



Newnan City Council Meeting

MARCH 09, 2021

Newnan City Hall
Richard A. Bolin Council Chambers
25 LaGrange Street
2:30 PM

NO OFF-AGENDA ITEMS OR COMMENTS WILL BE CONSIDERED AT TODAY'S MEETING

CALL TO ORDER

INVOCATION

READING OF MINUTES

- [A.](#) Minutes from Regular Meeting on February 23, 2021

REPORTS OF BOARDS AND COMMISSIONS

- B. 1 Appointment- Newnan Youth Activities, 3 year term
- C. 2 Appointments- Christmas Commission, 3 year term
- [D.](#) Annual Report- Christmas Commission (Information Only)

REPORTS ON OPERATIONS BY CITY MANAGER

REPORTS AND COMMUNICATIONS FROM MAYOR

- E. Georgia's Exceptional Main Street City (GEMS) Recognition
- [F.](#) Consideration of a Resolution for the Declaration of Intent by the City Council of the City of Newnan to Issue a Moratorium on the Acceptance of Applications to Rezone property in the City of Newnan to Classifications Permitting Townhouse, Condominium, or Multi-Family Development

NEW BUSINESS

- [G.](#) Consideration of An Ordinance to Establish the Position of Municipal Court Prosecuting Attorney
- [H.](#) Consideration of A Resolution to Appoint the Prosecuting Attorney of Municipal Court
- [I.](#) Consideration of A Resolution Ratifying the Appointment of C. Bradford Sears, Jr. as The City Attorney and such members of The Law Firm of Sanders, Haugen & Sears, P.C., as an Assistant Prosecuting Attorney(s) of Municipal Court
- [J.](#) Consideration of a Resolution to Authorize the Execution of a Quitclaim Deed of Lot 7 along Rowe Street
- [K.](#) Consideration of Street Acceptance for Braemore subdivision; Braemore Lane, Affirmed Way, Unbridled Way and Barbaro Court

UNFINISHED BUSINESS

- [L.](#) Consideration of TEFRA Extension- McIntosh Woods located at the Intersection of Grieson Trail and McIntosh Parkway
- [M.](#) Consideration of Standing Use Agreement- Facility Use Policy
- [N.](#) Ratification of Contract to Purchase 57 E. Broad Street and Vacant Lot

VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

- O. Request from the Parks at Olmstead HOA for permission to put up banners for Neighborhood Garage Sale, beginning Sunday, April 4th-Saturday, April 10th at their main entrances

MOTION TO ENTER INTO EXECUTIVE SESSION

- P. Motion to Enter into Executive Session

ADJOURNMENT

CITY OF NEWNAN, GEORGIA
REGULAR COUNCIL MEETING

FEBRUARY 23, 2021

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, February 23, 2021 at 6:30 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; George Alexander; Cynthia Jenkins, Paul Guillaume, Dustin Koritko, and Rhodes Shell. Also present: City Manager, Cleatus Phillips; Assistant City Manager, Hasco Craver; City Clerk, Megan Shea; Planning Director, Tracy Dunnivant; City Attorney, Brad Sears and Police Chief, Douglas “Buster” Meadows.

MINUTES – REGULAR COUNCIL MEETING – FEBRUARY 9, 2021

Motion by Councilman Koritko, seconded by Councilman Alexander to dispense with the reading of the minutes of the Regular Council meeting on February 9, 2021 and adopt them as presented.

MOTION CARRIED. (7-0)

APPOINTMENT – NEWNAN YOUTH ACTIVITIES COMMISSION – 3 YEAR TERM

Mayor Brady asked the City Manager to place Councilman Koritko’s appointment to the Newnan Youth Activities Commission on the agenda for the next meeting.

APPOINTMENTS- CHRISTMAS COMMISSION- 3 YEAR TERM

Mayor Brady asked the City Manager to place Councilwoman Jenkins and Councilman Guillaume’s appointments to the Christmas Commission on the agenda for the next meeting.

**INFORMATION ONLY- REZONING REQUEST RZ2021-02, GEORGE ROSENZWEIG
ON BEHALF OF NEWNAN LEASING ASSOCIATES II, LLP FOR 35.49 + ACRES
LOCATED ON NEWNAN CROSSING BYPASS, FROM RS-15 TO RMH FOR 396
AFFORDABLE APARTMENTS**

No Action Needed.

CONSIDERATION OF AN AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY AND NURA REGARDING THE HOUSE AND PROPERTY AT 100 EAST WASHINGTON ST.

City Planning Director explained that this went to bid but there were no bidders. Consultant went back and had discussions with potential bidders who said because there are a lot of projects out there and the potential for unseen costs arising that the \$100,000 would not be enough to cover. The consultant suggested increasing budget to \$150,000.

Councilman Guillaume suggested putting it out for bid one more time, then if asked for additional money have a contingency of perhaps 25%. It was clarified that the bid was put out originally with the scope of work and the budget of \$100,000. The City Manager also explained that the amount of the loan will come back to the general fund and proceeds above the \$150,000 will stay with NURA to be invested in other projects.

Motion by Councilwoman Jenkins, seconded by Councilman DuBose to approve the amendment as presented. Opposed- Koritko and Guillaume

MOTION CARRIED. (5-2)

CONSIDERATION OF A RESOLUTION IN SUPPORT OF A LOCAL GOVERNMENT LIGHTING PROJECT AGREEMENT FOR PROPOSED ROUNDABOUT SR14/US29, GREENVILLE ST @ CORINTH RD

The resolution was supposed to have been adopted with the agreement but the City was not aware of that until after the fact. GDOT is asking for the resolution.

Motion by Councilman Alexander, seconded by Councilman Koritko to adopt the resolution as presented.

MOTION CARRIED. (7-0)

CONSIDERATION OF STANDING USE AGREEMENT – FACILITY USE POLICY

This item is continued from the last meeting. Assistant City Manager explained that the recommendations from staff have not changed since the last meeting. The three options are leave the agreements as they are, consider a 15% hosting fee or levy fees based on the approved fee schedule adopted at the last council meeting.

It was discussed that council had requested to see other metrics to consider. They wanted to look at how many are the groups serving, family income status, where do the participants live etc. If a blanket approach is used is that a disservice to the community, limiting the use of the spaces.

There was additional information provided to Council, such as the organizations, number of participants, ages of participants, types of programs and fees. Some information such as income and home addresses may not be available.

The Mayor suggested that Staff meet individually with each group and get more information. There are no lease agreements so that needs to be looked at as well. There needs to be more work done by Staff. It was also suggested that there should be a list of criteria or specific questions that are asked to all groups.

Motion by Councilwoman Jenkins, seconded by Councilman Alexander to continue this item, given directions from Council. There is no set date as to when this is due back but sooner rather than later is preferred.

MOTION CARRIED. (7-0)

EXECUTIVE SESSION

MOTION EXECUTIVE SESSION

Motion by Mayor Pro Tem Shell, seconded by Councilman Koritko that we now enter into closed session as allowed by O.C.G.A. Section 50-14-4 and pursuant to advice by the City Attorney, for the purpose of discussing legal and real estate and that we move, in open session to adopt a resolution authorizing and directing the Mayor or presiding officer to execute an affidavit in compliance with O.C.G.A. Section 50-14-4, and that this body ratify the actions of the Council taken in closed session and confirm that the subject matters of the closed session were within exceptions permitted by the open meetings law at 6:47pm.

MOTION CARRIED. (7-0)

RESOLUTION/MAYOR'S AFFIDAVIT FOR EXECUTIVE SESSION

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

MOTION CARRIED. (7-0)

CALDWELL TANKS

Motion by Councilman DuBose, seconded by Councilman Guillaume to approve a budget of \$6.4 million.

MOTION CARRIED (7-0)

Motion by Councilman Guillaume, seconded by Councilman Alexander to set the closing date on either March 11, March 12, March 15 or March 16.

MOTION CARRIED (7-0)

LEASE AGREEMENT- AFRICAN AMERICAN ALLIANCE

Motion by Councilman Alexander, seconded by Councilwoman Jenkins to terminate the lease and instruct all communications to the attorneys.

MOTION CARRIED (7-0)

ADJOURNMENT

Motion by Councilman Alexander, seconded by Councilman Koritko to adjourn the Council meeting at 7:11pm.

MOTION CARRIED. (7-0)

Megan Shea, City Clerk

Keith Brady, Mayor

Newnan Christmas Commission 2020

History of the City of Newnan Christmas Commission

Newnan City Council passed a resolution on April 27, 2004 that created a committee identified as The City of Newnan Christmas Committee to serve on a temporary basis that assisted with temporary projects related to Christmas and on occasion other subsequent projects.

In 2014, the council determined that it would be in the city's best interest to create a specific commission to assist the city with planning the details of the Christmas season. In December 2014, Newnan City Council adopted an ordinance to provide for the Newnan Christmas Commission with 8 appointments. Each appointment is to serve a 3 year term. The group was reduced to 7 appointments when the number of city council members was reduced to 6.

According to Division 7 of Article IV of Chapter 2, Section 2-225 the Christmas Commission shall have the responsibility to develop plans and sponsor for appropriate events celebrating the Christmas holiday season and to present such plans, as a recommendation, to the Mayor and City Council by August of each year.

Since being appointed in early 2015, the Newnan Christmas Commission (NCC) , within the scope of the overall charge given by City Council has taken the time to inventory, evaluate, and assess all of the existing Christmas decorations and their conditions.

The current Christmas Commission members serving a term of 3 years were nominated in February of 2021. They are as follows: Linda Arnall, Jane Clifford, Val Cranford, with new members Deborah Marchman, Pam Johnson and two additional members to be appointed at a later time.

2004-2014

The Christmas Committee systematically replaced some of the older wreaths and garland wrapped poles with newer LED lit snowflakes. New larger wreaths, numerous LED snowflakes, and multiple strands of LED lights were purchased to adorn the Courthouse square.

A custom built wooden sleigh, a large mailbox, and a large 22 foot tall panel Christmas tree adorn the north side of the Courthouse square. These items help create a wonderful scene for family photos with Santa.



2015

In 2015, the Christmas Commission:

- A) Purchased a new 22 foot tall paneled Christmas tree. The new tree has colored LED lights and a 5 foot nativity star.
- B) Replaced lighting in 12 live trees around the downtown courthouse square.
- C) Purchased new red velvet bows on all of the 13 wreaths that hang in the downtown area.
- D) Purchased a waving Santa to be placed on the balcony of the downtown courthouse.
- E) Decorated City Hall, Greenville Street Park, and First Avenue Park.



2016

In 2016, the Christmas Commission:

- A) Purchased additional ornaments for each of the 30 panels on the Christmas Tree that sits on North Court Square.
- B) Decorated City Hall, Carnegie Library, Greenville Street Park, and First Avenue Park, and the City Gateway sign located at Exit 47.
- C) Provided lighting to highlight the Santa at the top of the Downtown Courthouse on the Square.



2017

In 2017, the Christmas Commission

- A) Purchased additional ornaments for the paneled Christmas tree on North Court Square.
- B) Decorated City Hall, Carnegie Library, Greenville Street Park, First Avenue Park, Wadsworth Auditorium, and the newly remodeled Fire Station on Jefferson Street.
- C) Decorated 15 additional live trees that line Lagrange Street and Jefferson Street in the downtown district.



2018

In 2018, the Christmas Commission

- A) Purchased new bows for the 12 wreaths that hang in the downtown district.
- B) Purchased 20 holiday seasonal banners for the downtown district.
- C) Purchased a new 48 inch wreath for Newnan City Hall.
- D) Decorated City Hall, Wadsworth Auditorium, Fire Station 1, Carnegie Library, Greenville Street Park, and First Avenue Park.
- E) Built a base for the waving Santa to allow it to be placed next to the sleigh on the square.
- F) Repainted the sleigh and mail box.



Art To Approximate Scale
Please review this proof carefully for spelling and content. Actual colors may be slightly different depending on your monitor and printer settings. For exact ink colors, consult a PMS (Pantone Matching System) ink selector. For exact fabric colors, consult a Main Street color fabric card. Please call or email if you need more information.



© 2018 Downtown Graphics Network, Inc.
Unauthorized use or duplication, in whole or in part,
is a violation of copyright law
dgninc@dgninc.com
1-800-884-0855

2019

In 2019, The Christmas Commission:

- A) Purchased pre-lit garland and 2 red bows for 16 of the light poles around the Courthouse Square.
 - B) Replaced a large wreath at City Hall.
 - C) Purchased new ornaments for the panel Christmas tree on the square.
 - D) Created the “Light up the Town” project to restrung the downtown trees with weather proof lights intended for year round use. There were 8 private sponsors that donated enough money to light 28 trees in addition to the city sponsored 8 trees. The 36 trees are a wonderful addition to the weekends in downtown.
- *The businesses and the residents continue to comment on how well the tree lights enhance the beauty of downtown Newnan. The Commission appreciates the City Council’s support to keep the lights on every weekend throughout the year.



2020

In 2020, the Christmas Commission:

- A) Removed the red bows from downtown wreaths. The consensus was that they don't hold up in the weather conditions and are a large expense every few years. The wreaths were redone with new greenery, lights, and red ornaments.
- B) Updated the decorations at Greenville Street Park with ornaments and new greenery to match the downtown wreaths on the square.
- C) Installed lights on the last 4 trees from the "Light up the Town" project.
- D) Addressed some unexpected maintenance issues with the lights in the trees around the square. Squirrels enjoyed chewing the lights in the trees and two of the new trees had lights intentionally cut on the trunk. While the lights are a reasonable price, the expense comes with the labor to troubleshoot, unwrap, and rewrap the trees. This will be something the commission will have to address as a part of the program moving forward and allocate a percentage of the Christmas Commission budget specifically for repairs and replacements.



RESOLUTION NO. _____

**A RESOLUTION FOR THE DECLARATION OF INTENT BY THE CITY COUNCIL OF
THE CITY OF NEWNAN, GEORGIA, TO ISSUE A MORATORIUM ON THE
ACCEPTANCE OF APPLICATIONS TO REZONE PROPERTY IN THE CITY OF
NEWNAN TO A CLASSIFICATION PERMITTING TOWNHOUSE, CONDOMINIUM, OR
MULTI-FAMILY DEVELOPMENT AS SET FORTH HEREIN WITHIN THE CITY OF
NEWNAN, AND FOR OTHER PURPOSES**

WHEREAS, the City Council of the City of Newnan, Georgia, is the duly authorized governing body of the City; and

WHEREAS, decisions by the City Council are binding law upon all persons within the corporate boundaries of the City of Newnan, Georgia; and

WHEREAS, the City Council became concerned about the balance of types of residential development in the City in that the City has experienced an increase in applications to rezone property from existing single family residential, mixed use and office/institutional, commercial or industrial zoning classifications to rezoning classifications permitting uses which includes townhouse, condominium, or multi-family development; and

WHEREAS, the City Council has become concerned with the types of dwelling developments that have been proposed for property zoned RU7, Urban Residential Single-Family Dwelling District-High Density, consisting of townhouse dwellings or condominium dwelling 'types of developments' rather than single-family detached dwelling development; and

WHEREAS, the City Council has become concerned with the requests to rezone property to the RML, Residential Multiple-Family Dwelling, Lower Density District which permits the development of duplex, triplex, quadplex dwelling units, townhouse dwelling units, condominium units and multi-family dwelling units in addition to single family detached units.

WHEREAS, the City Council has become concerned with the requests to rezone property to the RMH, Residential Multiple-Family Dwelling, Higher Density District which permits the development of duplex, triplex, quadplex dwelling units, townhouse dwelling units, condominium units and multi-family dwelling units in addition to single family detached units.

WHEREAS, the City Council has become concerned with the requests to rezone property to the Planned Development Residential District which permits the development of duplex, triplex, quadplex dwelling units, multi-family, townhouse dwelling units and condominium dwelling units in addition to single family detached units.

WHEREAS, the City Council had authorized the engagement of a consultant to conduct a housing study in the City to survey and advise the City on the City's housing needs and determine whether or not there is a balance or imbalance in the types of housing opportunities available in the City and has received the report; and

WHEREAS, the City is engaged in the planning and development of its state mandated five year update of its Comprehensive Plan which has to be approved by October 31, 2021; and

WHEREAS, the City Council has determined that it is in the best interest of the citizens and property owners in the City of Newnan to adopt a moratorium on the acceptance of applications to rezone property in the City of Newnan, as detailed below, during such period in which the Comprehensive Plan is being updated and the City Council has had sufficient time to consider the results of the Comprehensive Plan update and to consider amendments to the City of Newnan Zoning Ordinance, if any are needed.

