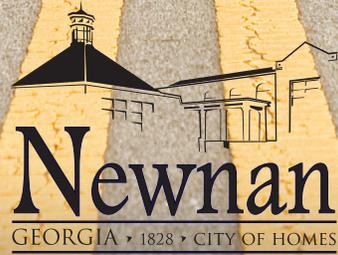


OUR CITY EMPLOYEES:
Providing Service
to the Community

2015 CITY OF NEWNAN
ANNUAL REPORT



FROM THE MAYOR

I'm pleased to present to you the 2015 City of Newnan Annual Report. This publication will provide you with a comprehensive review of the City's activities for last year.

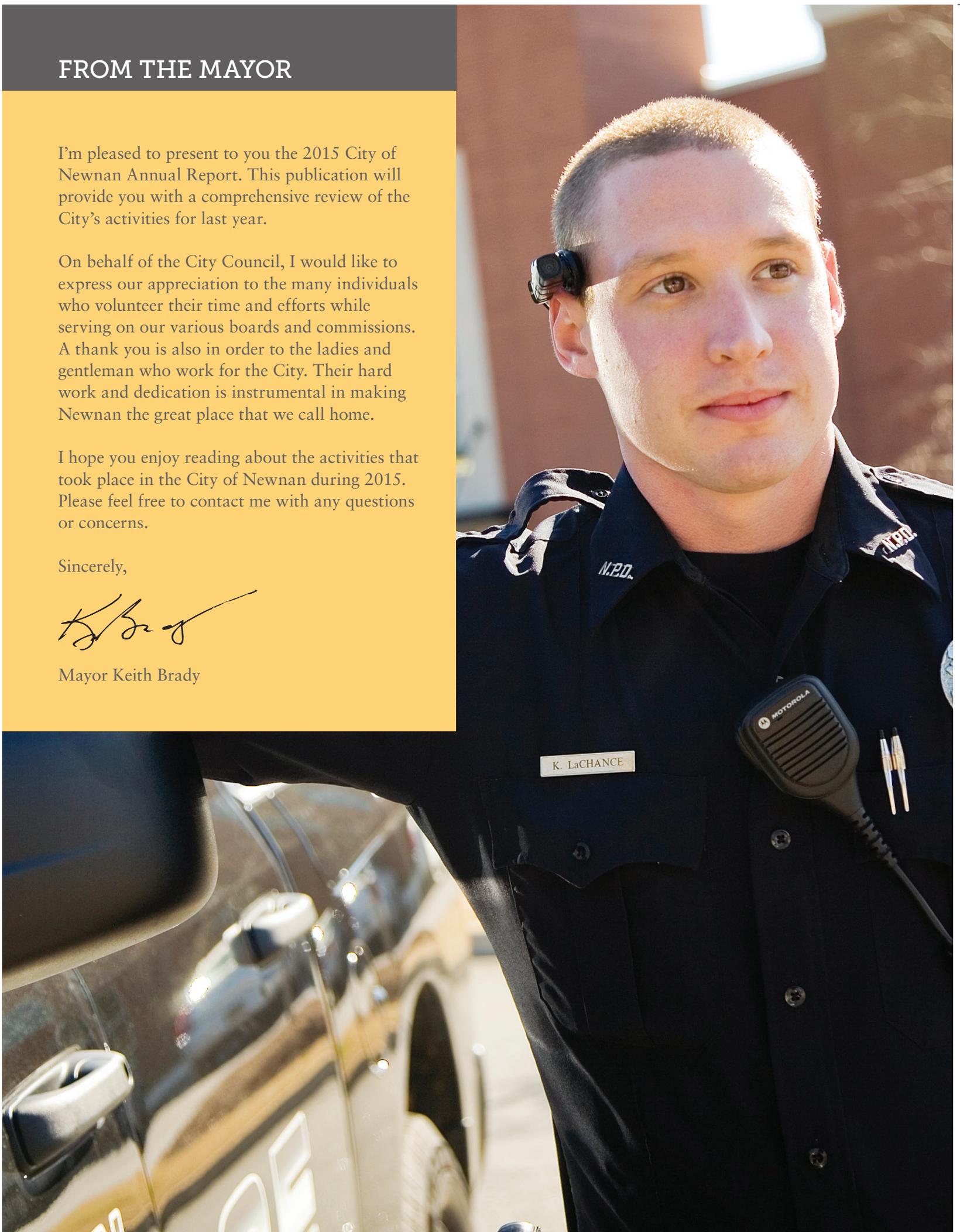
On behalf of the City Council, I would like to express our appreciation to the many individuals who volunteer their time and efforts while serving on our various boards and commissions. A thank you is also in order to the ladies and gentleman who work for the City. Their hard work and dedication is instrumental in making Newnan the great place that we call home.

I hope you enjoy reading about the activities that took place in the City of Newnan during 2015. Please feel free to contact me with any questions or concerns.

Sincerely,



Mayor Keith Brady



FROM THE CITY MANAGER

While the past few years were spent investing in worthwhile capital projects, a good portion of 2015 was spent investing in our employees and improving our city operations.

We owe many successes of our community to the hardworking and dedicated employees of the City of Newnan. These men and women serve countless hours, often on nights, weekends and holidays, to

insure that our City is a place we all want to live, work, play, and invest.

To that effect, I consider 2015 to be a very successful and rewarding year.

Cleatus Phillips
City Manager



CITY PROJECTS

UWG Campus

On June 1, 1925 the Newnan Hospital on Jackson Street opened and had only 20 beds. The building was renovated and had many structures added over an 86 year period. The last renovation as a hospital was in 1984. The new hospital was built on Poplar Road and around 2012 discussions began about what to do with the building on Jackson Street.

