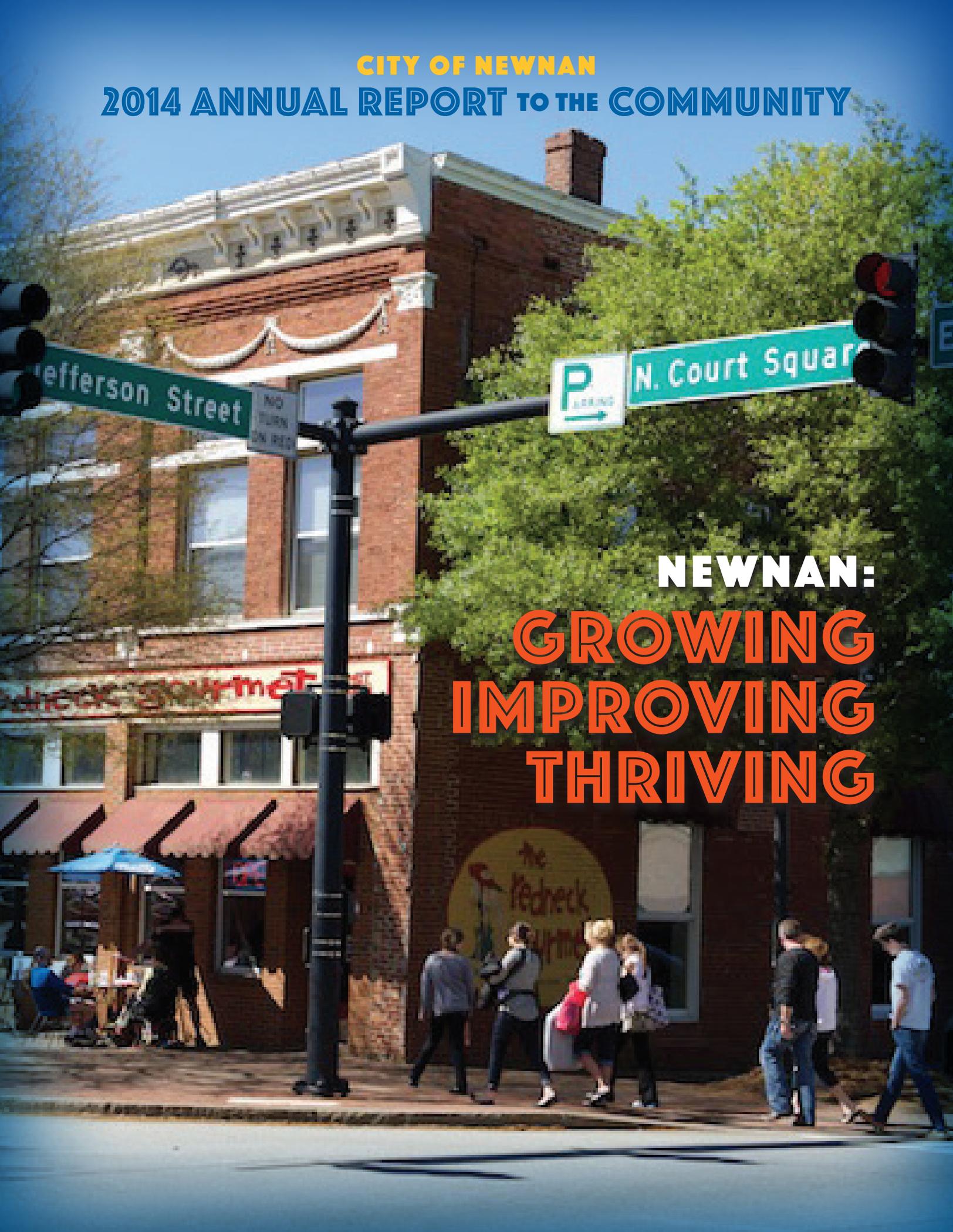


**CITY OF NEWNAN**  
**2014 ANNUAL REPORT TO THE COMMUNITY**



**NEWNAN:**  
**GROWING**  
**IMPROVING**  
**THRIVING**

## FROM THE OFFICE OF THE MAYOR

I'm pleased to present to you the 2014 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 2014. Please feel free to contact me with any questions or concerns.

