



Newnan City Council Meeting

August 11, 2026

Newnan City Hall

Richard A. Bolin Council Chambers

25 LaGrange Street

2:30 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

CALL TO ORDER

INVOCATION

READING OF MINUTES

- A. Minutes from Work Session on July 16, 2026
- B. Minutes from Regular Meeting on July 21, 2026

REPORTS OF BOARDS AND COMMISSIONS

- C. 3 Appointments - Board of Zoning Appeals, 3-year terms
- D. 1 Appointment - Christmas Commission, 3-year term
- E. 1 Appointment - Cultural Arts Commission, 3-year term
- F. 1 Appointment - Downtown Development Authority, 4-year term
- G. 1 Appointment - Keep Newnan Beautiful, 3-year term
- H. 1 Appointment - Tree & Parks Commission, 3-year term

REPORTS ON OPERATIONS BY CITY MANAGER

REPORTS AND COMMUNICATIONS FROM MAYOR

NEW BUSINESS

- I. Public Hearing for the 2026 update to the Capital Improvements Element, including the 2026 update to the Short-Term Work Program
- J. Consideration of Ordinance to Set the 2026 Millage Rate
- K. Consideration of a Contract Extension to Barnes Vault Company LLC for Cemetery Burial Services.
- L. Consideration of a Resolution to Appoint a Voting Delegate and Alternate to MEAG Election Committee
- M. Request from District Attorney Herb Cranford for FY2027 funding
- N. Presentation of Newnan Cultural Arts Commission Programming and Consideration of Request for additional funding for calendar events for 2026 and 2027

UNFINISHED BUSINESS

- O. Public Hearing for the City of Newnan's Comprehensive Plan 2026-2046, second of two to be held
- P. Update from TSW on the Downtown Mobility Study

VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

MOTION TO ENTER INTO EXECUTIVE SESSION

- Q. Motion to Enter into Executive Session

ADJOURNMENT

◆ CITY OF NEWNAN ◆

Welcome to City Hall

COWETA COUNTY · GEORGIA

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.

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 special called work session of the City Council of the City of Newnan, Georgia was held on Thursday, July 16, 2026 at 6:00PM in the Newnan City Council Chambers with Mayor James Shepherd presiding.

Present

Mayor James Shepherd: Council members present: Scott Berta, Cynthia Jenkins, Jim Thomasson, Dustin Koritko, Paul Guillaume. Also present: City Manager, Cleatus Phillips; Assistant City Manager, Hasco Craver; Assistant City Manager, Meg Kelsey; and City Attorney, Brad Sears.

Call to Order

Mayor Shepherd called the meeting to order.

Hasco Craver welcomed the attendees and stated that the purpose of the second Comprehensive Plan work session was to discuss the proposed Future Land Use Map (FLUM) and its categories, review the proposed changes to the Draft Needs and Opportunities and Draft Goals and Policies sections, and to discuss the Parking Lot items that had been identified at the last work session.

Chris Cole, Senior Planner, explained the purpose of the FLUM and its role in the Comprehensive Plan process.

Tracy Dunnivant, Planning and Zoning Director, discussed the land use categories while Mr. Cole showed their location on the corresponding map and identified which parcels were given that designation. Ms. Dunnivant also distributed and provided comments from Mayor Shepherd's FLUM Punch List. Primary outcomes from the work session were as follows:

- 1) Historic Neighborhood: Wording and locations remained as proposed.
- 2) Built Community: "Closely mirror" was replaced with "be compatible with" in the definition.
- 3) Planned Development: Wording and locations remained as proposed.
- 4) Emerging Missing Middle: "Densities up to 7 units per acre" was removed from the description. The category was expanded on the FLUM, primarily around the proposed Historic Neighborhood areas.
- 5) Historic Downtown: Category description was changed to mirror the Mixed-Use Downtown wording. On the FLUM, the Downtown Development Authority's boundary was used to define the limits of the Historic Downtown designation.
- 6) Commercial Employment: Category was changed to just Commercial and the description wording was amended by removing "focuses on" and replacing it with "includes such uses as."
- 7) Mixed-Use Downtown, Mixed-Use Corridor, and Mixed-Use Suburban: Categories were eliminated and combined with Redevelopment Opportunity Areas to create a new category called "Redevelopment/Mixed-Use."
- 8) Redevelopment Opportunity Areas: Combined with the three mixed-use subcategories and renamed "Redevelopment/Mixed-Use." This designation was expanded along portions of Bullsboro Drive and Temple Avenue, as well as other designated areas previously identified as future mixed-use.
- 9) Industrial: Wording and locations remained as proposed.

10) Public and Institutional: Eliminated category and parcels with this designation were changed to categories best fitting their location and surrounding uses.

11) Parks, Recreation and Conservation: Split into two categories 1) Parks and Recreation, and 2) Conservation. Parcels that were part of the 1990's Greenspace Program and the Newnan Utilities water reservoir were designated as "Conservation."

Mr. Craver reviewed the Parking Lot items. He explained that the majority had been addressed in the Draft Needs and Opportunities and Draft Goals and Policies sections. Mr. Craver added that the rest would best be considered through avenues outside of the Comprehensive Plan.

12) Land Use Needs and Opportunities: No changes to proposed amended language from first work session.

13) Transportation Needs and Opportunities: No changes to proposed amended language from first work session.

14) Economic Development Needs and Opportunities: Removed "and greenspace" from the "efforts to explore commercial potential" statement. Eliminated the statement regarding the encouragement and promotion of family support services.

15) Capital Improvements: No changes to proposed amended language from the first work session.

16) Housing Needs and Opportunities: No changes to proposed amended language from the first work session.

17) Land Use Goals and Policies: Amended the draft language regarding updates to the Zoning Ordinance to changing "MXD requests" to "rezoning requests."

18) Transportation Goals and Policies: No changes to proposed amended language from first work session.

19) Economic Development Goals and Policies: No changes to proposed amended language from first work session.

20) Capital Improvements: No changes to proposed amended language from first work session.

Ms. Dunnavant thanked the City Council members for their hard work and advised them that a draft FLUM and revised language reflecting their comments from the work session would be provided prior to the second public hearing.

Adjournment

There was no objection to adjourning. Mayor Shepherd adjourned the meeting at 8:48pm.

Megan Shea, City Clerk

James Shepherd, Mayor

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, July 21, 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: Cynthia Jenkins, Jim Thomasson, Dustin Koritko and Paul Guillaume. Absent: Scott Berta, Jennifer Morrison. 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. Father Michael Revak from Saint Mary Magdalene Church in Newnan delivered the invocation.

READING OF MINUTES

A. Minutes from the Work Session on June 15, 2026 and B. Minutes from the Regular Meeting on June 16, 2026

Mayor Shepherd asked if A and B could be consolidated into one motion. There were no objections.

Motion by Councilman Thomasson, seconded by Councilwoman Jenkins to dispense with the reading of the minutes of the Work Session on June 15, 2026 and the minutes of the regular meeting on June 16, 2026 and adopt them as presented.

MOTION CARRIED. (5-0)

REPORTS OF BOARDS AND COMMISSIONS

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

Continue to next agenda.

D. 2 Appointments – Cultural Arts Commission, 3-year terms

Continue to next agenda.

E. 1 Appointment – Tree & Parks Commission, 3-year term

Continue to next agenda.

Mayor Shepherd asked staff to prepare a resolution to nominate Jeff Phillips as the MEAG Voting Delegate and bring that to Council at the next meeting.

REPORTS ON OPERATIONS BY CITY MANAGER

Mr. Phillips did explain that two council members were traveling. There were technical issues getting the Teams meeting to work. They were both trying to call into the meeting.

REPORTS AND COMMUNICATIONS FROM MAYOR

Mayor Shepherd thanked Council for the great work at the work session on the Comprehensive Plan. He encouraged everyone to get involved in the process.

NEW BUSINESS

F. Consideration of Work Program Related to Sidewalk Improvement Project 2026

Mr. Craver explained that Council previously approved the Bike/Ped Plan and part of that was providing sidewalk gap construction. Staff is looking for confirmation of the ordering of the gap segments. In order, first the gap at Greison Trail, Lee Street second, Savannah Street third and then Madison Street, East Washington Street. Renderings of each section were shown.

Councilwoman Jenkins asked what side of Greison Trail was going to be done. Mr. Craver explained which section and then that it would cross to the other side of the street and connect with existing sidewalks. Councilman Koritko asked if this could be done without crossing the street, for pedestrian safety. Mr. Craver said yes, it would involve potential acquisition of right of way. He said they would put a rapid flashing beacon there.

Motion by Councilman Thomasson, seconded by Councilman Koritko to accept the work program as presented.

MOTION CARRIED. (5-0)

G. Consideration of a Formal Event Permit Process

Abigail Strickland, Main Street Manager and liaison to the Downtown Development Authority, stated she was sharing some recommendations for event coordination, street closures and the use of public spaces. Over the years the DDA, Main Street and downtown businesses have made downtown Newnan into a place where people want to host events, which reflects success in the community. However, this does create challenges.

In the past few years there has been an increase in requests for street closures and events in the downtown area. Some challenges that this creates are conflict with established downtown events, parking impacts, operational strain on resources and lack of consistent review of requests. The goals of the process are to create a predictable process, protect downtown accessibility and better coordinate use of public space.

The proposed process includes a formal application process, staff review, fee assessment and conditions, City Council approval (if applicable) and merchant notification. An event classification system was also proposed, consisting of 3 tiers based on the size and scale of the event. There could also be blackout dates, buffer times, and/or restricting simultaneous events. Scenarios for limitations and denials were also recommended. Council asked about adding an appeal process for denials.

Mayor Shepherd asked the City Attorney to review this and suggested that the noise ordinance be reviewed as well.

Motion by Councilman Thomasson, seconded by Councilman Koritko to instruct Main Street staff to work with the City Attorney, other city staff, organizations and authorities to develop the next version for Council to consider.

MOTION CARRIED. (5-0)

H. Rezoning Request RZ2026-01 by Brian Witcher; 0.16+ acres at 125 Temple Ave. (Tax Parcel N21 0002 012) requesting zoning of CHV (Heavy Commercial District) for a used automotive dealership – For Information Only

No action needed.

I. Consideration to Execute an Intergovernmental Agreement with the Newnan Urban Redevelopment Agency on the HUD EDI Program

Andrew Moody, Special Projects Manager, explained that the agreement is to authorize and adopt formal policies and procedures for how NURA will operate under the new construction program for the HUD grant.

Councilwoman Jenkins asked if they could work with other organizations to get down from the 120% and if they have had any conversations with Habitat for Humanity, to provide this type of home ownership opportunity to more workers in the community. Mr. Moody said the door remains open for Habitat to join the project.

Motion by Councilwoman Jenkins, seconded by Councilman Thomasson to accept the agreement as presented.