NOW, THEREFORE, BE IT RESOLVED that beginning with the adoption of this resolution, the City Council for the City of Newnan hereby adopts a moratorium on the acceptance of applications by the City to rezone property as follows:

1. This moratorium applies to any new applications to rezone property in the City of Newnan to RU-7 zoning classification, where such application includes a request to construct townhouse or condominium dwelling units.
2. This moratorium applies to any new applications to rezone property in the City of Newnan to Planned Development Residential District classification, where such application includes a request to construct townhouse, condominium or multi-family dwelling units.
3. This moratorium applies to all new applications to rezone property in the City of Newnan to RML zoning classification, regardless of the type of residential dwelling units requested.
4. This moratorium applies to all new applications to rezone property in the City of Newnan to RMH zoning classification, regardless of the type of residential dwelling units requested.

FURTHER RESOLVED that the moratorium shall become effective upon adoption and shall expire at 5:00 p.m. on Friday, October 29, 2021 unless otherwise terminated by adoption of an ordinance or resolution by the City Council addressing the issue.

SO RESOLVED, this _____ day of _____, 2021 in regular session assembled.

ATTEST:

Megan Shea, City Clerk

REVIEWED AS TO FORM:

C. Bradford Sears, Jr., City Attorney

Cleatus Phillips, City Manager

L. Keith Brady, Mayor

Rhodes H. Shell, Mayor Pro-Tem

George M. Alexander, Councilmember

Cynthia E. Jenkins, Councilmember

Raymond F. DuBose, Councilmember

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember



City of Newnan, Georgia - Mayor and Council

Date: March 9, 2021

Agenda Item: Consideration of An Ordinance to Establish the Position of Municipal Court Prosecuting Attorney

Prepared By: Jada Blankenship, Municipal Court

Purpose: Consideration of An Ordinance to Establish the Position of Municipal Court Prosecuting Attorney

Background: Current Prosecutor retirement caused a vacancy in a position that was previously filled through contract with The City Attorney's office. This ordinance separates the function to an individual appointed by Mayor & Council.

Funding: General Fund Budget

Recommendation: Approval of Ordinance as written

Previous Discussion with Council: N/A

ORDINANCE NO. _____

**AN ORDINANCE BY THE MAYOR AND CITY COUNCIL FOR THE CITY OF
NEWNAN, GEORGIA RELATING TO THE MUNICIPAL COURT; TO PROCLAIM
THE EXISTENCE AND ESTABLISHMENT OF THE POSITION OF
PROSECUTING ATTORNEY OF THE MUNICIPAL COURT; TO OUTLINE THE
DUTIES AND AUTHORITIES OF THE STAFF THEREIN AS EXPRESSLY
ALLOWED BY THE CONSTITUTION AND LAWS OF THE STATE OF
GEORGIA; TO PROVIDE FOR SEVERABILITY; TO PROVIDE AN EFFECTIVE
DATE; TO REPEAL ALL ORDINANCES AND PARTS OF ORDINANCES IN
CONFLICT HEREWITH; AND FOR OTHER PURPOSES**

SECTION ONE: Chapter 13 of the Code of Ordinances of the City of Newnan is amended by adding a new Article, to be numbered Article V, which shall include the following language:

ARTICLE V – PROSECUTING ATTORNEY

Sec. 13-83. Short Title. This Article shall be known as the “Newnan Position of Prosecuting Attorney of the Municipal Court Ordinance.”

Sec. 13-84. Findings and Intent. This ordinance is adopted to address requirements made under Georgia law for the city to pass an ordinance or resolution creating the position of prosecuting attorney of the municipal court should the city choose to hire or have a prosecuting attorney of the municipal court. Under state law, in order to have a municipal court prosecutor, the city must pass this ordinance or resolution and provide to the Prosecuting Attorneys’ Council of the State of Georgia a copy of the same. The city is also required to submit the name of the person appointed to be the prosecuting attorney of the municipal court within thirty (30) days of such appointment in order to maintain the office of prosecuting attorney of the municipal court. It is therefore the intent of the city to comply with Georgia law particularly Article 5, of Chapter 18 of Title 15 of the Official Code of Georgia, Annotated, and to enact this Article.

Sec. 13-85. Establishment of Postition. The Position of Prosecuting Attorney of the Municipal Court is hereby established for the purpose of providing representation of the City of Newnan in matters pertaining to ordinance violations of the city and state offenses enforceable in the municipal court as allowed by Georgia law. The prosecuting attorney for the municipal court shall be a part time position.

Sec. 13-86. Qualifications. Any person appointed as the prosecuting attorney for the Municipal Court of the City of Newnan shall be a member in good standing of the State Bar of Georgia and admitted to practice before the trial and appellate courts of this state. Nothing in this Article shall prevent the city from

appointing the city attorney or an assistant to be the prosecuting attorney for the municipal court, so long as all other requirements under the law are met.

Sec. 13-87. Oath. The prosecuting attorney of the Municipal Court for the City of Newnan shall take and subscribe to the following oath:

“I swear (or affirm) that I will, faithfully, and impartially and without fear, favor or affection discharge my duties as prosecuting attorney of the Municipal Court for the City of Newnan.”

Sec. 13-88. Term of Office. Unless otherwise provided by the charter for the City of Newnan, or the resolution appointing the prosecuting attorney, the prosecuting attorney for the Municipal Court shall serve a term of office of one (1) calendar year.

Sec. 13-89. Jurisdiction, Duties, and Authority. The Position of Prosecuting Attorney of the Municipal Court for the City of Newnan shall have the duty and authority to represent the city as defined by the city charter and by state law, particularly as described in Official Code of Georgia, Section 15-18-96.

Sec. 13-90. Assistant Prosecuting Attorney. The prosecuting attorney of the municipal court may appoint one or more assistant prosecuting attorneys whose appointment shall be ratified by the city council before becoming an assistant prosecuting attorney for the municipal court. Such assistant prosecuting attorney shall be a member in good standing of the State Bar of Georgia or satisfy the provisions of the Third Year Practice Act, found in the Official Code of Georgia, Section 15-18-22.

Sec. 13-91. Ratification. This Article shall ratify all actions that have been taken by the persons acting in the positions of the Position of the Prosecuting Attorney for the Municipal Court to date as authorized by the Mayor and his Council.

SECTION TWO: All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION THREE: If any section, clause, sentence or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of this ordinance.

SECTION FOUR: This ordinance shall become effective immediately upon its adoption by the City Council.

SO ORDAINED, this ____ day of _____, 2021.

ATTEST:

Megan Shea, City Clerk

L. Keith Brady, Mayor

REVIEWED AS TO FORM:

C. Bradford Sears, Jr., City Attorney

Rhodes H. Shell, Mayor Pro-Tem

Cleatus Phillips, City Manager

George M. Alexander, Councilmember

Cynthia E. Jenkins, Councilmember

Raymond F. DuBose, Councilmember

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember



City of Newnan, Georgia - Mayor and Council

Date: March 9, 2021

Agenda Item: Consideration of A Resolution to Appoint Danielle Sewell to Prosecuting Attorney of Municipal Court

Prepared By: Jada Blankenship, Municipal Court

Purpose: Consideration of a Resolution to appoint Danielle Sewell to Prosecuting Attorney of Municipal Court.

Background: City staff made known that the position of Prosecuting Attorney would be open for appointment by Mayor and Council. Upon review of interested persons, Danielle Sewell is recommended based on experience, education and knowledge of municipal and state court functions.

Funding: General Fund Budget

Recommendation: Approval of Resolution as written

Previous Discussion with Council: N/A

RESOLUTION NO. _____

**A RESOLUTION APPOINTING _____ AS THE
PROSECUTING ATTORNEY OF THE MUNICIPAL COURT FOR THE CITY OF
NEWNAN, GEORGIA, PURSUANT TO THE OFFICIAL CODE OF GEORGIA
ANNOTATED, SECTION 15-18-91 (b) AND ARTICLE V OF CHAPTER 13 OF THE
CITY CODE OF THE CITY OF NEWNAN**

BE IT RESOLVED, by the City Council of the City of Newnan, Georgia while in regular session on _____, 2021 as follows:

SECTION 1. That _____ is hereby appointed as the Prosecuting Attorney of the Municipal Court for the City of Newnan, Georgia; and

SECTION 2. This appointment is effective for a term of one (1) calendar year, pursuant to Article V, Sec. 13-88 of the Code of Ordinances of the City of Newnan, Georgia.

SECTION 3. Within thirty (30) days of the effective date of this Resolution the Municipal Court Clerk shall notify the Prosecuting Attorneys' Council of the State of Georgia of this appointment as required under Georgia law.

SECTION 4. That this resolution shall become effective upon its adoption.

RESOLVED, this the ____ day of _____, 2021.

ATTEST:

Megan Shea, City Clerk

L. Keith Brady, Mayor

REVIEWED AS TO FORM:

C. Bradford Sears, Jr., City Attorney

Rhodes H. Shell, Mayor Pro-Tem

Cleatus Phillips, City Manager

George M. Alexander, Councilmember

Cynthia E. Jenkins, Councilmember

Raymond F. DuBose, Councilmember

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember

Danielle Sewell

Experienced and focused Criminal Attorney with a passion and dedication to justice. Adept in preparing for trials, review of documents and effectively presenting cases in court. A strong leader who works well under pressure and understands the complexities of the legal system.

 Contact

Address
Newnan, GA, 30263

Phone
6788776107

E-mail
danielle@kdslegal.law

 Skills

 Work History

2020-01 - Current	City of Attorney <i>City Of Luthersville, Luthersville, GA</i> • Conducted review of City Ordinances. • Wrote new City Ordinances and revamped outdated City Ordinances. • Reviewed Contracts and helped with grants. • Attended City Hall meetings to ensure that the meetings were conducted properly.
2019-11 - Current	City Attorney <i>City Of Woodbury, Woodbury, GA</i> • Conducted review of City Ordinances. • Wrote new City Ordinances and revamped outdated City Ordinances. • Reviewed Contracts and helped with grants. • Attended City Hall meetings to ensure that the meetings were conducted properly.
2019-09 - Current	Attorney <i>Law Office Of Danielle Sewell, Newnan, GA</i> • Interviewed and selected jurors in voir dire based on assessment of personality, competency and fair mindedness. • Assessed cases for probable outcomes by researching black letter law and other legal authority, comparing fact patterns to those of precedential cases. • Developed strategies to resolve cases in client's best interest.
2019-07 - Current	City Prosecutor <i>City Of Woodbury, Woodbury, GA</i>

- Review and preparation of cases.
- Meetings with defendants about the cases.
- Meetings with Law Enforcement Officers regarding cases and trial preparation.
- Handling of Bench Trials.

**2017-08 -
2019-08**

Attorney

Law Office Of Michael West, Newnan, GA

- Wrote Chapter 7 and 13 bankruptcy petitions.
- Managed high-volume caseload in most populous and demanding circuit.
- Developed strategies to resolve cases in client's best interest.
- Filed timely case pleadings to meet firm deadlines.
- Analyzed probable outcomes of cases using knowledge of legal precedents.

**2009-05 -
2017-08**

Assistant Solicitor General

Solicitor's Office Of Coweta County, Newnan, GA

- Intake and review of misdemeanor criminal cases.
- Drafted accusations after determining proper charges..
- Conducted legal research and conferred with colleagues with subject matter expertise to develop strategies and arguments in preparation for presentation of cases.
- Researched, wrote and filed all motions, writs and briefs for each case.
- Prepared and presented cases for bench and jury trials.



Education

**2007-08 -
2010-05**

J.D.

John Marshall School Of Law - Atlanta, GA



City of Newnan, Georgia - Mayor and Council

Date: March 9, 2021

Agenda Item: Consideration of A Resolution Ratifying the Appointment of C. Bradford Sears, Jr. as The City Attorney and such members of The Law Firm of Sanders, Haugen & Sears, P.C., as an Assistant Prosecuting Attorney(s) of Municipal Court

Prepared By: Jada Blankenship, Municipal Court

Purpose: Consideration of a Resolution Ratifying the Appointment of C. Bradford Sears, Jr. as The City Attorney and such members of The Law Firm of Sanders, Haugen & Sears, P.C., as an Assistant Prosecuting Attorney(s) of Municipal Court.

Background: Upon approval of an ordinance by Mayor and Council to establish the office of Prosecuting Attorney and the appointment of Danielle Sewell to hold such office; this resolution removes the Chief Prosecuting Attorney function from The Law Firm of Sanders, Haugen & Sears, P.C. The resolution retains the firm as an assistant Prosecuting Attorney for purposes of Code Enforcement cases or other needed services within Municipal Court.

Funding: General Fund Budget

Recommendation: Approval of the resolution as written

Previous Discussion with Council: N/A

RESOLUTION NO. _____

A RESOLUTION RATIFYING THE APPOINTMENT OF C. BRADFORD SEARS, JR. AS THE CITY ATTORNEY AND SUCH MEMBERS OF THE LAW FIRM OF SANDERS, HAUGEN & SEARS, P.C., AS AN ASSISTANT PROSECUTING ATTORNEY(S) OF THE MUNICIPAL COURT FOR THE CITY OF NEWNAN, GEORGIA, PURSUANT TO THE OFFICIAL CODE OF GEORGIA ANNOTATED, SECTION 15-18-91 (b) AND ARTICLE V OF CHAPTER 13 OF THE CITY CODE OF THE CITY OF NEWNAN

BE IT RESOLVED, by the City Council of the City of Newnan, Georgia while in regular session on _____, 2021 as follows:

SECTION 1. That C. BRADFORD SEARS, JR., as City Attorney and such members of the law firm of Sanders, Haugen & Sears, P.C. are hereby appointed as an Assistant Prosecuting Attorney(s) of the Municipal Court for the City of Newnan, Georgia; and

SECTION 2. This appointment is effective for a term of one (1) calendar year, pursuant to Article V, Sec. 13-88 of the Code of Ordinances of the City of Newnan, Georgia.

SECTION 3. Within thirty (30) days of the effective date of this Resolution the Municipal Court Clerk shall notify the Prosecuting Attorneys' Council of the State of Georgia of this appointment as required under Georgia law.

SECTION 4. That this resolution shall become effective upon its adoption.

RESOLVED, this the ____ day of _____, 2021.

ATTEST:

Megan Shea, City Clerk

L. Keith Brady, Mayor

REVIEWED AS TO FORM:

C. Bradford Sears, Jr., City Attorney

Rhodes H. Shell, Mayor Pro-Tem

George M. Alexander, Councilmember

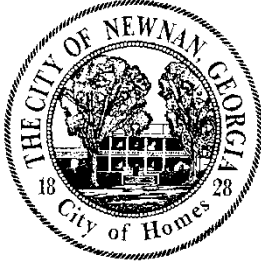
Cleatus Phillips, City Manager

Cynthia E. Jenkins, Councilmember

Raymond F. DuBose, Councilmember

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember



City of Newnan, Georgia - Mayor and Council

Date: March 9, 2021

Agenda Item: Resolution Authorizing the Execution of a Quitclaim Deed of Lot 7 along Rowe Street

Prepared and Presented by: Hasco Craver, Assistance City Manager

Purpose:

Newnan City Council may consider a Resolution Authorizing the Execution of a Quitclaim Deed of Lot 7 along Rowe Street to allow for an adjacent property owner to acquire the property.

Background:

On February 11, 2020, Newnan City Council unanimously approved the declaration of certain property and equipment as surplus. The property and equipment included, but was not limited to real property along Rowe Street. More specifically, Lot 7 along Rowe Street was declared surplus and to be "sold for survey cost".

Subsequently, City staff engaged a surveyor to perform the aforementioned services. Surveying services cost the City of Newnan \$400.00.

More recently, the estate of Daniel Moten, the owner of the adjacent property along Melson Street, has requested that the City of Newnan consider conveying Lot 7, as described in the attached documents.

Please note that the City Attorney has provided direct support to City staff during the development of the activity described herein.

Funding:

N/A

Recommendation:

City Staff is supportive of the resolution as proposed.

Attachments:

1. Resolution Authorizing the Execution of a Quitclaim Deed of Lot 7 along Rowe Street and supporting documents

Previous Discussions with Council:

The Newnan City Council declared the subject property as surplus on February 11, 2020.

RESOLUTION OF THE CITY OF NEWNAN

RE: Strip of land identified as Lot 7 located on the north side of Rowe Street running in an easterly direction from Boone Drive to Melson Street in the City of Newnan, Land Lot 26 Fifth Land District, Coweta County, Georgia

WHEREAS, the City of Newnan retained a strip of land following the reconstruction of Rowe Street which is depicted as Lot 7 running in an easterly direction from Boone Drive to Melson Street in the City of Newnan, Land Lot 26 Fifth Land District, Coweta County, Georgia as shown on the plat of survey for the City of Newnan attached hereto as Exhibit "A"; and

WHEREAS, the adjoining property owner of Lot 7 has been maintaining the area as if it is a portion of their part of Lot 12, Block D, and in fact the driveway accessing the residence on the adjoining Lot crosses said strip; and

WHEREAS, the City of Newnan has no intention or plans to improve, construct or expand Rowe Street in this area; and

WHEREAS, the adjoining property owner of Lot 7 has asked the City of Newnan to abandon the right of way in the area and convey same to them as permitted by law; and

WHEREAS, said property is of no value to the City of Newnan except for retention of the 20' wide utility easement.