Sincerely,



# ECONOMIC PROSPERITY AND EXCELLENT CUSTOMER SERVICE CONTINUE TO BE THE HIGHLIGHTS OF 2014 FOR THE CITY OF NEWNAN.

We saw our tax digest increase by 12% with a strong return of the housing market and significant investments by companies such as Cancer Treatment Centers of America, Healthsouth, Bonnell, and many others.

The focus of city staff is to provide high levels of service to our citizens while remaining efficient with our tax dollars. We ended the year in a very strong financial position and were rewarded with distinguished budget and auditing awards from highly recognized governmental agencies. While the past has been a success, the future of Newnan is even brighter.

– Cleatus Phillips, City Manager

## CITY PROJECTS

### FIVE POINTS INTERSECTION

Joint project between Coweta County and the City to implement traffic operations and safety improvements at the “Five Points” intersection of Martin Luther King Jr. Drive, East Newnan Road, and Turkey Creek Road. Included in the various plans are intersection realignments, traffic signals, stop controlled intersections, single roundabouts, and double roundabouts. Total estimated costs \$1,435,000. The City will fund their portion through SPLOST.

STATUS – UNDERWAY

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### THE HOWARD WARNER FACILITY

This project consist of the renovation of the 1935 African American High School and the construction of a gymnasium located on Savannah Street. The facility will be utilized by the Boys & Girls Club and the YMCA. The Boys & Girls Club will focus on children between the ages 7 to 18 years of age and the YMCA will focus on infants to 6 years of age. Part of the programs, not all inclusive, will include early childhood learning, afterschool homework/ study programs, a craft room for blooming artist, and a game room for just clean fun! Current budget: \$3,617,500

STATUS – UNDERWAY

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### NEWNAN CENTRE SECOND ENTRANCE

This project consist of the construction of a roundabout on Lower Fayetteville road that will serve as a second entrance to the Newnan Centre. The Newnan Centre shares grounds with the Coweta County Cultural Arts facility. When they have a big event it is difficult to exit the location with the one access. If both facilities have events at the same time, this doubles the issue. Also, the roundabout will most likely slow traffic down a bit. Current Budget: \$1,500,000

STATUS – UNDER CONSTRUCTION

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### JEFFERSON/JACKSON STREETScape

This project consist of the reconstruction of wider sidewalks, driveway aprons and some brick pavers for aesthetics. Also, new decorative lighting is included in the project. When finished the will greatly enhance this corridor into to downtown Newnan. Part of the funding is through a Federal Transportation Enhancement (TE) Grant of \$360,547 and the Georgia Department of Transportation (GDOT) being the administrator for the TE. The City will cover the additional funding through SPLOST 2007 and SPLOST 2013. Current Budget: \$1,361,782

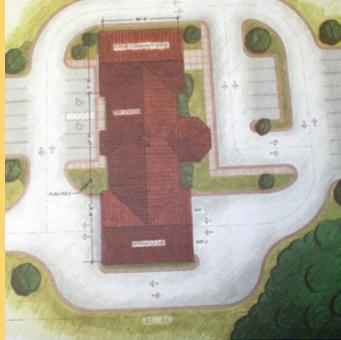
STATUS – UNDER CONSTRUCTION

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# CITY PROJECTS

## FIRE STATION #4

This project consist of a Fire Station being constructed off of Millard Farmer Industrial Blvd. This location will help the City blanket the west side of Newnan and will add nine firefighters to the City's Fire Department. The Newnan Fire Department recently obtained an Insurance Service Office (ISO) Rating of 3 and with this new facility it is likely to help the City achieve and even better rating with the ISO. This project is scheduled to be complete, fully staffed and operational by early 2017. Current Budget: \$1,850,000



STATUS – UNDERWAY

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## I-85 INTERCHANGE AND EXIT ENHANCEMENT PROJECT

The goal of this project is to enhance the overall aesthetics of the I-85 Interchange. The project will most likely contain several phases implemented over a number of years. The first phase will be focused on Bullsboro Drive adjacent to the actual I-85 overpass. A source of this funding will come from a Georgia Department of Transportation (GDOT) Gateway Grant. GDOT recently awarded the City \$50,000 to help fund some of the planned work. The City will fund the additional monies from the General Fund. Current Budget: \$85,000

STATUS – UNDERWAY

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## MCINTOSH PARKWAY

This project is the design and construction of a parkway that will eventually connect Newnan Crossing Bypass with Greison Trail. It will include an eight foot multi-purpose path instead of the bike

lanes originally proposed. This will alleviate much of the traffic that is now on Lower Fayetteville Road. Grant funds have been awarded through the State Road Tollway Authority (SRTA). The funding source will be the grant mentioned, SPLOST 2007, SPLOST 2013 and Impact Fees. Current Budget: \$6,993,000

