



Newnan City Council Meeting

SEPTEMBER 27, 2022

Newnan City Hall
Richard A. Bolin Council Chambers
25 LaGrange Street
6:30 PM

CALL TO ORDER

INVOCATION

READING OF MINUTES

- A. Minutes from Regular Meeting on September 13, 2022

REPORTS OF BOARDS AND COMMISSIONS

- B. 1 Appointment - Cultural Arts Commission, 3 year term
- C. 4 Appointments- Ethics Commission, 2 year term

REPORTS ON OPERATIONS BY CITY MANAGER

REPORTS AND COMMUNICATIONS FROM MAYOR

NEW BUSINESS

- D. Consideration of a Resolution to Amend the current boundaries of the Downtown Development Authority of the City of Newnan
- E. To present requests for funding under the American Rescue Plan Act (ARPA) for external applicants
- F. Public Hearing- Request by owner to demolish structure at 72 Farmer St. that was constructed more than 50 years ago and located in the Cottonmill Historical District.

UNFINISHED BUSINESS

- G. Consideration of a Resolution to Adopt the 2022 Update to the Capital Improvements Element (CIE), which includes the Short-Term Work Program (STWP)

VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

- H. Request from White Oak Golden K- Kiwanis Club to set up kiosk on Court Square for their annual pecan sale, weekends November 4-20

MOTION TO ENTER INTO EXECUTIVE SESSION

- I. Motion to Enter into Executive Session

ADJOURNMENT

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, September 13, 2022 at 2:30 p.m. in the Richard A. Bolin Council Chambers of City Hall with Mayor Keith Brady presiding.

CALL TO ORDER

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

PRESENT

Mayor Keith Brady: Council members present: Ray DuBose, Rhodes Shell, George Alexander, Cynthia Jenkins, Dustin Koritko and Paul Guillaume. Also present: City Manager, Cleatus Phillips; Assistant City Manager, Hasco Craver; City Clerk, Megan Shea and City Attorney, Brad Sears.

MINUTES – REGULAR COUNCIL MEETING – AUGUST 23, 2022

Motion by Councilman Koritko, seconded by Councilman Alexander to dispense with the reading of the minutes of the Regular Council meeting on August 23, 2022 and adopt them as presented.

MOTION CARRIED. (7-0)

MINUTES – SPECIAL CALLED MEETING – AUGUST 30, 2022

Motion by Mayor Pro Tem DuBose, seconded by Councilman Koritko to dispense with the reading of the minutes of the Special Called meeting on August 30, 2022 and adopt them as presented.

MOTION CARRIED. (7-0)

APPOINTMENT- NEWNAN YOUTH ACTIVITIES, 3 YEAR TERM

Motion by Mayor Brady, seconded by Councilman Koritko to appoint Ian Goldenberg for a three-year term.

MOTION CARRIED. (7-0)

APPOINTMENT – CULTURAL ARTS COMMISSION, 3 YEAR TERM

Mayor Brady asked the City Manager to place Councilman Shell's appointment on the next agenda.

APPOINTMENTS – ETHICS COMMISSION, 2 YEAR TERM

Motion by Councilman Alexander, seconded by Councilman Koritko to re-appoint Ryan Freeman for another term.

MOTION CARRIED. (7-0)

Motion by Councilman Koritko, seconded by Councilman Alexander to re-appoint Carl Greene for another term.

MOTION CARRIED. (7-0)

Motion by Councilman Koritko, seconded by Councilman Alexander to re-appoint Krista Frost for another term.

MOTION CARRIED. (7-0)

Motion by Councilman Shell, seconded by Councilman Alexander to re-appoint Chip Barron for another term.

MOTION CARRIED. (7-0)

Motion by Councilman Shell, seconded by Councilman Alexander to re-appoint Tom Freeman for another term.

MOTION CARRIED. (7-0)

Mayor Brady asked the City Manager to place his appointments and Mayor Pro Tem DuBose's on the next agenda.

APPOINTMENT- KEEP NEWNAN BEAUTIFUL, 3 YEAR TERM

Motion by Councilman Alexander, seconded by Councilman Koritko to appoint Angela Lewis for a three-year term.

MOTION CARRIED. (7-0)

ANNUAL REPORT- DOWNTOWN DEVELOPMENT AUTHORITY

Mr. Jim Thomasson presented the report. He introduced Abigail Strickland and Jesse Branch, who he thanked for all their hard work, as well as Hasco Craver. He discussed the façade grant program, where the DDA will offer a match of up to \$1,000 for tenants/landlords to update the outside of their property. This year the rear of the building was included in the grant program. Bike racks have also been added.

The DDA has two main goals, one is to add/expand community business and then to add outdoor activity space and features.

Mr. Thomasson gave an overview of the events held each year. Market Day is the most successful with over 60 vendors. It has become so popular that there is a waiting list for vendors.

Councilman Alexander asked could more bike racks be put in? Mr. Craver stated that there is a program to place bike racks all over the downtown area and the City as a whole. They are partnering with Bike Coweta and Main Street for strategic locations for the bike racks.

Councilman Guillaume asked about the incentive program offered. Abigail Strickland stated there is a welcome incentive to recruit businesses and tell them about all that is offered through Main Street. Right now, it is difficult as the downtown is thriving and there is a very little vacancy. Ms. Strickland explained that the strategic plan for the next two years includes updating the downtown design guidelines, encouraging downtown outdoor dining and the project at 57 E. Broad.

PROCLAMATION FOR CONSTITUTION WEEK 2022

Mayor Brady explained that ladies from the DAR (Daughters of the American Revolution) were present and every year during Constitution Week there is a proclamation that is read. Mayor Brady said he appreciates all their help and their persistence during COVID. Mayor Brady then read the proclamation and presented it to the ladies from the DAR.

Claudia Johnson commented that all the 4th graders in Coweta County are given copies of the pocket Constitutions as well.

CITY MANAGER

Mr. Phillips explained that he wanted to give an update on the negotiations between the County and Cities within Coweta County to renegotiate the Local Option Sales Tax (LOST) distribution. He started by giving a brief explanation of LOST. The LOST 1 cent tax is used to rollback the millage rate and used for operations. He gave a brief history of LOST starting in 1994.

Mr. Phillips discussed how important LOST is for the City and the community. Instead of a property owner paying just over 3 mills, they would have to pay 7.8 mills. LOST is the largest source of revenue for the City, 32% of the City's budget. This allows the City to police the streets, keep them clean and offer services. Without a new agreement then LOST will go away and this will impact taxable purchases, as well as affect the City's operations.

Mr. Phillips gave some examples of scenarios with property values, taking into consideration that in the City of Newnan property owners also pay Coweta County taxes.

All cities in Coweta County remain unified to keep the rates the same that have been in place. The County is objecting to that and therefore mediation will begin. There will be a mediation meeting October 17th, 9am at the Newnan Centre.

PRESENTATION OF 2022 AGC BUILD GEORGIA AWARD

Rob Ragan with New South Construction explained that New South is a member of the Associated General Contractors of Georgia and every year they do a build Georgia award. New South submitted the parks project. One of the criteria is customer relationship and Mr. Ragan is most proud of that. New South did win first place. He presented a plaque to the Mayor.

Mayor Brady thanked City Staff for their leadership and hard work on this project, along with New South.

PUBLIC HEARING- APPLICATION FOR ALCOHOL BEVERAGE LICENSE- AA
NEWNAN LLC DBA NEWNAN FOOD MART

Mayor Brady open a public hearing on the application for a Retail On Premise (Package) Sales of Malt Beverages and Wine for AA Newnan LLC dba Newnan Food Mart at 2 Franklin Rd.

A representative of applicant was present for the hearing. No one spoke for or against the application. Mayor Brady closed the public hearing. The City Clerk advised that all the documentation had been received and everything was in order.

Motion by Councilman Shell, seconded by Councilman Koritko to approve the application for a Retail On Premise (Package) Sales Malt Beverages and Wine License.

MOTION CARRIED. (7-0)

PRESENTATION OF FY2023 NEWNAN CENTRE BUDGET

Carol Moore explained that the Newnan Centre is owned by the City but managed by the Newnan Convention Center Authority. The authority has already approved the budget for 2023. The budget for 2023 is projecting \$105,000 more in earned revenue. The expenses have increased \$52,000 due to having more events. They are projecting a net income of \$56,440. They did receive ARPA funding for personnel costs.

Next year the Newnan Centre will be 10 years old. There will be 2 celebrations, first an event with the LINC and second a dinner for existing clients who have continued to do business there. The dinner will also be open to new clients they are trying to get and vendors that have worked with them for the 10 years.

Motion by Mayor Pro Tem DuBose, seconded by Councilman Alexander to approve the budget as presented.

MOTION CARRIED. (7-0)

CONSIDERATION OF INTERGOVERNMENTAL AGREEMENT WITH COWETA COUNTY TO PURCHASE WESTNET FIRST IN FIRE STATION ALERTING SYSTEM

Stephen Brown, Fire Chief, gave an overview of the agreement. This system is being requested by Coweta County 911 as they also dispatch the Newnan Fire Department. It should help make things more efficient. It will help the dispatchers and decrease response times. The county is going to fund the whole install.

City Manager explained that when the request first came to the City the City was going to have to pay for it. The issue was raised of service delivery and residents being tax payers of Coweta County and the City. They are now going to use SPLOST funds to reimburse the City. This is strictly for Fire and not PD.

Motion by Councilman Alexander, seconded by Councilman Shell to approve the intergovernmental agreement as presented.

MOTION CARRIED. (7-0)

CONSIDERATION OF REQUEST TO ABANDON PUBLIC RIGHT OF WAY – PORTION OF POPE STREET

Dean Smith, Senior Planner, stated that staff has been working on this with the property owner and developer for almost a year. This will allow city staff to initiate the process, this is not to actually abandon the right of way, this will come back to Council once it's been researched further. Engineering has stated there are no plans on continuing Pope Street.

Councilwoman Jenkins asked if there is an opportunity for the City to extend Pope Street, are there any future plans that would benefit? Mr. Smith stated at the time there are no plans but that will be researched further.

Motion by Councilman Shell, seconded by Councilman Alexander to initiate the process for abandoning a public right of way, portion of Pope Street.

MOTION CARRIED. (7-0)

INFORMATION ONLY – CONSIDERATION OF ZONING ORDINANCE AMENDMENTS AND TO REFER TO PLANNING COMMISSION

Motion by Councilman Alexander, seconded by Councilman Shell to refer to the Planning Commission.

MOTION CARRIED. (7-0)

REZONING REQUEST RZ2022-11 BY SPRAYBERRY'S BARBECUE, INC. 1.25 + ACRES AT 30 AMLAJACK BLVD (TAX PARCEL 097-5077-016); REQUESTED CHANGE IN CHV (HEAVY COMMERCIAL DISTRICT) CONDITIONS ASSOCIATED WITH RECENT ANNEXATION – TO REDUCE HIGHWAY SIGN'S SETBACKS – FOR INFORMATION ONLY

No action.

REZONING REQUEST RZ2022-12 BY SOUTHERN DEVELOPMENT, LLC, 3.3 ACRES AT 420 JEFFERSON ST. (TAX PARCEL N57D-096); REQUESTED CHANGE FROM RS-15 (SUBURBAN RESIDENTIAL SINGLE-FAMILY DWELLING DISTRICT) TO CGN (GENERAL COMMERCIAL DISTRICT)- FOR INFORMATION ONLY

No action.

REZONING REQUEST RZ2022-10 BY DANIEL LICHTY ON BEHALF OF MORANNA CONSTRUCTION, INC, 0.970 + ACRES AT 170 LAGRANGE ST (TAX PARCEL N28 004B); FROM RS-15 TO RU-7 – FOR INFORMATION ONLY

No action.

ANNEXATION REQUEST ANNEX2022-06 BY GEORGE ROSENZWEIG ON BEHALF OF PULTE GROUP HOME COMPANY, LLC AND GREEN TOP ROAD, LLC, 163.61 + ACRES ON GREEN TOP ROAD (TAX PARCELS 085 5086 001, 085 5107 002, 085 5086 003 AND SOUTHER PORTION OF 085 5107 003); REQUESTED ZONING OF PDR (PLANNED RESIDENTIAL DEVELOPMENT DISTRICT – DECISION ON REFERRAL TO PLANNING COMMISSION

Mayor Brady and Mayor Pro Tem DuBose recused themselves from this item due to conflicts. Councilman Alexander took over the meeting for this item.

Motion by Councilman Shell, seconded by Councilman Guillaume to refer to the Planning Commission.

MOTION CARRIED. (5-0)

CONSIDERATION OF ADOPTION OF CITY COUNCIL 2022 RETREAT REPORT

Hasco Craver, Assistant City Manager, explained that Council met on August 12th to consider a number of items. This report helps dictate how city staff will work through those items.

Motion by Councilman Alexander, seconded by Councilman Guillaume to adopt the report.

MOTION CARRIED. (7-0)

**CONSIDERATION OF ENTERING INTO AN AGREEMENT WITH A QUALIFIED FIRM
TO PROVIDE RESIDENTIAL REFUSE AND RECYCLING SERVICES BEGINNING
JANUARY 1, 2023**

Hasco Craver, Assistant City Manager, stated that this was discussed at the Council retreat and Council requested pricing to be reaffirmed with the 3 firms that had originally submitted proposals. Price is a consideration but so is service. City Staff recommends to engage AmWaste.

Ray Norton, Public Works Director, restated that the award was rescinded and the 3 firms were asked to reaffirm pricing. That was received from AmWaste, Coastal Waste and GFL. After review, AmWaste is the one being recommended to award.

Councilman Guillaume asked about the transition from GLF to AmWaste and the one container idea. Mr. Craver confirmed that Council can vote on the one can option. Mr. Norton explained that the transition time is attainable for January 1, 2023.

Council discussed the difference between 1 can and 2 cans. City Manager clarified that the motion made should state 1 can or 2 cans. There are people that need 2 cans so additional cost would be \$5 for the second. City Manager stated that with the traditional 1 trash and 1 recycling then two trucks are still needed and cost difference is minimal. The one can option limits trucks needed.

Jason Zepp with AmWaste spoke and said that increased costs in truck time and fuel drives the price up when more trucks are needed. Councilman Guillaume commented that the 1 can option may help promote more recycling. Councilman Shell commented that the biggest concern is that the trash gets picked up and that communication be better. City Manager said the City will be the main point of contact but AmWaste also has customer service. There will also be software communication. The more integrated we can be with them the more beneficial.

Councilwoman Jenkins asked what is AmWaste's plan to deal with supply chain issues and shortages. Mr. Zepp said they have a full plan to ramp up for the January 2023 start with employees and equipment.

Councilman Guillaume expressed concern for service with GFL between now and January. City Manager stated that they are contractually obligated and are a publicly traded company so it would be in their best interest to fulfill their contract.

Councilman Koritko asked how the 1 can option benefits residents? Mr. Zepp explained that when a can is deemed for recyclables it tends to be dirtier. They are able to divert more with recyclables in the 1 can.

City Manager added that performance measures in the contract to help secure performance. We do want to make some changes. The plan is to go back to 4 day a week service instead of 2 day. Education will be important for the citizens as well.

Motion by Councilman Guillaume, seconded by Councilwoman Jenkins to award the contract to AmWaste with the 1 can option.

MOTION CARRIED. (7-0)

CONSIDERATION OF ENTERING INTO AN AGREEMENT WITH A QUALIFIED FIRM TO PROVIDE SOLID WASTE BUSINESS MANAGEMENT SOFTWARE SERVICES

Hasco Craver, Assistant City Manager, explained that there are startup costs and annual subscription service. Councilman Koritko asked about the costs and price increase. Mr. Craver stated on average it will be \$34,000/year and it's a 5-year contract.

Motion by Mayor Pro Tem DuBose, seconded by Councilman Guillaume to approve the agreement as presented.

MOTION CARRIED. (7-0)

CONSIDERATION OF DUE DILLIGENCE AGREEMENT AND LETTER OF INTENT FOR 57 EAST PROJECT

Motion by Councilman Alexander, seconded by Councilman Guillaume to approve as presented.

MOTION CARRIED. (7-0)

21 BERRY AVE – OWNER UPDATE AND REQUEST FOR EXTENSION

Matt Murray, Code Enforcement, stated that this was before Council in August. Council requested the lot to be cleaned before an extension would be granted. The owner has cleaned the lot and also started framing and installing a new roof.

Mr. Calderon, Owner, said he is making progress and is requesting 180-day extension. He has heard there may be a possible railroad strike that would affect supplies. Mr. Murray said that given all the work that has been done, City Staff is comfortable with the extension.

Councilman Guillaume asked if a 90-day report could be given? Mr. Murray said yes, he can do that.

Motion by Councilman Alexander, seconded by Councilman Guillaume to grant the 180-day extension.

MOTION CARRIED. (7-0)

STATUS REPORT- VARIOUS STORM DAMAGED PROPERTIES

Matt Murray, Code Enforcement, said the last report given was in June. Since then there have been several updates. All are storm damaged properties except for 18 Berry Ave which was demolished and the owner does hope to rebuild. 157 LaGrange, 178 LaGrange and 5 Mink Hollow have been demolished and owners indicate a desire to rebuild. 21 Johnson and 5 Smith St. resolutions have expired so city is moving ahead with demolition and they are being tested for asbestos.