MOTION CARRIED. (5-0)

J. Discussion of Millage Rate for 2026 Budget

Ms. Kelsey said that information was provided to Council from the Tax Commissioner and the tax digest only increased 1.78%. This year is different with the adoption of FLOST. The normal roll back millage rate was calculated at 3.068. They take that rollback and rollback 5 months of FLOST collections, leaving the final roll back millage rate at 1.177.

Next month the millage rate will need to be set. When the budget was made last year, returns from FLOST were calculated at about \$12 million. Since then, due to legislative changes, the FLOST dollars

are now the 5-month period, roughly \$4.9 million. Those funds have been received and are in a separate fund to be moved over. The problem is that the \$12 million was allocated to the budget.

Mayor Shepherd reiterated the legislative change that happened and said the question is if some kind of property tax should be implemented even though the voters expect there not to be a property tax.

Mr. Phillips said the budget was set on prior legislation and during the budget year from January to December, the city will collect \$12 million. His recommendation is to advertise a zero-millage rate.

Councilwoman Jenkins asked if this is an interpretation or actual law that was passed? Mr. Phillips said the statute says to use the 6 months prior to July 1st to set your millage rate so for the city of Newnan that's January. The statute does not talk about the use of the funds or accounting structure.

Councilman Thomasson asked if there is any recourse against the city going ahead with the zero rate? Mr. Sears said the penalty appears to be that you can't collect on your millage rate.

Motion by Councilwoman Jenkins, seconded by Councilman Thomasson to proceed with the city manager's recommendation and advertise the zero millage rate to be voted on in August.

MOTION CARRIED. (5-0)

UNFINISHED BUSINESS

K. Communications Audit - Recommendations

Aimee Hadden, Communications Manager, explained that this is a follow-up to the presentation given at the May 12th meeting. First will be to hire a Public Information Officer for the Police Department. Next, relaunch the City Council communications highlights on social media channels, work on an internal social media policy for staff and printed materials.

Councilman Koritko asked if the PIO for PD would be a police officer or not? Ms. Hadden said it is common for someone who is post certified to then take the PIO training. Chief Blankenship reiterated that it is normal for police departments to have an officer that fills the PIO role. Mr. Phillips commented that Chief Blankenship and Ms. Hadden have worked together to develop a training schedule.

Motion by Councilman Koritko, seconded by Councilman Thomasson to accept the recommendations as presented.

MOTION CARRIED. (5-0)

VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

L. Request from Joe Wright for street closures on April 10, 2027 for Throttle Junkies Spring Rally

Chief Blankenship said he and Mr. Wright met and worked out a traffic and security plan.

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

MOTION CARRIED. (5-0)

MOTION EXECUTIVE SESSION

Motion by Councilman Thomasson, seconded by Councilman Koritko that we now enter into closed session as allowed by O.C.G.A. Section 50-14-4 and pursuant to advice by the City Attorney, for the purpose of discussing legal and real estate and that we move, in open session to adopt a resolution authorizing and directing the Mayor or presiding officer to execute an affidavit in compliance with O.C.G.A. Section 50-14-4, and that this body ratify the actions of the Council taken in closed session and confirm that the subject matters of the closed session were within exceptions permitted by the open meetings law at 7:20PM.

MOTION CARRIED. (5-0)

RESOLUTION/MAYOR'S AFFIDAVIT FOR EXECUTIVE SESSION

Motion by Councilman Thomasson, seconded by Councilman Koritko to adopt the resolution authorizing the Mayor to execute the affidavit stating that the subject matter of the closed portion of the Council was within the exceptions provided by O.C.G.A. Section 50-14-4(b).

MOTION CARRIED. (5-0)

INGRAM CLAIM

Motion by Councilman Thomasson, seconded by Councilman Koritko to deny the Ingram Claim as presented.

MOTION CARRIED. (5-0)

NEWNAN TOBACCO AND VAPOR CLAIM

Motion by Councilman Thomasson, seconded by Councilman Koritko to deny the Newnan Tobacco and Vapor claim as presented.

MOTION CARRIED. (5-0)

ADJOURNMENT

Motion by Councilwoman Jenkins, seconded by Councilman Koritko to adjourn the meeting at 7:54pm.

MOTION CARRIED. (5-0)

Megan Shea, City Clerk

James Shepherd, Mayor



NEWNAN
GEORGIA

City of Newnan, Georgia – Mayor and City Council

Date: August 11, 2026

Agenda Item: Public Hearing for the 2026 update to the Capital Improvements Element, including the 2026 update to the Short-Term Work Program

Prepared and Presented by: Chris Cole, Senior Planner

Purpose: To inform the public of the City of Newnan’s completion and intent to adopt its update to the Capital Improvements Element (CIE) of the 2021-2041 Comprehensive Plan, this includes the Short-Term Work Program; to receive suggestions and comments on the proposed updates.

Background: The Georgia Development Impact Fee Act (GDIFA) was enacted into law in 1990. It sets rules for local governments that wish to charge new development for a portion of the additional capital facilities needed to serve it. Under GDIFA, local governments may impose exactions on developers to help finance the expansion of their infrastructure systems only through an impact fee system and only for the specific types of facilities and infrastructure listed in the law.

All local governments that utilize an impact fee system under the GDIFA must include CIEs in their comprehensive plans and update the CIE portion of their plan annually. The STWP is included as a part of the CIE.

Per the minimum standards of the planning process, all local governments must hold one public hearing prior to the transmittal of their updates. Official transmittal to the Three Rivers Regional Commission (RC) and the Georgia Department of Community Affairs (DCA) is planned to be requested at the August 25, 2026, Council meeting. After review and approval of the CIE update by the RC and DCA, the Council will be asked to officially adopt the CIE update for 2026.

Options:

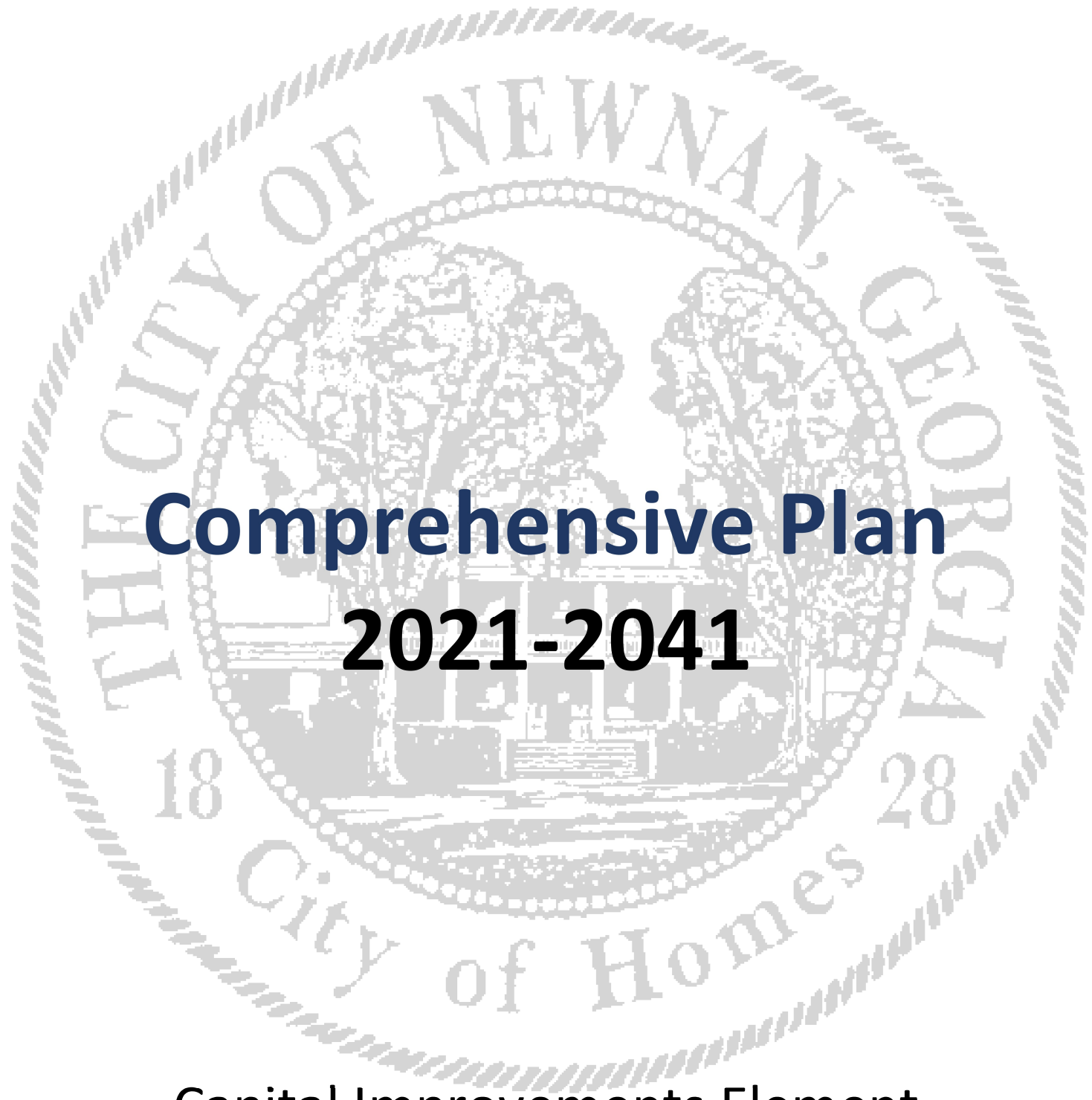
- A. Hold a public hearing to inform the public of the City’s completion and intent to adopt the update to its CIE

Funding: N/A

Recommendation: N/A

Attachments: Draft version of 2026 CIE Update

Previous Discussions with Council: N/A

The seal of the City of Newnan, Georgia, is a circular emblem. It features a central illustration of a large, leafy tree in front of a classical building with columns. The words "THE CITY OF NEWNAN, GEORGIA" are written in a circular path around the top half of the seal, and "18 City of Homes 28" is written around the bottom half. The seal is rendered in a light gray, semi-transparent style.

Comprehensive Plan 2021-2041

**Capital Improvements Element
with Short-Term Work Program
2026 Update**

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City of Newnan | Annual STWP-CIE

2026 Update

I. Introduction

The Georgia Development Impact Fee Act (GDIFA) requires all jurisdictions that levy impact fees to include a Capital Improvements Element (CIE) within the Community Agenda portion of their comprehensive plan. Furthermore, GDIFA requires those jurisdictions that prepare a CIE for their comprehensive plan to update it annually. An annual CIE update includes three components:

1. An annual update to the Short-Term Work Program (STWP) that covers a five-year period, which includes the current year plus the next four years.
2. An annual report on impact fee finances.
3. An updated list of all CIE projects which covers the same five-year period as the STWP.