STATUS – UNDERWAY

---

## VARIOUS PARKS RESTROOM FACILITIES

This project consist of restroom facilities being constructed in 1st Avenue Park, Greenville Street Park, Ray Park, and the renovation of the restroom at Lynch Park. These facilities have been recently finished and are open to the public during specific hours. The City has obtained employees to monitor, open, close and clean these facilities as well as do some park monitoring. The funding source for this project is SPLOST 2007 and SPLOST 2013 with a budget of \$180,000.



STATUS – UNDER CONSTRUCTION

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## PUBLIC SAFETY COMPLEX

The construction on the City's new Public Safety Complex commenced in September of 2013. The 36,000 square foot Complex is located on the former Hannah Homes site. The facility will house the City's police and municipal court operations.



# CITY PROJECTS

The City's growth over the past several years generated a needed growth in the area of public safety. The current location of the department and municipal court (Wadsworth Building) cannot currently house the entire force. The Police Department is spread out in several other locations in the City. This project will allow the City to bring the police force back under one roof that will facilitate in a much more efficient operation. As a separate project but also affiliated; a road going through the property connecting Augusta Drive and Jefferson St. that was named after Reverend Joseph E. Hannah. Anticipated completion will be January 2015 with a budget of \$8,500,000 for the Complex. Majority of the funding through SPLOST 2013 and some from Impact Fees.

**STATUS – NEAR COMPLETION**

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## **NEWNAN HOSPITAL**

This project consists of the renovation of the Newnan Hospital on Jackson Street in downtown. The project has been on the table and in the works for a couple of years now and is finally realized. The building is being transformed into a campus for the University of West Georgia with a focus on their nursing program while maintaining as much of the historical aesthetics as possible. Although a team effort, the City is managing this project until completed and then it will be turned over to the University System of Georgia Board of Regents through a purchasing agreement already in place. Anticipated completion to start holding classes is summer 2015. The budget for this project is \$15,000,000. Funding is from multiple sources including Newnan Hospital Inc., City of Newnan, Coweta County, and the University of West Georgia.



**STATUS – NEAR COMPLETION**

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## **RAY PARK**

This project is the rehabilitation of an existing park located on Spring Street. The existing park only had a dilapidated tennis court. Now this beautiful park has various playground equipment, a pergola, 3 covered pavilions for picnicking, 5' sidewalks surrounding the park, and a lovely esthetic bridge crossing the stream that flows through the park. The funding source is SPLOST 2007. Budget: \$600,000

**STATUS – COMPLETE**

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## **PUBLIC WORKS YARD PHASE II**

This project includes mostly site work consisting of driveways, parking areas, prep pad for a manufactured storage building, and storm water management. The funding source is SPLOST 2007. Budget \$550,000

**STATUS – COMPLETE**

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## **PUBLIC WORKS STORAGE FACILITY**

This project consist of the construction of a storage facility located at the Public Works Yard on Boone drive. The funding source is SPLOST 2002. Budget \$350,000

**STATUS – COMPLETE**

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## **PUBLIC SAFETY CONNECTOR ROAD**

This project consist of the construction a connector road through the middle of the property formally known as the Old Hannah Homes Site. The road will connect Augusta Drive to Jefferson Street and it is in conjunction with the new Public Safety Complex. The funding source is SPLOST 2007 and SPLOST 2013. Budget: \$1,112,000

**STATUS – COMPLETE**

---

## 2014 BUSINESS DEVELOPMENT



### **MORE THAN 1,700 BUSINESSES CURRENTLY ENJOY THE NEWNAN ADVANTAGE!**

Recently, the City of Newnan has catapulted into the national spotlight by the location of three state-of-the-art healthcare facilities: Cancer Treatment Centers of America's southeastern hospital; Piedmont Healthcare's Newnan hospital and Health South's comprehensive inpatient rehabilitation hospital, resulting in

1,700 net new jobs and \$360M in private investment. In addition, the City of Newnan, through a \$16.5M partnership with the University System of Georgia, The University of West Georgia and Newnan Hospital, Inc. is completing the redevelopment of the old Newnan Hospital in the historic downtown for use as a local campus for the University of West Georgia. The City of Newnan continues to serve as the host for numerous television and movie productions and remains

diligent in its efforts to retain and recruit industrial and corporate investments, principally targeting Life Science, IT and Corporate Headquarters projects.