There are several properties that are City owned to be demolished and those have begun. 100 E. Washington, 50 Murray St., 54 Murray St. and 62 Murray St. have all been demolished. 7 Lee St. is being demolished and two more are pending.

No action needed.

**REQUEST FROM PARKS OF OLMSTEAD TO PUT UP BANNERS FOR
NEIGHBORHOOD GARAGE SALE, OCTOBER 9TH-15TH AT THEIR MAIN ENTRANCES**

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

MOTION CARRIED. (7-0)

**CONTINUATION OF REQUEST FROM CALEB DUKE ON BEHALF OF THE TIM
STOUT GROUP TO CLOSE SOUTH COURT SQ (STREET AND PARKING) TO HOST
MOVIE SCREENING ON OCTOBER 21ST, 6PM-9PM**

Caleb Duke, on behalf of Tim Stout Group explained this is to give back to the community, to benefit the businesses. Mayor Brady asked if the businesses on the square that will be open have been contacted? Mr. Duke stated they have been contacted and they are all in favor of it. Mr. Craver stated there have been no objections, street will probably need to be closed 2-3 hours prior to the event.

Motion by Councilman Shell, seconded by Councilwoman Jenkins to approve the request.

MOTION CARRIED. (7-0)

VISITOR – OFF AGENDA

Tina Melson and Karen Berry requested to close part of Pinson St. for a parade to honor Ms. Berry's grandson, Madarious Gibbs. She explained that he is a basketball player, he started playing at the Verona Center as a kid and went on to play professional basketball in China, Egypt and Vietnam. He has received the MVP and made the playoffs. They requested to hold a parade for him, from 3-5pm. They already spoke to the police chief.

Chief Blankenship said that they are glad to help make this work and can handle the street closure. Mayor Brady said congratulations to Mr. Gibbs. There was clarification that the event would happen on September 24th. Councilman Koritko asked that the homeowners on Pinson St. be notified ahead of the event.

Motion by Councilman Alexander, seconded by Councilman Guillaume to approve the request.

MOTION CARRIED. (7-0)

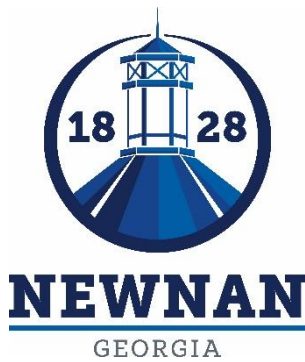
ADJOURNMENT

Motion by Councilman Alexander, seconded by Councilman Koritko to adjourn the Council meeting at 4:08pm.

MOTION CARRIED. (7-0)

Megan Shea, City Clerk

Keith Brady, Mayor



City of Newnan, Georgia - Mayor and Council

Date: September 27, 2022

Agenda Item: Consideration of a Resolution to amend the current boundaries of Downtown Development Authority of the City of Newnan

Prepared by: Abigail Strickland, Main Street Manager

Presented by: Hasco Craver, Assistant City Manager and Abigail Strickland, Main Street Manager

Purpose:

Newnan City Council may consider a Resolution to amend the current boundaries of Downtown Development Authority of the City of Newnan.

Background:

The Downtown Development Authority of the City of Newnan approved the proposed expansion of the current boundaries at its September 14th, 2022 meeting.

The Downtown Development Authority continues to desire the revitalization of the historic downtown commercial district and has identified potential future growth and redevelopment in areas located on the attached map. The Downtown Development Authority requests the consideration of the parcels highlighted in green on the map to be included in the DDA district.

Funding:

N/A

Recommendation:

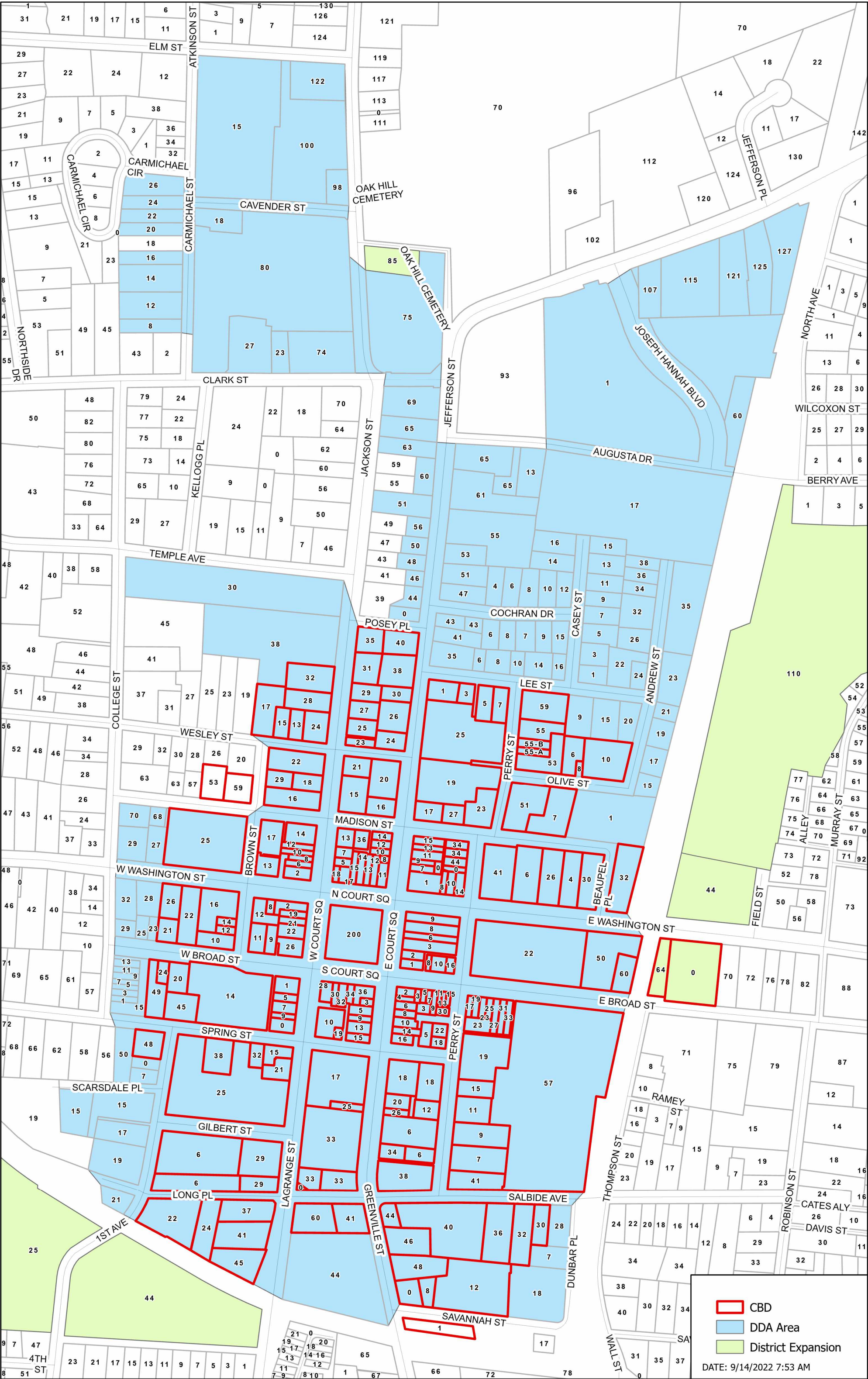
City staff recommends that the Newnan City Council expand the Downtown Development Authority of the City of Newnan.

Attachments:

1. Proposed Expansion Map
2. Resolution to amend boundaries

Previous Discussions with Council:

The last amendment to the Downtown Development Authority district boundaries was resolution 2014-37 on December 16th, 2014.



**A RESOLUTION AMENDING THE RESOLUTIONS ESTABLISHING THE
BOUNDRIES OF THE DOWNTOWN DEVELOPMENT AUTHORITY OF THE
CITY OF NEWNAN, GEORGIA TO EXPAND THE BOUNDARIES OF THE
DOWNTOWN DEVELOPMENT AUTHORITY; AND FOR SUCH OTHER
PURPOSES AS PROVIDED BY LAW**

WITNESSETH:

WHEREAS, the City Council of the City of Newnan adopted a Resolution dated August 24, 1981 activating the Downtown Development Authority of the City of Newnan; and

WHEREAS, the Resolution established the initial boundaries of the Downtown Development Authority; and

WHEREAS, pursuant to O.C.G.A. §36-42-6 (1) the City Council thereafter adopted Resolution 2000-11 expanding the boundaries of the Downtown Development Authority; and

WHEREAS, pursuant to O.C.G.A. §36-42-6 (1) the City Council thereafter adopted Resolution 2011-20 expanding the boundaries of the Downtown Development Authority; and

WHEREAS, pursuant to O.C.G.A. §36-42-6 (1) the City Council thereafter adopted Resolution 2014-37 expanding the boundaries of the Downtown Development Authority; and

WHEREAS, it has been determined by the City Council that it is in the best interest of the City of Newnan to expand the boundaries of the Downtown Development Authority to include areas which in the judgment of the City Council are also a part of the City's central business district.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Newnan, Georgia, and IT IS HEREBY RESOLVED by the authority of same that the Resolution adopted August 24, 1981 activating the Downtown Development

Authority of the City of Newnan and Resolution 2000-11, adopted March 28, 2000, Resolution 2011-20, adopted October 11, 2011, and Resolution 2014-37 adopted December 16, 2014, are hereby further amended pursuant to O.C.G.A. §36-42-6(1) to include within its current established boundaries the area described and defined as follows:

I. All that tract or parcel of land in the City of Newnan, Coweta County, Georgia and being identified as Coweta County Tax Parcel N15 0001 001 and being more particularly described as follows:

SEE EXHIBIT I ATTACHED HERETO (Lofts)

II. All that tract or parcel of land in the City of Newnan, Coweta County, Georgia and being identified as Coweta County Tax Parcel N 15 0001 0024 and being more particularly described as follows:

SEE EXHIBIT II ATTACHED HERETO (Headley)

III. All those tracts or parcels of land in the City of Newnan, Coweta County, Georgia and being identified as Coweta County Tax Parcels N04 0007 006, and N04 0012 001 and being more particularly described as follows:

SEE EXHIBIT III ATTACHED HERETO (East Broad)

IV. All that tract or parcel of land in the City of Newnan, Coweta County, Georgia and being identified as Coweta County Tax Parcel N11 0001 002 and being more particularly described as follows:

Begin at a point on the west side of the right of way of Greenville Street at the southeast corner of Tax Parcel N11 0001 008 and then run west along the south line of Tax Parcel N11 0001 008 and Tax Parcel N11 0001 001 to the southwest corner of Tax Parcel N11 001 001; then run south along the east right of way line of LaGrange Street to the north right of way line of the railroad; then run east along the north right of way line of the railroad to the west right of way line of Greenville Street; then run north along the west right of way of Greenville Street to the point of beginning as shown on Exhibit IV attached hereto.

SEE EXHIBIT IV ATTACHED HERETO (Greenville St)

V. All that tract or parcel of land in the City of Newnan, Coweta County, Georgia and being identified as Coweta County Tax Parcel N03 0005 001 and being more particularly described as follows:

SEE EXHIBIT V ATTACHED HERETO (1st Ave)

VI. All that tract or parcel of land in the City of Newnan, Coweta County, Georgia and being identified as Coweta County Tax Parcel N05 0002 001 and being more particularly described as follows:

SEE EXHIBIT VI ATTACHED HERETO (85 Jackson St)

Said tracts being shown as crosshatched on Exhibit "VII" attached hereto and colored green.

BE IT FURTHER RESOLVED by the City Council of the City of Newnan, that this Resolution shall be effective immediately upon its adoption.

Adopted in regular session duly assembled this ____ day of _____, 2022.

ATTEST:

Megan Shea, City Clerk

REVIEWED AS TO FORM:

C. Bradford Sears, Jr., City Attorney

Cleatus Phillips, City Manager

L. Keith Brady, Mayor

Raymond F. DuBose, Mayor Pro-Tem

George M. Alexander, Councilmember

Cynthia E. Jenkins, Councilmember

Rhodes H. Shell, Councilmember

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember

Exhibit

I N 15 0001 001

BK=4347 PG=710

Legal Description of the Property

Tract One

Being all that tract or parcel of land lying and being in Land Lot 25, 5th District, City of Newnan, Coweta County, Georgia and being more particularly described as follows:

EXHIBIT	<u>I</u>
PAGE	<u>1</u> OF <u>2</u>

BEGINNING at the intersection of the southerly right-of-way line of Berry Avenue (having an apparent 35' width right-of-way) and the easterly right-of-way line of CSX Railroad (having a variable width right-of-way); Thence from said POINT OF BEGINNING as thus established and continuing with the said right-of-way line of Berry Avenue

1. North 89° 30' 11" East, 35.06 feet to a 1" open top pipe found; thence, leaving the aforesaid right-of-way line of Berry Avenue
2. South 02° 54' 57" West, 129.20 feet to a 1/2" open top pipe found ; thence,
3. North 89° 53' 42" East, 485.79 feet to a point on the westerly right-of-way line of Murray Street (having an apparent 30' right-of-way), said point being 3.05 feet east of a 1" open top pipe found; thence, running with the said right-of-way line of Murray Street
4. South 02° 57' 30" West, 11.99 feet; thence,
5. South 03° 08' 53" West, 95.47 feet; thence,
6. South 05° 57' 18" West, 119.01 feet; thence,
7. South 19° 21' 26" West, 69.83 feet; thence,
8. South 21° 46' 49" West, 175.96 feet; thence,
9. South 29° 12' 35" West, 72.21 feet; thence,
10. South 31° 30' 15" West, 22.46 feet to a 1" open top pipe (bent) found; thence, leaving the aforesaid right-of-way line of Murray Street
11. South 70° 00' 38" West, 81.83 feet; thence,
12. South 46° 27' 48" West, 109.28 feet; thence,
13. South 43° 12' 43" East, 48.19 feet; thence,
14. South 11° 08' 22" West, 110.40 feet; thence,
15. South 29° 39' 56" West, 131.14 feet; thence,
16. South 10° 46' 23" West, 46.63 feet; thence,
17. North 82° 08' 12" West, 39.92 feet; thence,
18. North 07° 51' 48" East, 13.04 feet; thence,
19. North 82° 08' 12" West, 77.97 feet; thence,
20. South 10° 38' 48" West, 258.72 feet; thence,
21. North 80° 56' 12" West, 6.81 feet; thence,
22. South 10° 16' 00" West, 130.58 feet; thence, running with the northerly right-of-way line of Fields Street (having an apparent variable width right-of-way)
23. North 78° 00' 20" West, 5.14 feet; thence,
24. North 78° 00' 20" West, 34.78 feet; thence,
25. South 02° 13' 17" West, 9.85 feet; thence,
26. North 78° 58' 05" West, 14.23 feet to a point; thence, leaving the aforesaid right-of-way line of Fields Street
27. North 06° 22' 54" East, 13.56 feet; thence,
28. North 78° 31' 05" West, 225.00 feet;
29. North 13° 22' 03" East, 709.65 feet to a building corner found; thence, run along the face of an existing building
30. North 79° 02' 31" West, 7.89 feet to a building corner found; thence,
31. North 11° 22' 04" East, 10.93 feet to a building corner found; thence,
32. South 78° 18' 07" East, 7.95 feet to a building corner found; thence,

33. North 11° 25' 08" East, 120.44 feet to a building corner found; thence,
34. South 78° 34' 52" East, 3.44 feet; thence, leaving the aforesaid face of building
35. North 13° 18' 03" East, 40.29 feet to a point on the aforesaid right-of-way line of CSX Railroad; thence, run with the aforesaid right-of-way line of CSX Railroad
36. North 13° 18' 03" East, 520.96 feet to the POINT OF BEGINNING, containing 565,244 square feet or 12.9762 acres of land, more or less.

Said tract contains 565,244 square feet or 12.9762 acres of land, more or less, and is shown as "Tract 1" on that certain ALTA/NSPS Land Title Survey for Chicago Title Insurance Company, TBR Newnan Lofts Co-Tenant, LLC, Newnan Lofts MT, LLC, and Newnan Lofts CL, LLC, prepared by TerraMark Professional Land Surveying, bearing the seal and certification of Paul B. Cannon, RLS No. 2928, and dated March 21, 2016 (the "Survey").

Tract Two

Being all that tract or parcel of land lying and being in Land Lot 25, 5th District, City of Newnan, Coweta County, Georgia and being more particularly described as follows:

COMMENCING at the intersection of the southerly right-of-way line of Berry Avenue (having an apparent 35' width right-of-way) and the easterly right-of-way line of CSX Railroad (having a variable width right-of-way); thence, leaving the aforesaid right-of-way line of Berry Avenue and running with the said right-of-way line of CSX Railroad South 13° 18' 03" West, 520.96 feet to the POINT OF BEGINNING.