The City of Newnan with joint assistance from Newnan Hospital, Inc., Coweta County and the Board of Regents took on the “FINAL” renovations and converted the old abandoned hospital into a state-of-the-art University of West Georgia campus while maintaining much of the building’s historic façade. At the end of this \$16 million dollar milestone accomplishment, the City of Newnan incurred \$6 million in debt and with Newnan being in such a good financial position, the City has been able to reduce that debt by half within a two year period.

Public Safety Complex

The City of Newnan’s Police force has grown over the past several years. This resulted in the department being spread out in several different small offices around the City. This new Public Safety Complex

has allowed the Police Department to bring its force once again under one roof, restoring a more efficient means of operation. The success of this project can be mostly credited to the tax payers as it was primarily funded through SPLOST 2013. Also, the hard work and dedication of City staff contributed to the success of this project. Total cost was \$8.5 million and was funded by SPLOST 2013 and Impact Fees.

Lower Fayetteville Round-A-Bout

This project consists of a round-a-bout focusing on an entrance to the Newnan Centre. It is beautifully designed and will be an attractive addition to this area. It will also alleviate the challenge of entering and exiting the facility during events. This is extremely important when the Cultural Arts Center and the Newnan Centre have events simultaneously. This project has opened the Centre to visibility which will be helpful for



City Introduces New Zoning Ordinance

In 2015, the City of Newnan worked with AMEC Environment & Infrastructure, Inc. to prepare a comprehensive rewrite of the City of Newnan Zoning Ordinance. The estimated completion date is midyear 2016. The project will include a complete update to the official Zoning Map.

The City’s goal is to develop a clear and user-friendly Zoning Ordinance that is consistent with City plans and policies. The new Zoning Ordinance will reflect the changing Newnan environment since the last comprehensive

Zoning Ordinance rewrite in 2000 and will address the following objectives:

- Provide a more predictable set of land use regulations for the community, developers, and City officials
- Improve the efficiency of the land development process
- Integrate with and cross-reference other land use-related ordinances and documents and ensure consistency with local, state, and federal laws and regulations
- Update the format and structure to be more user-friendly and intuitive
- Eliminate outdated, unclear, or contradictory language
- Include mixed-use, commercial, industrial, and residential districts that will help the City to achieve high-quality infill and redevelopment projects
- “User-Friendly” and easy to read and understand for all users

community awareness and promotions. Total cost was \$1,600,000, funded by SPLOST 2013.

Newnan Crossing Blvd Repairs and Median Landscaping

This project consisted of repairing certain areas of the roadway, namely around the Walmart area. Also, enhancements in the median included sod, replacement of trees, and an additional drain structure added, to assist in erosion control. The total cost for this project was \$653,000, and was funded by SPLOST 2013.

2015 LMIG Project

This project consists of the repaving and repairs of 2.62 centerline miles of 20 local streets. This is an annual project that the City performs with the assistance of GDOT funding through the LMIG Program (Local Maintenance Improvement Grant). GDOT uses a formula to calculate the amount of funding they release to different entities. The funding provided by GDOT for 2015 was \$265,101 with the remaining funds coming from SPLOST 2013 in the amount of \$410,151, giving a total project cost of \$675,252.

Jefferson Jackson

This project consists of five-foot sidewalks, newly constructed driveway aprons, as well as brick paved walkways. Decorative lighting has also been



incorporated into this project. This project is partially funded through a Transportation Enhancement Grant (TE) implemented by GDOT. The other funding

source is SPLOST 2007 and SPLOST 2013. The estimated cost for this project in process is \$1.2m.

LaGrange Street

This project consists of street rehabilitation, sidewalk repairs and lighting enhancements at the bridge. Final paving is complete. A lighting study is anticipated to determine the amount of fixtures needed for adequate down-lighting. Some of the bridge sections will be painted when the weather is at a temperature that will assist in the long-term duration of the coatings, and brick pavers will be installed as an additional enhancement. The funding source is SPLOST 2013. The estimated cost for this in process project is \$1m.

5 Points Intersection

This project is a joint project with Coweta County to improve the intersections at East Newnan Road, Martin Luther King, and Poplar Road. The round-a-bout is in full use. Newnan Utilities is currently installing lights. Project is near completion and the funding sources are SPLOST 2007 and SPLOST 2013, with the City's portion estimated at \$1.2m. In process.

McIntosh Parkway

This project is the design and construction of a parkway that will eventually connect Newnan Crossing Bypass to Greison Trail. This will alleviate much of the traffic that is now on Lower Fayetteville Road. Grant funds have been awarded through the SRTA GTIP. The funding source will be the grant, SPLOST 2007, SPLOST 2013 and Impact Fees. This project is in the appraisal and Right-of-Way acquisition phase. The estimated cost for this project is \$7.1m.

Howard Warner

This in process project consists of the renovation of the 1935 African American High School located on Savannah Street. This facility will be utilized by the Boys & Girls Club and the YMCA. The City has the renovation team on board and is in the design phase. The construction portion of this project is anticipated to start in FY 2016. The funding source will be SPLOST 2007 and SPLOST 2013. The estimated cost for this project is \$4m.