The City of Newnan is the ideal location for companies on the forefront of the modern economy. From large to small, from entrepreneur to established global corporation, enterprises of every shape and size are discovering the City of Newnan.

### **IN 2014, MANY BUSINESSES JOINED NEWNAN INCLUDING:**

#### **MARRIOTT TOWNE PLACE SUITES**

\$10,000,000 Total Project Cost  
35 Net New Jobs

#### **GANDER MOUNTAIN**

52,000SF New Construction  
\$3,800,000 Construction Cost

#### **WENDY'S**

\$450,000 Total Project Cost  
Location along Newnan Crossing Bypass

#### **HEALTH SOUTH REHABILITATION HOSPITAL**

\$25,000,000 Total Project Cost  
120 Net New Jobs

#### **ASHLEY PARK SHOPS**

12,000SF New Construction  
1 Restaurant, 1 Retailer, 1 Urgent Care Center  
\$782,000 Total Project Cost

#### **NIAGARA BOTTLING**

450,000SF New Construction  
\$79,000,000 Total Project Cost  
70 Net New Jobs

#### **AVALON HEALTH AND REHABILITATION**

\$4,500,000 Total Project Cost

#### **DOLLAR GENERAL**

\$600,000 Total Project Cost  
10 Net New Jobs

#### **NEWNAN FESTIVAL**

\$1,120,000 Total Project Cost  
3 Restaurants, 2 Retailers  
30+ Net New Jobs

#### **ASHLEY PARK**

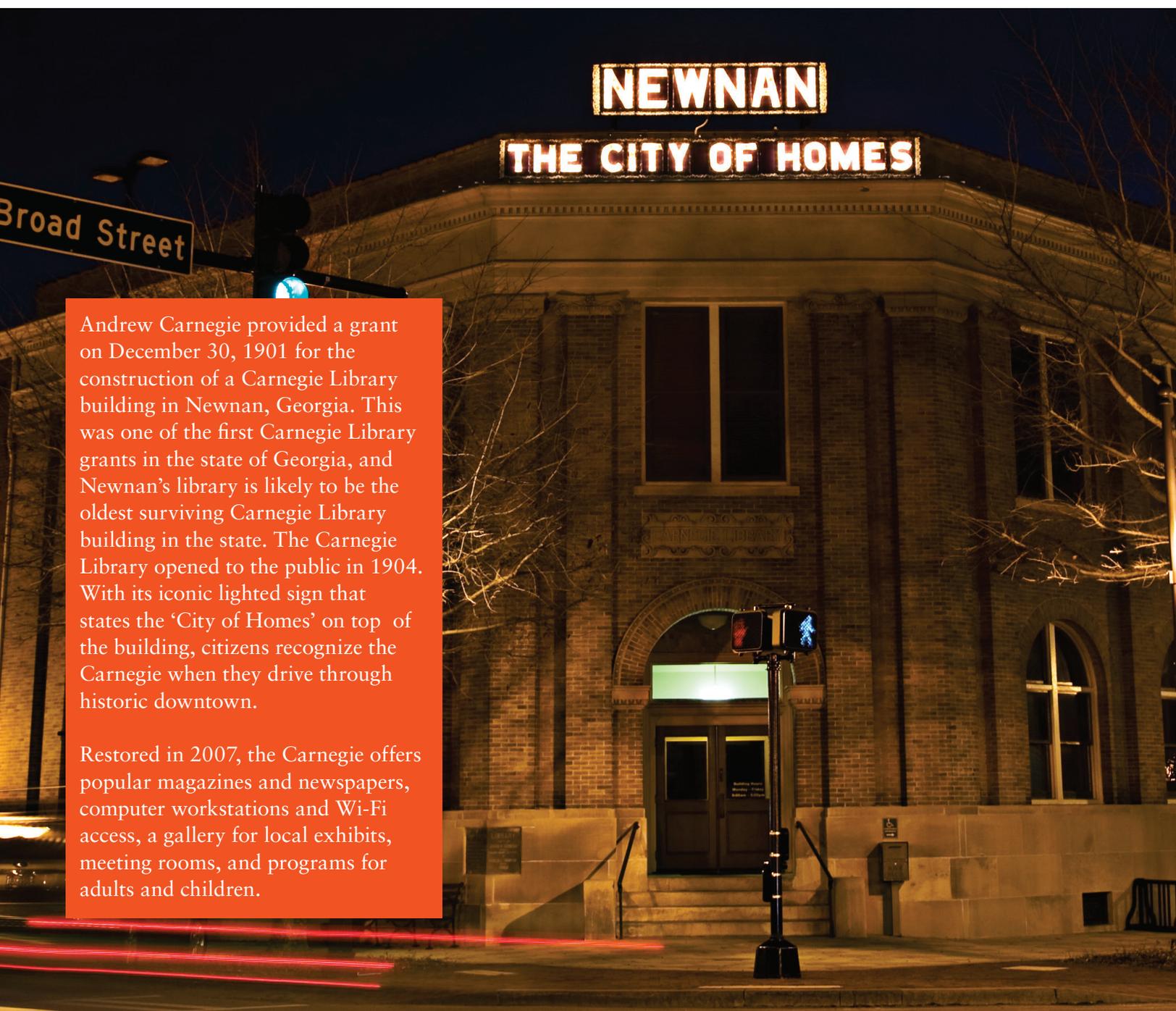
Tenant Placement  
Kinnucan's, Ann Taylor Loft, Popped, Lane Bryant  
40+ Net New Jobs

