

# CITY OF NEWNAN ANNUAL REPORT

2022



**NEWNAN**  
GEORGIA • CITY OF HOMES



**NEWNAN**  
GEORGIA • CITY OF HOMES

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# Newnan City Council



Keith Brady  
Mayor



Dustin Koritko  
Mayor Pro Tem



Paul Guillaume  
District 001 Post B



Rhodes Shell  
District 002 Post A



Ray DuBose  
District 002 Post B



George Alexander  
District 003 Post A



Cynthia Jenkins  
District 003 Post B

## From the Mayor:

On behalf of the City Council, I am pleased to present to you the 2022 Annual Report. We hope you will find this report helpful as it highlights the important work of the City of Newnan. In Newnan we are very privileged to have many individuals who volunteer their time and efforts while serving on our various boards and commissions. We are also fortunate to have many dedicated men and women who are instrumental in making Newnan the great place we call "The City of Homes." As always, I welcome your input and any questions or comments.

Sincerely,

Mayor Keith Brady

# Newnan City Manager

## From the City Manager:

I want to start by expressing my appreciation to our dedicated and talented team of elected officials, city employees, and volunteers. We have accomplished much this year, thanks to this remarkable group of people who have dedicated their time and resources to serving our citizens, business owners, and visitors. It is an honor to lead in the City of Newnan and to be part of this community. 2022 saw many accomplishments within our organization. While I have highlighted a few below, they represent only a small portion of the endless planning and hard work that go into making Newnan a wonderful place to live, work, and play:



Cleatus Phillips  
City Manager



Hasco Craver  
Asst. City Manager

- Police Department participated in over 90 community outreach programs, including Career Days, Christmas with a Cop, Popsicle Patrol, and Coffee with a Cop.
- Planning and Zoning earned the prestigious Outstanding Involvement Award and the Community Achievement Award from the Georgia Planning Association.
- Public Works collaborated with the Sanitation Department to implement a new sanitation program.
- Main Street, Keep Newnan Beautiful, Leisure Services, and the Carnegie Library provided numerous events and programs which greatly enhanced our community.
- Fire Department received an Insurance Services Office (ISO) rating of 2, showing their commitment to the safety of our community. Only 7% of national fire departments have obtained a rating this excellent.
- Finance Department for the 33rd consecutive year was awarded the Distinguished Budget Award from the Government Finance Officers Association.
- ARPA Program successfully implemented community projects totaling \$15,136,600 and received 30 project awards.
- Communications launched a new, user friendly website and City calendar and created a weekly newsletter detailing our many City meetings and events.

It is my hope that this report will provide valuable insight about the many, varied city operations and the services we provide. Please reach out to us if you have any questions or comments. We value and welcome your input. Thank you for your support.

*Cleatus Phillips*  
City Manager

# Boards & Commissions

**Board of Zoning Appeals:** Hears variance and special exception requests related to the Zoning Ordinance. The Board also decides administrative appeals where it is alleged that there is an error or misinterpretation in any decision or determination made by staff in the administration or enforcement of the Zoning Ordinance.

**Christmas Commission:** Directs and implements the creation and practice of the annual downtown Christmas Parade.

**Coweta County Board of Health:** Coweta Board of Health was created by House Bill 1068 in 1984. This is a Coweta County board and the City of Newnan as the largest municipality in the County is required by law to make this appointment to the board.

**Downtown Development Authority:** The Downtown Development Authority (DDA) was created to serve as a liaison between various sponsors both public and private and the Main Street Program.

**Ethics Commission:** Individuals consent to serve as members of the Board of Ethics and will be available for a period of two years to be called upon to serve in the event a board of ethics is appointed. The Mayor and Council at the first public meeting after such determination, shall draw names randomly from the listing of qualified citizens until the specified five members of the Board of Ethics have been appointed. The Commission has never been called to meet.

**Farmer Street Cemetery Commission:** The Farmer Street Cemetery Commission provides guidance and recommendations to the Newnan City Council as it relates to the protection, promotion, maintenance, and improvement of the Farmer Street Cemetery.

**Housing Authority:** Provides safe, clean and modern housing assistance while promoting self-sufficiency. HAN provides housing through the Public Housing and Housing Choice Voucher programs. In addition to providing housing in the City of Newnan, HAN manages housing in the cities of Senoia, Palmetto, and Union City.