II. Short-Term Work Program (STWP) Updates and Long-Term and Ongoing Activities

Whether or not a jurisdiction is required to have a CIE in their comprehensive plan they must have a STWP, as required by the Georgia Planning Act. This is necessary to maintain Qualified Local Government (QLG) status. The STWP is a key implementation tool, which reflects those activities and strategies the local government has chosen to undertake in the current five-year period (2026-2030). The City of Newnan has chosen to also provide a long-term and ongoing activities table for reference.

City of Newnan | Annual STWP-CIE

2026 Update

PROJECTS AND ACTIVITIES STWP ADDENDUM						
Project or Activity	Project Start Date	Project Completion Date	Estimated Project Cost	Portion Chargeable to Impact Fees	Sources of Funds (& Share)	Responsible Party
Wadsworth Auditorium improvements	2026	2027	\$650,000	\$0	SPLOST	Leisure Services
Farmer Street Cemetery Improvements	2026	2029	\$1,400,000	\$0	General Fund, Grants	Farmer Street Cemetery Commission and City Manager
Andrew Street Extension from Augusta Drive to East Washington Street	2027	2030	\$2,986,000	\$0	SPLOST	Engineering
Traffic Signal Improvements	2027	2029	\$600,000	\$0	SPLOST	Engineering
2025 Bike-Ped Plan Sidewalk Maintenance Projects and GAP Sidewalk Projects	2026	2027	\$1,000,000	\$0	SPLOST, General Fund	Engineering/ City Manager
Continue Implementation of Neighborhood Stabilization Program (NSP III)	2011	2027	\$50,000	\$0	NSP Grant, NSP Revenue	Planning & Zoning, Housing Authority
Continue Implementation of Neighborhood Stabilization Program (NSP I)	2013	2028	\$1,500,000	\$0	NSP Revenue, NSP Grant	Planning & Zoning, Housing Authority, Habitat for Humanity
Murray Street Housing Revitalization Project	2023	2028	\$350,000	\$0	ARPA	Planning & Zoning, NURA
Sidewalks along Sprayberry Road	2027	2030	\$2,000,000	\$0	Grants	Engineering
Greenville Street at Sewell Road Intersection Improvements	2026	2028	\$1,750,000	\$350,000	Impact Fees, FHWA, SPLOST	Engineering
Jefferson Street at Sprayberry Road Roundabout	2025	2029	\$2,840,000	\$103,000	SPLOST, FHWA, Impact Fees	Engineering

City of Newnan | Annual STWP-CIE

2026 Update

Project or Activity	Project Start Date	Project Completion Date	Estimated Project Cost	Portion Chargeable to Impact Fees	Sources of Funds (& Share)	Responsible Party
Rehabilitation and/or Reconstruction of substandard and dilapidated housing units within the NURA redevelopment area	2021	2031	\$4,700,000	None	CDBG, CHIP, local homeowner funds, HUD EDI	Planning & Zoning, NURA
Develop LINC trail system (phases scheduled through 2030)	2025	2030	\$6,000,000	\$1,800,000	SPLOST, FHWA (TAP), Impact Fees	City Manager
Improvements to Lower Fayetteville Road (Preliminary Engineering Phases)	2023	2031	\$6,700,000	\$547,000	FHWA, SPLOST, Impact Fees	Engineering
East Washington Street from Farmer Street to Perry Street	2026	2027	TBD	TBD	SPLOST, General Fund	Engineering
Newnan Crossing Boulevard Widening and Operational Improvements	2027	2029	\$12,484,500	\$0	SPLOST/TBD	Engineering
Maintain/Resurface Streets	2026	2030	\$15,000,000	\$0	LMIG, LRA, SPLOST	Engineering
Public Safety Expansion	2026	2030	\$8,950,000	\$2,000,000	SPLOST, Impact Fees	City Manager
Fire Station Renovation (Temple Avenue)	2026	2027	\$2,500,000	\$0	SPLOST	City Manager
Alexander Farm Arboretum	2026	2029	\$5,000,000	\$0	Grants, General Fund, Private Donations	Plant Newnan, Beautification
Firearms Training Project	2025	2027	\$1,100,000	\$0	SPLOST, Grants, Donations	City Manager
Fire Flashover Project	2026	2026	\$165,000	\$0	SPLOST	City Manager
Downtown Infrastructure Improvements	2026	2030	\$3,500,000	\$0	SPLOST	City Manager
Cemetery Upgrades	2026	2029	\$2,500,000	\$0	SPLOST	City Manager
Network Servers, Storage, and Switches	2026	2028	\$500,000	\$0	General Fund, SPLOST	Information Technology

City of Newnan | Annual STWP-CIE

2026 Update

Project or Activity	Project Start Date	Project Completion Date	Estimated Project Cost	Portion Chargeable to Impact Fees	Sources of Funds (& Share)	Responsible Party
Acquire a heavy-duty vehicle for fire department	2027	2027	\$1,000,000	\$300,000	Impact Fees, SPLOST	Fire
Install new signal at Newnan Crossing Boulevard East/Diplomat Parkway/Stonebridge Crossing	2026	2027	\$975,000	\$300,000	Impact Fees, SPLOST	City Engineer

Source: City of Newnan

Note: Building, Planning & Zoning, Public Works, Beautification, Information Technology, Police, Fire, Engineering, Business Development refer to those respective departments of the City of Newnan. County refers to Coweta County. Acronyms used refer to: RC- Three Rivers Regional Commission, ARC- Atlanta Regional Commission, GRTA- Georgia Regional Transportation Authority, NURA- Newnan Urban Redevelopment Agency, NCAC – Newnan Cultural Arts Commission, HUD – U.S. Department of Housing and Urban Development, EDI – Economic Development Initiative, TAP – Transportation Alternatives Program, ARPA – American Rescue Plan Act, FHWA – Federal Highway Administration, ROW – Right-of-Way, NSP – Neighborhood Stabilization Program, CDBG – Community Development Block Grant, CHIP – Community HOME Investment Program, SPLOST – Special Purpose Local Option Sales Tax, LMIG – Local Maintenance Improvement Grant; LRA – Local Road Assistance Administration Grant. Other groups referenced, like Habitat for Humanity, represent those organizations servicing either Newnan or Coweta County as a whole.

City of Newnan | Annual STWP-CIE

2026 Update

IMPROVEMENTS STWP ADDENDUM LONG-TERM, INDEFINITE, AND CONTINUOUS ACTIVITIES*						
Project or Activity	Project Start Date	Project Completion Date	Estimated Project Cost	Portion Chargeable to Impact Fees	Sources of Funds (& Share)	Responsible Party
Improvements to Lower Fayetteville Road (ROW & Construction & Utilities)	2030	2035	\$94,200,000	\$5,000,000	Impact Fees, Local - City/County, FHWA	Engineering
Sidewalks/Multi-Use Path along Jackson Street	2031	2037	\$11,560,000	\$0	SPLOST, FHWA (TAP)	Engineering
Develop LINC trail system (remaining LINC phases)	2025	Indefinite	\$14,000,000	\$4,200,000	SPLOST, FHWA (TAP), Impact Fees	City Manager
Maintain/Resurface Streets	Annual	Continuous	\$3,000,000 annually	\$0	General Fund, SPLOST, LMIG	Engineering, Public Works
Acquire a heavy-duty vehicle for fire department	2031	2031	\$1,000,000	\$300,000	Impact Fees, SPLOST	Fire
Acquire a heavy-duty vehicle for fire department	2035	2035	\$1,000,000	\$300,000	Impact Fees, SPLOST	Fire
Acquire a heavy-duty vehicle for fire department	2040	2040	\$1,000,000	\$300,000	Impact Fees, SPLOST	Fire
City Fiber Ring	2031	2032	\$500,000	\$0	TBD	Information Technology

Source: City of Newnan

Note: Beautification, Fire, Engineering refer to those respective departments of the City of Newnan.

*Long-Term means any activity that is to begin in or more than five years (2031) from the current year (2026). All activities that have an indefinite or continuous end date, but a known start date prior to 2031, are included here to have the STWP represent only activities with known start end dates. Also, it is conceivable that many of the activities with unknown end dates are or may become permanently ongoing activities.

City of Newnan | Annual STWP-CIE

2026 Update

III. Impact Fee Financial Report Updates

The purpose of annually reporting on the financial state of impact fees is to provide an overview of impact fees collected and spent by category of public facility and service area. As seen below, there is a report for 2025, which is the last completed year.

ANNUAL FINANCIAL REPORT FOR 2025					
Public Facility Type	Parks and Recreation	Fire Services	Police Protection	Roads, Streets, and Bridges	Total
Service Area	City of Newnan	City of Newnan	City of Newnan	City of Newnan	City of Newnan
Beginning Impact Fee Fund Balance	\$402,698.84	\$4,212.08	\$1.92	\$728,121.51	\$1,135,034.35
Impact Fees Collected	\$86,932.16	\$35,262.85	\$0.00	\$65,847.80	\$188,042.81
Accrued Interest	\$3,754.50	\$188.84	\$0.00	\$5,948.21	\$9,891.55
Project Expenditures	\$0.00	\$0.00	\$0.00	(\$103,059.42)	(\$103,059.42)
*Impact Fee Refunds	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Ending Impact Fee Fund Balance	\$493,385.50	\$39,663.77	\$1.92	\$696,858.10	\$1,229,909.29
Impact Fees Encumbered	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Source: City of Newnan Finance Department – Fund 375 Impact Fees. Note - After the completion of the new Public Safety Facility building, the City of Newnan suspended the imposition and charging of the Police Impact Fee (effective date of February 24, 2014). The accompanying Ordinance was included in the 2015 Update to the Capital Improvements Element. Since that time, the City has kept a column in the Annual Financial Report for Police Protection as there is still a remaining Impact Fee Fund Balance of \$1.92.

Administrative Fees

Three percent of each impact fee is added to the final amount as an administrative fee. This portion of the impact fee pays for banking fees to maintain the impact fee account and helps fund the salaries of the administrator who collects the impact fees and other staff members of the Planning and Zoning Department who update the CIE, prepare financial reports, and other related activities. For 2025, the only costs associated with implementation were banking fees and the salaries of those various employees. The amount collected in administrative fees was \$5,053.22.

City of Newnan | Annual STWP-CIE

2026 Update

IV. Capital Improvements Element (CIE) Project Updates

A capital improvement is an improvement that increases the service capacity of a public facility and has a useful life of ten or more years due to new construction or some other action. The CIE projects tables below show all planned capital improvements with expected completion dates within the current five-year period.