## CARNEGIE LIBRARY

In 2014, the Newnan Carnegie Library had 34,899 visitors, presented 433 programs, and loaned 11,289 books!

### PROGRAMS PRESENTED DURING 2014:

- Exercise is Medicine
- Gentle Yoga
- Gentle Tai Chi/Qigong
- Crochet
- Knitting
- Local History
- World War II
- Armchair Travelers
- Literary Circle
- Preschool Story Time
- A Writer's Exchange
- CAREing Paws



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.

## PUBLIC SAFETY

In 2014, the Newnan Fire Department added two more fire vehicles to their fleet which included one Class Triple A pumper capable of pumping 1250 gallons per minute. The pumper carries all the necessary equipment for all service calls such as EMS and auto extrication. A Ford F-550 light rescue truck was also added. This vehicle is capable of doing medical calls, rope rescues, confined space rescues, and a multitude of other tasks. These projects were completed with input from the firefighters' team and funded with 2007 SPLOST fund and Impact Fees. This extra equipment increases the department's capability to serve the community.

**ENGINE 6# - CLASS TRIPLE A PUMPER** is on a Freightliner chassis.

- Capable of pumping 1,250 gallons of water per minute
- Carries 1,000 gallons of water on board
- Can carry 4 fully equipped firefighters
- Is a comprehensive rescue system that includes medical bags and an O<sub>2</sub> kit
- Includes a holmatro rescue package that has the jaws of life on the truck
- Is equipped with state of the art GPS/communication system showing real time information directly to the driver of the truck

**RESCUE 1#** is a Ford F-550 chassis with a rescue body made to answer medical/rescue calls.

- Carries two firefighters onboard
- Carries a full rescue package of equipment which includes 1,000 pound wench, generator, halmatro jaws of life, technical rope rescue, stoke basket, full med kit, defibrillator, high angle rope tripod, light package
- Lighter and smaller than our full size fire trucks which saves on fuel costs and wear and tear on the larger vehicles

Rescue 1# responds to over 50% of the city's medical calls!



## PUBLIC SAFETY



**IN SEPTEMBER OF 2014,** the Newnan Police Department started a Gang Task Force, used in targeted gang areas. This unit resulted in 42 arrests for various offenses and 199 citations issued from September 11, 2014 until October 31, 2014. The Gang Task Force also served four search warrants, recovered one stolen vehicle which was occupied, and removed seven firearms from the streets. This unit was made up of eight members of the Newnan Police

Department which included officers from Patrol, CID, Drug and Vice, Bike, and Traffic.

In 2014 the Police Department continued to utilize Federal training programs for advance training on drug interdictions and management. This training enables our officers to utilize federal laws in seeking out drug offenders and in prosecutions and advanced methods of management styles.

# NEWMAN BY THE NUMBERS

The City of Newnan maintained a healthy fund balance and at the end of 2014 it is evident the City has aggressively controlled spending, while allowing for a number of major projects to be completed.