THEREFORE, BE IT RESOLVED that pursuant to O.C.G.A. §36-37-6(g) that the strip of land identified as Lot 7 located on the north side of Rowe Street running in an easterly direction from Boone Drive to Melson Street in the City of Newnan, Land Lot 26 Fifth Land District, Coweta County, Georgia, is hereby declared not to be a part of the public street system of the City of Newnan and is not necessary to the public needs of the City of Newnan except for the reservation of the 20 foot wide utility easement shown on Exhibit "A".

IT IS FURTHER RESOLVED that the Mayor or Mayor Pro-Tem and City Clerk are hereby authorized to execute a quitclaim deed releasing any interest the City may have in said Lot 7 to The Estate of Derether Moten which lot is shown on the attached Exhibit "A", subject to the reservation of the 20 foot wide utility easement shown on Exhibit "A".

Adopted in open session this _____ day of _____, 2021.

ATTEST:

L. Keith Brady, Mayor

Megan Shea, City Clerk

Rhodes H. Shell, Mayor Pro-Tem

REVIEWED AS TO FORM:

C. Bradford Sears, Jr., City Attorney

George M. Alexander, Councilmember

Cleatus Phillips, City Manager

Cynthia E. Jenkins, Councilmember

Raymond F. DuBose, Councilmember

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember

P2020000039

Cindy B. Brown

1. Deed Book 37, Page 564

2. MapBook Plat by: W.M. Howers RLS #19/5
for City of Newnan, Georgia (Melson Street
Project) dated: February 27, 1982.

This plot is a record of placement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recorded information of the documents, maps, plats, or other instruments which created the parcel or parcels are stored here. RECORDED OR NOT RECORDED. FOR ANY COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR STRITELY FOR PLANS COMPLIANCE WITH THE LAND. Furthermore, the undersigned land surveyor certifies that this plot complies with the minimum technical standards for survey surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Ch. W. T. Johnson

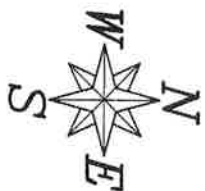
CHRIS W. ROBERTSON GA RLS #3198

01-30-2020

DATE:

THE PURPOSE OF THIS SURVEY & PLAT IS TO RETRACE THE BOUNDARY OF LOTS 7, 8 & 9, (MELSON STREET PROJECT) P.B.30, PG.141, BEING PORTIONS OF LOTS 13 & 14 (L.R. RAY SUBDIVISION) D.B.37, PG.564.

RECORD NORTH
PER REF. PLAT #2

RETRACEMENT BOUNDARY
SURVEY FOR: CITY OF NEWNAN

LOCATED IN LAND LOT 20, LAND DISTRICT 5.
CITY OF NEWMAN, COWETA COUNTY, GEORGIA

Christopher Brothers
LAND SURVEYING, LLC
24 JACKSON STREET
NEWNAM, GEORGIA 30263
(770)253-5195
LSF #32
chrislabros@numall.org
www.christophersurveying.com



DRAWING DATE	01/30/2020
LAST FIELD WORK DATE	12/25/2019

JANUARY - 2020
DRAWING: #CF=82113
#SF=82113-CON
SCALE:
1" = 40'
DRAWN BY:
BLG

10F

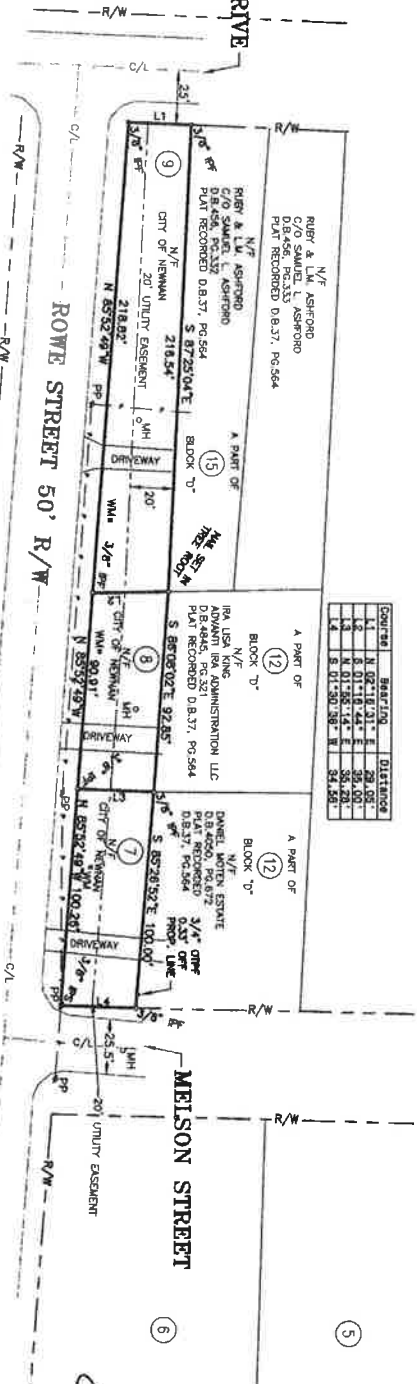


EXHIBIT A
PAGE 1 OF 1

Course	Bearing	Distance
L1	N 02° 18' 31" E	29.05'
L2	S 01° 16' 44" E	32.00'
L3	N 01° 58' 14" E	35.23'
L4	S 01° 30' 38" W	34.56'

GRAPHIC SCALE - FEET 1" = 40'

QUIT CLAIM DEED

STATE OF GEORGIA,

COUNTY OF COWETA

After Recording, Return To:

C. Bradford Sears, Jr., Esq.
Sanders Haugen & Sears, PC
Post Office Box 1177
Newnan, Georgia 30264

This Quit Claim Deed is made as of the ____ day of _____, 2021, between THE CITY OF NEWNAN, GEORGIA, a municipal corporation, (hereinafter referred to as "Grantor") and THE ESTATE OF DERETHER MOTEN or the second part, (hereinafter referred to as "Grantee") ("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits).

WITNESSETH

GRANTOR, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby quit claim unto Grantee:

All that tract or parcel of land situate, lying and being in Land Lot 26, Fifth Land District, City of Newnan, Coweta County, Georgia and being more particularly identified as Lot 7 on plat of survey entitled "Retracement Boundary Survey for City of Newnan" prepared by Christopher Brothers Land Surveying, LLC dated 1/30/2020 recorded 1/30/2020 in Plat Book 98 page 211, Coweta County records. A copy of said plat is attached hereto as Exhibit "A" and incorporated herein for an additional more particular description of the property herein conveyed.

Said property is being conveyed subject to a reservation by the City of the 20' wide utility easement shown on the plat of survey referenced hereinabove.

The purpose of this Quit Claim Deed is to convey all of said property as described herein pursuant to the resolution of the City Council of the City of Newnan adopted _____, 2021 authorizing the conveyance of the land pursuant to O.C.G.A. §36-37-6 (g).

IN WITNESS WHEREOF, the said Grantor has caused its hand and its seal to be hereunto affixed by its properly authorized officers and delivered these presents this day and year first above written.

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public
(SEAL)

THE CITY OF NEWNAN, GEORGIA,
a municipal corporation

By: _____ (SEAL)
Keith Brady, Mayor

Attest: _____ (SEAL)
Megan Shea, City Clerk



Sanders Haugen & Sears, P.C.
11 Perry Street P.O. Box 1177
Newnan, Georgia 30264

SELLER: City of Newnan, Georgia

PURCHASER: THE ESTATE OF DERETHER MOTEN

PROPERTY: Land Lot 26, 5th Land District, Lot 7, north side of Rowe Street
Plat Book 98, Page 211, Coweta County Records

DATE: March ____, 2021

SELLER'S STATEMENT

Sales Price (Reimbursement to The City for Survey Costs)	\$ 400.00
--	-----------

Net to Seller	\$ 400.00
---------------	-----------

PURCHASER'S STATEMENT

Purchase Price (Reimbursement to The City for Survey Costs)	\$ 400.00
---	-----------

Net Due from Purchaser	\$ 400.00
------------------------	-----------

The Seller and Purchaser have carefully reviewed the Closing statement and to the best of our knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on our account or by us in this transaction. We further certify that we have received a copy of the Closing Statement. The Sales Price has been paid directly to Seller by Purchaser prior to the time of the closing of this transaction. Conveyance of the property is by quitclaim deed without warranty of Title and Seller has reserved for itself the 20' foot wide utility easement shown on the above referenced plat of survey.

SELLER:

City of Newnan

By: Keith Brady, Mayor
City of Newnan, Georgia

Attest: _____
Megan Shea, Clerk
City of Newnan, Georgia

PURCHASER:

THE ESTATE OF DERETHER MOTEN

By: _____

By: _____



City of Newnan, Georgia - Mayor and Council

Date: March 9, 2021

Agenda Item: Street Acceptance for Braemore

Prepared By: Dean Smith, Planning and Zoning Department

Purpose: A request by Freedom Land Holdings to accept new public streets: Braemore Lane; Affirmed Way; Unbridled Way; and Barbaro Court

Background: The proposed Braemore subdivision is located off of Calumet Parkway in the planned Calumet development. The applicant is requesting that the City accept the following built streets, sidewalks and rights-of-way:

Affirmed Way: 636 linear feet and 0.67 acre of street right-of-way 1,160 linear feet and 0.13 acre of sidewalk.

Barbaro Court: 493 linear feet and 0.62 acres of street right-of-way. 883 linear feet and 0.10 acre of sidewalk.

Braemore Lane: 1,064 linear feet and 1.39 acre of street right-of-way. 2,223 linear feet and 0.25 acre of sidewalk.

Unbridled Way: 834 linear feet and 0.62 acre of street right-of way. 1,400 linear feet and 0.16 acre of sidewalk.

The final plant has been reviewed by the City. Inspection have been conducted and the infrastructure has been deemed to be in accordance with City standards

Funding: N/A

Recommendation: N/A

Previous Discussion with Council:

PROJECT ENGINEER:

Paramount Engineering
11 East Broad Street
Newnan, GA 30263
Contact Person: George Harper
george@paramountengineering.com

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE; THEREFORE, THE UNDERSIGNED AND McLAIN SURVEYING, INC., MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS AND OTHER SIMILAR MATTERS.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

LEGEND

E.O.P.	=	EDGE OF PAVEMENT
R/W	=	RIGHT OF WAY
I.P.F.	=	IRON PIN FOUND
I.P.P.	=	IRON PIN PLACED
C.T.	=	CRIMPED TOP PIPE
R.B.	=	REINFORCING BAR
O.T.	=	OPEN TOP
INF	=	NOW OR FORMERLY
BL	=	BUILDING LINE
P.P.	=	POWER POLE
L.L.	=	LAND LOT LINE
D.B.	=	DEED BOOK
P.B.	=	PLAT BOOK
C.M.F.	=	CONCRETE MONUMENT FOUND
P.O.B.	=	POINT OF BEGINNING
A.K.A.	=	ALSO KNOWN AS
U.E.	=	UTILITY EASEMENT
D.E.	=	DRAINAGE EASEMENT
L.P.	=	LIGHT POLE
F.H.	=	FIRE HYDRANT
W.M.	=	WATER METER
M.F.F.E.	=	MINIMUM FINISHED FLOOR ELEVATION
L.A.G.	=	LOWEST ADJACENT GRADE
H.A.G.	=	HIGHEST ADJACENT GRADE
D.I.	=	DROP INLET
J.B.	=	JUNCTION BOX
	=	FIRE HYDRANT
	=	WATER METER
	=	SEWER LATERAL
	=	SANITARY SEWER MANHOLE
	=	STOP SIGN, SPEED LIMIT SIGN
	=	LIGHT POLE
	=	ADDRESS
	=	WATER VALVE
	=	ELECTRIC TRANSFORMER

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BRAEMORE RECORDED IN DEED BOOK _____, PAGES _____, COWETA COUNTY, GEORGIA RECORDS.

CLOSURE STATEMENT:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 25,050 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARE RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET. TYPE OF EQUIPMENT USED: GEOMAX ZOOM 80

Water and Sanitary Sewer Utilities

Newman Utilities hereby accepts all water and sanitary sewer installation. The individual services shall be accepted upon Certificate of Occupancy as a structure is connected to each individual service. Until the Certificate of Occupancy is acquired for each lot, the developer/owner shall be responsible for all repair and cost to each individual service (both water and sanitary sewer service). This certification shall begin the one year warranty period of said Water Main, Sanitary Sewer Main, Water Valves, Fire Hydrants, Sanitary Sewer Manholes, and Utility Easements, to which, the developer is responsible for making any repairs, beginning from the signed date.

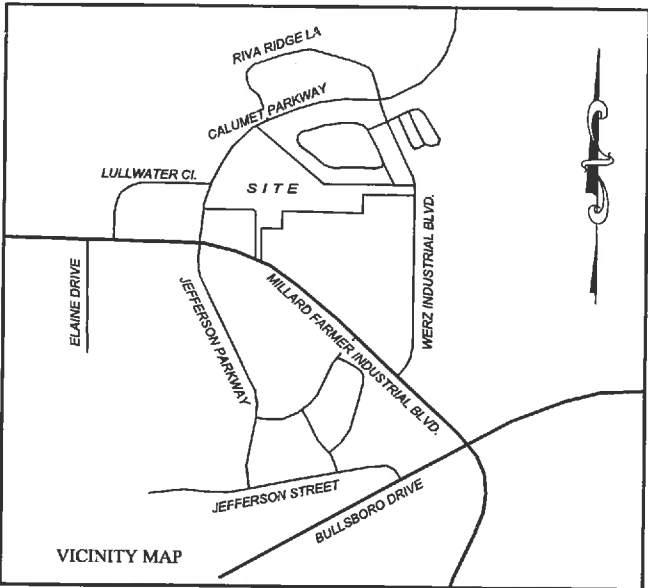
Owner/Developer

Date

FINAL PLAT OF

BRAEMORE

LOCATED IN LAND LOT 75 - 5th. DISTRICT
CITY OF NEWNAN, COWETA COUNTY, GA.



Sheet Index

Sheet 1	Cover Sheet, Notes, General Information
Sheet 2	Lots 21 thru 29, 39 thru 42, Detention Pond, Open Space
Sheet 3	Lots 30 thru 38, 43 thru 47
Sheet 4	Lots 1, 2, Sanitary Sewer Pipe Chart
Sheet 5	Lots 3 thru 14, 18 thru 20, Open Space
Sheet 6	Lots 15 thru 17, Open Space
Sheet 7	Centerline of Streets Data
Sheet 8	Storm Pipe Charts, Call Tables

PROJECT INFORMATION:

ZONING DISTRICT: PDR
TOTAL AREA = 18.42 ACRES
TAX PARCEL: N57A 738

TOTAL DEVELOPMENT ACREAGE	NUMBER LOTS	LOT ACREAGE	ROW ACREAGE	OPEN-SPACE TOTAL AREA	AVERAGE LOT SIZE
18.42 AC.	47	11.05 AC.	3.72 AC.	3.65 AC.	0.24 AC.

DIMENSIONAL REQUIREMENTS:

MIN. LOT SIZE = 7,500 SF (DETACHED)
FRONT SETBACK/STREET SIDE SETBACK = 20' (MINOR STREET)
SIDE SETBACK = 5'
REAR SETBACK = 20'
MIN. LOT WIDTH AT FRONT SETBACK LINE = 75' (DETACHED)
MIN. LOT FRONTAGE: 75' (DETACHED)
MIN. PRINCIPAL LIVING SPACE = 1,800 SF
MAX. HEIGHT OF STRUCTURE = 40'

100-YR FLOODPLAIN:

THIS PROPERTY DOES NOT INCLUDE AREA WITHIN THE 100-YR FLOOD HAZARD ZONE. PER FEMA MAP 13077C0144D, EFFECTIVE DATE: 02/06/2013

WATERSHED DISTRICT:

THIS PROPERTY IS NOT WITHIN A WATERSHED PROTECTION DISTRICT. RECEIVING WATER IS CHANDLER'S CREEK.

WETLANDS/STATE WATERS:

THIS PROPERTY DOES NOT INCLUDE ANY WETLANDS OR STATE WATERS.

SPECIMEN TREES:

THIS PROPERTY DOES NOT INCLUDE ANY SPECIMEN TREES.

SURVEY/TOPOGRAPHY:

BOUNDARY SURVEY PROVIDED BY : FRONTLINE SURVEYING & MAPPING, INC. (11/07/2013)
SOURCE OF TOPOGRAPHY: COWETA COUNTY G.I.S.
DATUM: MEAN SEA LEVEL

WATER/SEWER SERVICE:

WATER & SANITARY SEWER SERVICE PROVIDED BY NEWNAN UTILITIES.