Thence from said POINT OF BEGINNING as thus established and leaving the aforesaid right-of-way line of CSX Railroad

1. South 13° 18' 03" West, 40.29 feet to a point located on the face of an existing building; thence, running with the said face of building
2. North 78° 34' 52" West, 3.44 feet to a building corner; thence,
3. South 11° 25' 08" West, 120.44 feet to a building corner; thence,
4. North 78° 18' 07" West, 7.95 feet to a building corner; thence,
5. South 11° 22' 04" West, 10.93 feet to a building corner; thence,
6. South 79° 02' 31" East, 7.89 feet to a building corner; thence, leaving the aforesaid face of building
7. South 13° 22' 03" West, 709.65 feet to a point; thence,
8. North 78° 31' 05" West, 62.99 feet to a capped rebar found on the aforesaid right-of-way line of CSX Railroad; thence, running with the said right-of-way line of CSX Railroad
9. North 13° 15' 18" East, 839.84 feet to a bolt found; thence,
10. North 69° 00' 09" East, 77.03 feet to the POINT OF BEGINNING, containing 54,518 square feet or 1.2516 acres of land, more or less.

Said tract contains 54,518 square feet or 1.2516 acres of land, more or less, and is shown as "Tract 2" on the Survey.

DOC#: 2021-022674
FILED IN OFFICE
8/9/2021 3:51:00 PM
BK: 5386 PG: 281-282
CINDY G BROWN
CLERK, SUPERIOR COURT
COWETA COUNTY, GA

EXHIBIT II
PAGE 1 OF 2

Cindy G. Brown

REAL ESTATE TRANSFER TAX
PAID: \$475.00 ✓

PT-61 038-2021-005693

Prepared by and return to:
/ H. Matthew Horne of
Horne & Griffis, P.C.
32 South Court Square
Newnan, Georgia 30263

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF COWETA

THIS INDENTURE, made the 6th day of August, 2021, between

William V. Headley

of the County of , and State of Georgia, as party or parties of the first part,
hereinafter called Grantor and

Mitchell Headley ✓

as party or parties of the second part, hereinafter called Grantee, (the words
"Grantor" and "Grantee" to include their respective heirs, successors and assigns
where the context requires or permits).

WITNESSETH that: Grantor, for and in CONSIDERATION OF OTHER GOOD AND
VALUABLE CONSIDERATION AND THE SUM OF TEN (\$10.00) DOLLARS, in hand paid at and
before the sealing and delivery of these presents, the receipt whereof is hereby
acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and
by these presents does grant bargain, sell, alien, convey and confirm unto the
said Grantee,

All that tract or parcel of land lying and being in Land Lot 25 of
the 5th District, Coweta County, Georgia, and being more
particularly described on a certain Plat of Survey prepared by Mark
A. Buckner, R.L.S. No. 2422, dated November 25, 1996, and being more
particularly described as follows:

BEGINNING at a rebar set at the point of intersection of the
Northerly right-of-way of East Washington Street with the Easterly
right-of-way of Atlanta & West Point Railroad; thence run
Northeasterly along said Easterly right-of-way of Atlanta & West
Point Railroad North 06 degrees 10 minutes 00 seconds East a
distance of 197.89 feet to a point; thence leaving the Easterly
right-of-way of Atlanta & West Point Railroad run South 82 degrees
42 minutes 33 seconds East 7.38 feet to a point and a building
corner; thence run North 05 degrees 52 minutes 25 seconds East 51.81
feet to a point; thence South 85 degrees 57 minutes 11 seconds East
287.21 feet to a point on the Westerly right-of-way of Field Street;

II
N150010024

2/25
JK

thence running along the Westerly right-of-way of Field Street South 00 degrees 43 minutes 49 seconds East 221.06 feet to a point located on the Northerly right-of-way of East Washington Street; thence running along the Northerly right-of-way of East Washington Street South 87 degrees 23 minutes 29 seconds West 127.18 feet to a point; thence South 89 degrees 55 minutes 41 seconds West 196.14 feet to a point, said point being the Point of Beginning. Said tract containing 1.6659 acres and being known as 44 - 48 East Washington Street.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

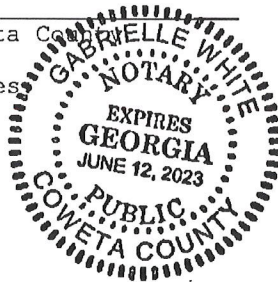
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

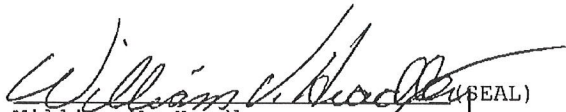
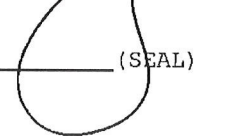
Signed, sealed and delivered this 6th day of August, 2021 in the presence of:

Witness

Notary Public, Coweta County
State of Georgia
My Commission Expires

File #1921-120




William V. Headley (SEAL)
 (SEAL)

III E Broad

N 04 0007 006

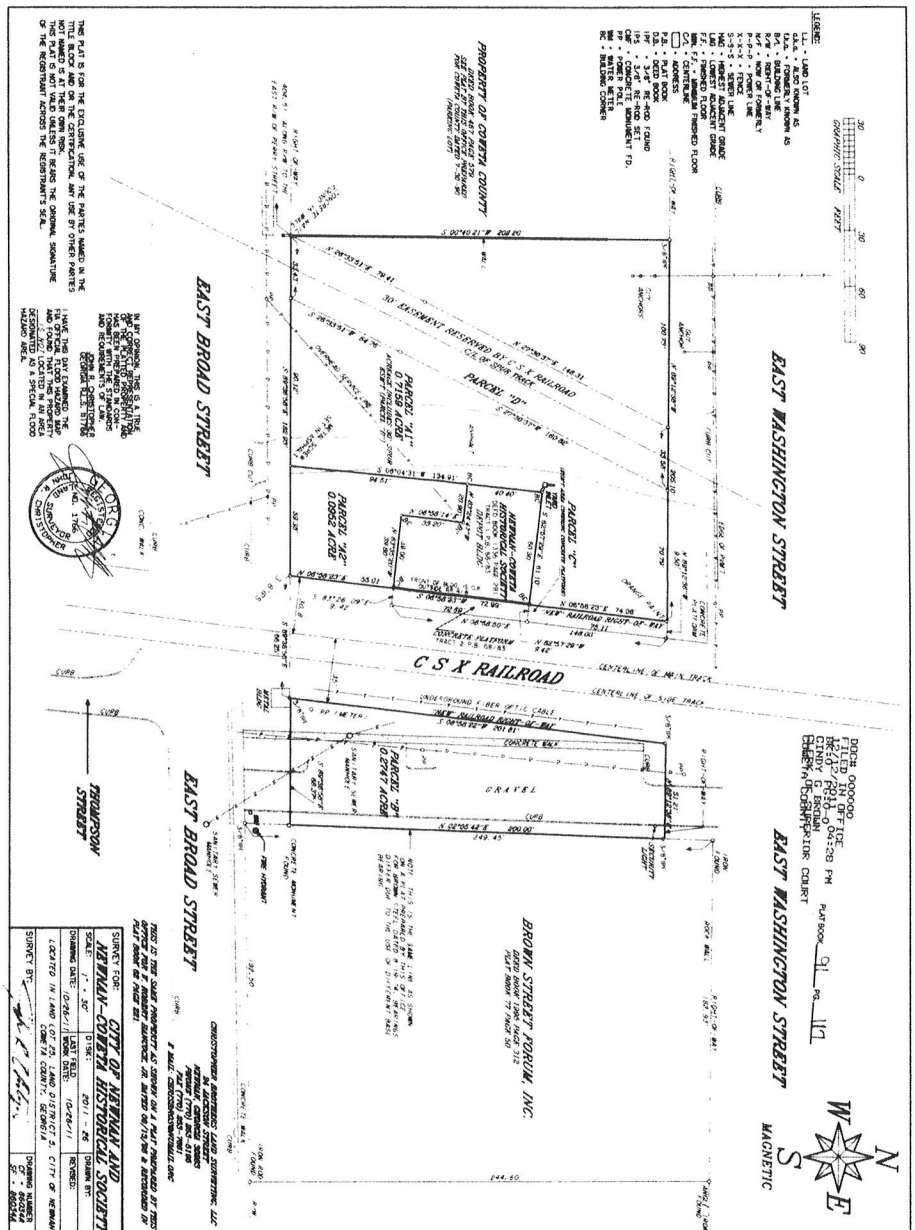
EXHIBIT "A"

All that tract or parcel of land situate, lying and being in the City of Newnan in Land Lot 25 of the Fifth Land District of Coweta County, Georgia, being Parcel B, containing .2747 acres more or less, as shown on plat of survey for the City of Newnan and Newnan-Coweta Historical Society, made by John R. Christopher, R.L.S. No. 1766, dated October 26, 2011 and recorded in Plat Book 91, Page 117, in the Office of the Clerk of Superior Court Coweta County, Georgia, to which plat reference is hereby made for a more particular and accurate description of the property herein conveyed and more particularly described as follows:

EXHIBIT	<u>III</u>
PAGE	<u>1</u> OF <u>5</u>

Begin at a 3/8 inch iron pin found on the east side of the CSX Railroad right-of-way and the north side of the right-of-way of East Broad Street located 653.69 feet from the intersection of the east right-of-way of Perry Street with the north right-of-way of East Broad Street; run thence South 89 degrees 36 minutes 58 seconds East a distance of 68.37 feet to a concrete monument found; thence run North 02 degrees 05 minutes 42 seconds East a distance of 200.00 feet to a 3/8 inch iron pin found; thence run North 89 degrees 12 minutes 36 seconds West a distance of 51.21 feet to a 3/8 inch iron pin found; thence run South 06 degrees 58 minutes 22 seconds West a distance of 201.61 feet to a 3/8 inch iron pin found and the Point of Beginning.

EBroad ND40007006
91-117



III E Broad St

Exhibit ALegal Description

EXHIBIT	III
PAGE	3 OF 5

TRACT ONE: N04 0010 006

All that tract or parcel of land situate, lying and being in the City of Newnan in Land Lot 25 of the 5th Land District of Coweta County, Georgia, and being identified as TRACT I, containing 243,562 square feet or 5.59 acres, more or less, on that certain ALTA/NSPS Land Title Survey prepared for City of Newnan by Travis Pruitt & Associates, Inc., bearing the seal of Travis N. Pruitt, GA RLS No. 2809, dated October 12, 2020, as recorded in Plat Book 99, Page 309, Office of the Clerk of the Superior Court of Coweta County, Georgia to which plat reference is hereby made and incorporated herein for a more particular and accurate description of the property and being described according to said plat as follows:

Beginning at a 1 inch rod found at the intersection of the southern right of way line of East Broad Street (74 foot right of way width at this point) and the western right of way line of CSX Railroad (right of way width varies); thence proceeding along said right of way line of CSX Railroad the following courses and distances: South 12 degrees 23 minutes 05 seconds West a distance of 288.71 feet to a joint in wall of building found, North 80 degrees 24 minutes 27 seconds West a distance of 40.76 feet to a 1/2 inch rebar set and South 06 degrees 16 minutes 44 seconds West a distance of 387.62 feet to a punch hole found on the northern right of way line of Salbide Avenue (50 foot right of way width); thence proceeding along said right of way line of Salbide Avenue North 88 degrees 11 minutes 59 seconds West a distance of 297.20 feet to a 1/2 inch rebar set; thence leaving Salbide Avenue and proceeding North 06 degrees 05 minutes 25 seconds East a distance of 64.04 feet to a 1 inch rod found, thence North 06 degrees 11 minutes 30 seconds East a distance of 178.00 feet to a 1/2 inch rebar set; thence North 86 degrees 06 minutes 20 seconds West a distance of 80.79 feet to a 1/2 inch rebar set; thence North 08 degrees 01 minutes 27 seconds East a distance of 96.48 feet to a 1 inch rod found; thence North 07 degrees 03 minutes 16 seconds East a distance of 62.00 feet to a point; thence North 07 degrees 06 minutes 17 seconds East a distance of 51.66 feet to a fence post; thence South 82 degrees 33 minutes 31 seconds East a distance of 44.56 feet to a fence post; thence North 07 degrees 00 minutes 04 seconds East a distance of 118.25 feet to a point at the southeastern corner of public alley; thence proceeding along the eastern margin of said public alley North 06 degrees 18 minutes 49 seconds East a distance of 133.59 feet to a nail set on the southern right of way line of East Broad Street; thence proceeding along said right of way line of East Broad Street South 83 degrees 07 minutes 29 seconds East a distance of 398.27 feet to a 1 inch rod found, said point being the Point of Beginning.

III TRACT TWO: N04 0012 001

All that tract or parcel of land situate, lying and being in the City of Newnan in Land Lot 25 of the 5th Land District of Coweta County, Georgia, and being identified as TRACT II, containing 46,347 square feet or 1.06 acres, more or less, on that certain ALTA/NSPS

115 E Broad St

BK:5281 PG:381

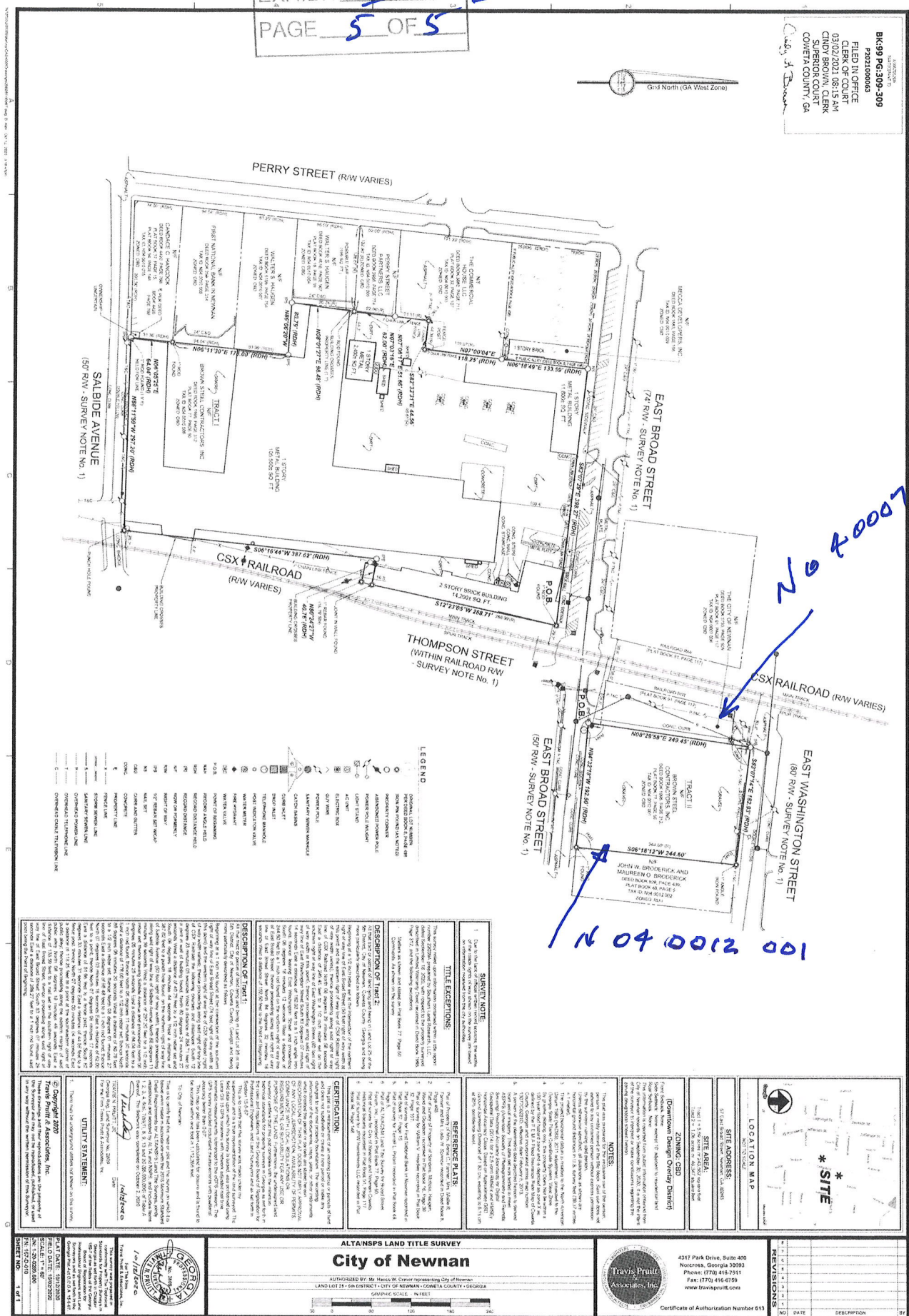
EXHIBIT	III
PAGE	4 OF 5

Land Title Survey prepared for City of Newnan by Travis Pruitt & Associates, Inc., bearing the seal of Travis N. Pruitt, GA RLS No. 2809, dated October 12, 2020, as recorded in Plat Book 99, Page 309, Office of the Clerk of the Superior Court of Coweta County, Georgia to which plat reference is hereby made and incorporated herein for a more particular and accurate description of the property and being described according to said plat as follows:

Beginning at a 1/2 inch rebar set at the intersection of the northern right of way line of East Broad Street (50 foot right of way width at this point) and the eastern right of way line of CSX Railroad (right of way width varies); thence proceeding along said right of way line of CSX Railroad North 08 degrees 29 minutes 58 seconds East a distance of 249.45 feet to a 1/2 inch rebar set on the southern right of way line of East Washington Street (80 foot right of way width at this point); thence proceeding along said right of way line of East Washington Street South 83 degrees 07 minutes 14 seconds East a distance of 182.93 feet to a 1 inch angle iron found; thence leaving East Washington Street and proceeding South 06 degrees 18 minutes 12 seconds West a distance of 244.60 feet to a 1 inch rod found on the northern right of way line of East Broad Street; thence proceeding along said right of way line of East Broad Street North 84 degrees 32 minutes 18 seconds West a distance of 192.50 feet to the Point of Beginning.