## GENERAL FUND BALANCE SHEET 2014

### ASSETS

Cash & Cash Equivalents	\$16,933,601
Investments	2,639,310
Taxes Receivable	301,512
Other Receivables	4,279,981
Interfund Loan	-
Inventories	27,727
<b>Total Assets</b>	<b>\$24,182,132</b>

### LIABILITIES AND FUND BALANCE

Accounts Payable	\$329,037
Accrued Expenditures	391,871
Payroll Withholdings/Taxes	57,407
Deferred Revenues	252,380
<b>Total Liabilities</b>	<b>\$1,030,696</b>

### FUND BALANCE

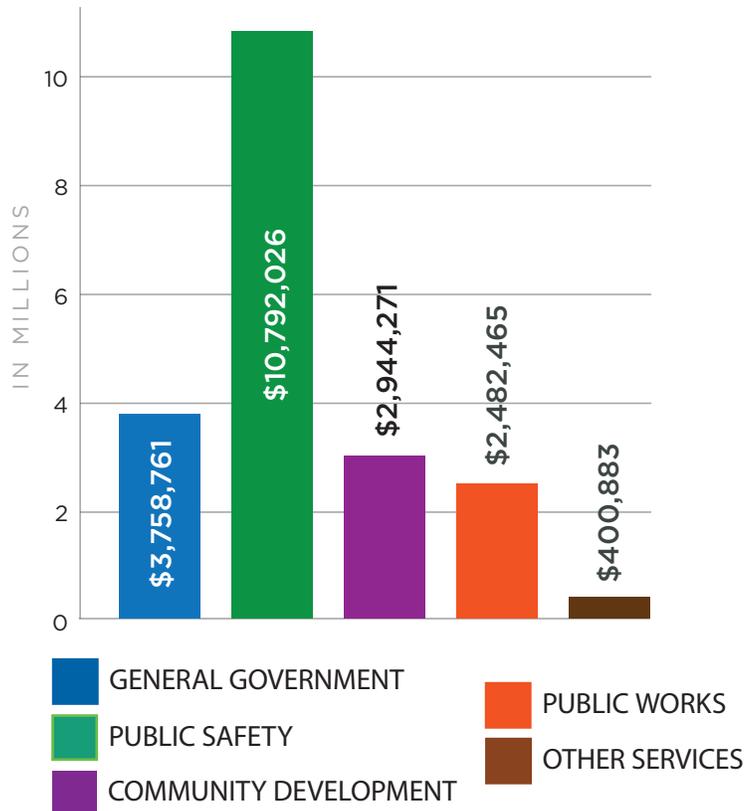
Nonspendable	\$27,727
Restricted	33,670
Assigned	395,476
Committed	2,500,000
Unassigned	20,194,563
<b>Total Fund Balance</b>	<b>\$23,151,436</b>

<b>Total Liabilities and Fund Balance</b>	<b>\$24,182,132</b>
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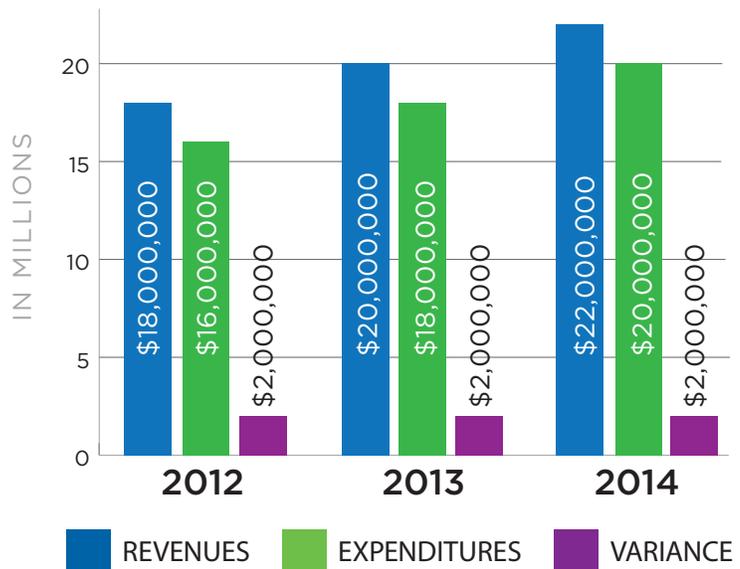
Please note: The financial information included on these pages is unaudited.