Capital Improvements Projects: Fire Services

Newnan	Capital Improvements Projects - 2026						
Public Facility	Fire Services						
Service Area	City Limits						
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Portion Chargeable to Impact Fees	Funding Sources	Responsible Party	Status
Fire Station Renovation (Temple Avenue)	2026	2027	\$2,500,000	\$0	SPLOST	City Manager	Bids Taken
Firearms Training Project	2025	2027	\$1,100,000	\$0	SPLOST, Grants, Donations	City Manager	Preliminary Design
Fire Flashover Project	2026	2026	\$165,000	\$0	SPLOST	City Manager	Planning
Acquire a heavy-duty vehicle for fire department	2027	2027	\$1,000,000	\$300,000	Impact Fees, SPLOST	Fire	Planning

Source: City of Newnan Planning and Zoning Department

Capital Improvements Projects: Cemetery

Newnan	Capital Improvements Projects - 2026						
Public Facility	Cemetery						
Service Area	City Limits						
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Portion Chargeable to Impact Fees	Funding Sources	Responsible Party	Status
Farmer Street Cemetery Improvements	2026	2029	\$1,400,000	\$0	General Fund, Grants	Farmer Street Cemetery Commission and City Manager	Onsite Work Has Started

Source: City of Newnan Planning and Zoning Department

City of Newnan | Annual STWP-CIE

2026 Update

Capital Improvements Projects: Police

Newnan	Capital Improvements Projects - 2026						
Public Facility	Police						
Service Area	City Limits						
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Portion Chargeable to Impact Fees	Funding Sources	Responsible Party	Status
Public Safety Expansion	2026	2030	\$8,950,000	\$2,000,000	SPLOST, Impact Fees	City Manager	Planning

Source: City of Newnan Planning and Zoning Department

Capital Improvements Projects: Parks

Newnan	Capital Improvements Projects - 2026						
Public Facility	Parks						
Service Area	City Limits						
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Portion Chargeable to Impact Fees	Funding Sources	Responsible Party	Status
Develop LINC trail system (phases scheduled through 2030)	2025	2030	\$6,000,000	\$1,800,000	SPLOST, FHWA (TAP), Impact Fees	City Manager	Ongoing with two phases by Newnan High School

Source: City of Newnan Planning and Zoning Department

City of Newnan | Annual STWP-CIE

2026 Update

Capital Improvements Projects: Roads, Streets, and Bridges

Newnan	Capital Improvements Projects - 2026						
Public Facility	Roads, Streets, and Bridges						
Service Area	City Limits						
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Portion Chargeable to Impact Fees	Funding Sources	Responsible Party	Status
Andrew Street Extension from Augusta Drive to East Washington Street	2027	2030	\$2,986,000	\$0	SPLOST	Engineering	Planning-Level Rendering
Sidewalks along Sprayberry Road	2027	2030	\$2,000,000	\$0	Grants	Engineering	Design is Complete
Traffic Signal Improvements	2027	2029	\$600,000	\$0	SPLOST	Engineering	Planning and Design
Downtown Infrastructure Improvements	2026	2030	\$3,500,000	\$0	SPLOST	City Manager	Planning
2025 Bike-Ped Plan Sidewalk Maintenance Projects and GAP Sidewalk Projects	2026	2027	\$1,000,000	\$0	SPLOST, General Fund	Engineering/City Manager	Ongoing
Greenville Street at Sewell Road Intersection Improvements	2026	2028	\$1,750,000	\$350,000	Impact Fees, FHWA, SPLOST	Engineering	Scoping Phase
Jefferson Street at Sprayberry Road Roundabout	2025	2029	\$2,840,000	\$103,000	SPLOST, FHWA, Impact Fees	Engineering	Preliminary Engineering
Improvements to Lower Fayetteville Road (Preliminary Engineering Phases)	2023	2031	\$6,700,000	\$547,000	FHWA, SPLOST, Impact Fees	Engineering	Preliminary Engineering
Newnan Crossing Boulevard Widening and Operational Improvements	2027	2029	\$12,484,500	\$0	SPLOST/TBD	Engineering	Planning
East Washington Street from Farmer Street to Perry Street	2026	2027	TBD	TBD	SPLOST, General Fund	Engineering	Taking to Bid
Install new signal at Newnan Crossing Boulevard East/Diplomat Parkway/Stonebridge Crossing	2026	2027	\$975,000	\$300,000	Impact Fees, SPLOST	City Engineer	Out to Bid

Source: City of Newnan Planning and Zoning Department

City of Newnan | Annual STWP-CIE

2026 Update

V. Wastewater Collection and Treatment Updates

As with the Comprehensive Plan, wastewater collection and treatment are being reported separately from the other public facilities. This is due to the fact that Newnan Utilities, the City's appointed authority for administering public utilities, provides service for this specific category. The other public facilities included in this update are direct operations of the City. Newnan Utilities provides all the information for wastewater collection and treatment concerning the Comprehensive Plan and CIE updates. They also levy and collect the impact fees for wastewater collection and treatment.

Similar to previous public facilities, those items for wastewater collection and treatment that have completion dates beyond 2030 are not shown in the CIE and STWP.

ANNUAL FINANCIAL REPORT FOR 2025	
Public Facility Type	Wastewater Collection and Treatment
Service Area	City of Newnan
Beginning Impact Fee Fund Balance	\$6,427,536.07
Impact Fees Collected	\$1,205,456.25
Accrued Interest	\$32,357.37
Project Expenditures	(\$1,102,767.22)
Administrative Costs	(\$17,053.26)
Impact Fee Refunds	\$0.00
Ending Impact Fee Fund Balance	\$6,545,529.21
Impact Fees Encumbered	\$0.00

Source: Newnan Utilities

City of Newnan | Annual STWP-CIE

2026 Update

PROJECTS AND ACTIVITIES STWP ADDENDUM						
Project or Activity	Project Start Date	Project Completion Date	Estimated Project Cost	Portion Chargeable to Impact Fees	Sources of Funds (& Share)	Responsible Party
Wastewater Plant Upgrade: Mineral Springs, Wahoo, Snake Creek	2026	2030	\$25,000,000	\$25,000,000	Impact Fees - 100%	Newnan Utilities
Collection System Improvements	2026	2030	\$750,000	\$750,000	Impact Fees - 100%	Newnan Utilities

Source: Newnan Utilities

IMPROVEMENTS-STWP ADDENDUM LONG-TERM, INDEFINITE, AND CONTINUOUS ACTIVITIES*						
Project or Activity	Project Start Date	Project Completion Date	Estimated Project Cost	Portion Chargeable to Impact Fees	Sources of Funds (& Share)	Responsible Party
Phase I – Expansion of Mineral Springs WPCP & Wahoo Creek; Snake Creek	Indefinite	Indefinite	\$40,513,200	\$40,513,200	Impact Fees - 100%	Newnan Utilities
Phase II – Construction of Land Application System	Indefinite	Indefinite	\$14,130,300	\$14,130,300	Impact Fees - 100%	Newnan Utilities
Collection System Construction	Indefinite	Indefinite	\$3,000,000	\$3,000,000	Impact Fees - 100%	Newnan Utilities

Source: Newnan Utilities and Wiedeman and Singleton, Inc.

*Long-Term means any activity that is to end more than five years (2031) from the current year (2026). It is conceivable that many of the activities with unknown end dates are or may become permanently ongoing activities. In addition, the figures are not exact totals for the projects they represent. They are estimates as used in the "Calculation of Impact Fee in 2005" table.

City of Newnan | Annual STWP-CIE

2026 Update

Wastewater Collection and Treatment CIE

Newnan	Capital Improvements Projects - 2026				
Public Facility	Wastewater Collection and Treatment				
Service Area	City Limits				
Project Description	Project Start Date	Project End Date	Estimated Cost of Project*	Funding Sources	Status
Collection System Improvements	2025	2030	\$750,000	Impact Fees - 100%	Planning
Wastewater Plant Upgrade: Mineral Springs, Wahoo, Snake Creek	2025	2030	\$25,000,000	Impact Fees - 100%	Planning

Source: Newnan Utilities



To: Mayor and Council
Date: August 11, 2026
Agenda Item: Consideration of Ordinance to Set the 2026 Millage Rate
Prepared By: Meg Kelsey, Assistant City Manager

Purpose:

Ordinance to Establish Millage Rate for Budget Year 2026

Background:

Each year, Mayor and Council consider an ordinance to establish the millage rate at which ad valorem taxes will be due and payable. This ordinance is to set the millage rate for the current 2026 Budget.

Funding:

Adoption of the millage rate at 0 will result in an approximate tax billing of \$0.00. Floating Local Option Sales Tax collections are estimated to collect \$12,000,000 per adopted budget.

Recommendation:

Adopt the ordinance as presented.

Attachments:

1. millage rate ordinance
2. pt 32
3. public notice

Previous Discussion with Council:

Discussion was held at the July 21, 2026 Council meeting. Staff was instructed to prepare documents showing a millage rate of 0.

ORDINANCE ESTABLISHING MILLAGE RATE AND IMPOSING TAXES FOR BUDGET YEAR 2026

BE IT ORDAINED, by the City Council of the City of Newnan, Georgia:

SECTION I. That for the purpose of paying its expenses of operation and maintenance from the 1st day of January, 2026 to the 31st day of December, 2026, the City of Newnan, Georgia, a body politic, does hereby impose and levy the following taxes:

On each one thousand (\$1,000.00) dollars of the assessed value of all real estate and all personal property in the City of Newnan, Georgia and in like proportion on less than one thousand (\$1,000.00) dollars in assessed value a tax, in the following amount:

For the general operations of the City of Newnan, the tax rate of four and eighty-two hundredths (4.82) mills is hereby levied upon the real and personal property located within the corporate limits of the City of Newnan. This rate will produce approximately \$12,500,747 in ad valorem taxes. In compliance with the original laws regulating local option sales tax, the sum of \$12,500,747 is hereby deducted from the total levy, leaving a balance to be collected of approximately \$0.00, or a reduction in the ad valorem tax levy of four and eighty-two hundredths (4.82) mills. The effective rate of taxation is zero (0.00) mills, which is for the general operations of the City of Newnan.

SECTION II. That all taxes imposed or levied by this ordinance shall be due and payable at the office of the Coweta County Tax Commissioner approximately sixty days after billing.

If any tax is not paid on or before the last business day of the month following the billing, interest in the amount of the base prime loan rate plus 3% shall be added and collected by the Tax Commissioner. Additionally, a penalty of 5% shall be added after 120 days, with an additional 5% assessed after each successive 120 days, up to a maximum of 20% of the principle amount due. If the taxes are not paid by the 31st day of March, 2027, the Tax Commissioner may issue a tax execution for the tax, penalty, interest, and execution fee of twelve dollars (\$12.00) against the property of the defaulting taxpayer, directed to the police chief or any other officer or person designated by the City Council for that purpose, who shall proceed to collect the same according to law.

