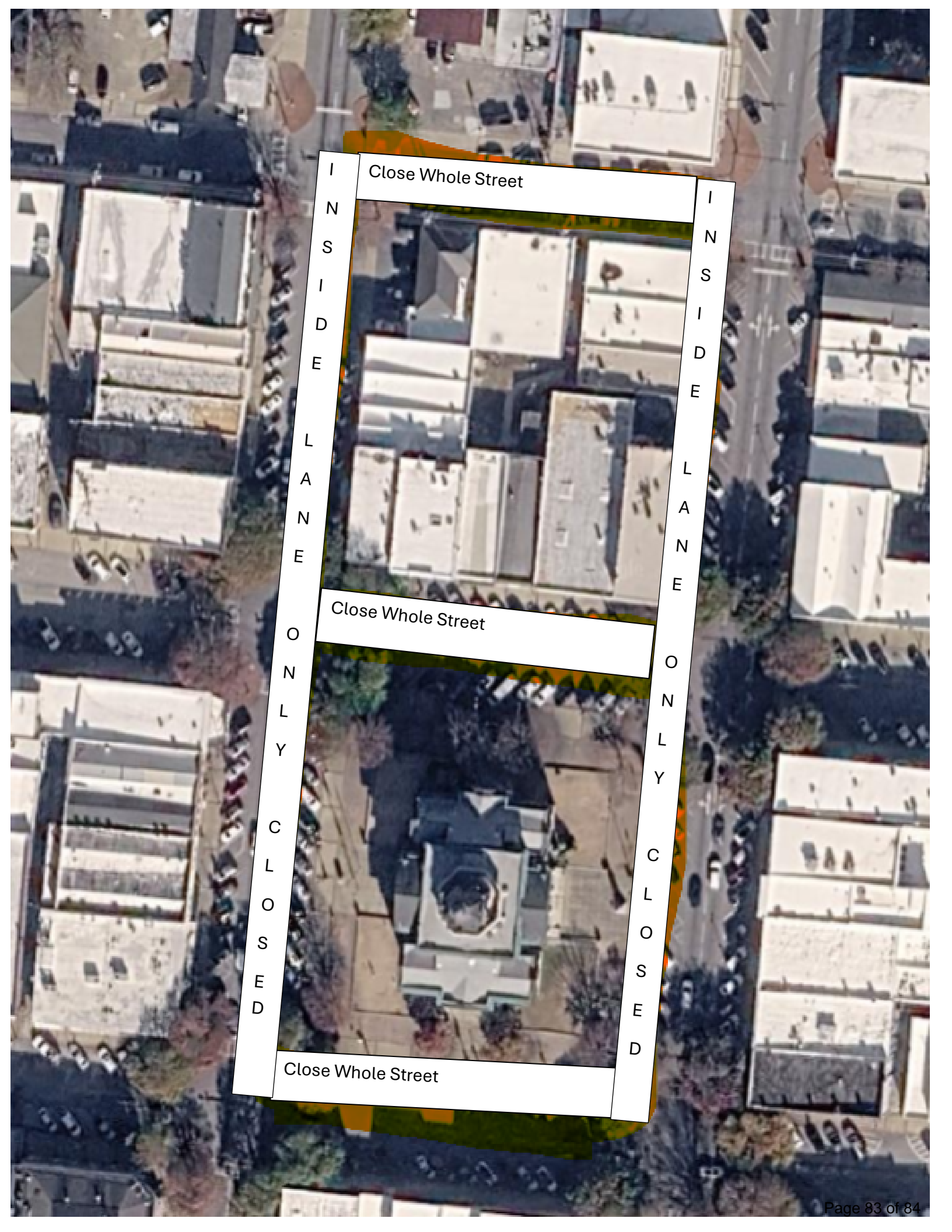
Thank you again for your continued support of our veterans, our mission, and the positive growth of community events in downtown Newnan.

Respectfully,

Joe Wright

770-315-9003

Founder & President  
Throttle Junkies For Vets By Vets  
Newnan, Georgia



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Close Whole Street

**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).