**Keep Newnan Beautiful:** Keep Newnan Beautiful (KNB) is an affiliate of Keep America Beautiful and a local affiliate of Keep Georgia Beautiful. KNB is a non-profit organization that is working to inspire and educate individuals and our community toward greater environmental stewardship.

**Newnan Convention Center Authority:** The Newnan Convention Center Authority created by the State Legislature and appointed by City Council is tasked with the construction and successful operation of the Newnan Centre, an events center. The seven members of the Authority serve staggered three-year terms.

**Newnan Cultural Arts Commission:** This committee responds to the direction of the Mayor of Newnan and the City Council, to plan and coordinate cultural events that occur in the local community.

**Newnan Development Authority:** The Development Authority of the City of Newnan is an independent, single-jurisdiction authority created in 1997, under the General Statute (O.C.G.A. 36-62-1), for the purpose of developing and promoting the public good and general welfare, trade, commerce, industry, and employment opportunities in the City, thereby promoting the general welfare of the citizenry.

**Newnan Urban Redevelopment Authority:** The Newnan Urban Redevelopment Agency (NURA) promotes programs and activities within the city's designated Urban Redevelopment Authority area.

**Newnan Youth Activities Commission:** Responsible for establishing and monitoring the "Newnan Youth Council," which shall serve as a forum to assist the Commission in determining the needs and concerns of the youth of Newnan; to expose and educate Newnan's youth to the operations of their local government, and to assist Newnan's youth in dealing with issues affecting the youth.

**Newnan Youth Council:** Provide a means for the high school youth of Newnan and Coweta County to learn about government, participate in the process, and represent and articulate the needs of the community's youth.

**Parks Commission:** Responsible to study, develop plans, and establish goals for the establishment, development, care, maintenance, and placement of improvements and structures in all of the City's public parks and presenting such plans, as a recommendation, to the Mayor and City Council.

**Planning Commission:** Recommends to the City Council approval or denial of text amendments to the Zoning Ordinance as well as rezoning and annexation requests. Reviews subdivision plans, certificates of appropriateness, and variances/special exceptions in the PD districts.

**Retirement Board (City Employees Only):** Recommends to Council retirement and pension plan changes and implementations for the benefit of City of Newnan employees.

**Tree Commission:** Responsible for studying, developing plans, and establishing goals for the care, preservation, pruning, planting, replanting, removal, and disposition of trees and shrubs in all public open spaces, and to present such plans, as a recommendation, to the Mayor and City Council.

**Water, Sewage, and Light Commission:** The purpose of this commission is to have complete control management of the water, sewerage, and light works of the City and to manage and control them for the best interest of the City and the citizens thereof.



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# ARPA

## ARPA Projects Included:

Total Obligations:  
\$15,136,600.17  
Total Expenditures:  
\$9,740,824.31  
Total Number of Projects:  
30  
Total Number of Subawards:  
16  
Total Number of Expenditures:  
37

- Coweta Community Foundation
- Clearing and Hauling of Downed Vegetative Debris
- NURA Affordable Housing
- HAN Affordable Housing
- Habitat for Humanity Affordable Housing
- Hope Global Initiative
- Able to Serve
- Coweta County Boys and Girls Clubs
- Coweta STEM Institute
- RM Kitchens Automotive
- All Kids Bike Program
- Keith Ross Insurance
- Newnan Times-Herald
- The Newnan-Centre
- The Housing Authority of the City of Newnan, Willie Pritchett Park
- NRG Fitness Center LLC
- Let Them Eat Toffee
- Polish Me Pretty
- Lillian Gardens
- The Cellar



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# Building Department

## Permitting Mixed for 2022:

Single Family Residences

2021–205 Permits

2022–70 Permits

Commercial Valuation

2021–110 Million

2022–33.3 Million



## Georgia Association of Building Inspectors Inaugural Year

4 Code Classes at Newnan Centre

138 Total Attendees

5 Instructors

2,208 CEU's Gained

- Commercial valuation indicative of inspections and plan reviews being performed: \$33.3 million across 70 permits, compared to \$110 million across 205 permits in 2021.
- Notable storm damage and school permits issued with waived fees.
- 5 sub-standard structures were demolished on Murray Street and 1 house on E. Washington for proposed new housing construction by the Newnan Urban Redevelopment Agency.