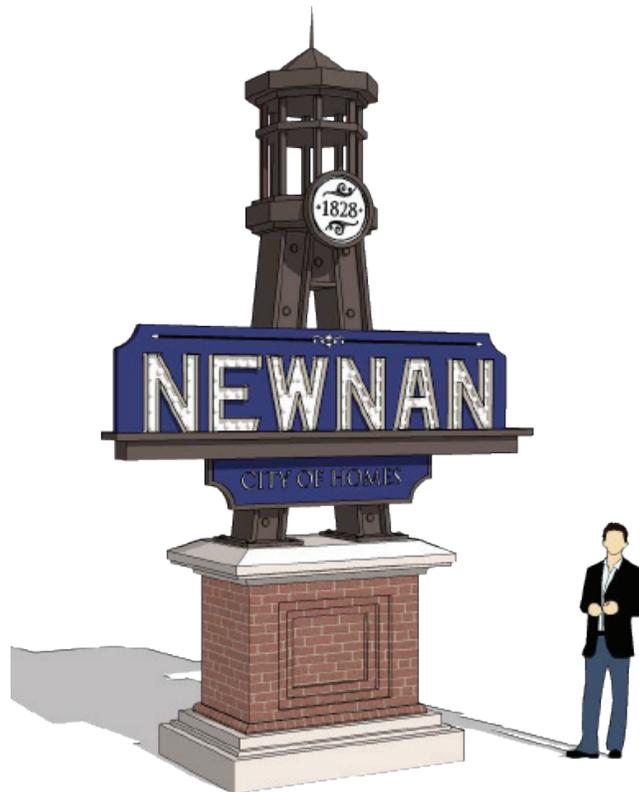
CITY PROJECTS

Fire Station #4 Design

A committee of firemen and other City staff has been working with a council approved architect, contracted through the typical bid process, to design a 7.3k square foot fire station to be located on Millard Farmer Industrial Blvd. The two bay facility will eventually will be staffed with 9 additional firemen. The construction is not slated to begin until late 2017 or early 2018, but the design should be complete mid-year, 2016. Funding sources will be SPLOST 2013 and Impact Fees. The estimated cost of this in process project is \$3m.

Gateway Signage

This project consists of the design and construction of gateway signage in certain areas of the City. It will include kiosks and directional signs as well as the main gateway signs that will be located at the City limits. The City received bids and awarded the contract for the construction of six secondary signs as well as the main Gateway sign at the I85 at Bullsboro Interchange. This project is in process and moving forward. Funding for this project is SPLOST 2013. The current phase of this project is estimated to cost \$75k.



I85 Interchange Enhancement

The goal of the proposed project is to enhance the overall aesthetics of the I-85 & SR 34 Interchange. The project will probably contain several phases implemented over a number of years. Additional detail on each of the probable phases will be forthcoming as the project moves forward. The first phase will consist of areas directly along Bullsboro Drive adjacent to the actual I-85 overpass. A GDOT

Gateway Grant has been awarded to the City for up to \$50,000 to help fund some of the planned work. The other funding will come from the General Fund as a matching portion of \$55,000 totaling \$105k in estimated project cost. Project in process.

Subdivision Paving

This project consists of repairs including full depth reclamation, and paving of various streets in several subdivisions that were not completed at the time of original development. Several streets will require full depth reclamation and paving; others will require deep patching and paving or repaving only. The funding for this project is through topping fees that are collected when a permit is pulled to build a house on a specific street in a specific area. Estimated total cost is \$600k.

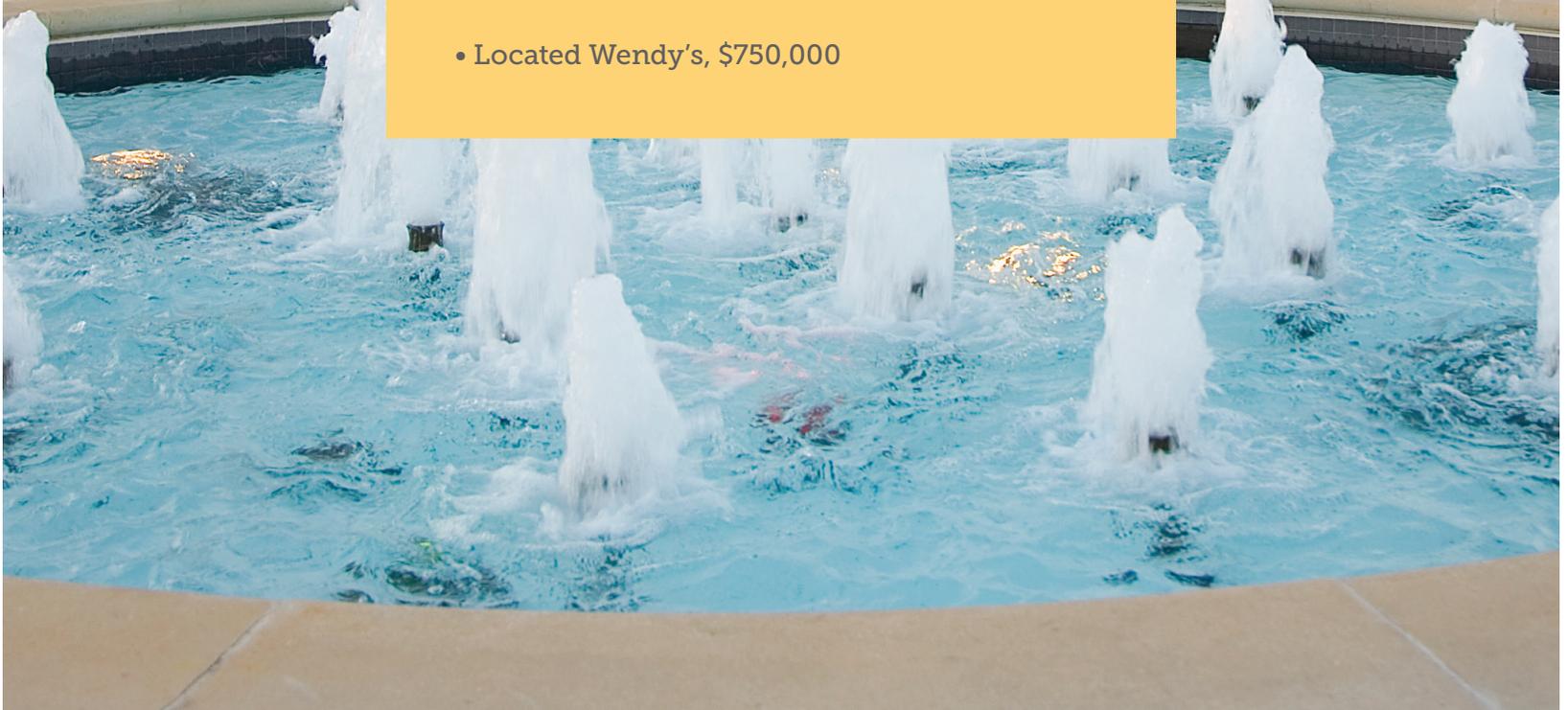
Other Items

In 2015 the City of Newnan implemented a Facilities Maintenance Department. This new department was created to enable the City to address short and long-term building maintenance needs as the City continues to enhance City services and add facilities to meet that need.