SIDEWALK INFORMATION

TOTAL LENGTH OF SIDEWALKS: 6,526 L.F.
TOTAL AREA OF SIDEWALKS: 0.74 ACRES

CALUMET PARKWAY: 860 L.F., 0.10 AC.
BRAEMORE LANE: 2,223 L.F., 0.25 AC.
AFFIRMED WAY: 1,160 L.F., 0.13 AC.
UNBRIDLED WAY: 1,400 L.F., 0.16 AC.
BARBARO COURT: 883 L.F., 0.10 AC.

STREETS INFORMATION

TOTAL LENGTH OF STREETS: 3,027 L.F.
TOTAL AREA OF STREETS: 3.72 ACRES

BRAEMORE LANE: 1,064 L.F., 1.39 AC.
AFFIRMED WAY: 636 L.F., 0.67 AC.
UNBRIDLED WAY: 834 L.F., 1.04 AC.
BARBARO COURT: 493 L.F., 0.62 AC.

NOTES:

1. IRON PINS PLACED ON ALL LOT CORNERS
2. FIELD WORK COMPLETED ON 10/11/2020
3. BASIS OF BEARINGS: STATE PLANE COORDINATE SYSTEM, GA. WEST ZONE
4. NO N.G.S. MONUMENT FOUND WITHIN 500 FEET OR ANY POINT ON THE SUBJECT PROPERTY.
5. ALL DISTANCE SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
6. THE HOA WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORM SEWERS AND SWALES OUTSIDE THE R/W.

The City of Newnan hereby accepts all street right-of-ways and the improvements therein and any catch basins, junction boxes, storm drainage pipe, easements, or other structures or areas outside of said street right-of-way (excluding ditches and other open drainage ways) which are specifically indicated on this plat as being dedicated to the public; however, this certification does not obligate the City to maintain the above stated infrastructure until expiration of the maintenance period.

City Manager

Date

THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES NAMED ON THE SURVEY AND/OR THE CERTIFICATION. ANY USE BY OTHER PARTIES NOT NAMED IS AT THEIR OWN RISK. THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

PROPERTY OWNER/DEVELOPER:

Freedom Land Holdings
140 Village Circle
Senoia, GA 30276

24-hr Contact Person: James Nicholson
(404) 725-2237

james.nicholson@jeffindseycommunities.com

Director of the Planning Department's Certificate:
Pursuant to the land subdivision regulations of the City of Newnan, Georgia, all requirements of approval having been fulfilled, this plat was given final approval on _____

Director of the Planning Department

Date

Drainage Easement Note:

The owner of record, on behalf of himself (itself) and all successors in interest specifically releases the City of Newnan from any and all liability and responsibility for flooding or erosion from storm drains or from flooding from high water of natural creeks, rivers or drainage features shown herein. A drainage easement is hereby established for the sole purpose of providing for the emergency protection of the free flow of surface waters along all watercourses as established by the regulations of the City of Newnan. The Public Works Director may conduct emergency maintenance operations within this easement where emergency conditions exist. Emergency maintenance shall be the removal of trees and other debris, excavation, filling and the like, necessary to remedy a condition, which in the judgment of the Public Works Director, is potentially injurious to life, property or the public roads or utility system. Such emergency maintenance, conducted for the common good, shall not be construed as constituting a continuing maintenance obligation on the part of the City of Newnan nor an abrogation of the City's right to seek reimbursement for expenses from the owner/s of the property/ies of the lands that generated the conditions.

Owner's Certificate:

State of Georgia, County of Coweta
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 street, 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

Date

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 actual 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: Randy McLain Registered Land Surveyor No. 2703
Randy McLain

Date: February 9, 2021

IN MY OPINION, THIS IS A TRUE AND CORRECT REPRESENTATION OF THE PLATTED PROPERTY AND HAS BEEN PREPARED IN CONFORMITY WITH THE STANDARDS AND REQUIREMENTS OF LAW.

RANDY MCCLAIN
GEORGIA R.L.S. #2703

FINAL PLAT FOR:

BRAEMORE SUBDIVISION

LAND LOT 31 - 6TH. DISTRICT - CITY OF NEWNAN
COWETA COUNTY, GEORGIA



McLAIN SURVEYING, INC.

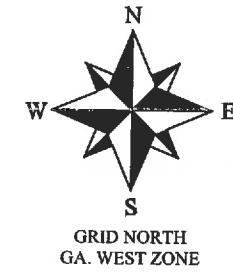
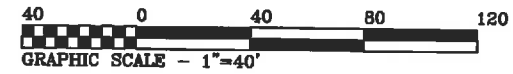
LAND SURVEYING - LAND PLANNING - LAND DEVELOPMENT

6 MADISON STREET
NEWNAN, GEORGIA 30263
PHONE: 770-251-8523 - EMAIL: tmclain339@gmail.org

SHEET 1 OF 8

AS PER OFFICIAL F.I.R.M. MAP 13077C0144D DATED FEBRUARY 6, 2013, THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



LEGEND	
E.O.P.	= EDGE OF PAVEMENT
R.W.	= RIGHT OF WAY
I.P.F.	= IRON PIN FOUND
I.P.P.	= IRON PIN PLACED
C.T.	= CRIMPED TOP PIPE
R.B.	= REINFORCING BAR
O.T.	= OPEN TOP
N.F.	= NOW OR FORMERLY
B.L.	= BUILDING LINE
P.P.	= POWER POLE
L.L.L.	= LAND LOT LINE
D.B.	= DEED BOOK
P.B.	= PLAT BOOK
C.M.F.	= CONCRETE MONUMENT FOUND
P.O.B.	= POINT OF BEGINNING
A.K.A.	= ALSO KNOWN AS
U.E.	= UTILITY EASEMENT
D.E.	= DRAINAGE EASEMENT
L.P.	= LIGHT POLE
F.H.	= FIRE HYDRANT
W.M.	= WATER METER
M.F.F.E.	= MINIMUM FINISHED FLOOR ELEVATION
L.A.G.	= LOWEST ADJACENT GRADE
H.A.G.	= HIGHEST ADJACENT GRADE
D.I.	= DROP INLET
J.B.	= JUNCTION BOX
	= FIRE HYDRANT
	= WATER METER
	= SEWER LATERAL
	= SANITARY SEWER MANHOLE
	= STOP SIGN, SPEED LIMIT SIGN
	= LIGHT POLE
	= ADDRESS
	= WATER VALVE
	= ELECTRIC TRANSFORMER

NOW OR FORMERLY
COMMONWEALTH AT CALUMET
CONDOMINIUM ASSOCIATION
REFERENCE: P.B. 76/1

NOTE: H.O.A. WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORM SEWER OUTSIDE THE R.W.

DATE: JANUARY 6, 2021		ISSUE	
SCALE: 1"=40'	No.	DESCRIPTION	DATE
CITY: NEWNAN	1	AS PER CITY OF NEWNAN COMMENTS	2/9/2021
DRAWN: TM			
CHECKED: RM			
SHEET #: 2 OF 8			
PROJECT #: 19-325F			

IN MY OPINION, THIS IS A TRUE AND CORRECT REPRESENTATION OF THE PLATTED PROPERTY AND HAS BEEN PREPARED IN CONFORMITY WITH THE STANDARDS AND REQUIREMENTS OF LAW.

RANDY McLAIN
GEORGIA R.L.S. #2703

FINAL PLAT FOR:
BRAEMORE SUBDIVISION
LAND LOT 31 - 6TH. DISTRICT - CITY OF NEWNAN
COWETA COUNTY, GEORGIA

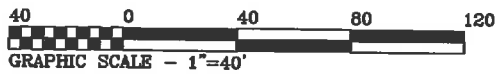


McLAIN SURVEYING, INC.
LAND SURVEYING - LAND PLANNING - LAND DEVELOPMENT

6 MADISON STREET
NEWNAN, GEORGIA 30263
PHONE: 770-251-8523 - EMAIL: tmclain339@gmail.org

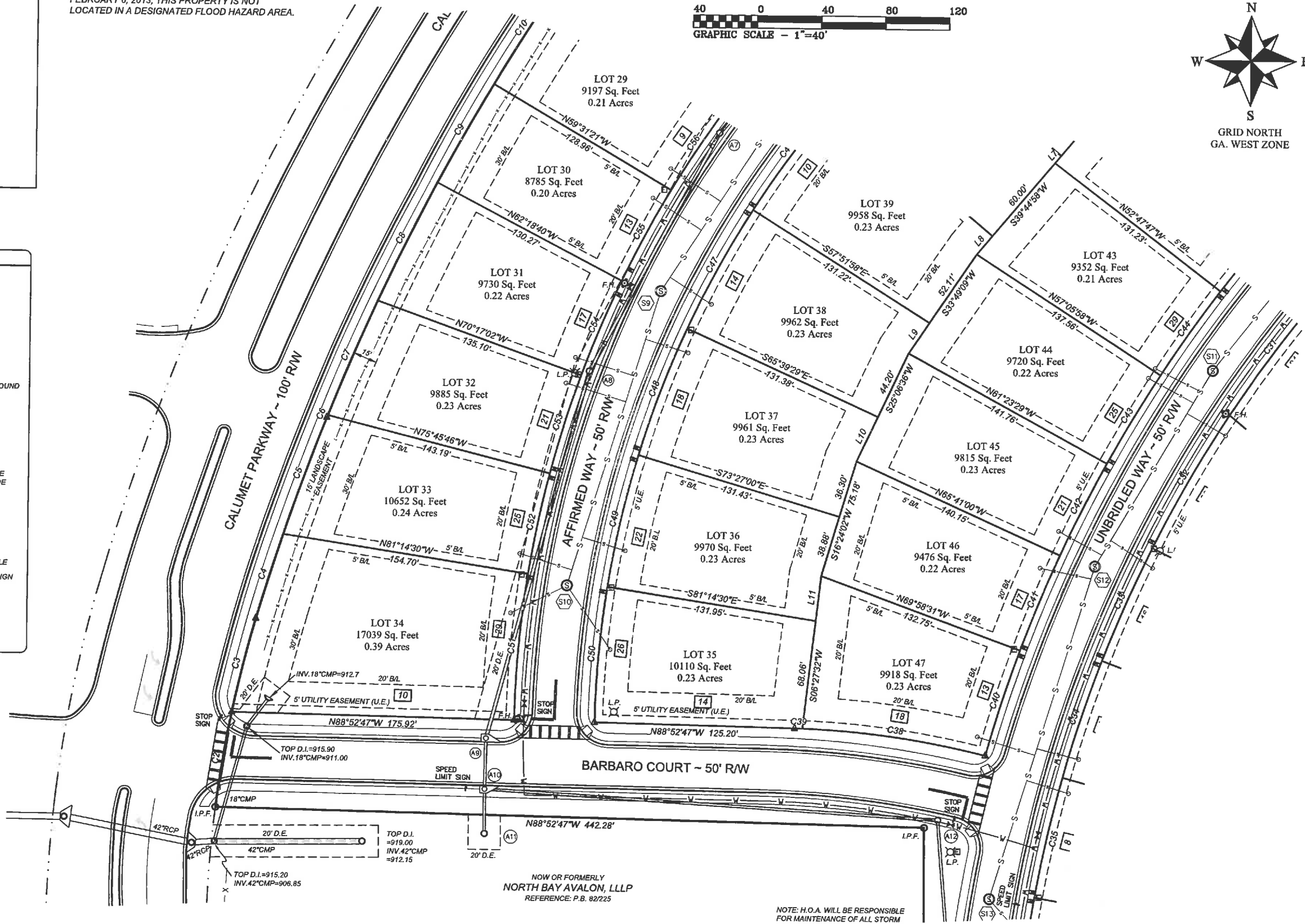
SHEET 2 OF 8

AS PER OFFICIAL F.I.R.M. MAP 13077C0144D DATED
FEBRUARY 6, 2013, THIS PROPERTY IS NOT
LOCATED IN A DESIGNATED FLOOD HAZARD AREA.



THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT.

LEGEND	
E.O.P.	= EDGE OF PAVEMENT
R.W.	= RIGHT OF WAY
I.P.F.	= IRON PIN FOUND
I.P.P.	= IRON PIN PLACED
C.T.	= CRIMPED TOP PIPE
R.B.	= REINFORCING BAR
O.T.	= OPEN TOP
N.F.	= NOW OR FORMERLY
B.L.	= BUILDING LINE
P.P.	= POWER POLE
L.L.L.	= LAND LOT LINE
D.B.	= DEED BOOK
P.B.	= PLAT BOOK
C.M.F.	= CONCRETE MONUMENT FOUND
P.O.B.	= POINT OF BEGINNING
A.K.A.	= ALSO KNOWN AS
U.E.	= UTILITY EASEMENT
D.E.	= DRAINAGE EASEMENT
L.P.	= LIGHT POLE
F.H.	= FIRE HYDRANT
W.M.	= WATER METER
M.F.F.E.	= MINIMUM FINISHED FLOOR ELEVATION
L.A.G.	= LOWEST ADJACENT GRADE
H.A.G.	= HIGHEST ADJACENT GRADE
D.I.	= DROP INLET
J.B.	= JUNCTION BOX
	= FIRE HYDRANT
	= WATER METER
	= SEWER LATERAL
	= SANITARY SEWER MANHOLE
	= STOP SIGN, SPEED LIMIT SIGN
	= LIGHT POLE
	= ADDRESS
	= WATER VALVE
	= ELECTRIC TRANSFORMER

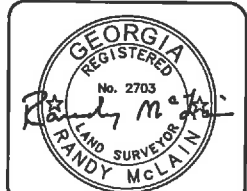


DATE: JANUARY 6, 2021		ISSUE	
SCALE: 1"=40'	No.	DESCRIPTION	DATE
CITY: NEWNAN	1	AS PER CITY OF NEWNAN COMMENTS	2/9/2021
DRAWN: TM			
CHECKED: RM			
SHEET #: 3 OF 8			
PROJECT #: 19-325F			

IN MY OPINION, THIS IS A TRUE AND
CORRECT REPRESENTATION OF THE
PLATTED PROPERTY AND HAS BEEN
PREPARED IN CONFORMITY WITH THE
STANDARDS AND REQUIREMENTS OF
LAW.