## 2014 ACTUAL EXPENDITURES

Total Actual Expenditures – \$17,669,449.00

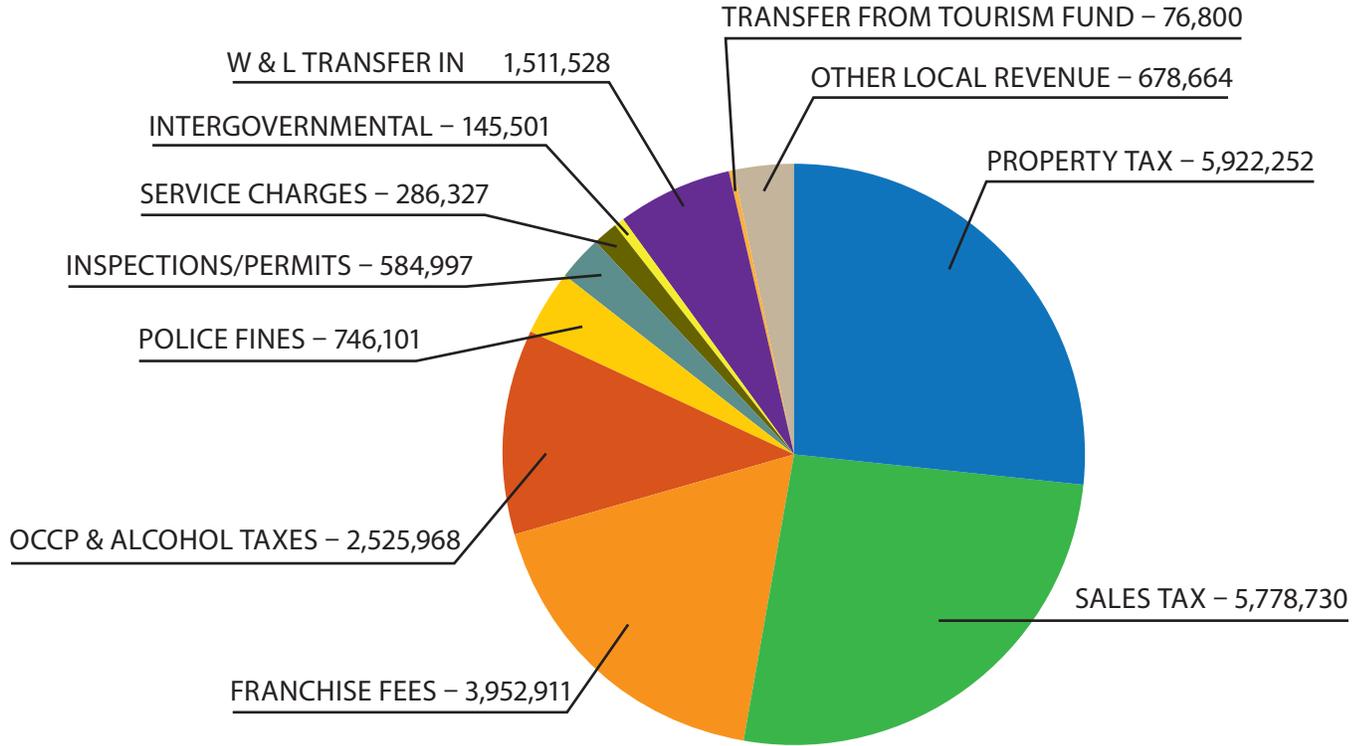


## REVENUES VS. EXPENDITURES



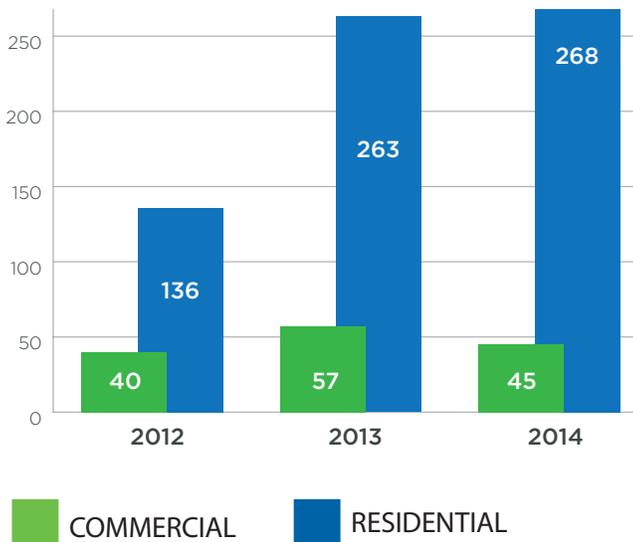
# NEWMAN BY THE NUMBERS

## REVENUE SOURCES

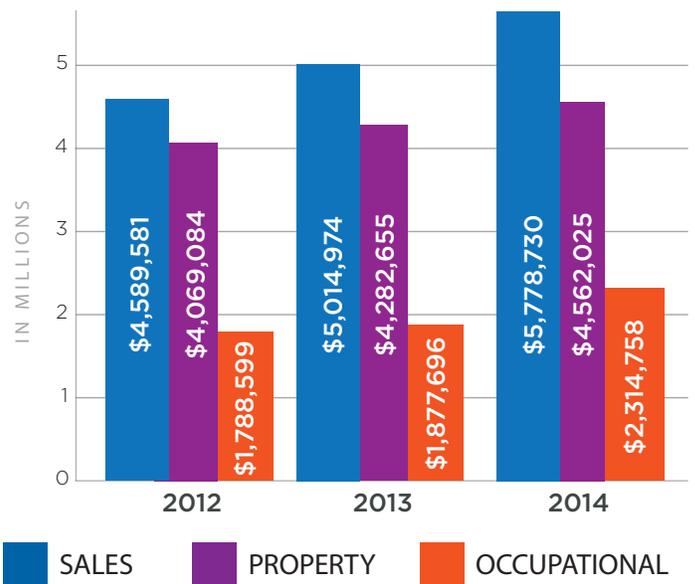


## BUILDING PERMITS ISSUED

A comparison of the types of building permits issued over the past 3 years shows a trend in building which can be an indicator of the overall economy of the area.



## SALES, PROPERTY, AND OCCUPATIONAL TAXES



## VIBRANT DOWNTOWN LIFE

EACH YEAR THE RESIDENTS OF NEWMAN GATHER IN AND AROUND OUR PARKS, DOWNTOWN SIDEWALKS, HISTORIC BUILDINGS, AND EVEN RIGHT OUT IN THE STREETS TO ENJOY A WIDE VARIETY OF FESTIVALS, PARADES, FOOD, AND FUN!



### ANNUAL DOWNTOWN EVENTS:

Screen on the Green  
Market Day  
Pickin' On The Square  
Taste of Newnan  
Art Walk  
Summer Wined- Up  
Fourth of July Parade  
Labor Day Sidewalk Sale  
Sunrise on the Square 5k Road Race  
Oktoberfest  
Munchkin Masquerade  
Holiday Open House  
Christmas Parade  
Plaid Friday  
Santa on the Square  
Small Business Saturday



## A CALENDAR FULL OF FUN



### **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.



### **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**

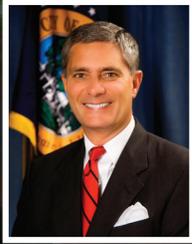