Main Street Newnan is devoted to the revitalization and management of our downtown district and downtown neighborhood commercial districts.

In 2015:

- Located Hilton Home 2 Suites
- Located Newnan Festival
- Located Ashley Shoppes
- Facilitated Economic Development Agreement/Expansion of CTCA
- Assisted with securing Electric Power (Newnan Utilities) for Niagara Bottling, Inc.
- Utilized Development Authority to assist with Coweta Industrial Fellowship Program (CIFT)
- Program Teacher Externship Program
- Assisted with relocation/expansion - Mayfair on the Square, Blue Fern, RPM Full Service Grill, Dragonfly Running Company
- Assisted with delivery of 7 downtown residential units (lofts)
- Located Wendy's, \$750,000



PUBLIC SAFETY

Newnan Fire Department

Firefighters Nicholas Burgess, Brent Veal and Christopher Worley were honored for their hard work and dedication at the 2015 Newnan Fire Department's Annual Awards Banquet. Battalion Chief Stephen Brown and Lieutenant Bart Henson were recognized for 20 years of service.

The 2015 Lifesaver Award was presented to firefighters Randy Stone, Clinton Gilley, Barry Watson, Keith Kolvig, Kevin Parten, Peyton Frew, Ben Robinson, Jim Murphy, Justin Cunningham, Greg Pierce, and Lieutenant Allen Dement. The annual Lifesaver Award is presented to a firefighter who uses an automated external defibrillator and CPR to resuscitate a person.

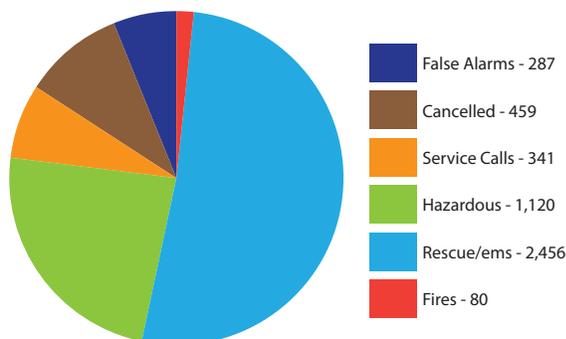
During the ceremony, Peyton Frew was also recognized for his work in obtaining a grant to place new Automated External Defibrillators on all City of Newnan fire trucks.



The City of Newnan Fire Department added two new hires and placed a new rescue truck in service in 2015. Firefighters completed their first full year of online classes using Kaplan University, and maintained an average response time of five minutes.

The Newnan Fire Department handled 2,942 EMS calls and responded to a total of 4,415 calls in 2015.

2015 Fire Department Calls

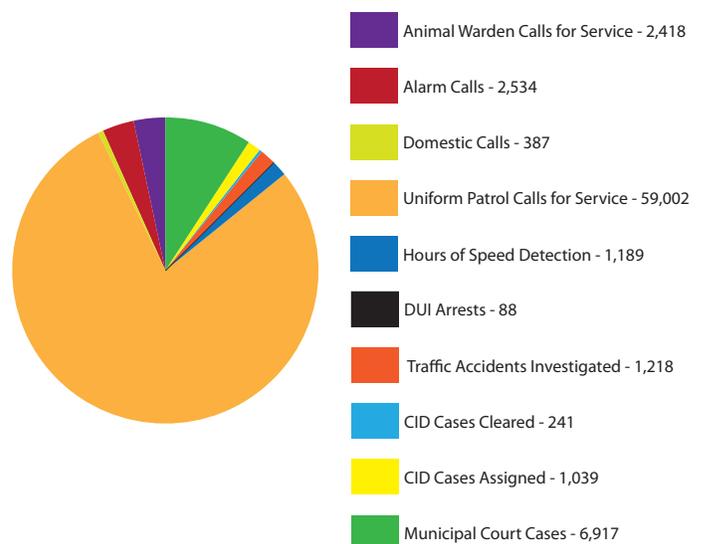


Newnan Police Department

Newnan Police Department deployed body cameras in April of 2015. These cameras have aided officers in case prosecutions and in capturing contacts with citizens and suspects.



2015 Police Department Activity



CARNEGIE LIBRARY



ANDREW CARNEGIE provided a grant on December 30, 1901 for the construction of a Carnegie Library building in Newnan, Georgia. This was one of the first Carnegie Library grants in the state of Georgia, and Newnan's library is likely to be the oldest surviving Carnegie Library building in the state. The Carnegie Library opened to the public in 1904. With its iconic lighted sign that states the 'City of Homes' on top of the building, citizens recognize the Carnegie when they drive through historic downtown.

Restored in 2007, the Carnegie offers popular magazines and newspapers, computer workstations and Wi-Fi access, a gallery for local exhibits, meeting rooms, and programs for adults and children.

In 2015, the Newnan Carnegie Library had 31,760 visitors, presented 389 programs with 12,102 attendees, and loaned 13,249 books and media.