SECTION III. Any taxpayer whose property is under appeal with the Coweta County Tax Assessor may make a partial payment reflecting the tax on the undisputed portion of the appraisal. Taxpayers with pending appeals who make full payment will receive a refund for any reduction in the property valuation resulting from the appeals process. Taxpayers who make partial payments will be liable for penalties on any additional tax due following resolution of the appeals process.

SECTION IV. Any ordinance or parts of ordinances in conflict with or inconsistent with this ordinance are hereby repealed.

DONE, RATIFIED AND PASSED in regular session, on this the _____ day of _____, 2026.

ATTEST:

Megan Shea, City Clerk

James Shepherd, Mayor

Scott Berta, Mayor Pro-Tem

REVIEWED AS TO FORM:

C. Bradford Sears, Jr.,
City Attorney

Cynthia E. Jenkins, Councilmember

Dustin Koritko, Councilmember

Cleatus Phillips,
City Manager

Paul Guillaume, Councilmember

James J. Thomasson, III, Councilmember

Jennifer Morrison, Councilmember

PT-32.1 - Computation of MILLAGE RATE ROLLBACK AND PERCENTAGE INCREASE IN PROPERTY TAXES - 2026COUNTY: **Coweta**TAXING JURISDICTION: **Newnan****ENTER VALUES AND MILLAGE RATES FOR THE APPLICABLE TAX YEARS IN YELLOW HIGHLIGHTED BOXES BELOW**

DESCRIPTION	2025 DIGEST	REASSESSMENT OF EXISTING REAL PROP	OTHER CHANGES TO TAXABLE DIGEST	2026 DIGEST
REAL	2,473,565,128	14,382,704	31,123,239	2,519,071,071
PERSONAL	155,101,226		1,115,740	156,216,966
MOTOR VEHICLES	4,763,110		(389,500)	4,373,610
MOBILE HOMES			0	
TIMBER -100%			44,624	44,624
HEAVY DUTY EQUIP			42,734	42,734
GROSS DIGEST	2,633,429,464	14,382,704	31,936,837	2,679,749,005
EXEMPTIONS	85,289,995	2,950,447	(2,007,542)	86,232,900
NET DIGEST	2,548,139,469	11,432,257	33,944,379	2,593,516,105
	(PYD)	(RVA)	(NAG)	(CYD)

2025 MILLAGE RATE: **3.082**2026 MILLAGE RATE: **0.000****CALCULATION OF FINAL ROLLBACK MILLAGE RATE**

DESCRIPTION	ABBREVIATION	AMOUNT	FORMULA
2025 Net Taxable Digest	PYD	2,548,139,469	
Net Value Added-Reassessment of Existing Real Property	RVA	11,432,257	
Other Net Changes to Taxable Digest	NAG	33,944,379	
2026 Net Taxable Digest	CYD	2,593,516,105	PYD+RVA+NAG
2025 Millage Rate	PYM	3.082	PYM
Millage Equivalent of Reassessed Value Added	ME	0.014	(RVA/CYD) * PYM
Rollback Millage Rate for 2026	RR - ROLLBACK RATE	3.068	PYM - ME
PTRLOST/FLOST Net Proceeds	NP of PTRLOST	4,905,519	
Millage Rate Equivalent of PTRLOST/FLOST Net Proceeds	MRE of PTRLOST	1.891	NP of PTRLOST/CYD
Rollback Millage for 2026 minus Millage Equivalent of PTRLOST/FLOST	RRPTR	1.177	RR - MRE of PTRLOST

CALCULATION OF PERCENTAGE INCREASE IN PROPERTY TAXES

If the 2026 Proposed Millage Rate for this Taxing Jurisdiction exceeds the Final Rollback Millage Rate (at right) this section will automatically calculate the amount of increase in property taxes that is part of the notice required in O.C.G.A. § 48-5-32.1(c)(2)	Final Rollback Millage Rate	1.177
	2026 Millage Rate	0.000
	Percentage Tax Increase	N/A

CERTIFICATIONS

I hereby certify that the amount indicated above is an accurate accounting of the total net assessed value added by the reassessment of existing real property for the tax year for which this rollback millage rate is being computed.

Chairman, Board of Tax Assessors

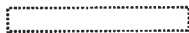
Date

I hereby certify that the values shown above are an accurate representation of the digest values and exemption amounts for the applicable tax years.

Tax Collector or Tax Commissioner

Date

I hereby certify that the above is a true and correct computation of the rollback millage rate in accordance with O.C.G.A. § 48-5-32.1 for the taxing jurisdiction for tax year 2026 and that the final millage rate set by the authority of this taxing jurisdiction for tax year 2026 is _____.

CHECK THE APPROPRIATE PARAGRAPH BELOW THAT APPLIES TO THIS TAXING JURISDICTION

If the final millage rate set by the authority of the taxing jurisdiction for tax year 2026 exceeds the rollback rate, I certify that the required advertisements, notices, and public hearings have been conducted in accordance with O.C.G.A. §§ 48-5-32 and 48-5-32.1 as evidenced by the attached copies of the published "five year history and current digest" advertisement and the "Notice of Intent to Increase Taxes" showing the times and places when and where the required public hearings were held, and a copy of the press release provided to the local media.



If the final millage rate set by the authority of the taxing jurisdiction for tax year 2026 does not exceed the rollback rate, I certify that the required "five year history and current digest" advertisement has been published in accordance with O.C.G.A. § 48-5-32 as evidenced by the attached copy of such advertised report.

Responsible Party

Title

Date

PUBLIC NOTICE

The City of Newnan does hereby announce that the millage rate will be set at a meeting to be held at the Newnan City Hall on August 11th, 2026 at 2:30 p.m. and pursuant to the requirements of O.C.G.A. § 48-5-32 does hereby publish the following presentation of the current year's tax digest and levy, along with the history of the tax digest and levy for the past five years.

CURRENT 2026 PROPERTY TAX DIGEST AND 5 YEAR HISTORY OF LEVY

City of Newnan		2021	2022	2023	2024	2025	2026
V A L U E	Real & Personal	1,800,631,852	2,152,024,245	2,463,764,478	2,541,635,281	2,628,666,354	2,675,288,037
	Motor Vehicles	7,842,770	7,109,780	6,665,830	5,735,630	4,763,110	4,373,610
	Mobile Homes				2,313		
	Timber - 100%						44,624
	Heavy Duty Equipment						42,734
	Gross Digest	1,808,474,622	2,159,134,025	2,470,430,308	2,547,373,224	2,633,429,464	2,679,749,005
	Less Exemptions	26,168,096	41,779,630	46,632,034	47,304,097	85,289,995	86,232,900
	NET DIGEST VALUE	1,782,306,526	2,117,354,395	2,423,798,274	2,500,069,127	2,548,139,469	2,593,516,105
	Gross Maintenance & Operation Millage	8.1200	7.8700	7.2900	7.9750	7.9020	4.8200
	Less Rollback (Local Option Sales Tax)	4.5400	4.8200	4.5400	4.8550	4.8200	4.8200
R A T E	NET M&O MILLAGE RATE	3.5800	3.0500	2.7500	3.1200	3.0820	0.00
	NET M&O TAXES LEVIED	\$6,369,964	\$6,457,931	\$6,665,445	\$7,800,216	\$7,853,366	0.00
	Net Tax \$ Increase	\$184,044	\$87,967	\$207,514	\$1,134,770	\$53,150	(\$7,853,366)
	Net Tax % Increase	2.98%	1.38%	3.21%	17.02%	0.68%	-100.00%



To: Mayor and Council
Date: August 11, 2026
Agenda Item: Consideration of a Contract Extension to Barnes Vault Company LLC for Cemetery Burial Services
Prepared By: Ray Norton, Public Works Director

Purpose:

Newnan City Council may consider extending the current contract with Barnes Vault Company LLC with **NO** price increase.

Background:

On January 7, 2025, city staff received responses to an Invitation to Bid for burial openings and closings. Barnes Vault Company was selected and a 1-year contract was issued.

Funding:

N/A

Recommendation:

Staff recommends extending the current contract with Barnes Vault Company for 2 additional years with no price increase for burial openings and closings.

Attachments:

None

Previous Discussion with Council:

A RESOLUTION

BE IT RESOLVED by the Mayor and City Council of the City of Newnan that _____ is hereby appointed to serve as this City's voting delegate on the Municipal Electric Authority of Georgia's Election Committee, with authority to cast all votes to which this city is entitled.

_____ is appointed as alternate voting delegate.

ADOPTED in open session, regularly assembled, this _____ day of _____, 2026.

ATTEST:

Megan Shea, City Clerk

James Shepherd, Mayor

Reviewed:

C. Bradford Sears, Jr., City Attorney

Scott Berta, Mayor Pro-Tem

Cynthia E. Jenkins, Councilmember

Cleatus Phillips, City Manager

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember

James J. Thomasson, III, Councilmember

Jennifer Morrison, Councilmember



To: Mayor and Council

Date: August 11, 2026

Agenda Item: Presentation of Newnan Cultural Arts Commission Programming and Consideration of Request for additional funding for calendar events for 2026 and 2027

Prepared By: Brent Snodgrass, Leisure Services Director

Purpose:

The Newnan Cultural Arts Commission would like to provide a report on recent and upcoming programming. Additionally, the Commission requests supplemental funding for the remaining 2026 and future 2027 calendar events.

Background:

City Council has supported the Newnan Cultural Arts Commission (NCAC) with annual funding of \$40,000 over the past five fiscal years, 2022 through 2026. NCAC uses these funds to provide free and low-cost cultural arts experiences for the community and, in 2026, has hosted or presented the Newnan Songwriters Festival, Peach State Opera, Jazz in the Park performances by The Happy Hour and the Jazz Legacy Project's Billie Holiday tribute, and the Tribute Concert honoring the late Charles Wadsworth. The final Jazz in the Park performance featuring Melodie Fort is scheduled on the last Friday in August, with Raleigh Ringers and comedian Hugh Howser planned for September and October. In order to complete the 2026 event calendar and continue expanding cultural arts programming in 2027, NCAC is requesting supplemental funding and additional investment for the upcoming year.

Funding:

Funding source to be identified upon Council consideration and direction.

Recommendation:

Receive the presentation and provide direction regarding the Newnan Cultural Arts Commission's funding request.