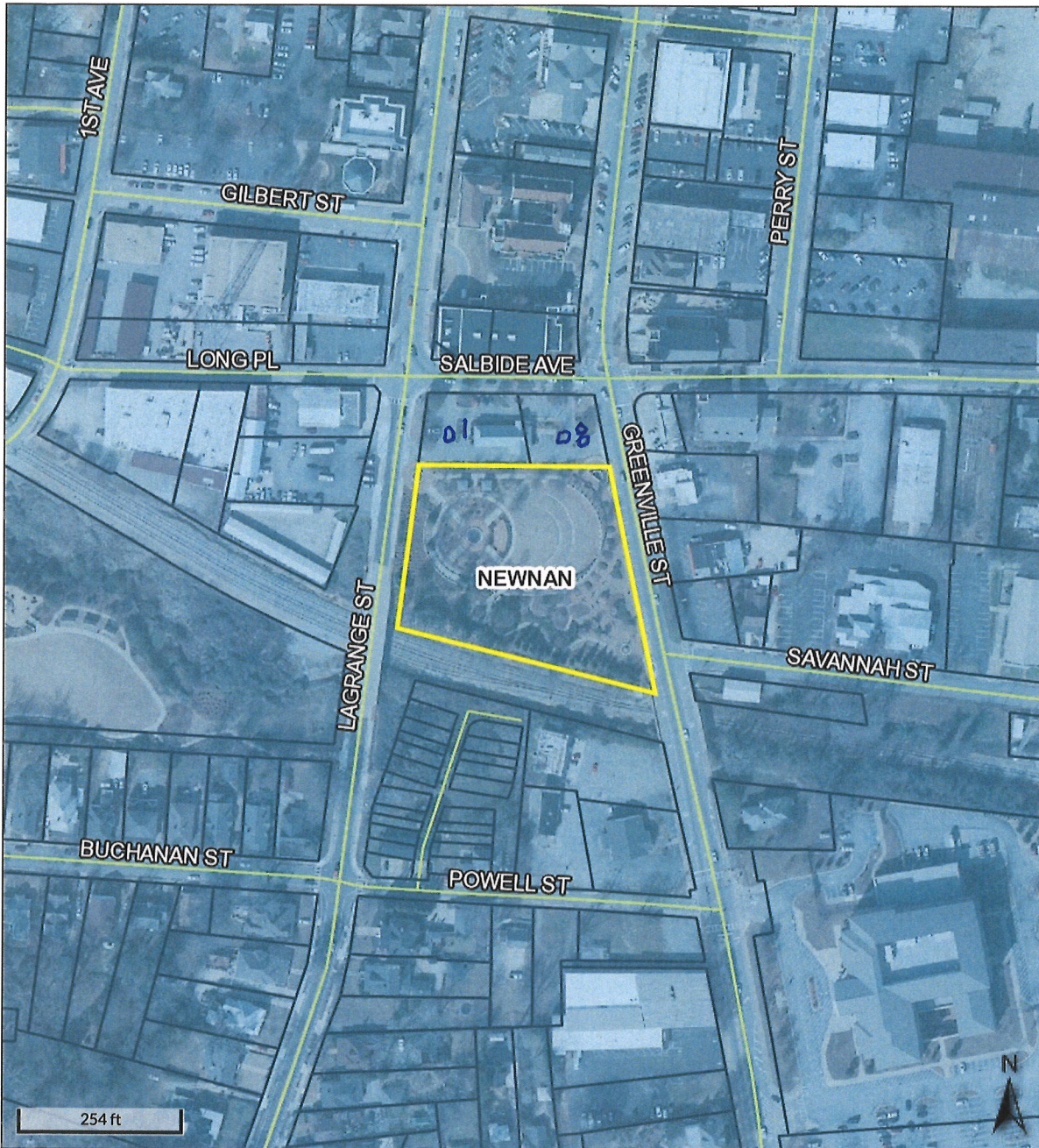
99-309

FILED IN OFFICE
CLERK OF COURT
03/02/2021 08:15 AM
CINDY BROWN, CLERK
SUPERIOR COURT
COWETA COUNTY, GA
BK99 PG.309-309
P302000063



N 04 0007 006

N 04 0012 001



Overview



Legend

-  Parcels
-  Roads
- Municipalities**
 -  CHATTAHOOCHE HILLS
 -  GRANTVILLE
 -  HARALSON
 -  MORELAND
 -  NEWNAN
 -  PALMETTO
 -  SENOIA
 -  SHARPSBURG
 -  TURIN

Date created: 9/16/2022
Last Data Uploaded: 9/16/2022 1:01:33 AM

Developed by  **Schneider**
GEOSPATIAL

FILED IN OFFICE
CLERK OF
SUPERIOR/JUVENILE
COURT
2002 JUL -2 AM 8:24
CINDY G. BROWN, CLERK
COWETA COUNTY, GA

BK01933PG258

EXHIBIT V
PAGE 1 OF 7

Real Estate Transfer Tax
Paid \$ Exempt
Date 7-2-02
Cindy G. Brown
Clerk of Superior Court, Coweta Co., Ga.

V N830005001

WARRANTY DEED

GEORGIA, Coweta COUNTY

C. Bradford Sears, Jr.
Sanders, Haugen & Sears, P.C.
P. O. Box 1177
Newnan, Georgia 30264

For and in consideration of the sum of

Ten Dollars and other valuable consideration

in hand paid, the receipt of which is hereby acknowledged,

OLSONITE CORPORATION

of the county of Coweta, State of Georgia, do hereby give, grant, sell alien and convey unto

CITY OF NEWNAN, GEORGIA

of the county of Coweta, State of Georgia, their heirs and assigns, the following property to-wit:

All that tract or parcel of land containing 3.053 acres situate, lying and being in the City of Newnan, Coweta County, Georgia, and being described according to a plat for the City of Newnan, prepared by John R. Christopher, Registered Land Surveyor on June 5, 2002, and of record in Plat Book 76, Page 137, in the Office of the Clerk of the Superior Court of Coweta County, Georgia, as follows:

BEGIN at a point on the southeasterly right of way of First Avenue where the southeasterly right of way of First Avenue intersects the southwesterly right of way of the Central of Georgia Railroad right of way, said point being marked by an iron pin found; and run thence S 59°55'40" E 46.92 feet to a point marked by a 1" iron pipe found; thence continue along said railroad right of way S 10°51'00" W 66.90 feet to a point marked by a 3/8" re-rod set; thence continue along said railroad right of way S 62°30'00" E 437.40 feet to a point marked by a 3/8" re-rod set; thence continue along said railroad right of way S 77°00'00" E 56.85 feet to a point marked by a 3/8" re-rod set; thence run S 4°14'00" W 82.28 feet to a point being on the northerly side of an unopened alley; thence run N 87°16'30" W along said unopened alley 631.22 feet to an iron pin found on the easterly right of way of First Avenue (60 foot right of way); thence run N 6°17'20" E 230.83 feet to a point; thence continue N 23°58'20" E 48.59 feet to a point; thence continue along the southeasterly right of way of First Avenue N 55°38'20" E 145.58 feet to a point marked by an iron pin found on the southerly right of way of the Central of Georgia Railroad and the POINT OF BEGINNING.

Also conveyed herein is all of grantors' right, title and interest in and to that certain right of way area as shown on plat prepared by John R. Christopher, Registered Land Surveyor, on September 21, 1976, and of record in Plat Book 21, Page 129, in the Office of the Clerk of the Superior Court of Coweta County, Georgia, as being State Highway Department right of way lying east of the above described property, south of the Central of Georgia Railroad right of way, West of LaGrange Street and north of the unopened alley above referred to.

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

And the said vendors will, and their heirs, executors, administrators, and assigns shall, the said property to the said vendees, their heirs, executors, administrators, and assigns, forever warrant and defend against the lawful demands of all person whatever.

IN WITNESS WHEREOF, The said Grantors have hereunto set their hands, affixed their seal, and delivered these presents this 21st day of June, 2002.

Signed, sealed and delivered in our presence:

This 21st day of June, 2002

Shirley L. Montiel
WITNESS

Joe Lawrence
NOTARY
Notary Public, Coweta County, Georgia
My Commission expires on 3/1/06

OLSONITE CORPORATION

BY: [Signature] (SEAL)
William Marsh, CEO

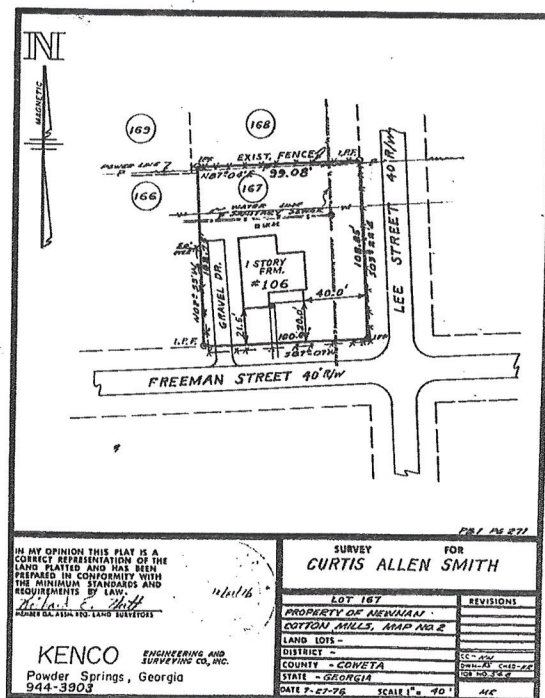
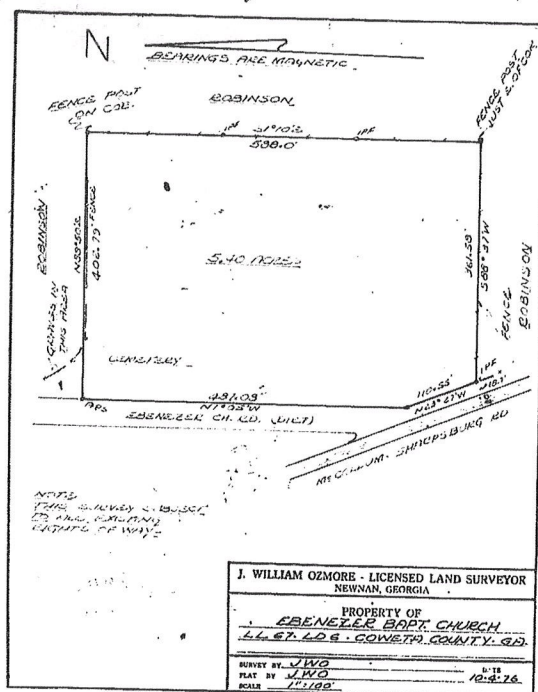
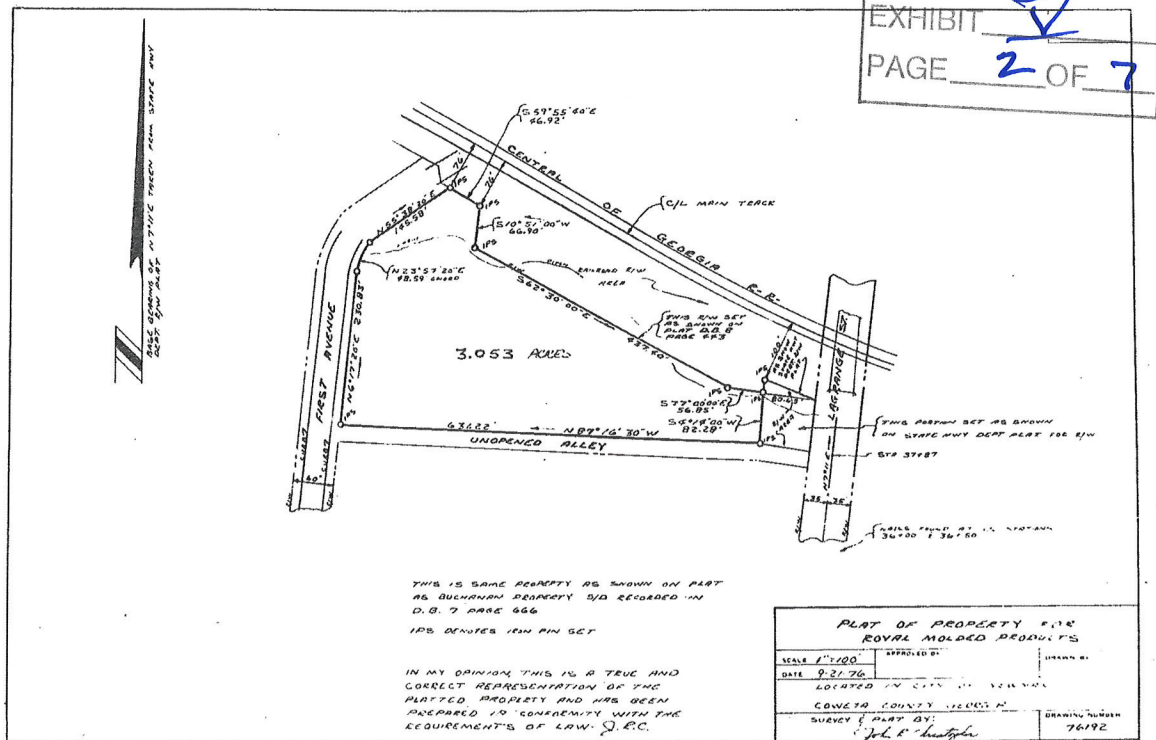
ATTEST: [Signature] (SEAL)
Lee Ingham, CFO

1st Ave



N03 0005 001
21 -129

EXHIBIT 2
PAGE 2 OF 7





DOCH 001551
FILED IN OFFICE
2/4/2015 03:53 PM
BK:4178 PG:89-92
CINDY G BROWN
CLERK OF SUPERIOR COURT
COWETA COUNTY

EXHIBIT I
PAGE 4 OF 7

RETURN TO:
C. Bradford Sears, Jr.
Sanders, Haugen, Sears, P.C.
P.O. Box 1177
Newnan, Georgia 30264-1177

Cindy G. Brown

REAL ESTATE TRANSFER TAX
PAID: \$0.00 ✓

STATE OF GEORGIA

COUNTY OF COWETA

PT-61
15-434

THIS DEED, made this 30th day of January, 2015, by and between
CENTRAL OF GEORGIA RAILROAD COMPANY, a Georgia corporation, Grantor, party of
the first part; and the CITY OF NEWNAN, a instrumentality of government created pursuant to
the laws of the State of Georgia, Grantee, party of the second part;

WITNESSETH:

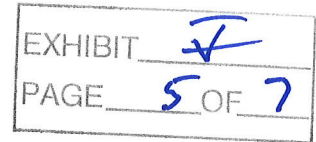
THAT the said Grantor, for and in consideration of the sum of ONE AND NO/100
DOLLARS (\$1.00) and other good and valuable consideration to it in hand paid by Grantee, the
receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, remise,
release and forever quitclaim unto said Grantee, its successors and assigns, all of the right, title
and interest of the said Grantor in and to the following described property: to wit,

ALL THAT piece or parcel of land situate, lying, and being in Land Lots 7 & 8, Land
District 5, City of Newnan, County of Coweta, State of Georgia, and being more particularly
described as follows: to wit,

TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT THE
CENTERLINE INTERSECTION OF FIRST AVENUE AND THE
CENTERLINE OF MAIN TRACK OF NORFOLK SOUTHERN RAILWAY
COMPANY, SAID POINT LOCATED S 59°44'54"E 110.65' ALONG SAID
RAILROAD CENTERLINE FROM MILE POST #287; RUN THENCE
S63°59'00" W 42.09' ALONG SAID CENTERLINE OF FIRST AVENUE TO A

N 03 0005001

4/16 BL



MAG NAIL SET AND THE TRUE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED;

FROM SAID POINT OF BEGINNING RUN

THENCE South 59 degrees 44 minutes 54 seconds East for a distance of 308.23 feet ALONG A LINE PARALLEL TO AND 35' FROM THE SAID RAILROAD CENTERLINE TO A 3/8" RED ROD SET;