Program Highlights from 2015:

Community partnerships and funding from the Newnan Carnegie Library Foundation (NCLF) produced many programs for 2015:

University of West Georgia - Poetry Slam, WWII series, Leadership Coaching, Creative Writing

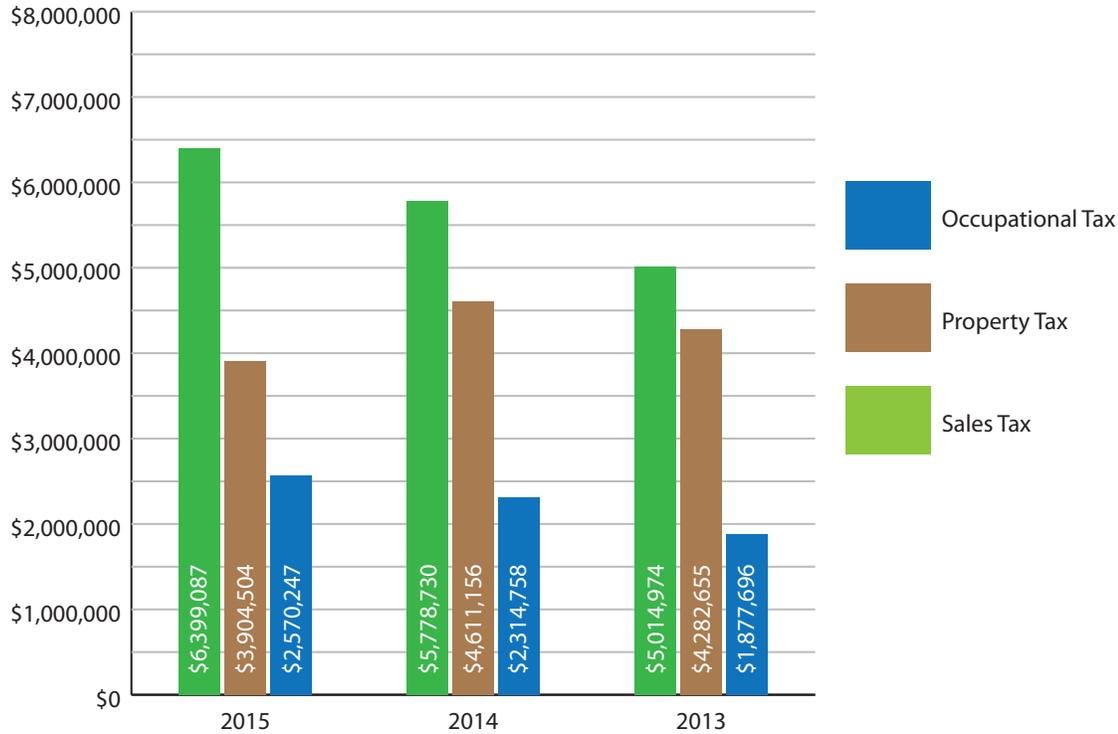
Newnan-Coweta Art Association - rotating art display on second floor, Intro to Alcohol Ink, Dyeing Silk, Intro to Fused Glass, Pet Portraiture

NCLF - summer children's programs, Litfest lectures, Chef Virginia Willis, Hidden Gardens of Georgia, Auburn history lectures, author James Farmer

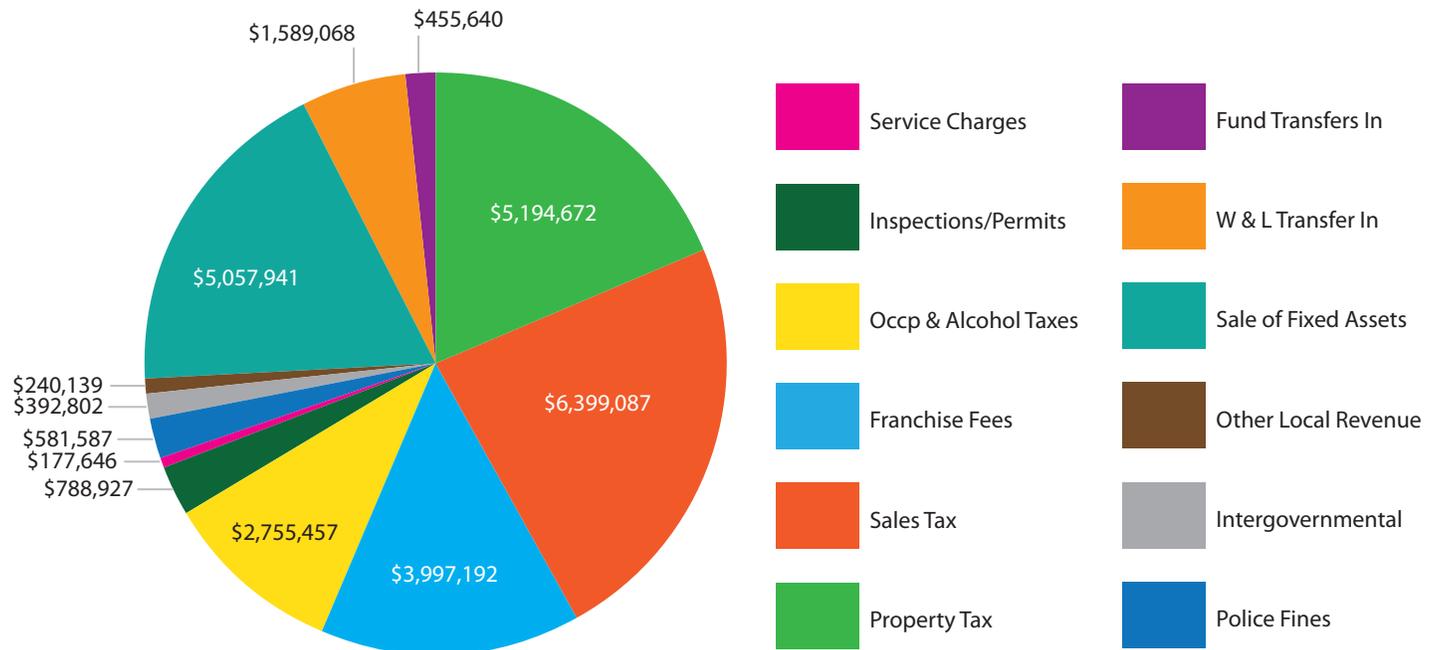
Other program providers - Footpaths Reflexology, Leaf & Bean, Herbalist Valerie Roscoe, Coweta County Visitor's Center, Dr. Ralph Davis, Artist-in-Residence, StoryCorps, AARP, Williams Sonoma, Newnan-Coweta Historical Society, Coweta County Master Gardeners