Attachments:

1. 2026 NCAC Investment City Council Presentation PDF

Previous Discussion with Council:

N/A



Preserving Newnan's Investment In Arts & Culture

2026 Funding Evaluation & Investment Framework

Prepared for:
NEWNAN CITY COUNCIL

Presented by:
Newnan Cultural Arts Commission (NCAC)



Agenda

1. NCAC Mission
2. What NCAC has Delivered
3. Funding Capacity Evaluation
4. Investment Framework
5. Recommendations
6. Vision for the Future



Why the City Invested in the NCAC

“Engage, Excite, & Enhance the community through the Cultural Arts Experience”

- ☒ BUILD NEWNAN’S IDENTITY
- ☒ ENHANCE QUALITY OF LIFE
- ☒ MAKE THE ARTS ACCESSIBLE
- ☒ SUPPORT ECONOMIC VITALITY

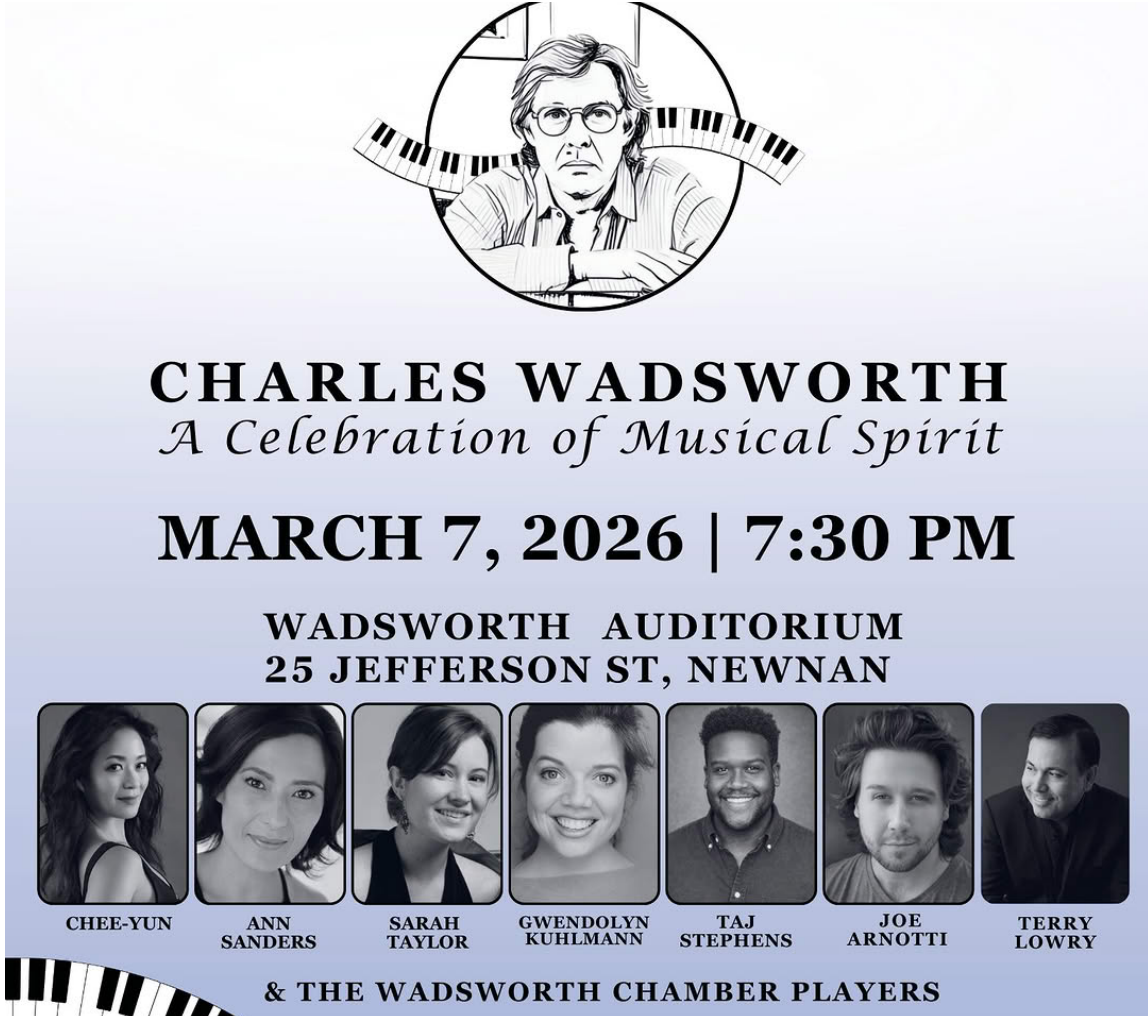
Our Mission has not changed. The environment around us has changed.



What has the Investment Has Delivered?



Smithsonian-Featured Dance Company



Legend Legacy Concert



10+ Years of Jazz in the Park



Premier All-Black Int'l Orchestra



World-Renown Orator



24-artists across Newnan



Scotland to Newnan Celebration



Professional Opera Touring Company.



Community Engagement is Growing

JAZZ IN THE PARK Series

- ☑ 11 YEARS
- ☑ Community-wide engagement
- ☑ Expanded to Newnan Centre Amphitheater in 2025
- ☑ The 2026 Summer Series has had 1100+ Attendees/show
- ☑ Free community concert series with sponsorship options:
 - ☑ Ticketed VIP dining & hospitality experience
 - ☑ Corporate/Family Sponsorships





Building Community Partnerships

2 YEARS OF FOCUSED COLLABORATION HAS EXPANDED NCAC'S COMMUNITY IMPACT

- Caring Community Foundation
- City of Hope
- Newnan-Coweta Art Association (NCAA)
- University of West Georgia (UWG)
- Carnegie Library Foundation
- Main Street Newnan (DDA)
- Central Education Center (CEC)
- Newnan Centre Amphitheater
- Local Venues & Downtown Businesses



The City's Financial Investment*

Year	City Investment	Revenue Generated
2020	\$ 42,500	\$ 17,125
2021	\$ 28,000	\$ 32,000
2022	\$ 40,000	\$ 34,495
2023	\$ 40,000	\$ 23,030
2024	\$ 40,000	\$ 40,720
2025	\$ 40,000	\$ 25,865
2026*	\$ 40,000	\$ 14,730

*FY2020-2026 represented here

6-yr City Investment: \$230,500

6-yr Revenue Generated=\$173,000

\$0.75 Generated/\$ Invested



NCAC Investment Index

We Evaluated Factors that Influence the Cost of Delivering Quality Arts Programming

Indicator		2020		2026	
City Funding (NCAC data)		100		100*	
Inflation (CPI)		100		~125	
Artist Fees (NCAC data)		100		~150	
Production & Tech Costs (NCAC data)		100		~169	
Community Demand (NCAC data)		100		~150	

2020 Baseline = Index 100

Every Major Cost Driver has increased. *The City’s appropriation has remained



Funding Capacity Evaluation

The City Investment has remained at Index 100, while the cost to deliver comparable programming has increased to ~Index 147 creating **a 47% gap between funding and the current operational environment.**

Overall Cost Environment Index

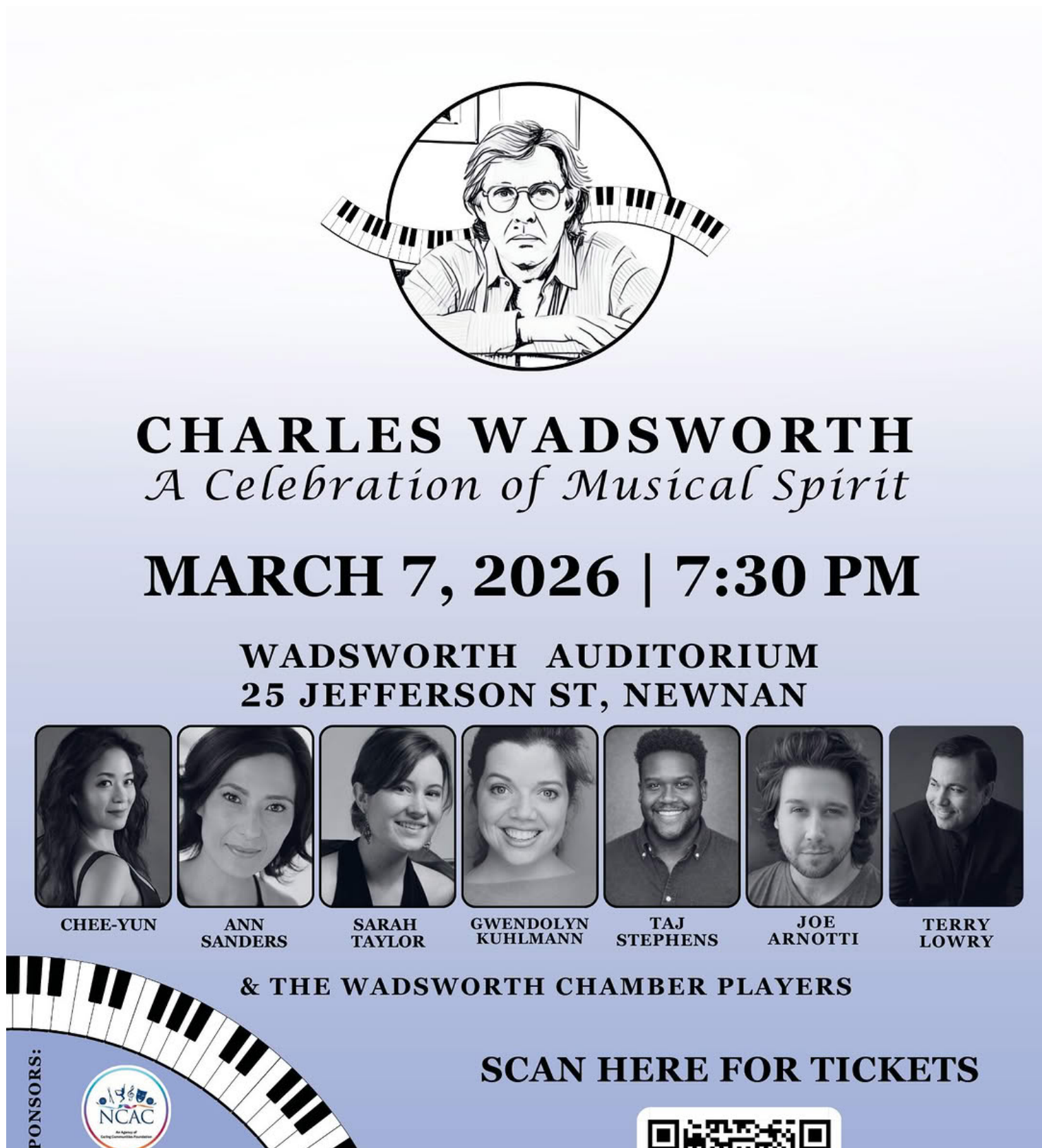
Measure		2020		2026
City Investment		100		100
Overall Cost Environment		100		147



2026 Results



2nd “Annual” Newnan Songwriter’s Festival
300% growth in artists &
150% audience growth



Legacy Concert to Honor the Passing of
Charles Wadsworth. Full family attendance
& participation. Reserve Funds used due to
unexpected yet essential event for our City!