THENCE along a curve to the left having a radius of 2004.00 feet and an arc length of 348.17 feet, being subtended by a chord of South 63 degrees 36 minutes 01 seconds East for a distance of 347.73 feet CONTINUING ALONG A LINE PARALLEL TO AND 35' FROM THE SAID RAILROAD CENTERLINE TO A POINT LOCATED ON THE CENTERLINE OF LaGRANGE STREET;

THENCE South 07 degrees 18 minutes 53 seconds West for a distance of 62.24 feet ALONG SAID CENTERLINE OF LaGRANGE STREET TO A POINT LOCATED ON THE SOUTHERLY R/W OF NORFOLK SOUTHERN RAILWAY COMPANY;

THENCE North 76 degrees 49 minutes 19 seconds West for a distance of 172.21 feet ALONG SAID SOUTHERLY R/W OF NORFOLK SOUTHERN RAILWAY COMPANY;

THENCE North 62 degrees 19 Minutes 17 seconds West for a distance of 437.40 feet CONTINUING ALONG SAID SOUTHERLY R/W OF SAID RAILROAD TO A POINT;

THENCE North 11 degrees 01 minutes 45 seconds East for a distance of 66.90 feet ALONG THE WESTERLY R/W OF SAID RAILROAD TO A POINT;

THENCE North 59 degrees 44 minutes 54 seconds West for a distance of 80.18 feet ALONG THE SOUTHERLY R/W OF SAID RAILROAD TO A POINT LOCATED ON THE CENTERLINE OF FIRST AVENUE;

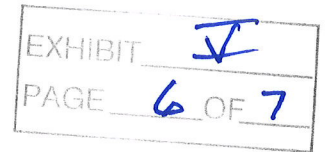
THENCE North 55 degrees 49 minutes 03 seconds East for a distance of 14.35 feet ALONG SAID CENTERLINE OF FIRST AVENUE TO A POINT;

THENCE North 63 degrees 10 minutes 54 seconds East for a distance of 33.41 feet CONTINUING ALONG SAID CENTERLINE OF FIRST AVENUE TO A POINT AND THE TRUE POINT OF BEGINNING; said tract or parcel of land having an area of 1.321 acres, more or less, and being located substantially as shown on survey for City of Newnan, dated September 9, 2014, by John R. Christopher, Georgia Registered Land Surveyor No. 1766, of Christopher Brothers Land Surveying, LLC, attached hereto and made a part hereof.
(See Exhibit "A" attached)

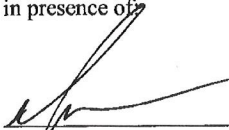
EK:4178 PG:91

SUBJECT to all restrictions, covenants, conditions, reservations, licenses, leases, and easements, whether or not of record.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed, and its corporate seal to be hereunto affixed and attested by its respective officers thereunto duly authorized, the day and year first above written.

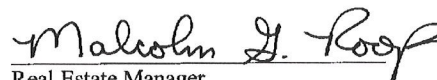


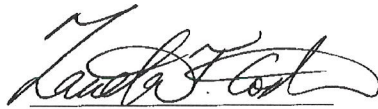
Signed, sealed and delivered
in presence of:


Witness

CENTRAL OF GEORGIA RAILROAD
COMPANY

By *WH*


Real Estate Manager


Notary Public

L. S. ATTEST:


Assistant Corporate Secretary

My commission expires:

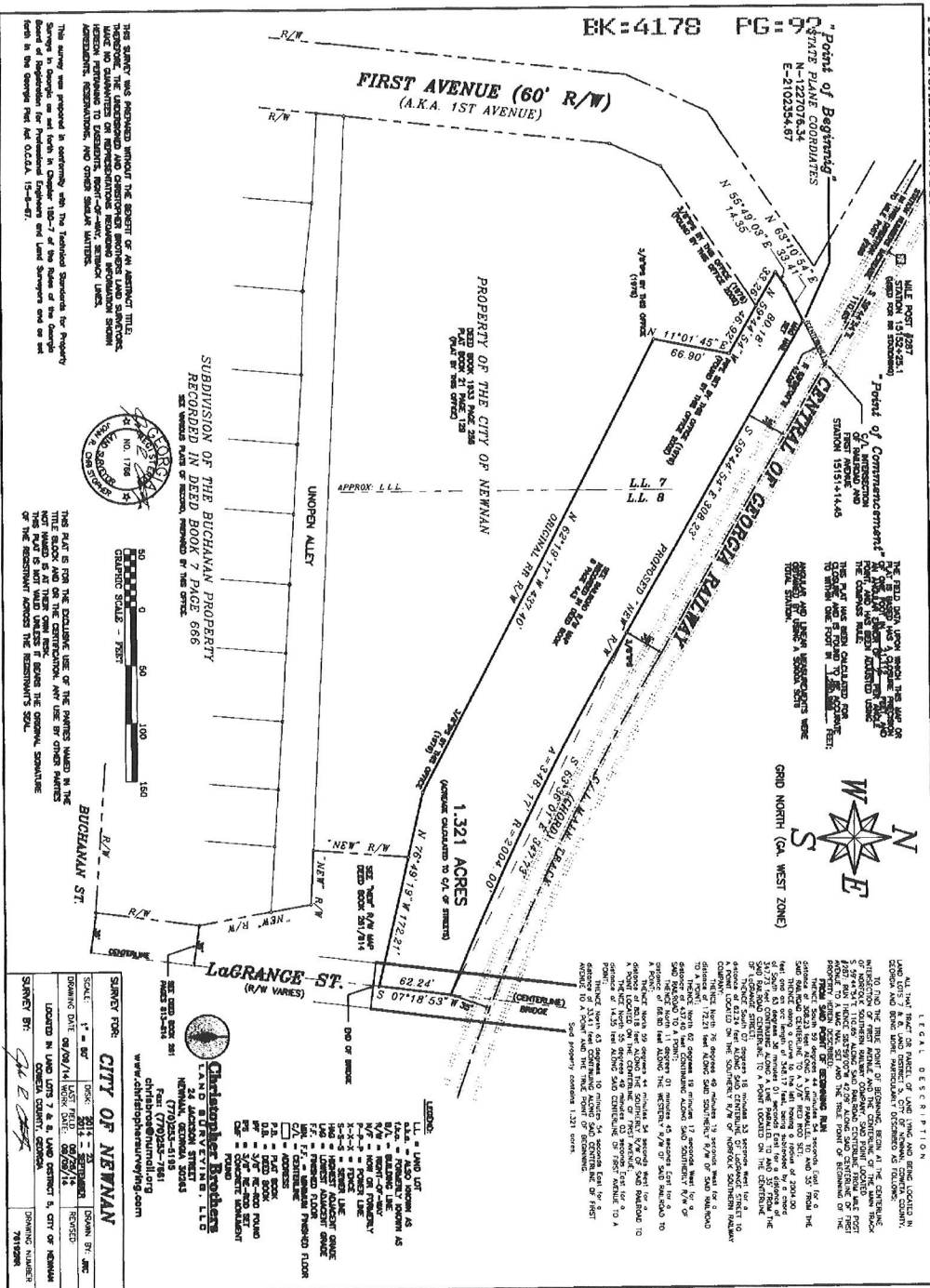


This instrument prepared by:

Linda V. Hill
General Attorney - Real Estate
Norfolk Southern Corporation
1200 Peachtree Street
Atlanta, Georgia 30309-3573

LVH: 1/6/2014
IM #1257927v1

GRID NORTH (GA. WEST ZONE)



Y N03 0005 001

Prepared by and return to:
Theo D. Mann of
Mann & Wooldridge, P.C.
28 Jackson Street
Newnan, Georgia 30263

DOCH# 009464
FILED IN OFFICE
04/05/2006 03:15 PM
BK:2942 PG:16-16
CINDY G BROWN
CLERK OF SUPERIOR COURT
COWETA COUNTY

Cindy G Brown
REAL ESTATE TRANSFER TAX
PAID: \$0.00 ✓

EXHIBIT	<u>VI</u>
PAGE	<u>1</u> OF <u>3</u>

2006-2497
STATE OF GEORGIA
COUNTY OF COWETA

WARRANTY DEED

THIS INDENTURE, made the 31st day of March, 2006, between

James Jefferson Thomasson, III

of the County of Coweta, and State of Georgia, as party or parties of the first part, hereinafter called Grantor and

75 Jackson, LLC

as party or parties of the second part, hereinafter called Grantee, (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in CONSIDERATION OF OTHER GOOD AND VALUABLE CONSIDERATION AND THE SUM OF TEN (\$10.00) DOLLARS, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land situate, lying and being in Land Lot 40 of the Fifth Land District, City of Newnan, Coweta County, Georgia being identified as Lot #1 containing 2.874 acres according to Final Plat of Tract One and Tract Two of James J. Thomasson, III to be known as 75 Jackson Street dated December 20, 2005 made by Singleton Land Surveying Company, Inc. of record in Plat Book 85, Pages 86 and 87, in the Office of the Clerk of the Superior Court of Coweta County, Georgia, reference to which plat is hereby made for a more particular and accurate description of the property herein conveyed.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered this 31st day of
March, 2006 in the presence of:

Witness

Notary Public, Coweta County
State of Georgia
My Commission Expires:

File #9653-01

James Jefferson Thomasson, III

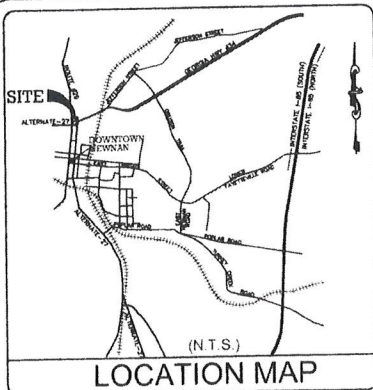
(SEAL)

(SEAL)

VI NO 50002
001

AND NO 50002
002
(Already in
PDA District)

1/10 home



SUBDIVIDER/OWNER

75 JACKSON, LLC.
108 WOODBINE CIRCLE
NEWNAN, GEORGIA 30263
(770) 252-0725

OWNER'S ACKNOWLEDGEMENT

I, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFY THAT: ALL STATE, CITY AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID; ALL STREETS, DRAINAGE WAYS AND EASEMENTS SHOWN HEREON ARE DEDICATED TO THE USE OF THE PUBLIC AND ENFORCEMENT BY PUBLIC SAFETY OFFICIALS FOREVER; AND, THAT I WILL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL INFRASTRUCTURE ASSOCIATED WITH THIS DEVELOPMENT UNTIL EXPIRATION OF THE MAINTENANCE PERIOD.

PROPERTY OWNER: *[Signature]* DATE: 1/11/2006

SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL REQUIREMENTS OF THE LAND SUBDIVISION REGULATIONS OF THE CITY OF NEWNAN, GEORGIA HAVE BEEN FULLY COMPLIED WITH.

BY: *[Signature]* REGISTERED LAND SURVEYOR No. 2457
GARY J. SINGLETON DATE: 12-20-2005

DIRECTOR OF THE PLANNING DEPARTMENTS CERTIFICATE

PURSUANT TO THE LAND SUBDIVISION REGULATIONS OF THE CITY OF NEWNAN, GEORGIA, ALL REQUIREMENTS OF APPROVAL HAVE BEEN FULFILLED. THIS FINAL PLAT WAS GIVEN FINAL APPROVAL ON *[Signature]* 01/31/06.

DIRECTOR OF THE PLANNING DEPARTMENT: *[Signature]* DATE: 01/31/06

**NOTE:

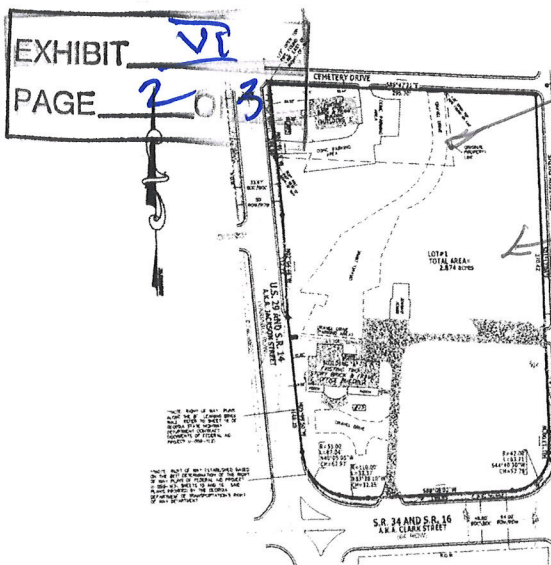
THE PURPOSE OF THIS FINAL PLAT IS TO COMBINE TRACT ONE AND TRACT TWO AS RECORDED IN DEED BOOK: 2025, PAGE: 578-579 INTO ONE LOT WHICH WILL HENCEFORTH BE KNOWN AS LOT 1 IN JACKSON COMMONS.

GENERAL NOTES

1. THE FIELD DATA UPON WHICH THE BOUNDARY OF THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FT.
2. THE BOUNDARY OF THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 109,732 FEET.
3. TYPE OF EQUIPMENT USED: TOPCON GTS-313/C&G WORKABOUT
4. ALL LOT CORNERS ARE MARKED BY 1/2" RE-BARS EXCEPT AS OTHERWISE NOTED ON PLAT.
5. TOTAL ACREAGE: 2.874 ACRES.
6. LOT WILL BE SERVICED BY PUBLIC SANITARY SEWER SYSTEM.
7. LOT TO BE SERVICED BY PUBLIC WATER.
8. ZONED: O-1
9. VARIANCE NOTE: (VARIANCES WERE GRANTED ON AUGUST 2, 2005 BY THE BZA. THE VARIANCES WERE FOR EXISTING AND PROPOSED BUILDINGS.)
BUILDING B -- 35 FT. FRONT SETBACK
BUILDING C -- 30 FT. FRONT SETBACK
BUILDING D -- 32 FT. FRONT SETBACK
BUILDING E -- 22 FT. FRONT SETBACK
10. MINIMUM SETBACKS:
FRONT -- **REFER TO VARIANCES ABOVE
REAR -- 30 FT.
SIDE -- 12 FT.
11. ALL DRAINAGE EASEMENTS TO CONFORM TO ACTUAL LOCATION OF DRAINAGE STRUCTURES AND STREAMS.
12. ALL FINISH FLOOR ELEVATIONS SHALL BE 4" ABOVE 100-YEAR FLOOD (100-YEAR W.S.E.).

PREPARED BY
Singleton Land Surveying Company, Inc.
LAND SURVEYORS LAND PLANNERS

8641 DORRIS ROAD, SUITE 140C, DOUGLASVILLE, GEORGIA 30134 (770) 577-7001

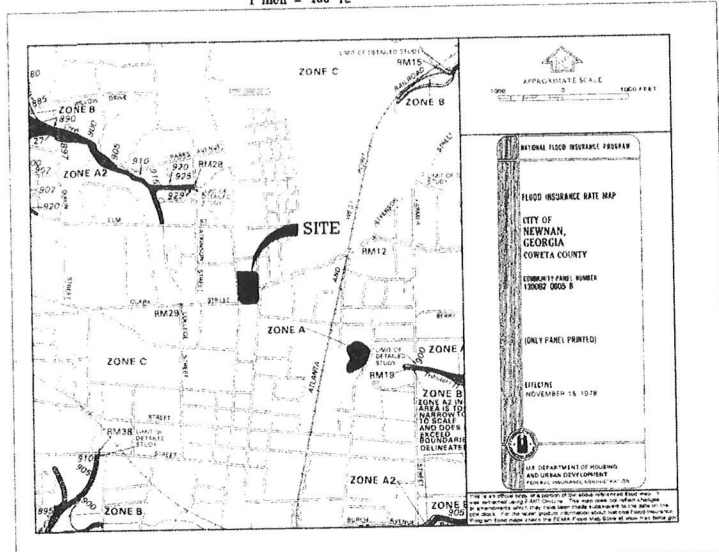
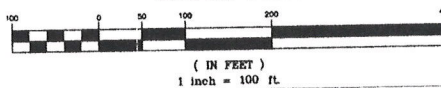
FINAL PLAT
OF