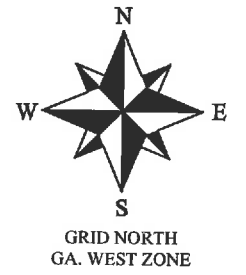
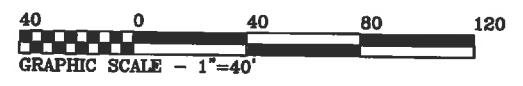
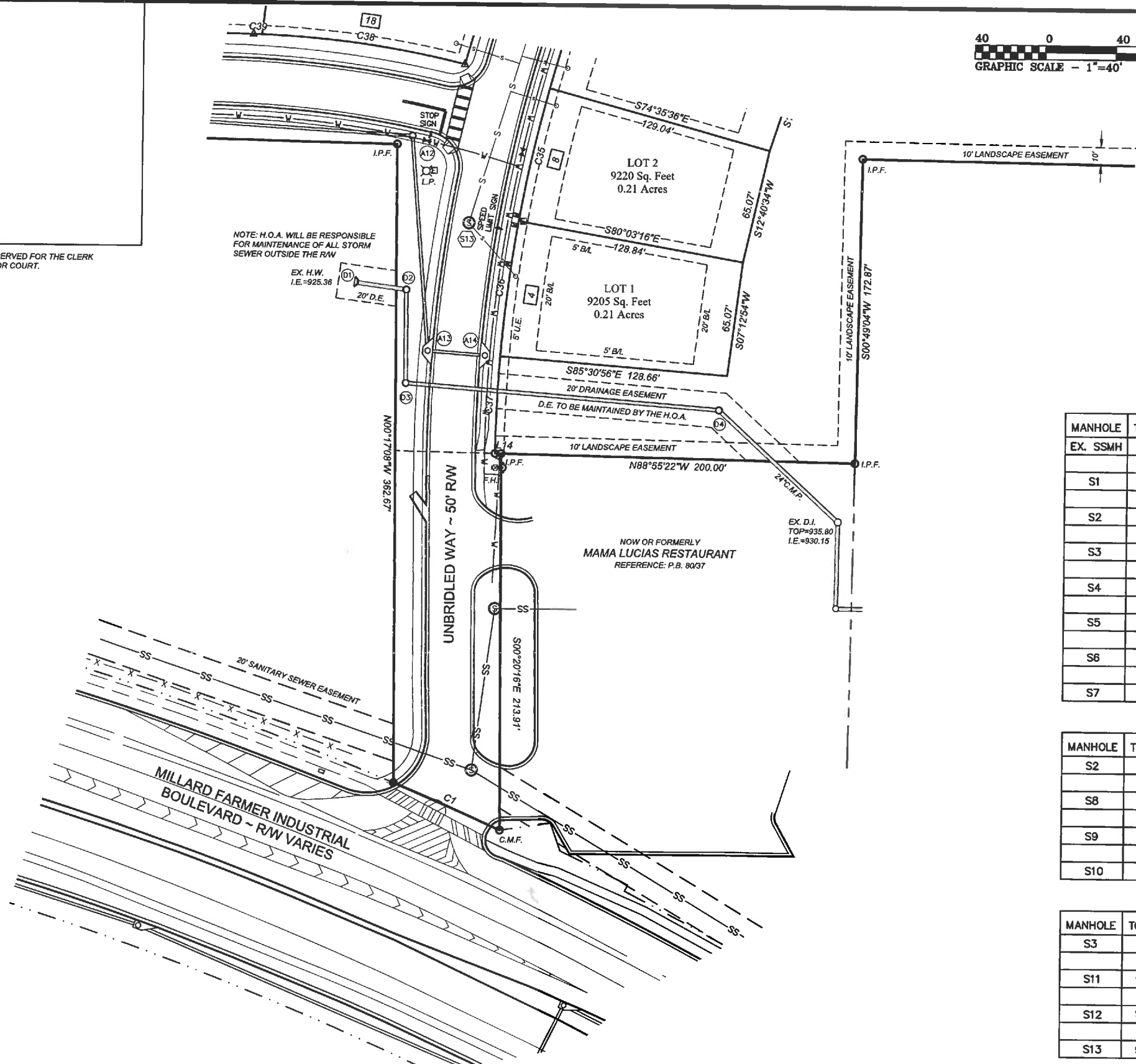
RANDY McLAIN
GEORGIA R.L.S. #2703

FINAL PLAT FOR:
BRAEMORE SUBDIVISION
LAND LOT 31 - 6TH. DISTRICT - CITY OF NEWNAN
COWETA COUNTY, GEORGIA



McLAIN SURVEYING, INC.
LAND SURVEYING - LAND PLANNING - LAND DEVELOPMENT
6 MADISON STREET
NEWNAN, GEORGIA 30263
PHONE: 770-251-8523 - EMAIL: bmclain339@gmail.com

SHEET 3 OF 8



SANITARY SEWER PIPE CHART

MANHOLE	TOP ELEV.	INV. ELEV. (IN)	INVERT (OUT)	LENGTH/DESC.	SLOPE
EX. SSMH	910.94	902.68	898.44	184' - 8"SDR26	2.40%
S1	921.32	906.92	906.72	92' - 8"SDR26	0.9%
S2	924.25	907.94 (MH3)	907.74	310' - 8"SDR26	1.00%
S3	921.27	911.20 (MH4)	911.00	157' - 8"D.I.P.	4.40%
S4	926.33	918.33	918.13	157' - 8"D.I.P.	4.40%
S5	933.43	925.43	925.23	110' - 8"D.I.P.	5.65%
S6	937.80	931.60	931.40	110' - 8"D.I.P.	5.46%
S7	942.45	-----	938.15		

MANHOLE	TOP ELEV.	INV. ELEV. (IN)	INVERT (OUT)	LENGTH/DESC.	SLOPE
S2	924.25	907.94 (MH8)	907.74	164' - 8"SDR26	3.96%
S8	928.57	914.47	914.27	164' - 8"SDR26	3.78%
S9	930.87	920.72	920.52	194 - 8"SDR26	1.00%
S10	927.75	-----	922.85		

MANHOLE	TOP ELEV.	INV. ELEV. (IN)	INVERT (OUT)	LENGTH/DESC.	SLOPE
S3	921.27	911.20 (MH11)	911.00	142' - 8"SDR26	3.44%
S11	927.21	916.30	916.10	142' - 8"SDR26	3.32%
S12	931.88	921.28	921.08	218' - 8"SDR26	2.87%
S13	932.20	-----	927.39		

DATE: JANUARY 6, 2021	ISSUE		
SCALE: 1"=40'	No.	DESCRIPTION	DATE
CITY: NEWNAN	1	AS PER CITY OF NEWNAN COMMENTS	2/9/2021
DRAWN: TM			
CHECKED: RM			
SHEET #: 4 OF 8			
PROJECT #: 19-325F			

IN MY OPINION, THIS IS A TRUE AND CORRECT REPRESENTATION OF THE PLATTED PROPERTY AND HAS BEEN PREPARED IN CONFORMITY WITH THE STANDARDS AND REQUIREMENTS OF LAW.

RANDY McLAIN
GEORGIA R.L.S. #2703

FINAL PLAT FOR:
BRAEMORE SUBDIVISION
LAND LOT 31 - 6TH. DISTRICT - CITY OF NEWNAN
COWETA COUNTY, GEORGIA

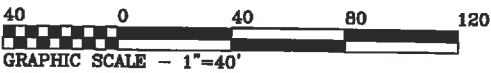


McLAIN SURVEYING, INC.
LAND SURVEYING - LAND PLANNING - LAND DEVELOPMENT

6 MADISON STREET
NEWNAN, GEORGIA 30263
PHONE: 770-251-8523 - EMAIL: tmclain339@nmail.org

SHEET 4 OF 8

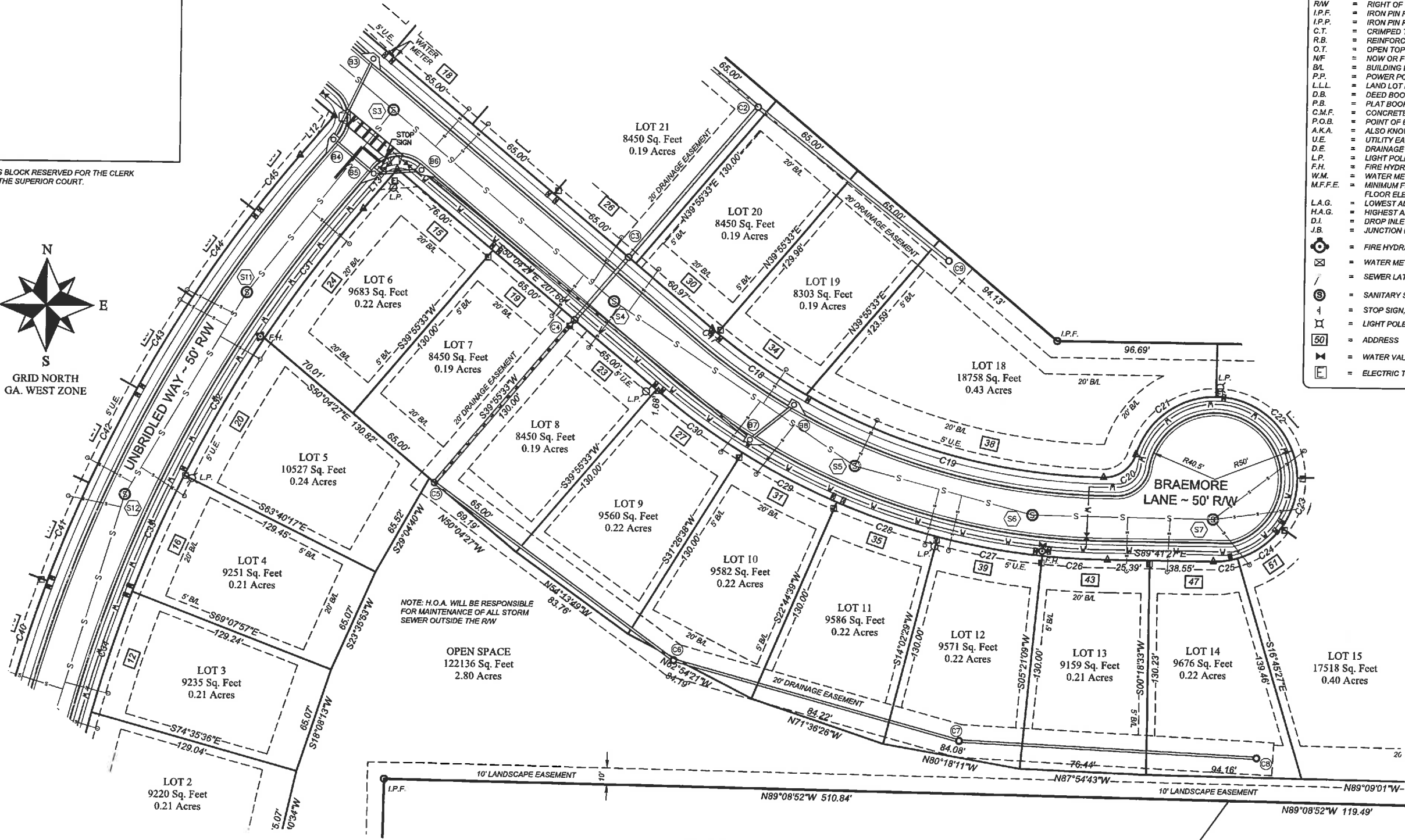
AS PER OFFICIAL F.I.R.M. MAP 13077C0144D DATED FEBRUARY 6, 2013, THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA.



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



LEGEND	
E.O.P.	= EDGE OF PAVEMENT
R/W	= RIGHT OF WAY
I.P.F.	= IRON PIN FOUND
I.P.F.	= IRON PIN PLACED
C.T.	= CRIMPED TOP PIPE
R.B.	= REINFORCING BAR
O.T.	= OPEN TOP
N.F.	= NOW OR FORMERLY
BL	= BUILDING LINE
P.P.	= POWER POLE
L.L.L.	= LAND LOT LINE
D.B.	= DEED BOOK
P.B.	= PLAT BOOK
C.M.F.	= CONCRETE MONUMENT FOUND
P.O.B.	= POINT OF BEGINNING
A.K.A.	= ALSO KNOWN AS
U.E.	= UTILITY EASEMENT
D.E.	= DRAINAGE EASEMENT
L.P.	= LIGHT POLE
F.H.	= FIRE HYDRANT
W.M.	= WATER METER
M.F.F.E.	= MINIMUM FINISHED FLOOR ELEVATION
L.A.G.	= LOWEST ADJACENT GRADE
H.A.G.	= HIGHEST ADJACENT GRADE
D.I.	= DROP INLET
J.B.	= JUNCTION BOX
	= FIRE HYDRANT
	= WATER METER
	= SEWER LATERAL
	= SANITARY SEWER MANHOLE
	= STOP SIGN, SPEED LIMIT SIGN
	= LIGHT POLE
	= ADDRESS
	= WATER VALVE
	= ELECTRIC TRANSFORMER



NOTE: H.O.A. WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORM SEWER OUTSIDE THE R/W

NOW OR FORMERLY
AGNL TRACTOR, LLC
REFERENCE: P.B. 59/59

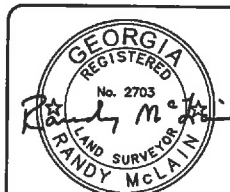
NOW OR FORMERLY
NEWMAN BY-PASS ASSOCIATES
REFERENCE: P.B. 89/110

DATE: JANUARY 6, 2021		ISSUE	
SCALE: 1"=40'	No.	DESCRIPTION	DATE
CITY: NEWMAN	1	AS PER CITY OF NEWMAN COMMENTS	2/9/2021
DRAWN: TM			
CHECKED: RM			
SHEET #: 5 OF 8			
PROJECT #: 19-325F			

IN MY OPINION, THIS IS A TRUE AND CORRECT REPRESENTATION OF THE PLATTED PROPERTY AND HAS BEEN PREPARED IN CONFORMITY WITH THE STANDARDS AND REQUIREMENTS OF LAW.

RANDY MCLAIN
GEORGIA R.L.S. #2703

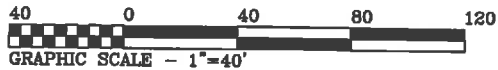
FINAL PLAT FOR:
BRAEMORE SUBDIVISION
LAND LOT 31 - 6TH. DISTRICT - CITY OF NEWMAN
COWETA COUNTY, GEORGIA



McLAIN SURVEYING, INC.
LAND SURVEYING - LAND PLANNING - LAND DEVELOPMENT
6 MADISON STREET
NEWMAN, GEORGIA 30263
PHONE: 770-251-8523 - EMAIL: bmclain339@gmail.org

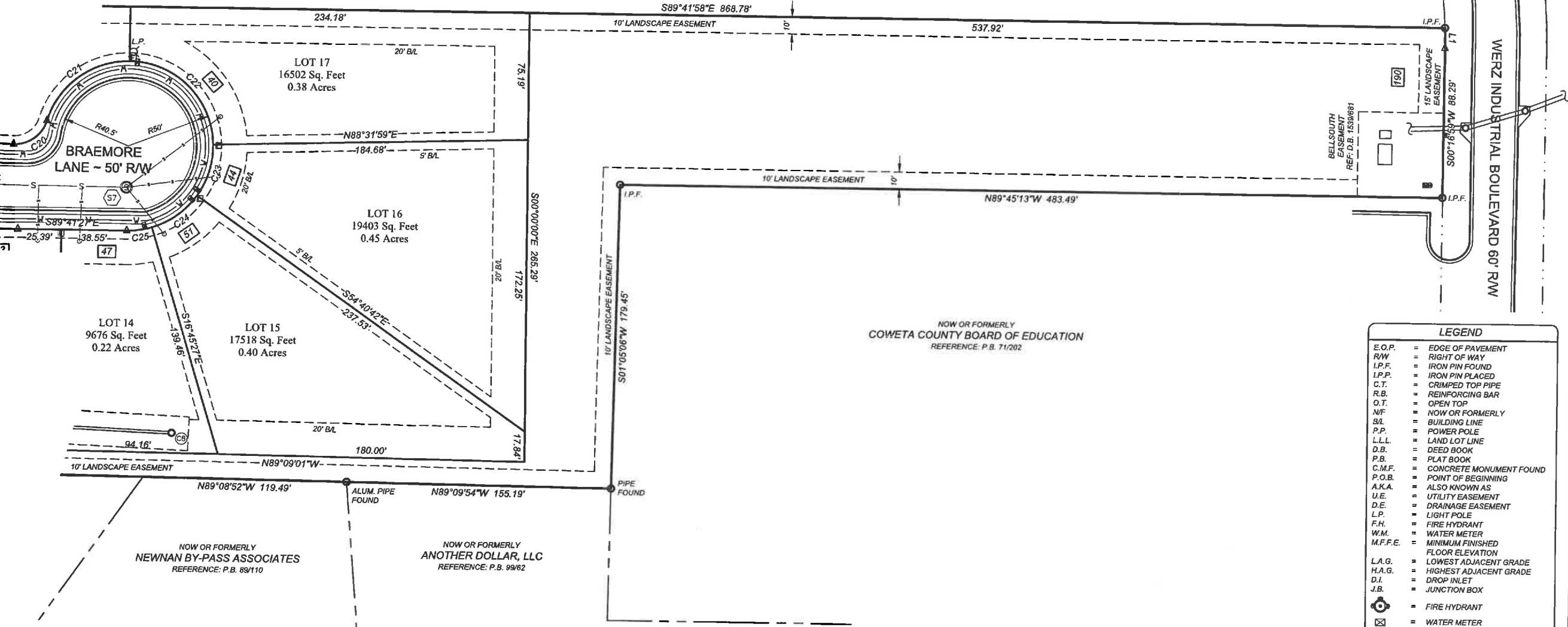
SHEET 5 OF 8

AS PER OFFICIAL F.I.R.M. MAP 13077C0144D DATED FEBRUARY 6, 2013, THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA.



NOW OR FORMERLY
COMMONWEALTH AT CALUMET
CONDOMINIUM ASSOCIATION
REFERENCE: P.B. 78/1

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT.



LEGEND	
E.O.P.	= EDGE OF PAVEMENT
R/W	= RIGHT OF WAY
I.P.F.	= IRON PIN FOUND
I.P.P.	= IRON PIN PLACED
C.T.	= CRIMPED TOP PIPE
R.B.	= REINFORCING BAR
O.T.	= OPEN TOP
N/F	= NOW OR FORMERLY
B/L	= BUILDING LINE
P.P.	= POWER POLE
L.L.L.	= LAND LOT LINE
D.B.	= DEED BOOK
P.B.	= PLAT BOOK
C.M.F.	= CONCRETE MONUMENT FOUND
P.O.B.	= POINT OF BEGINNING
A.K.A.	= ALSO KNOWN AS
U.E.	= UTILITY EASEMENT
D.E.	= DRAINAGE EASEMENT
L.P.	= LIGHT POLE
F.H.	= FIRE HYDRANT
W.M.	= WATER METER
M.F.F.E.	= MINIMUM FINISHED FLOOR ELEVATION
L.A.G.	= LOWEST ADJACENT GRADE
H.A.G.	= HIGHEST ADJACENT GRADE
D.I.	= DROP INLET
J.B.	= JUNCTION BOX
	= FIRE HYDRANT
	= WATER METER
	= SEWER LATERAL
	= SANITARY SEWER MANHOLE
	= STOP SIGN, SPEED LIMIT SIGN
	= LIGHT POLE
	= ADDRESS
	= WATER VALVE
	= ELECTRIC TRANSFORMER

DATE: JANUARY 6, 2021		ISSUE	
SCALE: 1"=40'	No.	DESCRIPTION	DATE
CITY: NEWNAN	1	AS PER CITY OF NEWNAN COMMENTS	2/9/2021
DRAWN: TM			
CHECKED: RM			
SHEET #: 6 OF 8			
PROJECT #: 19-325F			

IN MY OPINION, THIS IS A TRUE AND
CORRECT REPRESENTATION OF THE
PLATTED PROPERTY AND HAS BEEN
PREPARED IN CONFORMITY WITH THE
STANDARDS AND REQUIREMENTS OF
LAW.