Peach State Professional Touring Opera
Company. A 2nd Full Opera in Newnan in 3
years with 50% audience growth



2026 Remaining Commitments

Jazz in the Park Anchors our Summer on June 26, July 31, & August 28...and THEN



Raleigh Ringers Int'l Touring Group
September 12, 2026
\$10,000



Jazz in the Park anchors our Summer
\$32,000 for 3 shows



Hugh Howser Night of Comedy
October 23, 2026
\$2,600



This Evaluation Reveals an Opportunity

The NCAC Investment Index demonstrates that while city support has provided a strong foundation, the cost of delivering professional art experiences has drastically increased — this evaluation opens an opportunity to align investment with the community impact Newnan values.



Investment Recommendations:

Recommendation #1:

Approve \$20,000 Supplemental FY2026 Funding to cover the 47% NCAC Index funding gap to maintain existing commitments

Recommendation #2:

Beginning FY2027, Appropriate funding annually based on the objective NCAC Investment Index and comparable city data, from sources such GCA.



Why Arts Are an Investment

PROVEN ACROSS the SOUTH

Southern Cities Growing the Arts

- Opelika, AL—>music-festival shifted economic impact to town
- Blue Ridge, GA—tourism through arts identity
- Cuthbert, GA—>arts-led revitalization

Georgia Statewide Impact

- \$30 Billion+ Industry
- 16.6M attendees
- \$1.27 Billion Non-Profit Impact

GA ranks near the bottom nationally in state arts funding. Thus LOCAL Leadership is of Utmost Importance.



A Vision for Newnan's Future Through Arts & Culture

- ☆ 6-10 Unique, Professional Touring Acts
- ☆ Regional Destination Events to expand tourism
- ☆ Strong Community Partnership & Economic Engagement
- ☆ Creating a Sustainable Arts Economy with the Wadsworth as the downtown “*theater district*” hub
- ☆ Impact Newnan's Identity and Quality of Life through Art.

Thank You. Questions?



THANK YOU



To: Mayor and Council
Date: August 11, 2026
Agenda Item: Public Hearing for the City of Newnan's Comprehensive Plan 2026-2046, second of two to be held
Prepared By: Chris Cole, Senior Planner

Purpose:

Second Required Public Hearing regarding the development of the Comprehensive Plan 2026-2046

Background:

Per the minimum standards of the planning process, all local governments must hold two public hearings during the Comprehensive Plan process. The first hearing was held on February 24, 2026. The purpose of this second public hearing is to brief the community on the contents of the Comprehensive Plan 2026-2046, including the Capital Improvements Element (CIE). It also provides an opportunity for residents to make final suggestions, additions, or revisions, and for staff to notify the community of when the Comprehensive Plan will be submitted to the Regional Commission for review. Once public comments have been addressed, the Comprehensive Plan must be transmitted to the Regional Commission with a cover letter signed by the Mayor. Official transmittal to Three Rivers Regional Commission and DCA will be sought at the August 25, 2026 Council meeting. The anticipated adoption date by Mayor and Council is October 27, 2026. The adoption due date is October 31, 2026.

Regarding the Capital Improvements Element (CIE), the Georgia Development Impact Fee Act (GDIFA) was enacted into law in 1990. It sets rules for local governments that wish to charge new developments for a portion of the additional capital facilities needed to serve it. Under GDIFA, local governments may impose exactions on developers to help finance the expansion of their infrastructure systems only through an impact fee system and only for the specific types of facilities and infrastructure listed in the law. All local governments that utilize an impact fee system under the GDIFA must include CIEs in their comprehensive plans and update the CIE portion of their plan annually.

Please see City of Newnan website for Draft Comprehensive Plan 2026-2046 and Appendix:
<https://www.newnanga.gov/655/Comprehensive-Plan-2026-2046>

Funding:

N/A

Recommendation:

N/A

Attachments:

None

Previous Discussion with Council:

February 24, 2026; June 15, 2026; July 16, 2026

LET'S MOVE, NEWNAN

Downtown Mobility Plan



Our Team



Adam Williamson PLA, AICP

Principal-In-Charge



Bert Kuyrkendall PE, AICP

Project Manager



Trisha Colpetzer

Public Engagement Coordinator



Rajith Kumar Kedarisetty

Transportation Planner



Bryce Jones

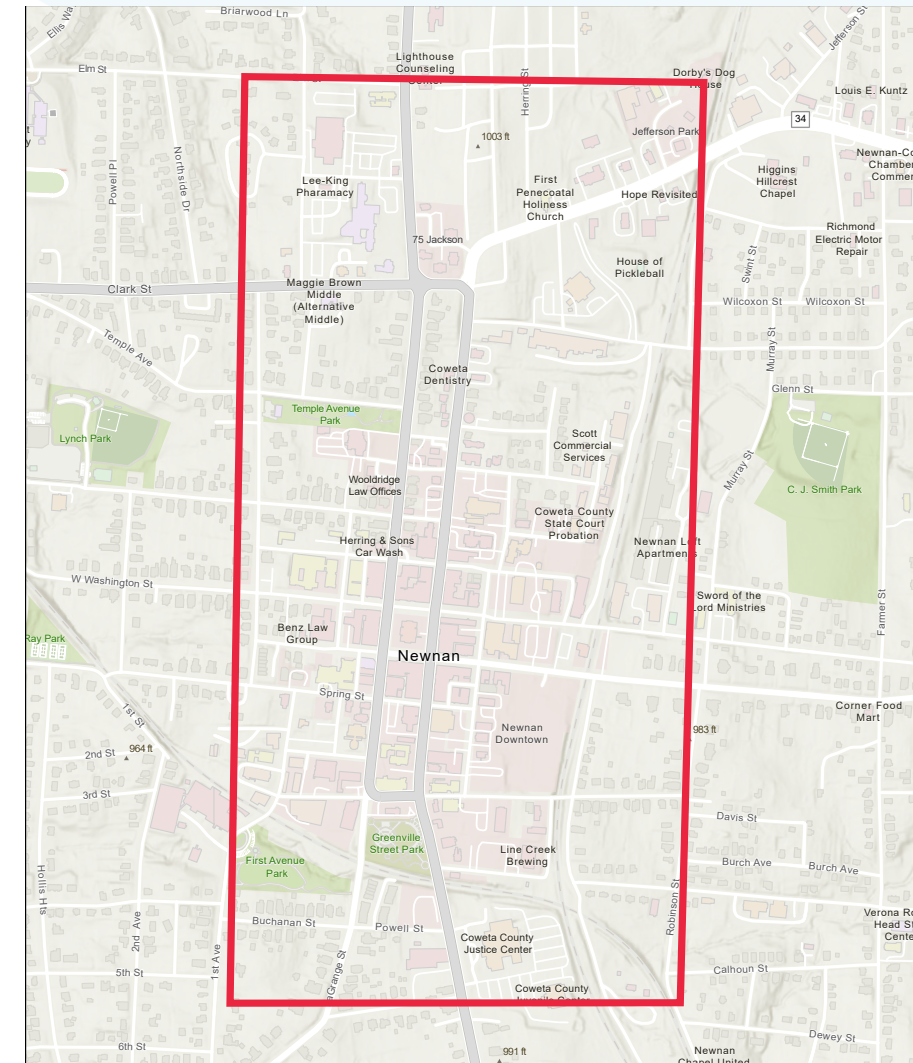
Transportation Planner



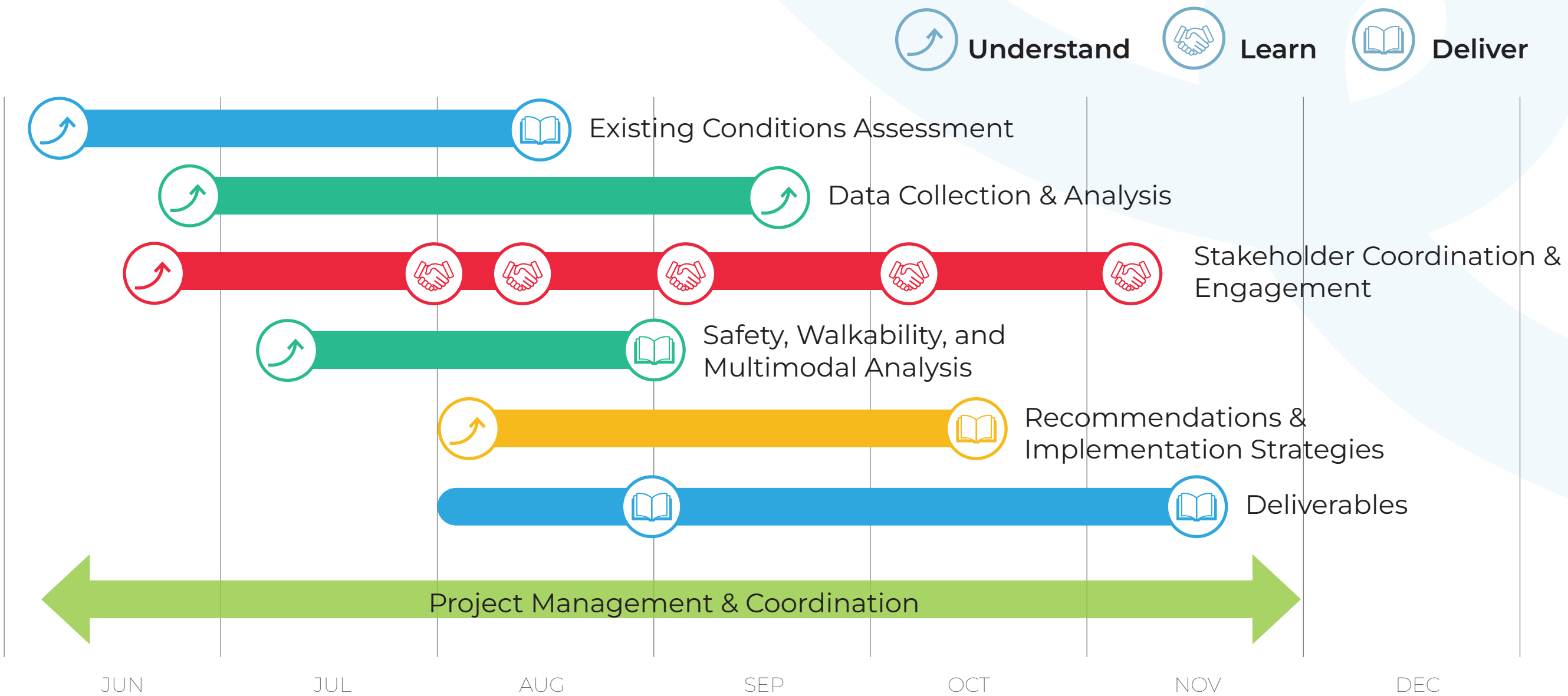
The Scope of Our Work

The planning process

- ⚙ Evaluate existing transportation and pedestrian conditions, including safety concerns and barriers to walkability
- ⚙ Develop data-driven recommendations to improve pedestrian safety, accessibility, multimodal connectivity, and downtown vitality
- ⚙ Engage residents, stakeholders, and City leaders through meetings, outreach, and online tools