NEWNAN BY THE NUMBERS

2015 Sales, Property and Occupational Tax Revenue

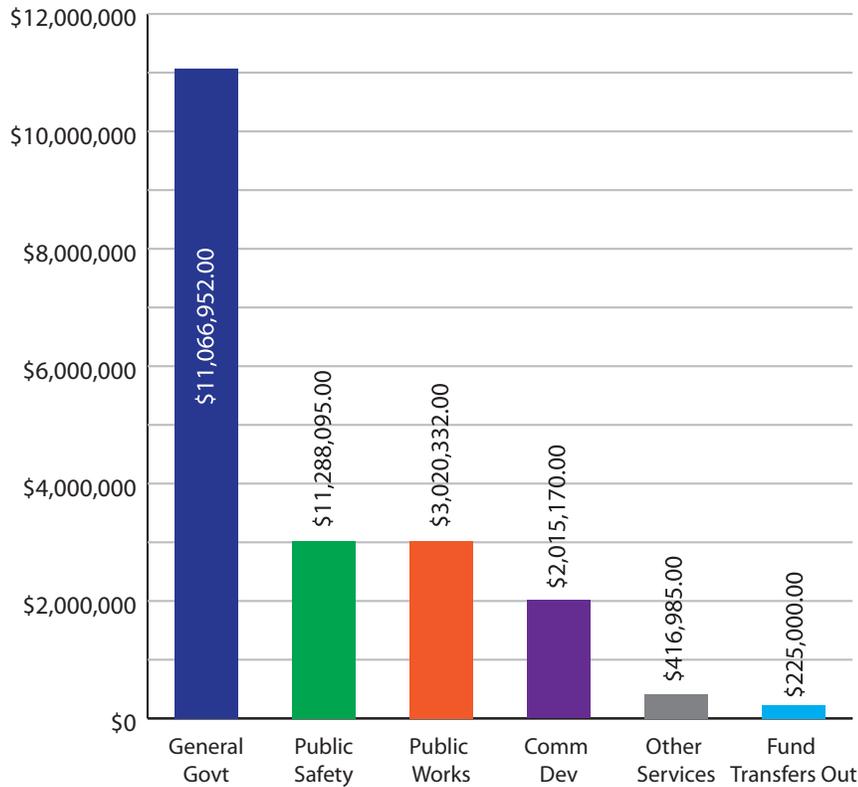


2015 Revenue Sources



NEWNAN BY THE NUMBERS

2015 Actual Expenditures



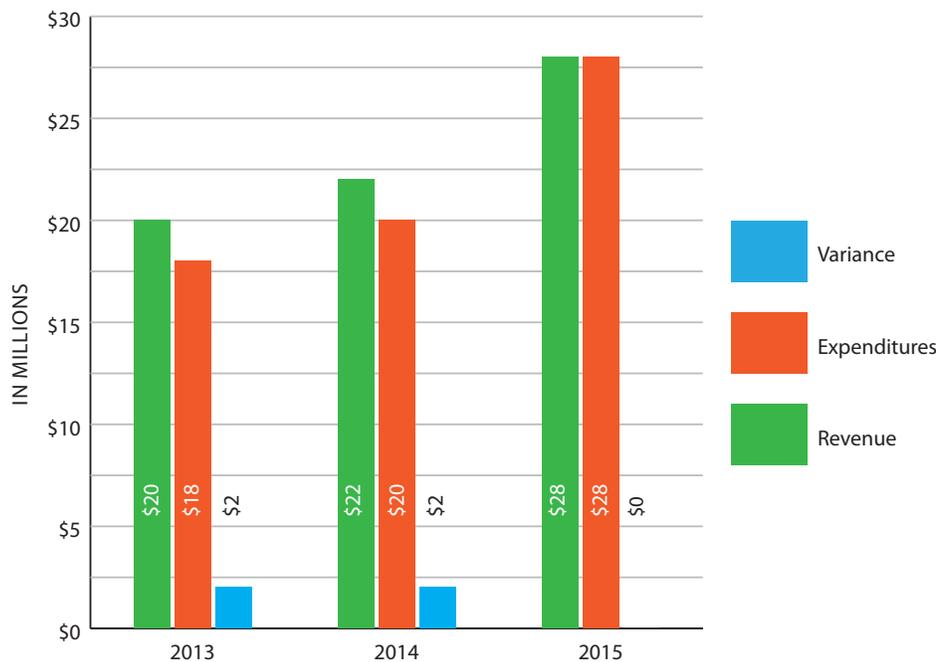
The Government Finance Officers Association of the United States and Canada (GFOA) presented an award of Distinguished Budget

Presentation to the City of Newnan, Georgia, for its annual budget for the fiscal year beginning January 1, 2015. This is the City's 26th year to achieve this accomplishment.

In order to receive this award, a governmental unit must publish a budget document that meets program criteria as a policy document, operations guide, financial plan and communications device.