RANDY MCCLAIN
GEORGIA R.L.S. #2703

FINAL PLAT FOR:
BRAEMORE SUBDIVISION
LAND LOT 31 - 6TH. DISTRICT - CITY OF NEWNAN
COWETA COUNTY, GEORGIA



McLAIN SURVEYING, INC.
LAND SURVEYING - LAND PLANNING - LAND DEVELOPMENT

6 MADISON STREET
NEWNAN, GEORGIA 30263
PHONE: 770-251-8523 - EMAIL: tmcclain339@gmail.org

SHEET 6 OF 8

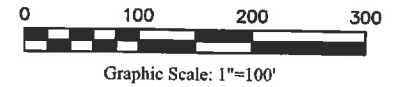
THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT.

CENTERLINE DATA

CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C58	400.00'	278.74'	273.13'	S70°02'13"E
C59	650.00'	443.07'	434.54'	S20°23'54"W
C60	592.34'	129.14'	128.88'	S82°52'03"E
C61	838.00'	388.02'	384.56'	S26°39'40"W
C62	838.00'	200.17'	199.69'	S06°33'13"W

CENTERLINE DATA

LINE	BEARING	DISTANCE
L15	S50°04'27"E	161.75'
L16	S50°04'27"E	310.00'
L17	S50°04'27"E	232.68'
L18	S89°41'27"E	64.01'
L19	N00°18'33"E	25.00'
L20	S39°55'33"W	165.98'
L21	S00°52'15"W	27.02'
L22	S89°06'47"E	205.67'
L23	S89°06'47"E	133.11'
L24	S76°37'19"E	27.08'
L25	S39°55'33"W	56.46'
L26	S00°17'22"E	190.38'



CALUMET PARKWAY ~ 100' R/W

AFFIRMED WAY ~ 50' R/W

BRAEMORE LANE ~ 50' R/W

UNBRIDLED WAY ~ 50' R/W

BARBARO COURT ~ 50' R/W

MILLARD FARMER INDUSTRIAL
BOULEVARD ~ RW VARIES

WERZ INDUSTRIAL BOULEVARD 60' R/W

DATE: JANUARY 6, 2021	ISSUE		
SCALE: 1"=100'	No.	DESCRIPTION	DATE
CITY: NEWNAN	1	AS PER CITY OF NEWNAN COMMENTS	2/9/2021
DRAWN: TM			
CHECKED: RM			
SHEET #: 7 OF 8			
PROJECT #: 19-325F			

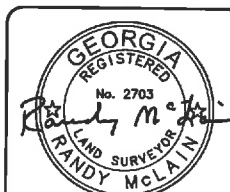
IN MY OPINION, THIS IS A TRUE AND
CORRECT REPRESENTATION OF THE
PLATTED PROPERTY AND HAS BEEN
PREPARED IN CONFORMITY WITH THE
STANDARDS AND REQUIREMENTS OF
LAW.

RANDY MCCLAIN
GEORGIA R.L.S. #2703

FINAL PLAT FOR:

BRAEMORE SUBDIVISION

LAND LOT 31 - 6TH. DISTRICT - CITY OF NEWNAN
COWETA COUNTY, GEORGIA



McLAIN SURVEYING, INC.

LAND SURVEYING - LAND PLANNING - LAND DEVELOPMENT

6 MADISON STREET
NEWNAN, GEORGIA 30263
PHONE: 770-251-8523 - EMAIL: tmclain339@nmail.org

SHEET 7 OF 8

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT.

CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1	1920.00'	65.84'	65.83'	N66°18'52"W
C2	750.00'	60.61'	60.59'	N09°07'08"E
C3	750.00'	60.65'	60.64'	N13°45'02"E
C4	1460.00'	55.46'	55.46'	N17°09'20"E
C5	1460.00'	78.03'	78.02'	N19°46'30"E
C6	1460.00'	1.57'	1.57'	N21°20'13"E
C7	1460.00'	78.25'	78.24'	N22°54'12"E
C8	1460.00'	82.82'	82.81'	N26°03'50"E
C9	1460.00'	71.06'	71.05'	N29°04'59"E
C10	1460.00'	77.40'	77.39'	N31°59'46"E
C11	1460.00'	73.55'	73.54'	N34°57'29"E
C12	1460.00'	66.04'	66.03'	N37°41'49"E
C13	1460.00'	43.23'	43.23'	N39°50'28"E
C14	750.00'	6.54'	6.54'	N40°54'48"E
C15	750.00'	55.11'	55.09'	N43°16'04"E
C16	750.00'	132.39'	132.22'	N50°25'46"E
C17	375.00'	4.03'	4.03'	S50°22'55"E
C18	375.00'	65.40'	65.31'	S55°41'09"E
C19	375.00'	188.90'	186.91'	S75°06'44"E
C20	20.00'	25.67'	23.95'	S53°40'55"W
C21	50.00'	64.05'	59.76'	N53°36'16"E
C22	50.00'	77.00'	69.61'	S45°34'56"E
C23	50.00'	32.10'	31.56'	S16°55'38"W
C24	50.00'	33.09'	32.49'	S54°16'56"W
C25	50.00'	14.89'	14.84'	S81°46'33"W
C26	425.00'	39.63'	39.62'	N87°19'09"W
C27	425.00'	64.45'	64.39'	N80°18'11"W
C28	425.00'	64.55'	64.49'	N71°36'26"W
C29	425.00'	64.53'	64.47'	N62°54'21"W
C30	425.00'	62.92'	62.86'	N54°18'54"W
C31	813.00'	98.78'	98.72'	S36°26'43"W
C32	813.00'	96.41'	96.35'	S29°34'02"W
C33	813.00'	77.43'	77.40'	S23°26'30"W
C34	813.00'	77.41'	77.38'	S17°59'09"W
C35	813.00'	77.39'	77.36'	S12°31'53"W
C36	813.00'	77.37'	77.34'	S07°04'41"W
C37	813.00'	55.29'	55.28'	S02°24'12"W
C38	544.60'	115.90'	115.68'	N82°06'33"W
C39	544.60'	4.79'	4.79'	N88°27'29"W
C40	863.00'	69.54'	69.52'	N17°34'19"E
C41	863.00'	64.59'	64.58'	N22°01'28"E
C42	863.00'	64.61'	64.59'	N26°18'48"E
C43	863.00'	64.62'	64.60'	N30°36'11"E
C44	863.00'	64.80'	64.79'	N34°53'57"E
C45	863.00'	43.31'	43.31'	N38°29'17"E
C46	625.00'	85.00'	84.93'	S36°01'48"W
C47	625.00'	85.00'	84.93'	S28°14'17"W
C48	625.00'	85.00'	84.93'	S20°26'46"W
C49	625.00'	85.00'	84.93'	S12°39'15"W
C50	625.00'	85.51'	85.44'	S04°50'19"W
C51	675.00'	92.18'	92.10'	N04°50'46"E
C52	675.00'	64.55'	64.52'	N11°29'52"E
C53	675.00'	64.55'	64.52'	N16°58'36"E
C54	675.00'	64.33'	64.30'	N22°26'46"E
C55	675.00'	64.78'	64.76'	N27°55'33"E
C56	675.00'	64.53'	64.50'	N33°24'50"E
C57	675.00'	44.45'	44.44'	N38°02'21"E

STORM SEWER PIPE CHART

STORM STRUCTURE	TOP ELEV.	INV.(IN) ELEV.	INV.(OUT) ELEV.	LENGTH/SIZE	SLOPE
A1-HW	-----	-----	903.72		
				72 L.F. 36"HDPE	0.50%
A2-JB	923.62	904.12	904.12		
				133 L.F. 18"HDPE	2.73%
A3-SWCB	919.20	912.99	912.99		
				33 L.F. 18"HDPE	2.00%
A4-SWCB	920.03	-----	913.65		

STORM STRUCTURE	TOP ELEV.	INV.(IN) ELEV.	INV.(OUT) ELEV.	LENGTH/SIZE	SLOPE
A2-JB	923.62	904.12	904.12		
				62 L.F. 30"HDPE	12.50%
A5-SWCB	925.02	911.92	911.92		
				192 L.F. 30"HDPE	1.10%
A7-JB	930.25	914.05	914.05		
				170 L.F. 30"HDPE	0.50%
A8-JB	930.62	914.97	914.97		
				239 L.F. 30"HDPE	0.70%
A9-SWCB	924.40	916.70	916.70		
				33 L.F. 24"HDPE	1.20%
A10-SWCB	924.60	917.10	917.10		
				29 L.F. 24"HDPE	1.30%
A11-DI	923.12	-----	917.50		

STORM STRUCTURE	TOP ELEV.	INV.(IN) ELEV.	INV.(OUT) ELEV.	LENGTH/SIZE	SLOPE
A5-SWCB	925.02	911.92	911.92		
				33 L.F. 18"HDPE	17.42%
A6-SWCB	925.30	-----	917.67		

STORM STRUCTURE	TOP ELEV.	INV.(IN) ELEV.	INV.(OUT) ELEV.	LENGTH/SIZE	SLOPE
A10-SWCB	924.60	917.10	917.10		
				284 L.F. 18"HDPE	3.27%
A12-JB	932.26	926.41	926.41		
				123 L.F. 18"HDPE	1.18%
A13-DWCB	931.78	927.87	927.87		
				33 L.F. 18"HDPE	1.00%
A14-DWCB	932.17	-----	928.22		

LINE	BEARING	DISTANCE
L1	S00°58'50"E	11.91'
L2	S50°04'27"E	30.73'
L3	S05°18'17"E	28.27'
L4	S50°18'17"E	44.09'
L5	N85°08'36"E	28.02'
L6	S50°04'27"E	23.22'
L7	S39°55'33"W	5.99'
L8	S39°44'58"W	15.14'
L9	S33°49'09"W	23.06'
L10	S25°06'36"W	30.97'
L11	S06°27'32"W	28.41'
L12	S39°55'33"W	31.46'
L13	S39°55'33"W	31.46'
L14	N88°55'22"W	3.40'

STORM SEWER PIPE CHART

STORM STRUCTURE	TOP ELEV.	INV.(IN) ELEV.	INV.(OUT) ELEV.	LENGTH/SIZE	SLOPE
B1-HW	-----	-----	903.79		
				72 L.F. 24"HDPE	2.00%
B2-JB	924.85	905.55	905.55		
				238 L.F. 30"HDPE	3.00%
B3-DWCB	921.18	912.88	912.88		
				55 L.F. 24"HDPE	5.00%
B4-SWCB	922.52	915.82	915.82		
				32 L.F. 24"HDPE	1.30%
B5-SWCB	922.35	916.25	916.25		
				30 L.F. 18"HDPE	2.80%
B6-SWCB	922.20	917.10	917.10		
				259 L.F. 18"HDPE	2.80%
B7-SWCB	931.12	924.32	924.32		
				35 L.F. 18"HDPE	2.00%
B8-SWCB	931.55	-----	925.00		

STORM STRUCTURE	TOP ELEV.	INV.(IN) ELEV.	INV.(OUT) ELEV.	LENGTH/SIZE	SLOPE
C1-HW	-----	-----	916.43		
				254 L.F. 24"HDPE	1.55%
C2-DI	926.37	920.37	920.37		
				120 L.F. 24"HDPE	0.52%
C3-JB	927.06	921.00	921.00		
				50 L.F. 24"HDPE	3.00%
C4-JB	928.29	922.50	922.50		
				128 L.F. 24"HDPE	0.51%
C5-DI	929.46	923.16	923.16		
				180 L.F. 18"HDPE	2.54%
C6-DI	932.84	927.74	927.74		
				179 L.F. 18"HDPE	2.74%
C7-DI	938.25	932.75	932.65		
				180 L.F. 18"HDPE	2.59%
C8-DI	942.42	-----	937.32		

STORM STRUCTURE	TOP ELEV.	INV.(IN) ELEV.	INV.(OUT) ELEV.	LENGTH/SIZE	SLOPE
C2-DI	926.37	920.37	920.37		
				180 L.F. 24"HDPE	3.41%
C9-DI	931.51	-----	926.51		

STORM STRUCTURE	TOP ELEV.	INV.(IN) ELEV.	INV.(OUT) ELEV.	LENGTH/SIZE	SLOPE
D1-EX. HW	-----	-----	925.36		
				27 L.F. 24"HDPE	1.00%
D2-JB	930.68	925.63	925.63		
				53 L.F. 24"HDPE	1.43%
D3-JB	931.61	926.49	926.39		
				178 L.F. 24"HDPE	1.42%
D4-DI	933.33	928.93	928.93		
				90 L.F. 24"HDPE	1.35%
EX DI	935.80	930.15	930.15		

DATE: JANUARY 6, 2021	ISSUE		
SCALE: 1"=40'	No.	DESCRIPTION	DATE
CITY: NEWNAN	1	AS PER CITY OF NEWNAN COMMENTS	2/9/2021
DRAWN: TM			
CHECKED: RM			
SHEET #: 8 OF 8			
PROJECT #: 19-325F			

IN MY OPINION, THIS IS A TRUE AND
CORRECT REPRESENTATION OF THE
PLATTED PROPERTY AND HAS BEEN
PREPARED IN CONFORMITY WITH THE
STANDARDS AND REQUIREMENTS OF
LAW.

RANDY MCLAIN
GEORGIA R.L.S. #2703

FINAL PLAT FOR:

BRAEMORE SUBDIVISION

LAND LOT 31 - 6TH. DISTRICT - CITY OF NEWNAN
COWETA COUNTY, GEORGIA



McLAIN SURVEYING, INC.

LAND SURVEYING - LAND PLANNING - LAND DEVELOPMENT

6 MADISON STREET
NEWNAN, GEORGIA 30263
PHONE: 770-251-8523 - EMAIL: tmcclain339@gmail.com

SHEET 8 OF 8



LAW OFFICE OF S. MARK MITCHELL, LLC

Monday, March 01, 2021

Via email only

Mayor Keith Brady
City of Newnan
25 LaGrange Street
Newnan, GA 30263

RE: TEFRA Approval of the Mayor of the City of Newnan for the issuance of
up to \$18,000,000 in revenue bonds

Dear Mayor Brady:

A development group has proposed building a 96-unit condominium/townhouse development at the intersection of Grieson Trail and McIntosh Blvd. in the City of Newnan. My client, the Housing Authority of the City of Newnan, Georgia, has been asked, and has consented, to issue up to \$18,000,000 in revenue bonds for the financing of this project. One of the requirements in this process is your execution of the TEFRA certificate approving the issuance of the bonds by the Housing Authority. On February 12, 2021, a public hearing was held to give the public the opportunity to comment for or against the project, and no one appeared.

As you will recall, this project was previously approved in 2019; however, due to the length of time that has passed it is necessary to execute the certificate again before the project can proceed. Therefore, I am requesting that this matter be placed on your March 9, 2021 agenda for appropriate city council action.

If you have any questions, or need any additional information, please do not hesitate to contact me.

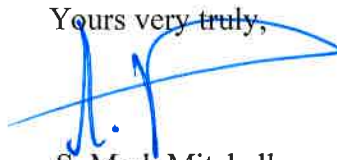
37 Calumet Parkway
Suite F-103
Newnan, Georgia 30263

Phone: 770.800.2327
Facsimile: 770.847.7326
MARKMITCHELLLAW.COM

Mayor Keith Brady
City of Newnan
March 1, 2021
Page Two

With best regards, I remain

Yours very truly,

A handwritten signature in blue ink, appearing to read 'S. Mark Mitchell', with a large, sweeping flourish extending to the right.