Our Approach



Our Approach



Understand

Existing Conditions - understand the “big picture”

- Review previous plans and existing networks
- Identify network gaps
- Draft public engagement plan



Learn

Public engagement

- Consult with Steering Committee
- Meet with Stakeholders
- Learn community goals, needs, and opportunities



Deliver

Draft and finalize

- Recommendations
- High-priority actions
- Implementation strategies

Community Engagement



Shaping the Plan Together



Goals

Community engagement

- ⚙ Engage a broad and representative cross-section of the community
- ⚙ Provide multiple accessible and inclusive ways to participate
- ⚙ Gather meaningful input that directly shapes project priorities and recommendations





Methods

Community engagement

- ⚙ Digital engagement
- ⚙ Council presentations
- ⚙ Public meetings
- ⚙ Stakeholder meetings
- ⚙ Pop-up events





Digital Engagement

Community Engagement

- ⚙️ **Format:** Website, online map-based survey
- ⚙️ **Goal:** Provide the community with ways to offer feedback on their own time





City Council Meetings

Community Engagement

- ⚙️ **Format:** Formal presentation during scheduled meetings of Mayor and Council
- ⚙️ **Goal:** Present key findings, gather feedback, and align with City Council on priorities and recommendations for the Downtown Mobility Plan
- ⚙️ **Next Date:** November 10th





Public Meetings

Community Engagemnt

- ⚙️ **Format:** In-person meeting with presentation and engagement stations
- ⚙️ **Goal:** Field open ended input, present draft recommendations and gather feedback on priorities and implementation
- ⚙️ **Date:** September 1st and October 22nd





Stakeholder Meetings

Community Engagement

- ⚙️ **Format:** Presentation and input session
- ⚙️ **Goal:** Gather input on issues and priorities
- ⚙️ **Stakeholders:** City and agency leaders; emergency services and mobility providers; downtown businesses; property owners; community, accessibility, preservation, arts, and service organizations





Pop-Up Events

Community Engagement

- ⚙️ **Format:** Engagement at pre-existing events
- ⚙️ **Goal:** Meet the community where they are, promote awareness of the project, gather feedback, and encourage participation
- ⚙️ **Dates:** Porchfest, August 22nd
Oktoberfest, October 2nd
Market Day, October 3rd



First Findings



What we've learned so far

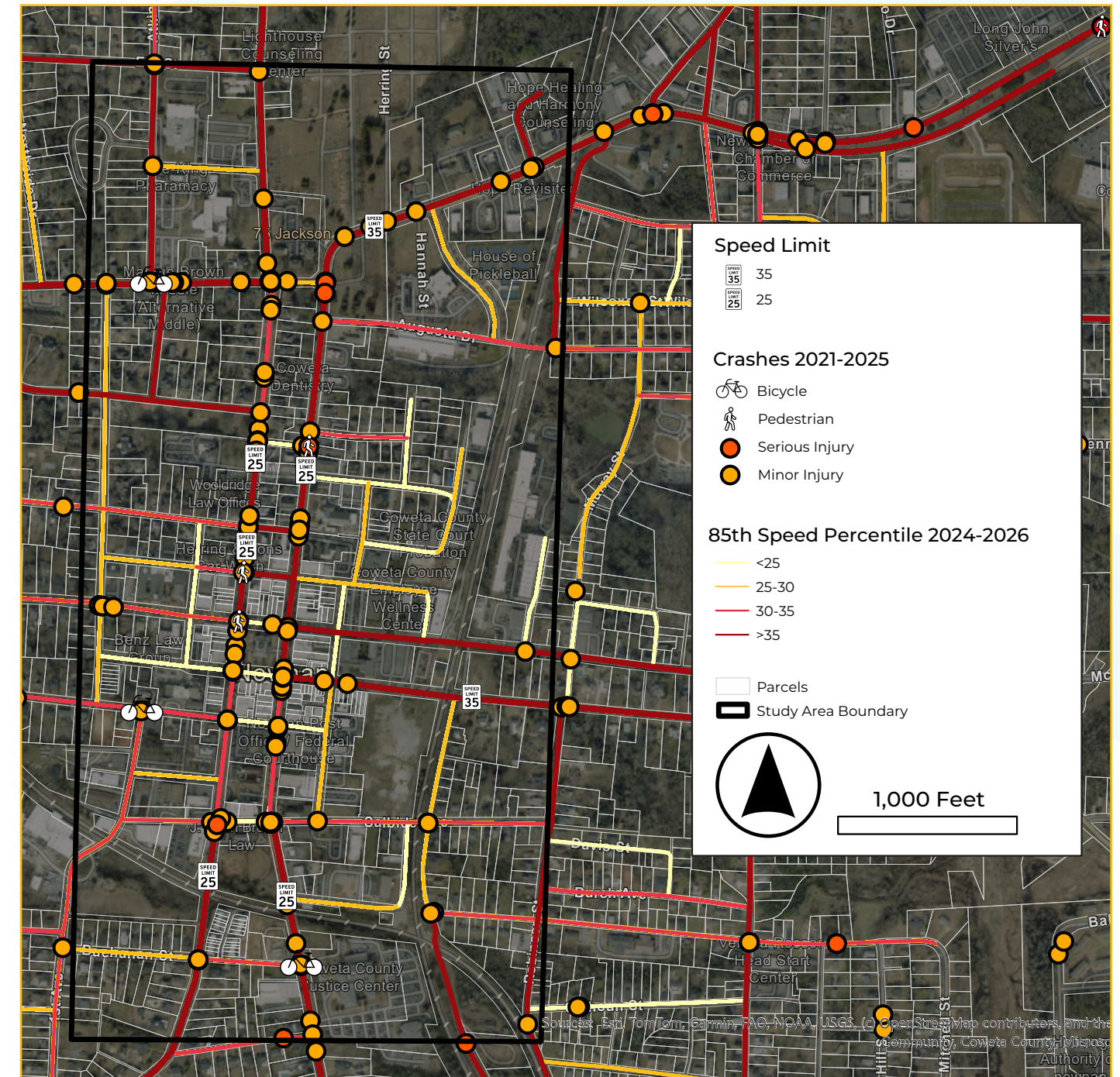


Speeding & Safety

First Findings

Serious injury crashes at Jefferson & Clark and Jackson & Long

Pedestrian crashes at Jefferson & Posey, Jackson & Madison, Jackson & Washington



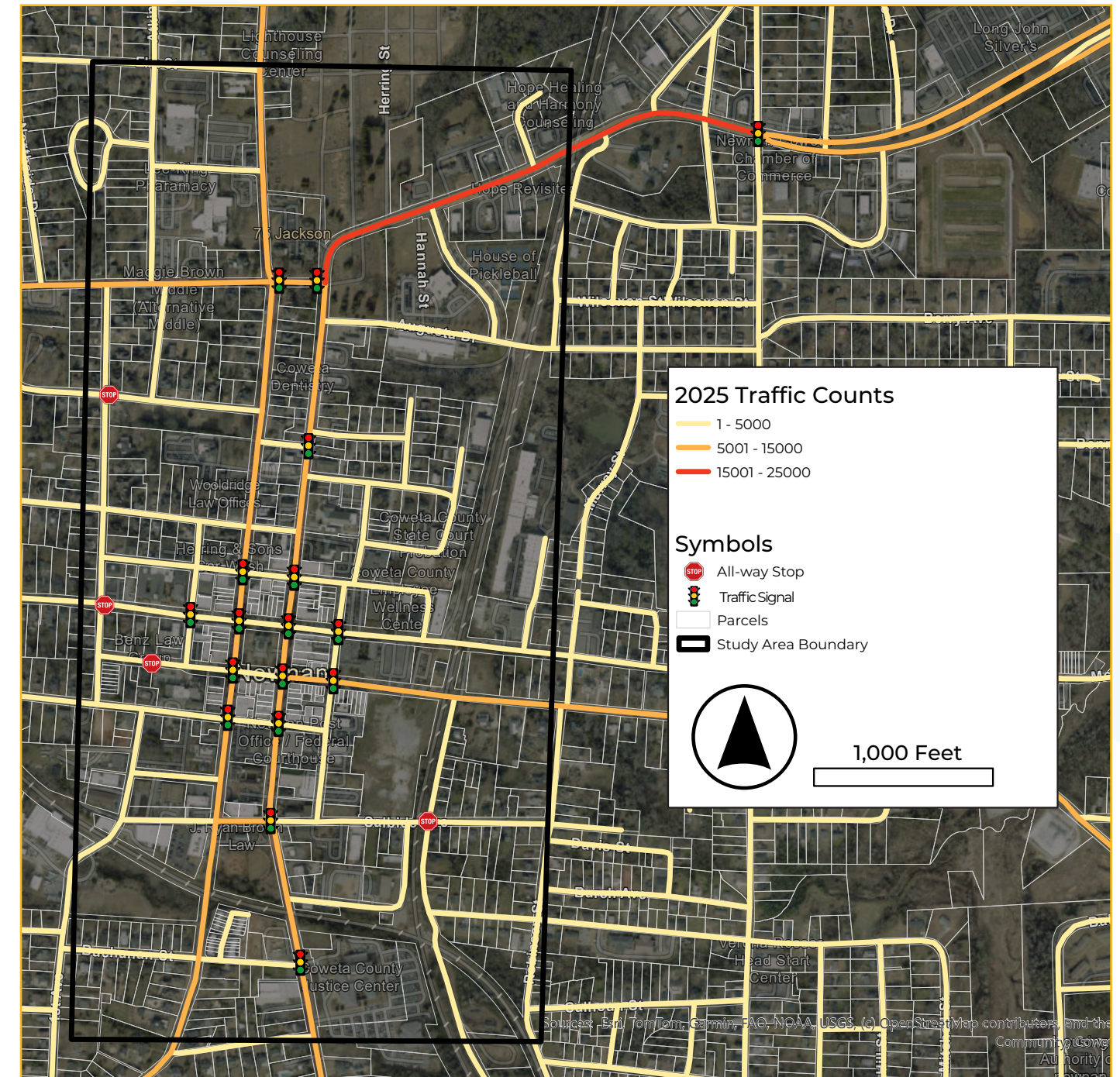


Traffic Volume

First Findings

Traffic volumes relatively low on primary streets

Relatively few all-way stops





Gap in Downtown area



Upcoming Dates

Next Steps

Porchfest Pop-Up

August 22nd, 12:00 PM, Downtown Newnan

Steering Committee Meeting 2

August 27th, 1:00 PM, Microsoft Teams

Public Meeting

September 1st, 6:00 PM - 7:30 PM, Location
TBD

Thank You!



Abigail Strickland

Main Street Manager

City of Newnan

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Bert Kuyrkendall

Senior Associate

TSW

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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).