The GFOA established the Distinguished Budget Presentation Awards Program (Budget Awards Program) in 1984 to encourage and assist state and local governments to prepare budget documents of the very highest quality that reflect both the guidelines established by the National Advisory Council on State and Local Budgeting and the GFOA's best practices on budgeting and then to recognize individual governments that succeed in achieving that goal.

2015 Revenue vs. Expenditures



EVENTS

The Taste of Newnan

is held twice a year in downtown Newnan with the intent of showcasing the local Newnan-Coweta dining and hospitality scene to the greater Newnan-Coweta public. Crowds fill the streets of the court house square where over 40 local restaurants are featured as food vendors. Two stages feature family friendly entertainment and “the Kid-Zone” provides rides and activities for children.

Summer Wined-Up Wine Tasting Event

gives residents and visitors a chance to sample a wide range of wines from across the country while visiting our downtown shops. Each merchant features a different wine selection and with the purchase of a special commemorative glass, patrons receive a sample of each unique vintage.

Screen on the Green draws a large crowd into the First Avenue Park to watch a fun, family-friendly movie under the stars.





Sunrise on the Square has runners lining up as dawn breaks over the Court Square to raise funds for Communities in Schools of Coweta County.

Oktoberfest Boutique Beer Tasting occurs every fall in downtown Newnan, showcasing craft beer. Visitors to the event stroll through downtown and visit all our shops and restaurants to taste micro brewed and imported beer selections that are carried in several of our downtown restaurants.

Friends of Wadsworth Concert

is presented annually at the auditorium bearing Charles Wadsworth's name. For over 20 years, Charles Wadsworth returned to his home town and delighted audiences by bringing young, talented musicians who performed a lively program.

Beginning in 2014, Courtenay Budd (another hometown musical star) is carrying on the Wadsworth legacy and tradition of bringing internationally-renowned chamber artists to Newnan. This annual concert continues to delight audiences.

NEWNAN CITY COUNCIL

Since 1960, the City of Newnan has operated under the Council-Manager form of government. The City Council sets policy and relies on the City Manager to implement policy direction.

The City Council consists of a Mayor and six Council members. The Mayor is elected at large and serves a four-year term. Council members are elected by district and serve four-year staggered terms. The City Council represents the interests of citizens of Newnan by adopting public policies, determining the City's mission, scope of service, and tax levels, passing ordinances, approving new projects and programs and ratifying the budget.

Appointed by and reporting to the City Council, the City Manager serves as the Chief Administrative Officer and is charged with the implementation of City Council adopted policies and directives and the day-to-day operations of the City. The City Manager is responsible for hiring directors to oversee each department.

The City currently employs 240 people who are organized into five functions. Also important in the operation of the City are the numerous boards and commissions. Preliminary issues are heard and considered before being presented to the Mayor and Council. Over one hundred citizen volunteers serve on the various boards, commissions, and authorities for the City of Newnan.