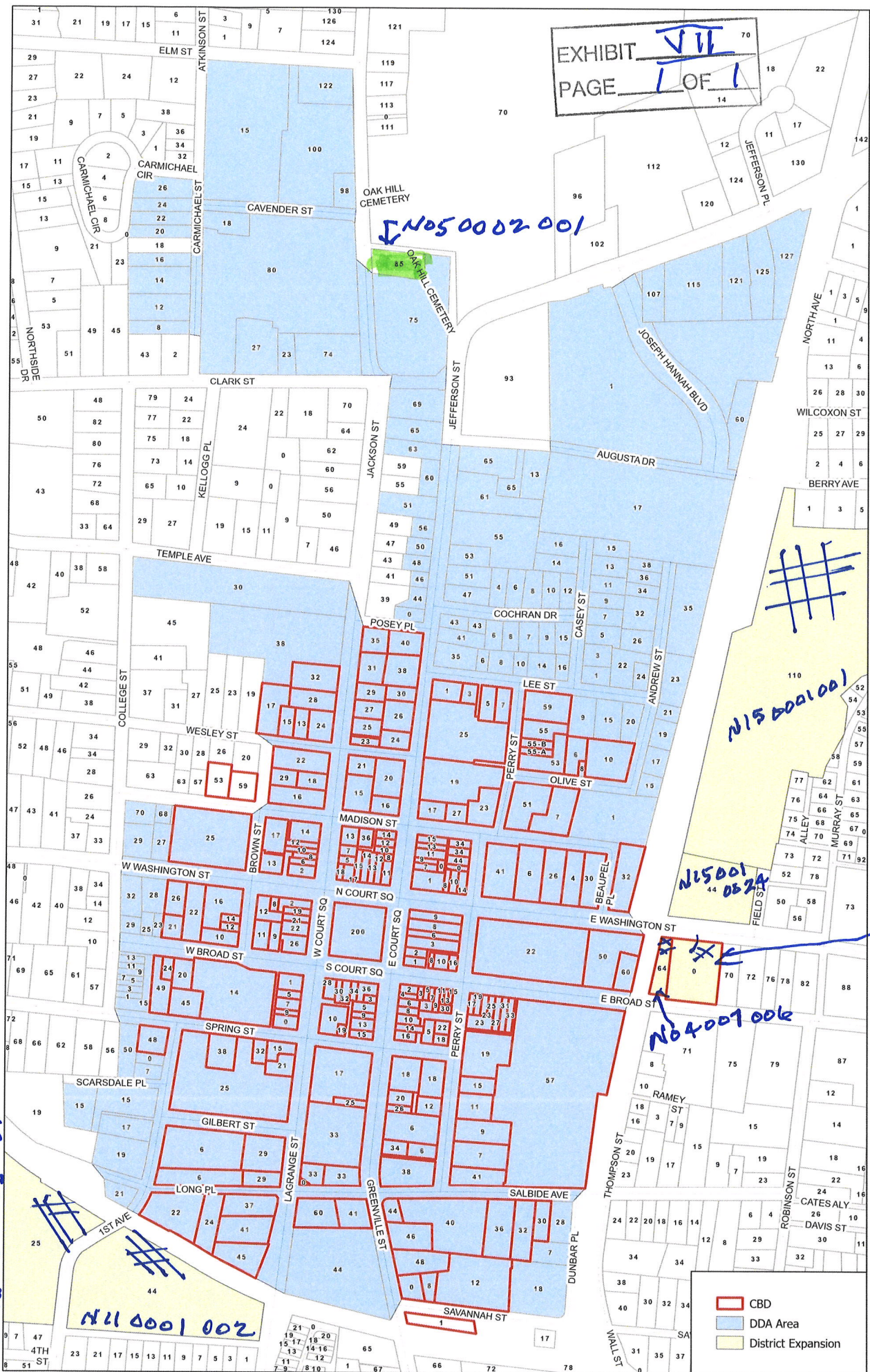
TRACT ONE AND TRACT TWO OF JAMES J. THOMASSON, III
TO BE KNOWN AS:

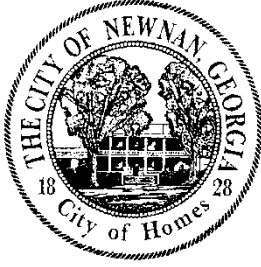
75 JACKSON STREET

LOCATED IN: LAND LOT: 40, 5th DISTRICT
CITY OF NEWNAN
COWETA COUNTY, GEORGIA

DATE: SEPTEMBER 19, 2005 SCALE: 1" = 100'
DATE: DECEMBER 20, 2005 CHANGED FINAL PLAT NAME
GRAPHIC SCALE







City of Newnan, Georgia - Mayor and Council

Date: September 27th, 2022

Agenda Item: Presentation of external requests for funds under the American Rescue Plan Act (ARPA)

Prepared and presented by: Andrew Moody, ARPA Special Project Manager

Purpose:

To present requests for funding under the American Rescue Plan Act (ARPA) for external applicants

Background:

The decision to obligate the ARPA funds requested in applications lies with the City Council. Council may decide to fund the request entirely, partially, or not at all. Recipients of these funds may be regarded as beneficiaries under categories that provide fiscal benefit only where the applicant is the end user. Applicants that apply under categories that require a specific project output are to be regarded as subrecipients and will be subject to all principles and guidelines associated to the ARPA and the City of Newnan procurement policy.

Funding Request:

1. Bike Coweta; 2.37 Economic Impact Assistance: Other, **\$15,000**
2. RM Kitchens Automotive; 2.29 Assistance to Small Businesses, **\$74,034**
3. Tarpley Drug Company (Lee-Goodrum Pharmacy); 4.2 Premium Pay, **\$110,766.50**

COMBINED TOTAL: **\$199,800.50**

Recommendation:

Council may decide to fund the request entirely, partially, or not at all.

Attachments: Application summaries for;

1. Bike Coweta; 2.37 Economic Impact Assistance: Other
2. RM Kitchens Automotive; 2.29 Assistance to Small Businesses
3. Tarpley Drug Company (Lee-Goodrum Pharmacy); 4.2 Premium Pay

Previous Discussions with Council:

On July 26th the Council pre-approved four contractors to serve the ARPA Project: Clearing and Hauling of Downed Vegetative Debris.



February 8th, 2022

Re: Premium Pay

Mayor Brady and Councilmembers,

Premium Pay is an eligible use category under the American Rescue Plan Act (ARPA) that can be utilized to provide eligible employees with a financial incentive for work done during the pandemic. This use category requires that eligible workers must have been considered essential and must have worked in-person and/or had regular interaction with members of the public during the pandemic. Premium Pay must also be completely additive to an employee's wages. For example, this can be up to a maximum of \$13 and hour in addition to an employee's regular wages and in an aggregate amount not to exceed \$25,000 dollars per eligible employee. Please see the quoted regulation below:

"Section 603(c)(1) provides that:

(c) Requirements –

(1) USE OF FUNDS – Subject to paragraph (2) as provided in paragraphs (3) and (4), a metropolitan city, non-entitlement unit of government, or county shall only use the funds provided under a payment made under this section to cover costs incurred by the metropolitan city, non-entitlement unit of local government, or county, by December 21, 2024 -

Subsections A,B,C, and D of Section 603(c)(1) of the Social Security Act provides:

(A) to respond to the public health emergency with respect to the Coronavirus Disease 2019 (COVID-19) or its negative economic impacts, including assistance to households, small businesses, and nonprofits, or aid to impacted industries such as tourism, travel, and hospitality;

(B) to respond to workers performing essential work during the COVID-19 public health emergency by providing premium pay to eligible workers of the metropolitan city, non-entitlement unit of local government, or county that are performing such essential work, ***or by providing grants to eligible employers that have eligible workers who perform essential work;***

(C) for the provision of government services to the extent of the reduction in revenue of such metropolitan city, non-entitlement unit of local government, or county due to the COVID-19 public health emergency relative to revenues collected in the most recent full fiscal year of the metropolitan city, non-entitlement unit of local government, or county prior to the emergency; or



(D) to make necessary investments in water, sewer, or broadband infrastructure. “

The applicant before you tonight is seeking a grant for Premium Pay in the amount of \$110,766.50 for the purpose of providing the eligible employees of the Lee-Goodrum Pharmacy with the financial incentive \$13 per hour additive Premium Pay based upon the number of hours worked in direct response to the pandemic by each employee.

Sincerely,

Andrew Moody
ARPA Special Project Manager



City of Newnan ARPA Funding Application

City of Newnan

Submitted On:
August 9, 2022 7:27am
America/New_York

Primary Applicant	Chris Doane
Additional Applicant(s):	Gina Weathersby
Organization Name (if applicable):	Bike Coweta, Inc.
Additional Applying Organization(s):	
Address:	159 Hilbrook Chase Newnan GA 30263
Phone Number	6783783562
Email	chris.doane@southerncrescentsolutions.com
Organization Purpose, Mission, Objectives (if applicable):	Dedicated to advocating on behalf of local and visiting cyclists in Coweta County, Georgia. Goal: to provide a safe and bicycle friendly community to local citizens and to encourage cycling tourism as a source of local economic impact.
Employer Identification Number (EIN) - (if applicable):	843048348
DUNS Number (if applicable):	
Expenditure Category Applied:	Education and Health and Wellness
If selected category (1.12, 2.13, 3.5, 3.13, 5.17) contains "other" please explain this selection and determination below.	
Project Title (5 words or less, may include acronyms)	All Kids Bike Program
Affiliated Organization(s) and Leader(s)	Coweta County School System, All Kids Bikes Organization.
Project Description	All Kids Bike Program encourages getting young children (kindergarten age) on bikes. The All Kids Bike Kindergarten PE Program boasts an inclusive, proven Learn-to-Ride curriculum that offers every child the opportunity to experience the joy of two wheels. Children are provided Strider 14x bikes they learn to ride in PE class. Safety focused. The program has launched in two schools in the City of Newnan successfully with positive outcomes.
Why does the chosen Expenditure Category best describe your project?	The program addresses the negative effects of COVID-19 on children by encouraging social interaction through health and exercise. PE teachers are provided curriculums that are easily implemented. Children are taught how to ride a bicycle properly, how to wear a helmet properly and safety.
Proposed Funding Amount	\$15,000 (\$5,000 per school)

Proposed Timeline	Fall 2022: Program planning and coordination with Coweta County School System and PE teachers. January 2023: Program launch at Jefferson Elementary, Ruth Hill Elementary and Newnan Crossing Elementary. Th
Please list your strategic goals.	These schools will join existing All Kids Bike Programs at Elm Street and Western Elementary where the program has been a great success! Outcomes will be measured by tracking the number of students served, the frequency of program participation, biking skills and safety practices adopted, and tracking long term participation in riding throughout the students elementary school career.
How will the proposal have a positive impact on the City of Newnan?	Creating an opportunity for children to engage in exercise and socialization, both of which were negatively impacted by COVID-19, will promote a more active, engaged lifestyle. Children will gain knowledge through a proven curriculum and hands on instruction. The safety practices children will learn will help them well in the future as they grow and learn to one day ride along the roads of our City. Exercise and socialization will positively impact children's mental and physical health.
Does the project seek to make a targeted impact within a disadvantaged population in the City of Newnan, such as a Census Bureau defined Qualified Census Tract? If so, How?	Many children living in the City of Newnan fall in the category of poverty, based on the 2022 poverty rate of 15.76%. It is very likely that these children would not be given the opportunity to ride or own a bike without the gift of this program.
What is/are the specific geographically boundary/boundaries within the City of Newnan does your project focus on? Please provide a very specific description. (Provide street names, addresses, QCT numbers, etc.)	Schools within the City of Newnan. Jefferson Parkway Elementary - 154 Millard Farmer Industrial Blvd. Newnan Crossing Elementary - 1267 Lower Fayetteville Rd. Ruth Hill Elementary - 57 Sunset Lane.
Applicants should demonstrate their capabilities to implement the project and the competencies of the staff assigned to the project to include the financial management of funding. The applicant should detail the level of support for the project, as well as the expertise of the individual(s) who will be responsible for managing the project.	The board of directors will oversee management of the project. Chris Doane and a locally engaged accounting firm will oversee financial management of the program with all reports being reviewed by the entire board of directors. Board members Gina Weathersby and Vern Wilburn (volunteers) will serve as project co-chairs.
Were Newnan residents involved in the development of this proposal? How?	Yes. Members of the board of directors either work or live in the City of Newnan and have a good understanding of community needs. Board members work closely with the school system to ensure need.
Will Newnan residents be involved in driving project implementation? How?	Yes. Board members and volunteers will participate and assist in program planning and launch. PE teachers will oversee the program with ongoing support from Bike Coweta and All Kids Bikes Org.
What organization/entity would administer and report on key	Bike Coweta, Inc. Chris Doane.

indicators for this project, who within the organization will be the primary contact?	
Which partner organizations will be involved in a project implementation?	Bike Coweta, All Kids Bikes Organization and Coweta County School System.
Will you seek other resources of funding sources in to use conjunction with this proposal?	Yes. We will expand the program to additional schools as funds are secured from local businesses and grants.
Use of evidence - What research, data, and other forms of evidence serve to explain the problem your project aims to address and the actions you plan to take to address the problem?	The success of the All Kids Bike Program at Elm Street and Western Elementary provide evidence that the program is needed and has resulted in positive outcomes for students. Through socialization, exercise and opportunities to learn the skills of proper and safe bike riding, children are benefitting both physically and mentally following a very uncertain and isolating period of two years during the more serious stages of COVID-19.



City of Newnan ARPA Funding Application

City of Newnan

Submitted On:

July 20, 2022 11:53am

America/New_York

Primary Applicant	Robert Max Kitchens
Additional Applicant(s):	
Organization Name (if applicable):	RM Kitchens Automotive Inc
Additional Applying Organization(s):	
Address:	208 Greenville St Newnan GA 30263
Phone Number	(770) 253-7969
Email	rmk17@numail.org
Organization Purpose, Mission, Objectives (if applicable):	Small business specializing in automotive repair.
Employer Identification Number (EIN) - (if applicable):	58-2099261
DUNS Number (if applicable):	NA
Expenditure Category Applied:	2.9
If selected category (1.12, 2.13, 3.5, 3.13, 5.17) contains "other" please explain this selection and determination below.	NA
Project Title (5 words or less, may include acronyms)	Small business economic assistance
Affiliated Organization(s) and Leader(s)	Robert Max Kitchens
Project Description	To replenish funds lost during 2020 due to lost revenue. These funds will provide us with the means to continue paying payroll, rent, and shop utilities. Some funds will be used for general operating costs and protective gear and cleaning supplies. Additionally the funds will allow Kitchens Automotive to upgrade certain equipment.
Why does the chosen Expenditure Category best describe your project?	Kitchens Automotive is a small business employing fewer than 75 people and has operated in Newnan for decades.
Proposed Funding Amount	\$74,034.00
Proposed Timeline	As soon as possible.
Please list your strategic goals.	To continue providing excellent service to the citizens of Newnan and Coweta County.

How will the proposal have a positive impact on the City of Newnan?	A long time existing business will be able to maintain and improve its status. Which will provide the City with tax revenue, as well as a solid service provider for the citizens of Newnan.
Does the project seek to make a targeted impact within a disadvantaged population in the City of Newnan, such as a Census Bureau defined Qualified Census Tract? If so, How?	Yes, by servicing the needs of customers looking for automotive maintenance and repair.
What is/are the specific geographically boundary/boundaries within the City of Newnan does your project focus on? Please provide a very specific description. (Provide street names, addresses, QCT numbers, etc.)	208 Greenville Street
Applicants should demonstrate their capabilities to implement the project and the competencies of the staff assigned to the project to include the financial management of funding. The applicant should detail the level of support for the project, as well as the expertise of the individual(s) who will be responsible for managing the project.	Owner has operated the business at this location for 35 plus years.
Were Newnan residents involved in the development of this proposal? How?	Yes
Will Newnan residents be involved in driving project implementation? How?	Yes
What organization/entity would administer and report on key indicators for this project, who within the organization will be the primary contact?	Max Kitchens
Which partner organizations will be involved in a project implementation?	NA
Will you seek other resources of funding sources in to use conjunction with this proposal?	No.
Use of evidence - What research, data, and other forms of evidence serve to explain the problem your	

project aims to address and the actions you plan to take to address the problem?	
Upload File(s)	https://seam.ly/kqlmmCiQ RMK 1120 2019.pdf
Upload File(s)	https://seam.ly/QGkBowHT RMK 1120 2020.pdf
Upload File(s)	https://seam.ly/Hig5RIzc Kitchens economic assistance.docx



City of Newnan ARPA Funding Application

City of Newnan

Submitted On:
August 22, 2022 1:01pm
America/New_York

Primary Applicant	CASEY TARPLEY
Additional Applicant(s):	
Organization Name (if applicable):	TARPLEY DRUG COMPANY INC
Additional Applying Organization(s):	
Address:	40 HOSPITAL ROAD NEWNAN GA 30263
Phone Number	770-253-1121
Email	CASEY@LEEGOODRUM.COM
Organization Purpose, Mission, Objectives (if applicable):	At Lee-Goodrum Pharmacy, our goal is to offer the best patient care, fastest service, and most affordable medications for residents of Newnan and the surrounding areas.
Employer Identification Number (EIN) - (if applicable):	844286413
DUNS Number (if applicable):	
Expenditure Category Applied:	PREMIUM PAY
If selected category (1.12, 2.13, 3.5, 3.13, 5.17) contains "other" please explain this selection and determination below.	
Project Title (5 words or less, may include acronyms)	Tarpley Drug Company Premium Pay
Affiliated Organization(s) and Leader(s)	Tarpley Drug Company Inc dba Lee-Goodrum Pharmacy Casey Tarpley-CEO
Project Description	The purpose of this project is to compensate eligible employees with premium pay for their work during the COVID-19 pandemic. These employees put the health of the community in front of their own. While performing covid testing, covid vaccines, covid deliveries, and so much more, these employees went above and beyond to take care of their patients and community during unprecedented times.
Why does the chosen Expenditure Category best describe your project?	The employees of Lee-Goodrum pharmacy are essential workers that provided necessary services during the covid-19 pandemic. As healthcare employees offering covid services, these employees meet the guidelines of the premium pay catergory.
Proposed Funding Amount	\$110,766.50
Proposed Timeline	ARPA fund request is for retroactive premium pay. Our timeline is flexible pending the needs the council.