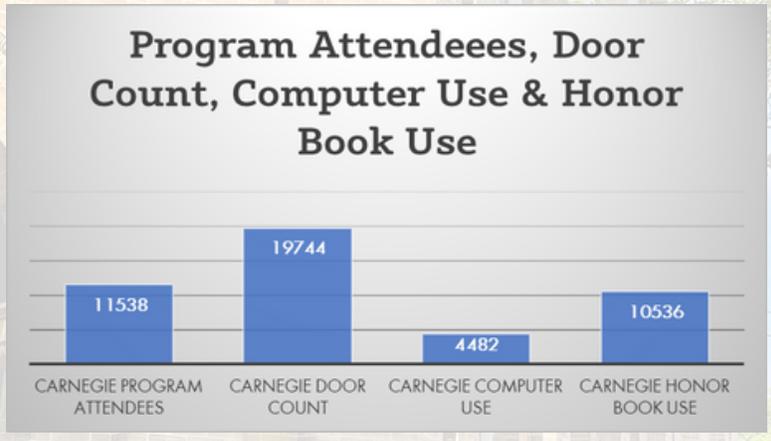


# Carnegie Library

One of the historically significant structures in downtown Newnan is the Carnegie Library. Built in 1904, the Carnegie offers many programs and services including our unique honor book checkout system, public computers & Wi-Fi, magazines & newspapers, children, adult & teen programs, and meeting room rentals.



In 2022 the Carnegie served over 19,000 patrons and circulated over 10,000 honor books. We provided 383 free programs to our community including exercise, self-defense, cooking, crafting, author visits, storytime, technology and so much more!



We partnered with many community organizations throughout 2022 including Hometown Novel Writers Association, Newnan ArtRez, University of West Georgia, AARP, Kiwanis of Coweta County, Explore Newnan-Coweta, Sworney & Associates, Coweta Master Gardeners, Warrior Defense and so many more!

# Engineering Department



- Jackson St. streetscape project, from Clark St. to Newnan Crossing Bypass, concept development
- Sidewalk project, Sprayberry Rd., from Jackson St. to Casey Rd., design and plans development
- Signal upgrades, Martin Luther King Jr Dr./ Mary Ann St./ Dodson St., design and plans development, including R/ W acquisition
- Emergency signal, Newnan Crossing Bypass at Fire Station, design and plans development
- Two Way Street Conversion, Clark St at Jackson St. and Jefferson St., includes new wayfarer signage and signal upgrades, design and plans development
- Full Depth Reclamation; Hospital Rd., from Temple Ave. to Christian Dr.; Fourth St., from First Ave. to Boone Dr.; and Spring St., from near College St. to Boone Dr., construction
- Mill, deep patch, and overlay of 8 streets, 1.56 centerline miles, including Alpine Dr., Woodlake Dr., Mosswood Tr., Mosswood Ln., Mosswood Dr., Ginger Gold Dr., Hampshire Ln., and Williams Pride Way, construction
- Right turn lane improvements, Newnan Crossing Bypass at Bullsboro Dr., design and plans development
- Left turn lane improvements, Newnan Crossing Bypass at Lower Fayetteville Rd., design and plans development
- Signal improvements and turn lane modifications, Lower Fayetteville Rd. at Newnan Crossing Blvd E., construction
- Culvert replacements, Pinson St. and Savannah St., design and plans development
- Culvert replacements, E. Broad St. and Dixon St., design and plans development
- Lower Fayetteville Rd. improvements; secured Federal funding assistance from Atlanta Regional Commission (ARC) for Preliminary Engineering (PE) Phase
- Roundabout intersection improvements, Greison Tr./ Jefferson St./ Sprayberry Rd.; secured Federal funding assistance from Atlanta Regional Commission (ARC) for Preliminary Engineering (PE) Phase
- Roundabout intersection improvements, Newnan Crossing Blvd E/ Stillwood Dr., design and plans development
- Roundabout intersection improvements, Greenville St./ Corinth Rd.; assisted GDOT with R/W Maintenance Agreement and Lighting Agreement, to be let to construction, 2024
- Approval of Stormwater Management Program, Annual Report, for 2021, by the Georgia Environmental Protection Division
- Issuance of 14 permits for Land Disturbing Activities (LDP), totaling 15.92 acres