is presented annually at the auditorium bearing Charles Wadsworth’s name. For over 20 years, Charles Wadsworth returned to his home town and delighted audiences by bringing young, talented musicians who performed a lively program.

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.



# CITY OF NEWNAN GOVERNMENT

## NEWNAN CITY COUNCIL 2014 - 2015



Keith Brady  
Mayor



Clayton W. Hicks  
District 001 Post A



Dustin Koritko  
District 001 Post B



Rhodes Shell  
District 002 Post A



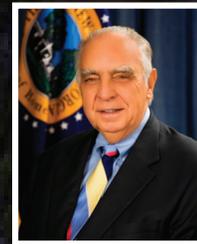
Ray DuBose  
District 002 Post B



George M. Alexander  
District 003 Post A



Cynthia E. Jenkins  
Mayor Pro Tem  
District 003 Post B



Bob Coggin  
At Large

**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 seven 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.



## 4 FAST FACTS

### IN 2014, THE CITY OF NEWNAN...

- Hosted 55,260 people downtown Newnan events
- Hung over 30,000 holiday lights
- Planted over 5,000 flowers and decorative beds
- Recycled 1080.36 tons of residential commingled materials in 2014



HOME FOR THE HOLIDAYS  
MAIN STREET NEWNAN



**Newnan**  
GEORGIA • 1828 • CITY OF HOMES

25 LaGrange Street  
Newnan, Georgia 30263  
[www.cityofnewnan.org](http://www.cityofnewnan.org)