S. Mark Mitchell
General Counsel
Housing Authority of the
City of Newnan, Georgia

37 Calumet Parkway
Suite F-103
Newnan, Georgia 30263

Phone: 770.800.2327
Facsimile: 770.847.7326
MARKMITCHELLLAW.COM

CERTIFICATE
REGARDING PUBLIC HEARING

THE UNDERSIGNED, S. Mark Mitchell, Esq., hearing officer (the “Hearing Officer”) of the Housing Authority of the City of Newnan (the “Issuer”) HEREBY CERTIFIES, as follows:

(1) In accordance with Georgia law due to the COVID-19 pandemic and related emergency declaration made by Governor Kemp of the State of Georgia on April 2, 2020, as amended and supplemented, a Public Hearing was duly held by the Housing Authority of the City of Newnan, 48 Ball Street, Newnan, Georgia 30264 (the “Issuer”) on February 12, 2021, at 10:00 a.m., via Zoom videoconference, which videoconference was accessible to the public via the internet by visiting <https://hklaw.zoom.us/j/91339109539> or telephonically by dialing the toll-free number 877-853-5257, Meeting ID: 913 3910 9539, pursuant to proper notice given in accordance with law as to the time and place of this Public Hearing prior to such Public Hearing. The Public Hearing was open to the public. The time of the Public Hearing and the videoconference pursuant to which the Public Hearing was held provided a reasonable opportunity for persons of differing views to appear and be heard.

(2) The Hearing Officer announced the commencement of the public hearing, on behalf of the Mayor and City Council of the City of Newnan, Georgia, on the application and plan of financing of Oracle Newnan 2018, LP, a Georgia limited liability limited partnership (the “Borrower”). Notice of public hearing (the “Notice”) was published on February 4, 2021, on the website of the Issuer, as evidenced by the copy of Publisher’s Affidavit including a copy of the Notice attached hereto as Exhibit “A.” The Notice was designed to apprise residents of the City of Newnan, Georgia, of the proposed issuance of the Notes by the Issuer and was published not less than 7 days before the scheduled date of the public hearing referred to in the Notice. A copy of the Notice is attached hereto together with an affidavit of publication as Exhibit A.

(3) A copy of the Borrower’s plan of financing is attached hereto as Exhibit B.

(4) The following person(s) appeared and asked to be heard with respect to the issuance by the Issuer, for the benefit of the Borrower, of the “Bonds” referred to in the Notice: _____

(5) Attached hereto as Exhibit C is a true, correct and complete copy of the TEFRA Approval of the Mayor of the City of Newnan, Georgia (the “Approval”), approving the issuance of revenue obligations by the Housing Authority of the City of Newnan for the benefit of the Borrower.

The Approval has not been repealed, revoked, rescinded or amended and is in full force and effect on the date hereof.

2021. Given under my hand and the official seal of the Issuer, this 12th day of February,



Hearing Officer
Housing Authority of the City of Newnan

Exhibits Attached: A - Copy of Notice
 B - Copy of Plan of Financing
 C - Copy of Approval of Mayor

EXHIBIT A

NOTICE OF PUBLIC HEARING ON
PROPOSED REVENUE BOND FINANCING
BY THE HOUSING AUTHORITY OF THE CITY OF NEWNAN
FOR THE BENEFIT OF
ORACLE NEWNAN 2018, LP
RELATING TO A PROJECT IN THE CITY OF NEWNAN, GEORGIA

YOU ARE HEREBY NOTIFIED that at 10:00 a.m. on the 12th day of February, 2021, S. Mark Mitchell, Esq., Hearing Officer of the Housing Authority of the City of Newnan (the "Hearing Officer") will conduct a public hearing (the "Hearing") via Zoom videoconference, which videoconference was accessible to the public via the internet by visiting <https://hklaw.zoom.us/j/91339109539> or telephonically by dialing the toll-free number 877-853-5257, Meeting ID: 913 3910 9539, a Hearing in accordance with Georgia law due to the COVID-19 pandemic and related emergency declaration made by Governor Kemp of the State of Georgia on April 2, 2020, as amended and supplemented concerning the issuance by the Housing Authority of the City of Newnan (the "Issuer") of not to exceed \$18,000,000 in aggregate principal amount of tax-exempt revenue bonds (the "Bonds"), the proceeds of which will be loaned to Oracle Newnan 2018, LP, a Georgia limited partnership (the "Borrower"), to finance, in whole or in part, the acquisition, construction and equipping of a residential rental project consisting of an approximately 96-unit condominium townhome development located at the intersection of Grieson Trail and McIntosh Parkway, across from the entrance to the Chastain Park condominiums in Newnan, Georgia to be known as "McIntosh Woods" (the "Project"). The Borrower will be the initial owner of the Project and expects to sell condominium townhome units to qualifying tenants following the maturity of the Bonds.

The Bonds will not constitute an indebtedness or general obligation of the City of Newnan, Coweta County, the State of Georgia or of any county, municipal corporation or political subdivision thereof, and will be payable solely from revenues derived from the Borrower and pledged to the payment thereof.

Any person interested in the proposed issuance of the Bonds or the nature or location of the Project to be financed from the sale of the Bonds, may be heard at such Hearing.

HOUSING AUTHORITY OF THE CITY OF NEWNAN

EXHIBIT B

PLAN OF FINANCING

ORACLE NEWNAN 2018, LP

The plan of financing of Oracle Newnan 2018, LP, a Georgia limited partnership (the “Borrower”) for the acquisition, construction and equipping of a residential rental project consisting of an approximately 96-unit condominium townhome development located at the intersection of Grieson Trail and McIntosh Parkway, across from the entrance to the Chastain Park condominiums in Newnan, Georgia, said facilities to consist of certain buildings, structures, machinery, equipment and related real and personal property (the “Project”), is to request the Housing Authority of the City of Newnan to issue not to exceed \$18,000,000 in aggregate principal amount of its Housing Revenue Bonds (McIntosh Woods Apartments Project), Series 2021, the proceeds of the sale of which will be loaned to the Borrower to finance a portion of the cost of the Project. The remaining costs of the Project will be funded with equity contributions. The Borrower will be the initial owner of the Project and expects to sell condominium townhome units to qualifying tenants following the maturity of the Bonds.

CERTIFICATE
REGARDING PUBLIC HEARING

THE UNDERSIGNED, S. Mark Mitchell, Esq., hearing officer (the "Hearing Officer") of the Housing Authority of the City of Newnan (the "Issuer") HEREBY CERTIFIES, as follows:

(1) A public hearing was duly held at 10:00 a.m. on January 7, 2019, before the Hearing Officer, at the Housing Authority of the City of Newnan, 48 Ball Street, Newnan, Georgia 30264, pursuant to proper notice given in accordance with law as to the time and place of this public hearing prior to such public hearing. The public hearing was open to the public. The time of the public hearing and the room in which the public hearing was held provided a reasonable opportunity for persons of differing views to appear and be heard.

(2) The Hearing Officer announced the commencement of the public hearing, on behalf of the Mayor and City Council of the City of Newnan, Georgia, on the application and plan of financing of Oracle Newnan 2018, LP, a Georgia limited liability limited partnership (the "Borrower"), and the Issuer caused the publication of a notice at least 14 days prior to the hearing in *The Newnan Times-Herald*, a newspaper having general circulation in Newnan, Georgia (the "Notice"). A copy of the Notice has been filed and appears of record in the Minute Book of the Issuer and is attached hereto together with an Affidavit of Publication as Exhibit A.

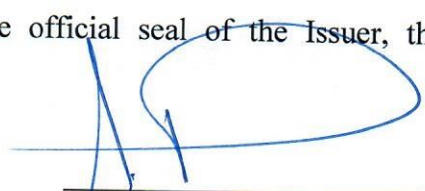
(3) A copy of the Borrower's plan of financing is attached hereto as Exhibit B.

(4) The following person(s) appeared and asked to be heard with respect to the issuance by the Issuer, for the benefit of the Borrower, of the "Bonds" referred to in the Notice: none

(5) Attached hereto as Exhibit C is a true, correct and complete copy of the TEFRA Approval of the Mayor of the City of Newnan, Georgia (the "Approval"), approving the issuance of revenue obligations by the Housing Authority of the City of Newnan for the benefit of the Borrower.

The Approval has not been repealed, revoked, rescinded or amended and is in full force and effect on the date hereof.

Given under my hand and the official seal of the Issuer, this 9th day of January, 2019.



Hearing Officer
Housing Authority of the City of Newnan

EXHIBIT C

TEFRA APPROVAL OF THE MAYOR OF THE CITY OF NEWNAN,

The Housing Authority of the City of Newnan (the "Authority") has informed me of the application of Oracle Newnan 2018, LP ("Borrower"), requesting the Authority's assistance in financing or refinancing the acquisition and construction of a certain residential rental project consisting of approximately 98 condominium townhome units, at a site located at the intersection of Grieson Trail and McIntosh Parkway, across from the entrance to the Chastain Park condominiums in Newnan, Georgia (the "Project") by issuing its revenue bonds in the aggregate principal amount of not to exceed \$18,000,000 (the "Bonds"); and

The Authority has also informed me that a public hearing was held with respect to the financing of the Project, which consists of the acquisition and construction of approximately 98 condominium townhome units, at the intersection of Grieson Trail and McIntosh Parkway, across from the entrance to the Chastain Park condominiums in Newnan, Georgia; and

I further been made aware that under Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), the highest elected official of the governmental unit having jurisdiction over the issuer of revenue bonds and having jurisdiction over the area in which any facility is located, must approve the issuance of such revenue bonds following a public hearing for which reasonable public notice was provided; and

The Project is located within the City of Newnan, Georgia and the jurisdiction of the Authority, and the Authority has recommended to me and requested that the Mayor of the City of Newnan, Georgia (the "Mayor"), as the highest elected official of the City of Newnan, Georgia, the governmental unit having jurisdiction over the Authority, approve the issuance of the Bonds to finance the Project solely for the purposes of Section 147(f) of the Code; and

The Authority has provided me with evidence that a designated hearing officer of the Authority conducted a public hearing on behalf of the Authority on January 7, 2019, with respect to the proposed issuance of the Bonds in accordance with the requirements of Section 147(f) of the Code; and

Pursuant to the plan of financing provided to me, it is my understanding that the Borrower will be the initial owner of the Project and expects to sell condominium townhome units to qualifying tenants following the maturity of the Bonds.

Solely for the purposes of Section 147(f) of the Code, I approve of the issuance of the Bonds for the benefit of the Borrower in a principal amount of not to exceed \$18,000,000, described in the summary statement of Borrower presented to and on file with the Authority, to assist in the financing of the Project.

This 8th day of JANUARY, 2019.

MAYOR OF THE CITY OF NEWNAN, GEORGIA

By: 

Mayor

AFFP

69648-Housing Authority Newnan

Affidavit of Publication

STATE OF GEORGIA }
COUNTY OF COWETA } SS

C. Clayton Neely & Elizabeth C. Neely, being duly sworn,
says:

That he is Co-Publishers of the Newnan Times-Herald, a
daily newspaper of general circulation, printed and
published in Newnan, Coweta County, Georgia; that the
publication, a copy of which is attached hereto, was

December 20, 2018

That said newspaper was regularly issued and circulated
on those dates.

SIGNED:

Co-Publishers

Subscribed to and sworn to me this 20th day of December
2018.

Stacie Lea Williams, Notary, Coweta County, Georgia

My commission expires: December 06, 2021

05119217 00120099

S. Mark Mitchell

Law office of S. Mark Mitchell, LLC

37 F Calumet Parkway suite 102
Newnan, GA 30263

NOTICE OF PUBLIC
HEARING ON PROPOSED
REVENUE BOND
FINANCING BY THE
HOUSING AUTHORITY
OF THE CITY OF
NEWNAN FOR THE
BENEFIT OF ORACLE
NEWNAN 2018, LP
RELATING TO A
PROJECT IN THE
CITY OF NEWNAN,
GEORGIA

YOU ARE HEREBY NOTIFIED that on the 7th day of January, 2019, S. Mark Mitchell, Esq., Hearing Officer of the Housing Authority of the City of Newnan (the "Hearing Officer") will conduct a public hearing (the "Hearing") concerning the issuance by the Housing Authority of the City of Newnan (the "Issuer") of not to exceed \$18,000,000 in aggregate principal amount of tax-exempt revenue bonds (the "Bonds"), the proceeds of which will be loaned to Oracle Newnan 2018, LP, a Georgia limited partnership (the "Borrower"), to finance, in whole or in part, the acquisition, construction and equipping of a residential rental project consisting of an approximately 98-unit condominium townhome development located at the intersection of Grieson Trail and McIntosh Parkway, across from the entrance to the Chastain Park condominiums in Newnan, Georgia to be known as "Brookside at McIntosh" (the "Project"). The Borrower will be the initial owner of the Project and expects to sell condominium townhome units to qualifying tenants following the maturity of the Bonds. The public hearing, which may be continued or adjourned, will be held at 10:00 a.m. on January 7, 2019, before the Hearing Officer, at the Housing Authority of the City of Newnan, 48 Ball Street, Newnan, Georgia 30263. The Bonds will not constitute an indebtedness or general obligation of the City of Newnan, Coweta County, the State of Georgia or of any county, municipal corporation or political subdivision thereof, and will be payable solely from revenues derived from the Borrower and pledged to the payment thereof. Any person interested in the proposed issuance of the Bonds or the nature or location of the Project to be financed from the sale of the Bonds, may appear and be heard at such Hearing.

HOUSING AUTHORITY OF THE CITY OF NEWNAN
No.69648-12-20

TEFRA APPROVAL OF THE MAYOR OF THE CITY OF NEWNAN,

The Housing Authority of the City of Newnan (the “Authority”) has informed me of the application of Oracle Newnan 2018, LP (“Borrower”), requesting the Authority’s assistance in financing or refinancing the acquisition and construction of a certain residential rental project consisting of approximately 96 condominium townhome units, at a site located at the intersection of Grieson Trail and McIntosh Parkway, across from the entrance to the Chastain Park condominiums in Newnan, Georgia (the “Project”) by issuing its revenue bonds in the aggregate principal amount of not to exceed \$18,000,000 (the “Bonds”); and

The Authority has also informed me that a public hearing was held with respect to the financing of the Project, which consists of the acquisition and construction of approximately 96 condominium townhome units, at the intersection of Grieson Trail and McIntosh Parkway, across from the entrance to the Chastain Park condominiums in Newnan, Georgia; and

I have further been made aware that under Section 147(f) of the Internal Revenue Code of 1986, as amended (the “Code”), the highest elected official of the governmental unit having jurisdiction over the issuer of revenue bonds and having jurisdiction over the area in which any facility is located, must approve the issuance of such revenue bonds following a public hearing for which reasonable public notice was provided; and

The Project is located within the City of Newnan, Georgia and the jurisdiction of the Authority, and the Authority has recommended to me and requested that the Mayor of the City of Newnan, Georgia (the “Mayor”), as the highest elected official of the City of Newnan, Georgia, the governmental unit having jurisdiction over the Authority, approve the issuance of the Bonds to finance the Project solely for the purposes of Section 147(f) of the Code; and

The Authority has provided me with evidence that a designated hearing officer of the Authority conducted a public hearing on behalf of the Authority on February 12, 2021, with respect to the proposed issuance of the Bonds in accordance with the requirements of Section 147(f) of the Code; and

Pursuant to the plan of financing provided to me, it is my understanding that the Borrower will be the initial owner of the Project and expects to sell condominium townhome units to qualifying tenants following the maturity of the Bonds.

Solely for the purposes of Section 147(f) of the Code, I approve of the issuance of the Bonds for the benefit of the Borrower in a principal amount of not to exceed \$18,000,000, described in the summary statement of Borrower presented to and on file with the Authority, to assist in the financing of the Project.

This ____ day of _____, 2021.

MAYOR OF THE CITY OF NEWNAN, GEORGIA

By: _____
Mayor



City of Newnan, Georgia - Mayor and Council

Date: March 9, 2021

Agenda Item: Consideration of Standing Use Agreements

Prepared By: Hasco Craver, Assistant City Manager

Purpose: Newnan City Council may consider and provide direction related to the management of annual contract holders within the city's facility usage policy.

Background: Newnan City Council, at the February 23, 2021 City Council Meeting, requested a report from staff outlining organizational and demographic information related to current and interested annual contract holders at the Howard Warner Community Center, Howard Warner Gymnasium, and Wesley Street Gymnasium. The report was requested after staff presented information and sought direction and consideration from the Newnan City Council of a potential change to the facility usage policy.

In advance of the creation of the Leisure Services Department, a facility usage policy was established in order for city facilities to be best managed and utilized on a continuous basis by a variety of citizens and organizations. Over time, due to the marketing efforts of the Leisure Services Department, the City has received multiple requests for regular use from different groups.

The annual contract requests have historically been submitted to Newnan City Council and approval was typically given for all requests.

Currently, staff is faced with a challenge of honoring the original intent of the approved facility use policy against the approval of long-term annual agreements. More specifically, the approval of annual contracts has resulted in a decrease of varying users. As stated in the February 9, 2021 City Council meeting agenda, annual contract holders are utilizing more than 85% of available facility hours.