# Facilities Department



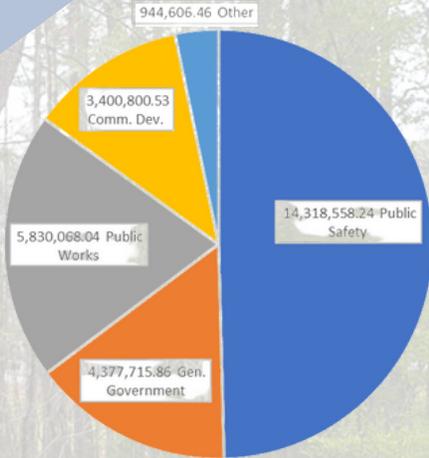
- 571 work orders in 2022.
- 449 Corrective Maintenance tickets.
- 122 Planned Maintenance tickets.
- Reached 50% of WO's from our Request Portal, which is up 8% over previous years
- Remodel of kitchen at Fire Station 3.
- Remodel of Station 2. This included the bay, restrooms, kitchen/dayroom, Captain quarters, gym, new flooring and new ceiling grid.
- Installed an ARPA-funded 100 gallon commercial HW heater.
- The Public Safety Complex received new counters for the Clerk's office.
- 6 HVAC units replaced with New Trane equipment at the Carnegie Library.
- The Wadsworth Auditorium:
  - New carpet.
  - New interior paint.
  - New metal exit doors on both sides of the stage.
  - The process was started for the HVAC/SWUD unit updates.

- Cemetery building painted, along with African American Alliance building, Howard Warner Community Center, and park restrooms.
- Added a 2-ton mini-split at the Hop and replaced a 15-ton Trane heat pump system at the daycare on Savannah St.
- Fencing added to CJ Smith Park and the HOP.
- Camera installation at CJ Smith Park.
- Replaced several pieces of the Pool Tower at the Lynch Park Pool.
- Completed our first full year operating our new splashpad at CJ Smith Park.
- Renovated/remodeled offices for the Sanitation Department.
- Began building and remodeling of the new offices of Facilities Maintenance and Public Works.