Please list your strategic goals.	The goal of this project is to compensate eligible employees with premium pay for their work during the COVID-19 pandemic.
How will the proposal have a positive impact on the City of Newnan?	This project will put federal dollars directly into the pockets of local healthcare workers. These workers then put these dollars directly back into the local economy.
Does the project seek to make a targeted impact within a disadvantaged population in the City of Newnan, such as a Census Bureau defined Qualified Census Tract? If so, How?	N/A
What is/are the specific geographically boundary/boundaries within the City of Newnan does your project focus on? Please provide a very specific description. (Provide street names, addresses, QCT numbers, etc.)	40 Hospital Road Newnan, GA 30263
Applicants should demonstrate their capabilities to implement the project and the competencies of the staff assigned to the project to include the financial management of funding. The applicant should detail the level of support for the project, as well as the expertise of the individual(s) who will be responsible for managing the project.	Alison Tarpley, CFO will be responsible for the fund management. Funds will be dispersed via Quickbooks as a one time payment. These funds will be subject to Federal and local taxes as required by ARPA and will be documented as PREMIUM PAY-ARPA in the payroll system. The funds will be dispersed entirely within 7 days of receipt.
Were Newnan residents involved in the development of this proposal? How?	Casey and Alison Tarpley are residents of Coweta County and Lee-Goodrum Pharmacy is located in the City of Newnan.
Will Newnan residents be involved in driving project implementation? How?	N/A
What organization/entity would administer and report on key indicators for this project, who within the organization will be the primary contact?	Lee-Goodrum Pharmacy Casey Tarpley-CEO Alison Tarpley-CFO
Which partner organizations will be involved in a project implementation?	N/A
Will you seek other resources of funding sources in to use conjunction with this proposal?	No

Use of evidence - What research, data, and other forms of evidence serve to explain the problem your project aims to address and the actions you plan to take to address the problem?	N/A
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City of Newnan, Georgia - Mayor and Council

Date: September 27, 2022

Agenda Item: Public Hearing - Request by owner, Mr. Jose Morales to demolish structure located at 72 Farmer Street

Prepared by: Bill Stephenson, Chief Building Official

Purpose: Public Hearing - Request by owner to demolish structure that was built more than 50 years ago and located in a historical district, (tax record attached). The property address is 72 Farmer Street.

Background: None.

Funding: N/A

Ordinance Considerations:

- a. **Historical significance:** This structure is considered historic due to its age and location. 72 Farmer Street was constructed more than 50 years ago according to tax records, and is located in the Cottonmill Historical District. According to the Historical Resources Map of the City of Newnan 1993 Survey, this structure is architecturally non-contributing (page attached).

The structure is currently without a roof due to the start of renovation, however the owner has decided to demolish the building in total.

- b. **Effect of demolition:** the property has adequate clear space in order to be demolished without disturbing other structures.
- c. **Reasonable preservation of structure, value vs. cost:** the cost of renovating the structure would well exceed 50% of the assessed value of \$42,618.00, which is the threshold used by City ordinance to be considered eligible for demolition in the substandard building program.
- d. **The property rights of the owner.**
- e. **Denying demolition hardship to owner.**

Previous Discussion with Council: None.



DEMOLITION PERMIT APPLICATION

Building Department

25 LaGrange Street

Newnan, GA 30263

Ph. 770-254-2362 Fax 770-254-2361

Email – Jcantrell@cityofnewnan.org



Date of Application: 7-20-22

Subject Property

Address: 72 Finner St.
Number and Street Subdivision

Applicant Name and Contact #: Dwight Parks 678-469-9699
Name Contact Phone Number

Owner Name and Contact #: Jose morales 404-556-1822
Name Contact Phone Number

Check one box only – Every structure needs its own permit. If there are two buildings on one lot, you will be required to obtain two permits. If there is more than one building on a lot, please provide a photo (aerial or ground) of the structure(s) intended to be demolished.

- ☐ Interior demolition only (no routing necessary, permit can be issued)
- ☒ Complete or partial demo or relocation of structure constructed within 50 years from date of application (application must be routed through zoning for sign-off before permit is issued)

Zoning Representative Sign-off

- ☐ Complete or partial demo or relocation of structure constructed more than 50 years from date of application. Application must be routed through the Chief Building Official. Permit cannot be issued without Council approval in accordance with City Ordinance sec. 5-25.1. Please see next page for procedures.

[Signature]
Signature of Applicant

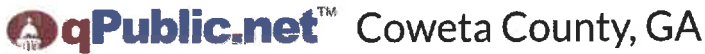
7-20-22
Date Signed

Notification to cut power, gas and water is the responsibility of the owner before demolition. Be sure to make the utility companies aware that the structure will be demolished and to terminate them **at the street.**

Process to comply with the City Ordinance sec. 5-25:

1. Is subject property in any Historical Boundaries as designated by the City of Newnan?
(Historic maps can be found on the City of Newnan web site or through Planning and Zoning).
☒ Yes – Public hearing must be held no earlier than **60 days** after posting the property.
☐ No – Public hearing must be held no earlier than **30 days** after posting the property.
2. Obtain the date of the Council Meetings from our web site or the Building Department that assures the above time frame can be met and in which you can be present. Place that information in the line below. This date and time are to be used on your posted sign and legal ad.

September 27 @ 6:00 pm (Always an evening meeting)
Public Hearing **Date and Time** of Meeting (A copy of this application will be forwarded to the Chief Building Official who will notify historical entities and prepare an agenda item for Council).
3. Post a sign on the subject property in a conspicuous location, the sign is to be no smaller than 6 square feet in area (2'x3'), and shall contain the following information:
 - a. Applicants name
 - b. Property owners name
 - c. Subject property address
 - d. The statement "A demolition permit has been applied for and a public hearing will be held at City Hall, 25 Lagrange St., Newnan, GA regarding this application on (***date and time of public hearing from #2 above***)."
4. Place an ad in the legal organ of Coweta County at least 2 times, the earliest of which shall not be published more than 15 days prior to the hearing, and containing the same information as the posted sign in #3 above. Notify the Chief Building Official at 678-673-5476 or email after the ad has been secured.
5. Give personal notice of application to demolish to all persons owning property within 250 feet of the subject property. Such notice can be hand delivered to the **property owners**, or by Certified or Registered Mail. This must be accomplished no later than 15 days prior to the public hearing date. The notice must contain the information shown in #3 above.
6. In deciding whether to grant or deny the demolition, removal or relocation permit, the Mayor and Council shall consider the following factors:
 - a. The historic, scenic or architectural significance of the structure;
 - b. The effect of the demolition, removal or relocation and subsequent use of the property, and whether such would result in substantial detriment to neighboring property owners or the public good;
 - c. Whether reasonable measures can be utilized to preserve the structures, taking into account the value of the structure and the cost to repair the structure;
 - d. The property rights of the applicant; and
 - e. Whether denying the permit application would create great practical difficulty or an unnecessary hardship on the applicant or property owner.
7. The decision of the City Council shall be final.
8. If Mayor and Council grant the request, the Chief Building Official will cause the permit(s) to be issued.



Summary

Parcel Number N16 0008 006
Location Address 72 FARMER ST
Legal Description STORE/LT FARMER ST
 (Note: Not to be used on legal documents)
Class C3-Commercial
 (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District NEWNAN 02 (District 02)
Millage Rate 26.876
Acres 0.13
Neighborhood Comm/Ind Newnan (G10000)
Homestead Exemption No (S0)
Landlot/District N/A

[View Map](#)

Owner

[MORALES JOSE & ENRIQUETA MORALES](#)
 22 COLES WALK
 NEWNAN, GA 30265

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Comm-Newnan-Farmer St (FF)	Front Feet	5,500	110	50	0.13	1

Commercial Improvement Information

Description Barber/Beauty Shops-Avg
Value \$42,618
Actual Year Built 1964
Effective Year Built 1994
Square Feet 1008
Wall Height 9
Wall Frames
Exterior Wall
Roof Cover
Interior Walls
Floor Construction
Floor Finish
Ceiling Finish
Lighting
Heating
Number of Buildings 1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Comm-Paving-Asphalt	1974	1x0 / 850	1	\$340

Permits

Permit Date	Permit Number	Type	Description
08/25/2021	PL-02510	PLUMBING	
04/29/2021	CA00422	GENERAL REMODELING	GENERAL REMODEL

Sales

Sale Date	Sale Price	Grantor	Grantee
6/11/2018	\$0	MORALES JOSE	MORALES JOSE & ENRIQUETA MORALES
6/11/2018	\$68,000	WARE JACQUELYN S & JOHNNY L	MORALES JOSE
4/15/2004	\$60,750	GRESHAM O S	WARE JACQUELYN S & JOHNNY L
12/17/1997	\$45,000		GRESHAM O S
10/7/1997	\$450,000		THE BANK OF NEWNAN
8/10/1995	\$86,900		FREEMAN CLARENCE A
10/1/1992	\$73,000		PROWANT DELMAR II
3/30/1990	\$35,000		GRESHAM SIDNEY

Valuation

	2022	2021	2020	2019
Previous Value	\$64,958	\$64,958	\$65,468	\$65,468
Land Value	\$22,000	\$22,000	\$22,000	\$22,000
+ Improvement Value	\$42,618	\$42,618	\$42,618	\$42,618
+ Accessory Value	\$340	\$340	\$340	\$850
= Current Value	\$64,958	\$64,958	\$64,958	\$65,468

Assessment Notices 2019

33501 (PDF)

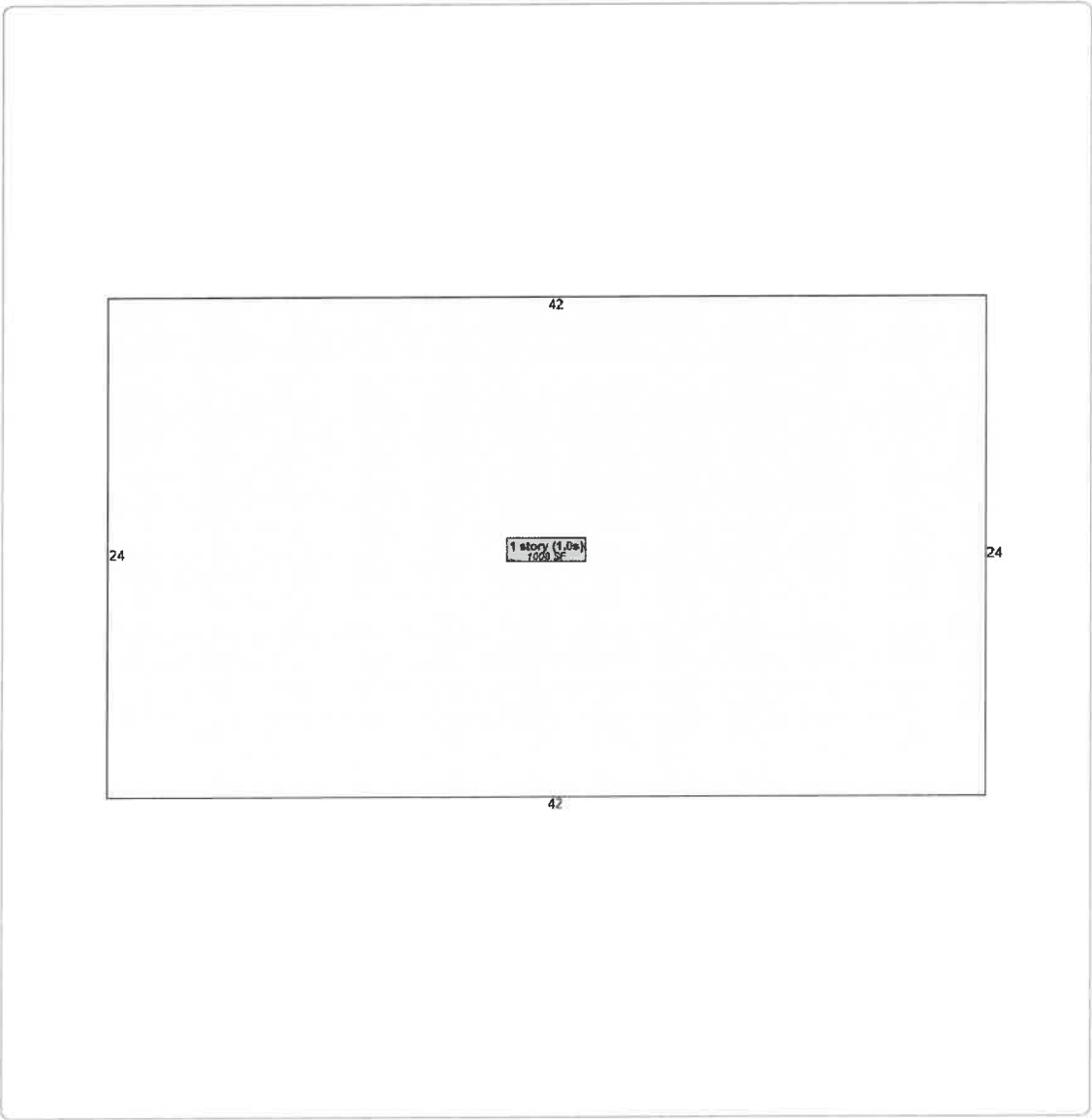
Assessment Notices

2020 (PDF)

2021 Assessment Notice (PDF)

2022 Assessment Notice (PDF)

Sketches



No data available for the following modules: Online Appeal, Rural Land, Conservation Use Rural Land, Residential Improvement Information, Mobile Homes, Prebill Mobile Homes, Septic Drawings, Photos.

The Coweta County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

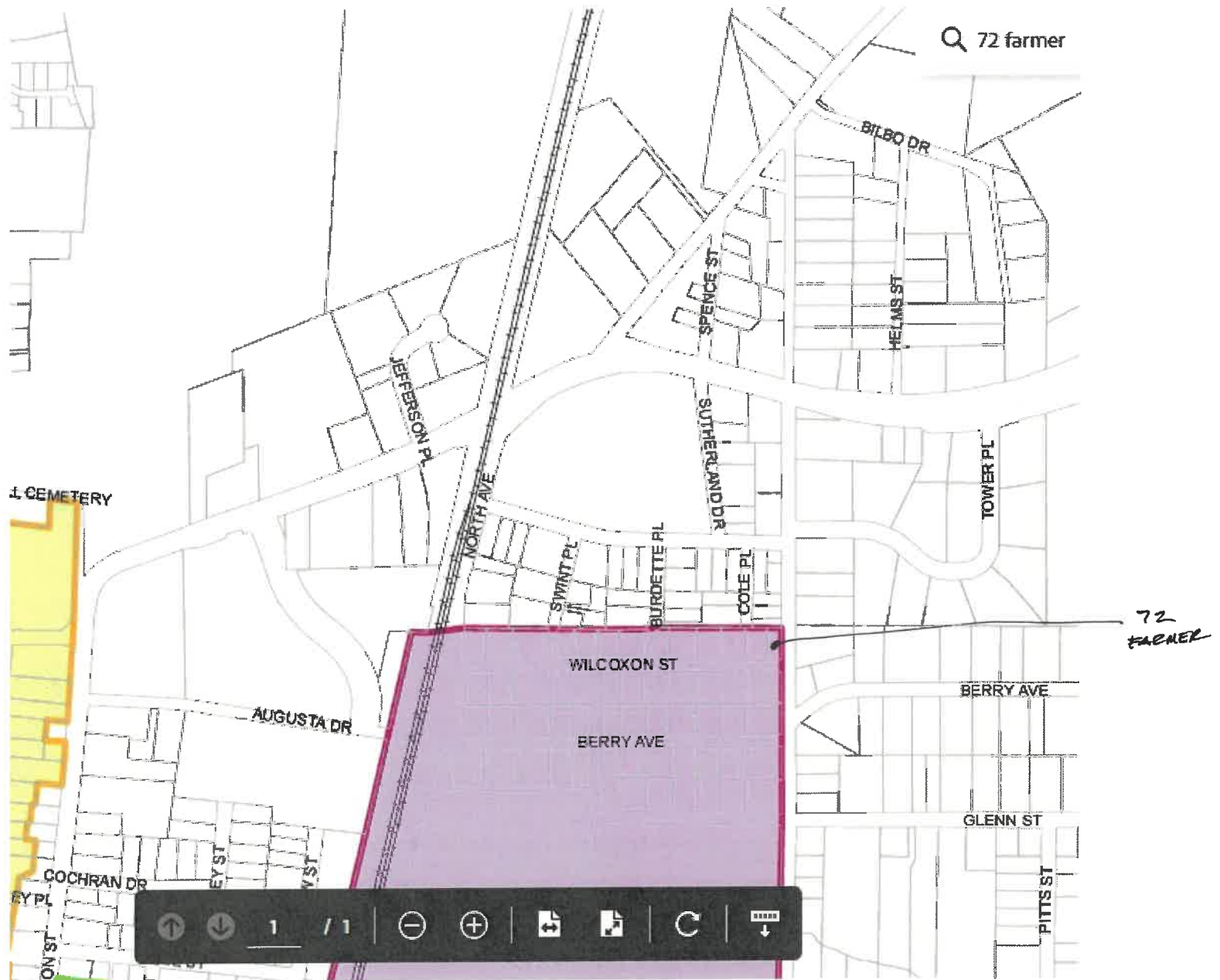
[Last Data Upload: 9/20/2022, 1:23:36 AM](#)