There are nine current regular annual contract holders hosting programs in the three aforementioned locations. All users have requested an extension of their agreement and the City has recently received two additional requests for annual contract use.

If all requests and extensions are approved, the facility schedule will make it very difficult to honor individual one-time rental requests, which will likely decrease the number and variety of users.

It is important to note that the current users are all providing exemplar programs and services to those participating program recipients.

A schedule that reflects the requested dates/times has been attached herein for your review.

Please note that there exists numerous conflicts with the 2021 requests. Therefore, City Staff requests that a "cap" of four hours per annual contract user be instituted to allow for all annual contract users to have access to the facilities. The proposed "cap" should be maintained regardless of any potential change in the fee schedule.

City staff, during the February 9, 2021 and February 23, 2021 Newnan City Council meetings, presented three suggestions aimed at managing the aforementioned condition.

Please see below for a more concise description of the proposed suggestions:

1. Maintain no fee for use
2. Institute a 15% “hosting fee”, per person, per season
3. Levy fees based upon approved fee schedule

Please note that if the Newnan City Council makes changes related to use/rental terms, the existing Facility Use Agreement will be amended accordingly. A copy of the current Agreement is attached herein for review. The City Attorney has provided valuable counsel in the development and maintenance of the Facility Use Agreement.

Attachment:

1. Facility Use Annual Contract Holders Demographics Table (new)
2. Requested 2021 Annual Contract Schedule (previously shared)
3. Proposed 2021 Annual Contract Schedule with “cap” (previously shared)
4. Facility Use Q & A (previously shared)
5. Current Facility Use Agreement

Funding: N/A

Recommendation: City staff is prepared to provide exemplary service to all facility users.

Previous Discussion with Council: Newnan City Council considered the adoption of a facility use policy in November 2017; funded the creation of a Leisure Services Department in March 2018 and has continued to consider facility use requests over time. More recently, Newnan City Council considered a modification to the facility use policy at the February 9, 2021 and February 2021 meetings.

1. Of the groups that are on the calendar, how many are active, as-in use the facility every time they are booked.
We currently have 8 approved standing agreement users. 7 are active and use the facility every time they are booked. ELITE Youth Organization is often a no show with little to no communication.
2. On average, how many folks are in each group, in other words does each group have a viable organization.
See table below for information related to user groups, number of participants and associated fee:

Name of Organization	Ages	Number of Participants	Fees
Majestic Pearls	5 -18yrs old	54	\$65
Enhancing Lives In Today's Era (ELITE) Youth Organization	13-18	12	No Fee
Newnan Elite	10-19 yrs old	25	\$300
The Cobra Foundation	4-17 yrs old	375	Football \$100 Basketball \$65
Grind 2 Shine Empowerment Program	5-18 yrs old	75	No fee for most programs \$75 fee for basketball
Beauty Inc, Line Dancers	50-72	22	\$5/monthly
SEC Prep Bengals	17-19	30	\$750
*Heaven On Earth	25-65	10	No Fee
*Newnan Mavs Basketball Academy	10-12 yrs old	15	\$150-200
*Good to Great Ministries Praise Dance	8-30 yrs old	20	No Fee

*Heaven on Earth, Newnan Mavs and Good to Great are not current annual users. They have expressed an interest.

3. Does each group have a key to the building they utilize?
In the past, all users had a key or a scan card for access. Beginning in 2020, city staff are responsible to open and close the doors for the users. Users no longer have keys to the facilities. City staff will make routine visits during a rental. City staff is currently monitoring the number of attendants to make certain that users are following stated COVID19 capacity regulations.
4. How much does each group charge their members?
See table above.
5. How do members pay? Per attendance or per season?
Most fees are paid per season or annually. One group has a \$5/monthly fee.

6. Does the City have an employee on-site during usage?

There is not a city employee on-site for the entire duration of each use. Facility attendants conduct rounds during each shift and the facilities are on their rounds. They are checking in 3-4 times during each shift.

7. Do we have any issues with groups, such as non-cooperation with their usage hours, poor interaction with other groups, leaving the facility in need of cleaning, not adhering to COVID-19 protocols? Please identify the group or groups.

Yes, we have these issues from time to time. When the organizations had their own access to the facilities the Cobra Foundation and Prevailing Grace Ministries would use the facility without communication to staff. The Cobra Foundation has stayed in the facility past their allotted timeframe but this has not been an issue since we put our COVID19 protocols in place. ELITE Youth Organization is the only group that often declines to work with other groups or to be flexible with their gym time to accommodate others. All of the groups have to be reminded to help with the cleaning of the facility after each use. The Majestic Pearls is the only group who consistently cleans up well after each use. City staff established a cleaning schedule for all groups to follow and the issue has improved since implementing that schedule. We also have our contracted cleaning company in these facilities once a week. All groups have been respectful of our COVID19 protocols.

6. Any other pertinent information regarding this issue you and Katie think I should know.

Admittedly, several groups are serving the same kids.

According to the groups' organizers, about 80% of the kids in these programs are on free or reduced lunch (per the Coweta County School System standard), which is how they determine if they are from low- to moderate-income families.

All groups have indicated that they do not turn participants away for lack of payment and all have stated that they do a lot of fundraising to cover expenses for their organization.

Standing Agreement Users

Name of Organization	Ages	Number of Participants	Fees	501C3	City Residents	Low to Moderate Family Income
Majestic Pearls	5 -18yrs old	56	\$65	No - in process of obtaining	Yes	98%
Enhancing Lives In Today's Era (ELITE) Youth Organization	13-18	12	No Fee	No	All	Yes
Newnan Elite	10-19 yrs old	20	\$300	Yes	Some	Organization does not contain info.
The Cobra Foundation	4-17 yrs old	398	Football \$100 Basketball \$65	Yes	94%	80%
Grind 2 Shine Empowerment Program	5-18 yrs old	70	No fee for most programs \$75 fee for basketball	No Georgia Domestic NonProfit	62	Does not have financial information on participants
Beauty Inc, Line Dancers	50-72	18	\$5/monthly	No	10	No
SEC Prep Bengals	17-19	13	\$750	No	1	90%
Heaven On Earth	25-65	10	No Fee			
Newnan Mavs Basketball Academy	10-12 yrs old	16	\$150-200	Yes	13	80%
Good to Great Ministries Praise Dance	8-30 yrs old	20	No Fee	Yes	Yes	Organization does not contain info.

Howard Warner Community Center						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				Heaven on Earth Tabernacle 5pm - 8:30pm		Senior Group 4pm - 9pm
	Majestic Pearls 5pm - 9pm		Majestic Pearls 5pm - 9pm	Majestic Pearls 5pm - 9pm		
		Prevailing Grace Ministries 6pm - 9pm				

Wesley Street Gym						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						Grind 2 Shine 12pm - 6pm
	Boys and Girls Club 2pm - 6pm	Boys and Girls Club 2pm - 6pm	Boys and Girls Club 2pm - 6pm	Boys and Girls Club 2pm - 6pm	Boys and Girls Club 2pm - 6pm	
Grind 2 Shine 3pm - 6pm						
Newnan Elite 5pm - 9pm						
	Newnan Elite 7pm - 9pm	Grine 2 Shine 7pm - 9pm	Newnan Elite 7pm - 9pm	Grine 2 Shine 7pm - 9pm		

Howard Warner Gym						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	SEC Prep Bengals 8:30am - 1:30pm	SEC Prep Bengals 8:30am - 1:30pm	SEC Prep Bengals 8:30am - 1:30pm	SEC Prep Bengals 8:30am - 1:30pm	SEC Prep Bengals 8:30am - 1:30pm	
Prevailing Grace 9am - 2pm						
						ELITE Youth 10am - 5pm
						Newnan Mav Basketball 12pm - 2pm
						Cobra Foundation 1pm - 9pm
	Boys and Girls Club 2pm - 6pm	Boys and Girls Club 2pm - 6pm	Boys and Girls Club 2pm - 6pm	Boys and Girls Club 2pm - 6pm	Boys and Girls Club 2pm - 6pm	
Newnan Mavs Basketball 3pm - 5pm						
Good to Great Ministry 3:30pm - 5:30pm						
ELITE Youth 6pm - 9pm	Majestic Pearls Dance 5pm - 9pm		Majestic Pearls Dance 5pm - 9pm	Majestic Pearls Dance 5pm - 9pm		
	Newnan Mavs Basketball 6pm - 8pm	Newnan Mavs Basketball 6pm - 8pm	Newnan Mavs Basketball 6pm - 8pm	Newnan Mavs Basketball 6pm - 8pm	Newnan Mavs Basketball 6pm - 8pm	
	Cobra Foundation6pm - 9pm	Cobra Foundation6pm - 9pm	Cobra Foundation6pm - 9pm	Cobra Foundation6pm - 9pm	Cobra Foundation6pm - 9pm	
	Beauty Inc, Line Dancers 6:30pm - 8:30pm		Elite Youth 7pm - 9pm		Elite Youth 7pm - 9pm	
	Elite Youth 7pm - 9pm					

Howard Warner Gym							
	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
8:00am							
9:00am							ELITE Youth
10:00am			SEC Prep		SEC Prep		ELITE Youth
11:00am			SEC Prep		SEC Prep		
12:00pm							Newnan Mav
1:00pm							Newnan Mav
2:00pm		B&G Club	B&G Club	B&G Club	B&G Club	B&G Club	
3:00pm	Good to Great	B&G Club	B&G Club	B&G Club	B&G Club	B&G Club	Individual Rental Times
4:00pm	Good to Great	B&G Club	B&G Club	B&G Club	B&G Club	B&G Club	
5:00pm		B&G Club	B&G Club	B&G Club	B&G Club	B&G Club	
6:00pm	Healing Word	Cleaning Hour					
7:00pm	Healing Word	Beauty, Inc	Cobra Foundation	ELITE Youth	Cobra Foundation	Newnan Mav	
8:00pm		Beauty, Inc	Cobra Foundation	ELITE Youth	Cobra Foundation	Newnan Mav	
9:00pm							
10:00pm							

Howard Warner Community Center							
	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
8:00am							
9:00am							
10:00am							
11:00am							
12:00pm							
1:00pm							
2:00pm							
3:00pm							
4:00pm							
5:00pm					Heaven on Earth		Senior Group
6:00pm				Majestic Pearls	Heaven on Earth		Senior Group
7:00pm				Majestic Pearls	Heaven on Earth		Senior Group
8:00pm					Heaven on Earth		Senior Group
9:00pm							
10:00pm							

Wesley Street Gym							
	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
8:00am							Individual Rental Times
9:00am							
10:00am							
11:00am	Reserved for future open gym time						
12:00pm							
1:00pm							
2:00pm		B&G Club	B&G Club	B&G Club	B&G Club	B&G Club	
3:00pm		B&G Club	B&G Club	B&G Club	B&G Club	B&G Club	
4:00pm		B&G Club	B&G Club	B&G Club	B&G Club	B&G Club	
5:00pm		B&G Club	B&G Club	B&G Club	B&G Club	B&G Club	
6:00pm	Newnan Elite						
7:00pm	Newnan Elite	Majestic Pearls	Grind 2 Shine	Newnan Elite	Grind 2 Shine		
8:00pm		Majestic Pearls	Grind 2 Shine	Newnan Elite	Grind 2 Shine		
9:00pm							
10:00pm							



GEORGIA
COWETA COUNTY

The agreement, made and entered into this _____ date of _____, _____, by and between the City of Newnan, Georgia, hereinafter, called “City”, and _____, hereinafter called _____.

WITNESSETH:

WHEREAS, the governing bodies of the City and _____ are mutually interested in adequate activities and programs for our community; and

WHEREAS, said City and _____ are authorized to enter into an agreement convenient to and cooperate in providing for adequate activities and programs for our community.

NOW THEREFORE, in consideration of the premises, said City and _____ agree to cooperate with each other in carrying out the above purpose, and to that end agree as follows:

1. The City will make available to _____ exclusive use for providing activities and programs for our community the facility known as the _____ (hereafter the “facility”) located at _____.

The facility will be available to _____ solely during the times _____.

2. In the event of public request or a community need, the City reserves the right to use the facility during the hours as stated above with a minimum notice of two weeks given to _____.

3. The City agrees as follows:
 - a. To pay for all utility expenses for the facility;
 - b. Maintain ownership of the facility;
 - c. To provide repair to the facility upon written request from _____.
Any disputes concerning the necessity for repairs shall be resolved by the City Manager. Disputes which are irresolvable at this level shall be forwarded to the Mayor and City Council for their resolution. _____ shall have the right to suspend any scheduled activity or program at the facility if the facility is unsafe for the activity or program and officials are unable to reach an agreement concerning the necessity of the repair;
 - d. To mow and maintain the grounds surrounding the facility;

4. _____ agrees as follows:

- a. To provide adequate personnel or volunteers to supervise and operate activities and programs for our community. All personnel and volunteers shall be subject to a satisfactory background check within 12 months of the date of commencement of the activity in which the personnel or volunteer participates.
 - b. To insure that no activities are held in the facility without sufficient supervision from _____ personnel or volunteers.
 - c. To insure that access is not granted to any person(s) or group(s) not affiliated with the activities of _____.
 - d. To hold the responsibility of raising funds or contributions to operate program.
 - e. To provide daily cleaning after each use of the facility, and to inform the City if _____ becomes aware of any maintenance needs or hazardous conditions existing at the facility.
 - f. To provide all equipment and supplies necessary to properly conduct the activities and programs offered to our community.
 - g. To abstain from changing locks or duplicating facility keys without prior written consent of the City.
 - h. To abstain from assigning the agreement or subletting the premises or any part thereof without the written consent of the City.
 - i. To complete a City provided program evaluation with a City representative on a quarterly basis throughout the length of this agreement.
 - j. Lessee shall be responsible for paying all ad valorem taxes which may be imposed on items of inventory or personal property or equipment which may be maintained on the property by Lessee.
 - k. Lessee shall be responsible for insuring the contents of the premises for its own benefit, and Lessee shall make no claim against Lessor for any such damage.
 - l. Lessee agrees to indemnify and hold Lessor harmless against any and all claims for damages to persons or property by reason of the use or occupancy of the leased premises, and all expenses incurred by Lessor because thereof, including, but not limited to, reasonable attorney fees and court costs.
 - m. Additionally, if required by the City, Lessee shall carry general public liability insurance covering activities on the premises with policy limits of not less than \$500,000.00 basic liability with \$1,00,000.00 umbrella liability. This policy of insurance shall be issued by an insurance carrier acceptable to Lessor, which approval shall not be unreasonably withheld and the policy shall designate Lessor as an additional insured.
5. It is further agreed that any permanent improvement or any equipment which is permanently affixed on the facility shall remain property of the City.
 6. The agreement will expire at midnight on _____, unless terminated sooner. City or _____ may terminate this agreement at any time for its convenience by giving the other party thirty (30) days written notice of its intention to so terminate.

IN WITNESS WHEREOF, and pursuant to the authority granted by duly recorded resolutions, the parties hereto have caused this agreement to be executed on their behalf.

CITY OF NEWNAN

By: _____
Mayor

ATTEST:

City Clerk

REVIEWED AS TO FORM:

City Manager

REVIEWED AS TO FORM:

City Attorney

REVIEWED AS TO FORM:

Leisure Services Manager

Organization: _____

By: _____
Agent of Organization Stated Above

By: _____
Agent of Organization Stated Above



City of Newnan, Georgia - Mayor and Council

Date: March 9, 2021

Agenda Item: Ratification of Contract to Purchase 57 E. Broad Street and Vacant Lot

Prepared By: Cleatus Phillips, City Manager

Purpose: City Council shall consider ratifying the contract to purchase 57 E. Broad St. and the vacant lot and to authorize funds from surplus for the transaction.

Background: The City entered into contract with Broad Street Forum, Inc. on September 11, 2020. City Staff has completed the due diligence process regarding the purchase of 57 E. Broad St., also known as the Caldwell Tanks Property. The contracted price is set at \$4,000,000 and closing date is tentatively set for March 12, 2021.

Funding: Unassigned Fund Balance- General Fund

Recommendation: To ratify the contract and proceed with purchase and closing.

Previous Discussion with Council: City Council has considered the purchase of this property during Executive Sessions as permitted by Georgia Law, O.C.G.A 50-14-4.

Hi Megan,

Sale Date: Saturday April 10th from 8am-2pm

We would like to put the banners up Sunday, April 4th and take them down on Saturday April 10th after 2pm. There would be two banners at the Mary Freeman/Vanderbilt Parkway entrance of our neighborhood and two at the Poplar Road/Vanderbilt Parkway entrance of our neighborhood. The banners are green, 2 feet by 4 feet and say "Neighborhood Garage Sale Saturday". We usually have between 10-20 homes participating in the sale.

Thank you!

Jennifer Petrino

678-857-9150

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).