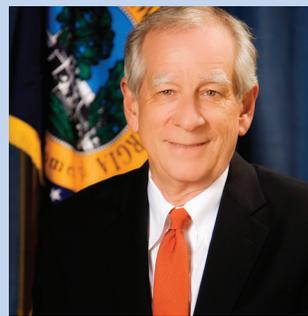
Keith Brady
Mayor



Clayton W. Hicks
District 001 Post A



Dustin Koritko
District 001 Post B



Rhodes Shell
District 002 Post A



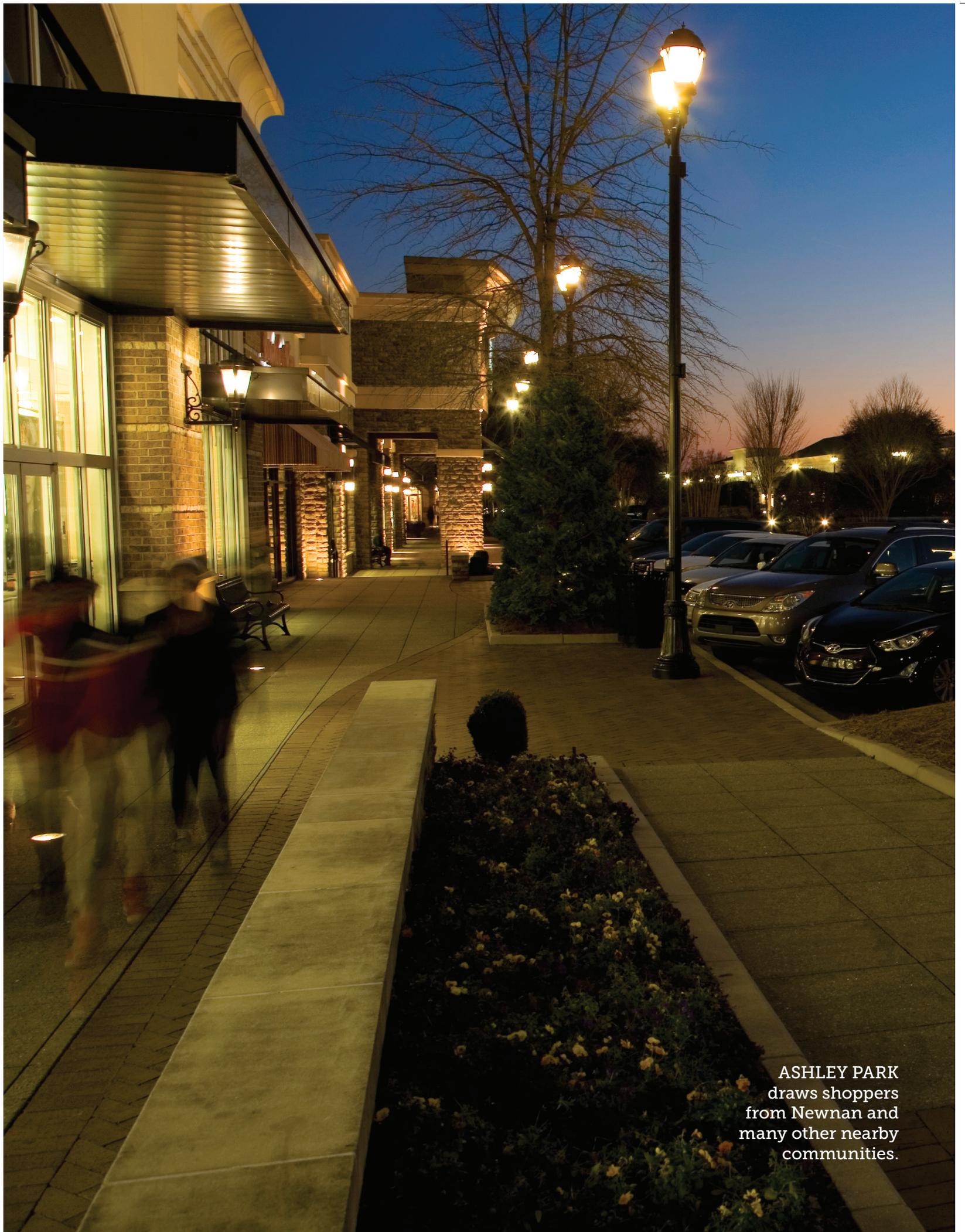
Ray DuBose
District 002 Post B



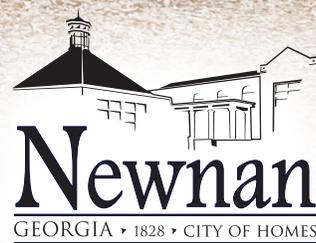
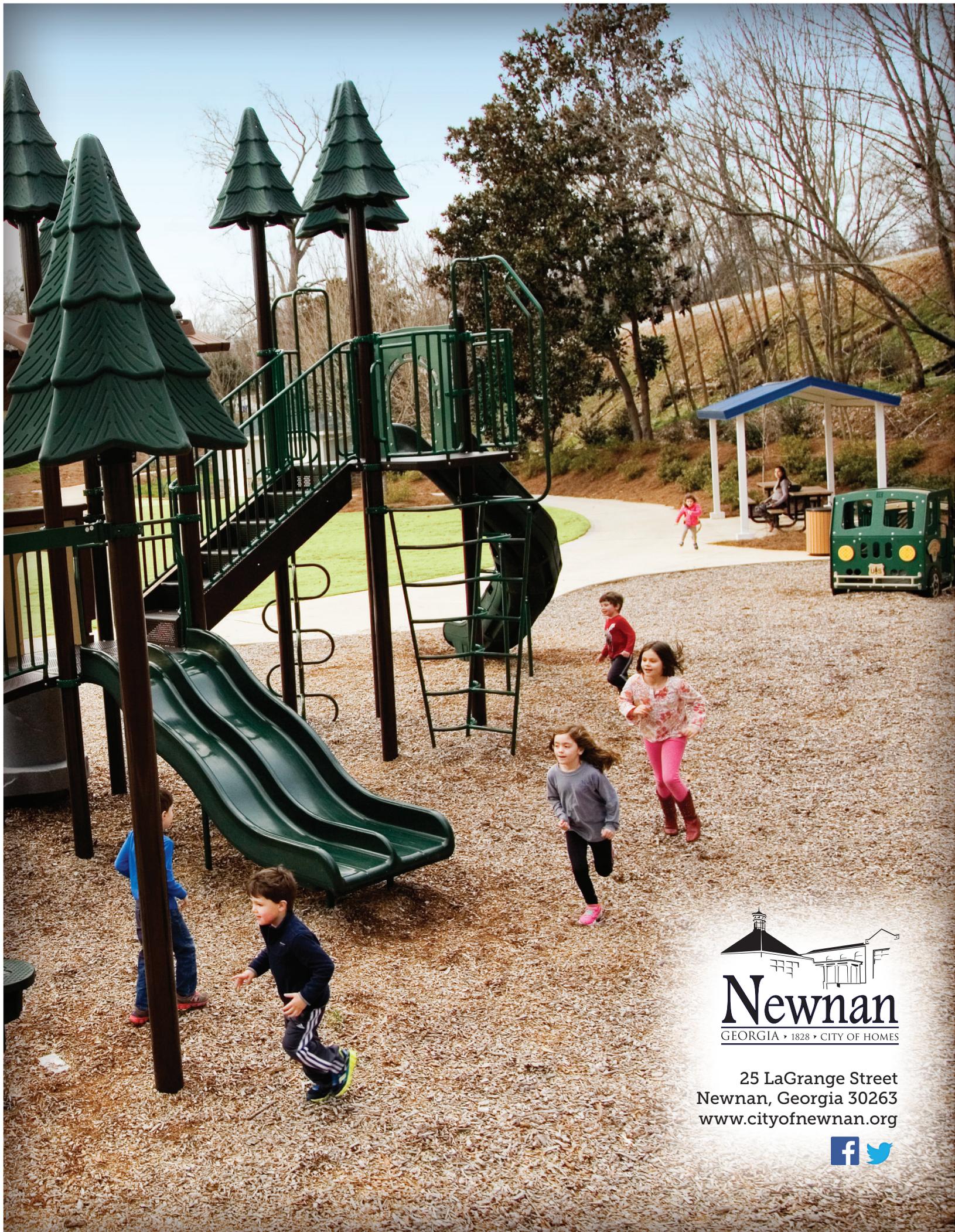
George M. Alexander
District 003 Post A



Cynthia E. Jenkins
Mayor Pro-Tem
District 003 - Post B



ASHLEY PARK
draws shoppers
from Newnan and
many other nearby
communities.



25 LaGrange Street
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www.cityofnewnan.org