Developed by



Version 2.3.221

Res. #	Address	Const. Date	Contributing Status	Noncontributing Status	Physical Condition	Survey Date
1620	43 Wilcoxon Street	c.1925		Significantly altered (50 yrs or older and not intact)	Average	12/21/2001
1621	7 Spring Street	c.1900	Architectural significance		Average	12/21/2001
1622	46 Wilcoxon Street	c.1925	Architectural significance		Average	12/21/2001
1623	15 Perry Street	1930-1940	Architectural significance		Average	12/21/2007
1624	45 Wilcoxon Street	c.1925	Architectural significance		Average	12/21/2001
1625	11 Perry Street	c.1970		Nonhistoric (less than 50 years)	Average	12/21/2001
1626	48 Wilcoxon Street	c.1925	Architectural significance		Average	12/21/2001
1627	Perry Street			Vacant		12/21/2001
1628	47 Wilcoxon Street	c.1925	Architectural significance		Average	12/21/2001
1629	19 Perry Street	c.1940	Architectural significance		Average	12/21/2001
1630	72 Farmer Street	c.1970		Nonhistoric (less than 50 years)	Average	12/21/2001
1631	25 Perry Street	c.1915	Architectural significance		Average	12/21/2001
1632	75 Farmer Street	c.1925		Significantly altered (50 yrs or older and not intact)	Average	12/21/2001
1633	18-20 Perry Street	1910-1920	Architectural significance		Average	12/21/2001
1634	26 Berry Avenue	c.1940	Architectural significance		Average	12/21/2001
1635	22-26 Perry Street	1910-1920	Architectural significance		Average	12/21/2001
1636	71 Farmer Street	c.1930	Architectural significance		Average	12/21/2001
1637	30 Perry Street	1900-1910	Architectural significance		Average	12/21/2001
1638	70 Farmer Street	c.1955		Nonhistoric (less than 50 years)	Average	12/21/2001
1639	15 E. Broad	1910-1920		Significantly altered (50 yrs or older and not intact)	Average	12/21/2001
1640	69 Farmer Street	c.1940		Significantly altered (50 yrs or older and not intact)	Average	12/21/2001



LOCATED IN HISTORIC DISTRICT - COTTONMILL

72 FARMER ST.

Jose Morales
Jose Morales

72 Farmer Street Newnan, GA

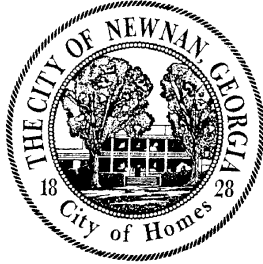
A demolition permit has been applied
for and a public hearing will be held at City Hall,
25 Largrange St., Newnan, GA regarding this application on

September 27 @6pm



72 Farmer St.





City of Newnan, Georgia - Mayor and Council

Date: September 27, 2022

Agenda Item: Adoption of the 2022 update to the Capital Improvements Element (CIE), which includes the Short-Term Work Program (STWP)

Submitted and Presented by: Chris Cole, Senior Planner

Purpose: To request official adoption of the 2022 update to the CIE, which includes the STWP

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 a public hearing prior to the adoption of the update. The City has previously held a public hearing and staff is now requesting official adoption of the document.

Options:

- A. Officially adopt, by resolution, the 2022 update to the Capital Improvements Element, which includes the Short-Term Work Program for the City of Newnan

Funding: N/A

Recommendation: Option A

Attachments: Resolution, CIE Document

Previous Discussions with Council: July 12, 2022 and August 9, 2022

**A RESOLUTION ADOPTING THE 2022 UPDATE TO THE CITY OF NEWNAN'S
CAPITAL IMPROVEMENTS ELEMENT AND SHORT-TERM WORK PROGRAM**

CITY OF NEWNAN, GEORGIA

WHEREAS, the City of Newnan has completed its annual update to the Capital Improvements Element, which contains the Short-Term Work Program; and

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective January 1, 2022 and established by the Georgia Planning Act of 1989, including the required public hearing;

NOW THEREFORE, IT IS HEREBY RESOLVED, that the Mayor and City Council of the City of Newnan, Georgia do hereby adopt the document entitled, Capital Improvements Element with Short-Term Work Program: 2022 Updates.

This Resolution is adopted this ____ day of _____, 2022.

ATTEST:

L. Keith Brady, Mayor

Megan Shea, City Clerk

Raymond F. DuBose, Mayor Pro-Tem

REVIEWED:

George M. Alexander, Councilmember

C. Bradford Sears, Jr., City Attorney

Cynthia E. Jenkins, Councilmember

Cleatus Phillips, City Manager

Rhodes H. Shell, Councilmember

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember

The seal of the City of Newnan, Georgia, is a large, circular emblem in the background. It features a central shield with a landscape scene, surrounded by a wreath. The words "THE CITY OF NEWNAN, GEORGIA" are inscribed around the top half of the seal, and "City of Homes" is at the bottom. The years "18" and "28" are also visible on the left and right sides respectively.

Comprehensive Plan

2021-2041

Capital Improvements Element
with Short-Term Work Program
2022 Update

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City of Newnan | Annual STWP-CIE

2022 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 that receive funding from impact fees, which covers the same five-year period as the STWP.

City of Newnan | Annual STWP-CIE

2022 Update

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 (2022-2026). The City of Newnan has chosen to also provide a long-term and ongoing activities table for reference.

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
Rehabilitate and/or Reconstruction of substandard and dilapidated housing units within Chalk Level area	2021	2023	\$500,000	None	CDBG, CHIP, NSP, local homeowner funds	Planning & Zoning
Develop LINC trail system (Phases 1-4)	2017	2022	\$10,035,800	\$6,000,000 (spent \$3,652,529.42 already)	SPLOST 13, Impact Fees, General Fund	City Manager
Improvements to Lower Fayetteville Road (PE Phase I Scoping)	2019	2022	\$929,790	\$0	Federal Share is \$743,832, Match Amount is \$185,958 (SPLOST 13)	Engineering
Wadsworth Auditorium Parking Lot	2021	2022	\$2,000,000	\$0	Tourism Fund, General Fund	Leisure Services
Construct and implement municipal complex redevelopment plan	2020	2024	\$1,902,025	\$0	General Fund, Hotel Motel Tourism	Leisure Services
Farmer Street Cemetery	2021	2022	TBD	\$0	General Fund	Farmer Street Cemetery Commission
Improvements to Fire Training Facility	2021	2023	\$3,500,000	\$0	SPLOST 19	Fire
Jackson Street (North) from Elm Street to Clark Street	2018	2022	\$355,350	\$0	TBD, City, Match Amount is \$71,070	Engineering
E. Washington Street from Farmer Street to Perry Street	2019	2022	\$1,234,170	\$0	LCI, City, Match Amount is \$246,834	City
Andrew Street Extension from Augusta Drive to East Washington Street	2021	2025	\$2,340,000	\$0	SPLOST	Engineering

City of Newnan | Annual STWP-CIE

2022 Update

Intelligent traffic operations	2016	2022	\$200,000	\$0	SPLOST 13	Engineering
Acquire a heavy-duty vehicle for fire department	2024	2024	\$560,000	\$560,000	Impact Fees	Fire
Develop a Disaster Recovery Plan	2021	2022	\$75,000	\$0	City	City Manager
Obtain National Register District designation for Chalk Level Neighborhood	2013	2023	\$2,000	\$0	NURA	NURA, Planning & Zoning
Implement Neighborhood Stabilization Program (NSP III)	2011	2022	\$100,000	\$0	Neighborhood Stabilization Program Grant	Planning & Zoning, Housing Authority
Implement Neighborhood Stabilization Program (NSP I)	2013	2022	\$100,000	\$0	NSP Revenue, NSP Grant	Planning & Zoning, Housing Authority, Habitat for Humanity
Sidewalks along Greison Trail	2014	2023	\$800,000	\$0	SPLOST 19	Engineering
Sidewalks along Sprayberry Road	2014	2023	\$278,000	\$0	SPLOST 19, Transportation Alternative Program (TAP)	Engineering
Sidewalks along Jackson Street	2020	2024	\$2,240,000	\$0	SPLOST 19, Transportation Alternative Program (TAP)	Engineering
Replacement of culvert systems	2022	2024	\$500,000	\$0	CDBG, SPLOST 19	Public Works
Greenville Street at Sewell Road Intersection Improvements	2021	2027	\$1,300,000	\$1,300,000	Impact Fees	Engineering
Newnan Crossing Boulevard Widening and Operational Improvements	2021	2027	\$11,890,000	\$0	SPLOST/TBD	Engineering
Jefferson Street at Sprayberry Road Roundabout	2021	2027	\$2,340,000	\$0	SPLOST	Engineering
Bullsboro Drive Widening and Operational Improvements	2021	2027	\$18,120,000	\$0	SPLOST/TBD	Engineering
Greenville Street at Spence Avenue Intersection Improvements	2021	2024	\$1,840,000	\$0	SPLOST	Engineering
Clark Street Operational and Pedestrian Improvements	2021	2023	\$1,290,000	\$0	SPLOST	Engineering

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. Other groups referenced, like the Historical Society, represent those organizations servicing either Newnan or Coweta County as a whole.

City of Newnan | Annual STWP-CIE

2022 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
Develop LINC trail system (remaining phases)	2026	2030	\$27,847,026.90	\$6,000,000	Impact Fees, City, County	City Manager
Improvements to Lower Fayetteville Road	2017	2028	\$67,560,000	\$5,000,000	Impact Fees, City, FHWA	Engineering
Maintain/Resurface Streets	Annual	Continuous	\$2,000,000 annually	\$0	General Fund, SPLOST, LMIG	Engineering, Public Works
Acquire a heavy-duty vehicle for fire department	2026	2026	\$750,000	\$750,000	Impact Fees	Fire
Acquire a heavy-duty vehicle for fire department	2030	2030	\$750,000	\$750,000	Impact Fees	Fire
Acquire a heavy-duty vehicle for fire department	2035	2035	\$750,000	\$750,000	Impact Fees	Fire
Acquire a heavy-duty vehicle for fire department	2040	2040	\$750,000	\$750,000	Impact Fees	Fire
Network Servers, Storage, and Switches	2026	2026	\$250,000	\$0	TBD	Information Technology
City Fiber Ring	2030	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 (2027) from the current year (2022). All activities that have an indefinite or continuous end date, but a known start date prior to 2027, 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

2022 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 2021, which is the last completed year.

ANNUAL FINANCIAL REPORT FOR 2021					
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	
Beginning Impact Fee Fund Balance	\$770,871.08	\$510,789.32	\$1.92	\$327,545.33	\$1,609,207.65
Impact Fees Collected	\$560,374.44	\$259,662.98	\$0.00	\$179,923.28	\$999,960.70
Accrued Interest	\$104.68	\$69.09	\$0.00	\$44.72	\$218.49
Project Expenditures	(\$775,752.27)	(\$0.00)	(\$0.00)	(\$342.00)	(\$776,094.27)
*Impact Fee Refunds	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Ending Impact Fee Fund Balance	\$555,597.93	\$770,521.39	\$1.92	\$507,171.33	\$1,833,292.57
Impact Fees Encumbered	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Source: City of Newnan Finance Department – Fund 375 Impact Fees

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 2021, the only costs associated with implementation were banking fees and the salaries of those various employees. The amount collected in administrative fees was \$29,999.27.

City of Newnan | Annual STWP-CIE

2022 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: Parks and Recreation

Newnan	Capital Improvements Projects - 2022						
Public Facility	Parks and Recreation						
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 1-4)	2017	2022	\$10,035,800	\$6,000,000 (spent \$3,652,529.42 already)	SPLOST 13, Impact Fees, General Fund	City Manager	Under Construction

Source: City of Newnan Planning and Zoning Department

Capital Improvements Projects: Fire Services

Newnan	Capital Improvements Projects - 2022						
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
Acquire a heavy-duty vehicle for fire department	2024	2024	\$560,000	\$560,000	Impact Fees	Fire	Planning

Source: City of Newnan Planning and Zoning Department

City of Newnan | Annual STWP-CIE

2022 Update

Capital Improvements Projects: Roads, Streets, and Bridges

Newnan	Capital Improvements Projects - 2022						
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	2021	2025	\$2,340,000	\$0	SPLOST	Engineering	Concept Layout
Greenville Street at Sewell Road Intersection Improvements	2021	2027	\$1,300,000	\$1,300,000	Impact Fees	Engineering	Concept Layout
Newnan Crossing Boulevard Widening and Operational Improvements	2021	2027	\$11,890,000	\$0	SPLOST/TBD	Engineering	Concept Layout
Jefferson Street at Sprayberry Road Roundabout	2021	2027	\$2,340,000	\$0	SPLOST	Engineering	Concept Layout
Bullsboro Drive Widening and Operational Improvements	2021	2027	\$18,120,000	\$0	SPLOST/TBD	Engineering	Concept Layout
Greenville Street at Spence Avenue Intersection Improvements	2021	2024	\$1,840,000	\$0	SPLOST	Engineering	Concept Layout
Clark Street Operational and Pedestrian Improvements	2021	2023	\$1,290,000	\$0	SPLOST	Engineering	Design

Source: City of Newnan Planning and Zoning Department

City of Newnan | Annual STWP-CIE

2022 Update

V. Wastewater Collection and Treatment Updates

As with the Comprehensive Plan, wastewater collection and treatment is 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 2026 are not shown in the CIE and STWP.

ANNUAL FINANCIAL REPORT FOR 2021	
Public Facility Type	Wastewater Collection and Treatment
Service Area	City of Newnan
Beginning Impact Fee Fund Balance	\$4,067,984.79
Impact Fees Collected	\$1,818,005.00
Accrued Interest	\$0.00
Project Expenditures	(\$126,227.00)
Administrative Costs	(\$54,540.15)
Impact Fee Refunds	\$0.00
Ending Impact Fee Fund Balance	\$5,705,222.64
Impact Fees Encumbered	\$0.00

Source: Newnan Utilities

City of Newnan | Annual STWP-CIE

2022 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
Expansion of Mineral Springs WPCP, White Oak Creek WPCP, Wahoo Creek; WRF	2020	2026	\$14,050,000	\$14,050,000	Impact Fees (100%)	Newnan Utilities
Collection System Improvements	2020	2026	\$1,500,000	\$1,500,000	Impact Fees (100%)	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; White Oak Creek WPCP; Conversion to WRF	Indefinite	Indefinite	\$40,513,200	\$40,513,200	Impact Fees (100%), Other Sources	Newnan Utilities
Phase II – Construction of Land Application System	Indefinite	Indefinite	\$14,130,300	\$14,130,300	Impact Fees (100%), Other Sources	Newnan Utilities
Collection System Construction	Indefinite	Indefinite	\$21,532,400	\$21,532,400	Impact Fees (100%), Other Sources	Newnan Utilities

Source: Newnan Utilities and Wiedeman and Singleton, Inc.

*Long-Term means any activity that is to end more than five years (2027) from the current year (2022). 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

2022 Update

Wastewater Collection and Treatment CIE

Newnan	Capital Improvements Projects - 2022				
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
Belt Press Upgrade at Wahoo Creek	2019	2023	\$1,800,000	Impact Fees (100%)	Construction
Mineral Springs Expansion to 1.5 MGD	2021	2023	\$250,000	Impact Fees (100%)	Construction
Collection System Improvements	2020	2026	\$1,500,000	Impact Fees (100%)	Construction
Wastewater Plant Upgrade	2022	2026	\$12,000,000	Impact Fees (100%)	Planning

WHITE OAK GOLDEN K - KIWANIS CLUB

*P.O. Box 73283
Newnan, Georgia 30271*

September 15, 2022

Mr. Cleatus Phillips
City Manager
P.O. Box 1193
Newnan, Georgia 30264

Re: Kiwanis Fund Raiser Pecan Sale

Dear Mr. Phillips:

The White Oak Golden K requests permission to set up a kiosk on the sidewalk around the court square for our 2022 pecan sales. Dates requested are weekends, November 4 through November 20. This would be our 28th year on the square.

Our Kiwanis Club derives a large portion of its financial support from the annual sale of pecans. Proceeds fund service activities throughout Coweta County. The Boys and Girls Club, College Scholarships, Boy Scouts, C.A.S.A., summer camps, Angel House and CORRAL are some of the service commitments of White Oak Golden K.

Your support of our community projects is appreciated.

Sincerely,



Roger Bryant
President

POC: Frank Reece
770-251-8569
reecefs60@gmail.com

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).