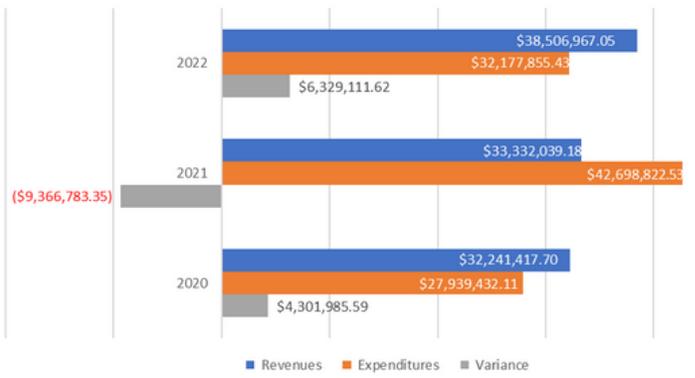


# Finance Department

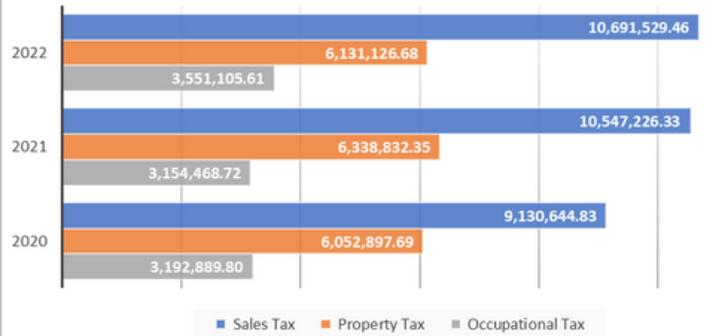
2022 Actual Expenses



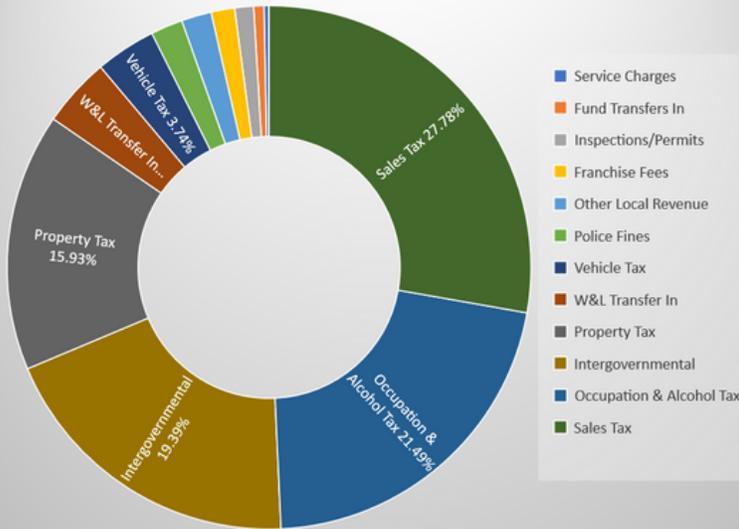
Revenues vs. Expenditures



Sales, Property, and Occupational Tax Revenue



2022 Revenue Sources



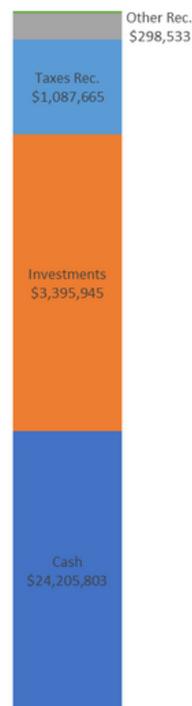
## PUBLIC NOTICE

### City of Newnan CURRENT 2022 TAX DIGEST AND 5-YEAR HISTORY OF LEVY

City	2019	2020	2021	2022*
Real and Personal	\$1,475,094,477	\$1,694,291,927	\$1,774,972,860	\$2,126,593,750
Motor Vehicles	11,991,020	9,516,854	7,842,770	7,109,780
Mobile Homes	0	0	0	0
Timber - 100%	0	0	0	0
Heavy Duty Equipment	0	0	0	0
Gross Digest	\$1,487,085,497	\$1,703,808,781	\$1,782,815,630	\$2,133,703,530
Less M & O Exemptions	0	0	0	0
Net M & O Digest	\$1,487,085,497	\$1,703,808,781	\$1,782,815,630	\$2,133,703,530
State of Georgia Forest Land Assistance Grant Value	\$0	\$0	\$0	\$0
Adjusted Net M & O Digest	\$1,487,085,497	\$1,703,808,781	\$1,782,815,630	\$2,133,703,530
Gross M & O Millage	8.905	8.304	8.695	7.638
Less Rollback	4.916	4.661	5.121	4.587
Net M & O Millage	3.989	3.643	3.574	3.051
<b>Net Taxes Levied</b>	<b>\$5,931,984</b>	<b>\$6,206,975</b>	<b>\$6,371,783</b>	<b>\$6,509,929</b>
Net Tax \$ Increase/(Decrease)	\$193,133	\$274,991	\$164,808	\$138,146
Net Tax % Increase/(Decrease)	3.37%	4.64%	2.66%	2.17%

\* Proposed Millage Rate. Actual Millage Rate will be determined by Council at the August 09.

### ASSETS



### LIABILITIES



Keep Newnan  
Beautiful

## Recycling Events:

- 46,377 pounds of paper
- 21,425 pounds of electronics
- 54 tons of tires
- 2,600 gallons of paint

## KNB Projects

- Volunteers refreshed the LINC garden.
- Daffodil Project at Pollinator Garden.
- 246 shrubs, flowers, and bulbs planted.
- 30 bags of trash gathered at the annual stream cleanup.
- 3,728 pounds of litter removed from local streets.
- Hosted students from Ruth Hill at the Outdoor Garden.
- Participated in Healthy Kids Day at the YMCA.
- Co-Hosted "Go Green on the Green" at Ashley Park with Anderson & Associates.
- Hosted a Rain Barrel Workshop with Newnan Utilities and Chattahoochee River Keepers.



# Leisure Services



546

Approximately 546 rental agreements occurred from the Wadsworth, Howard Warner Facility, Wesley Street Gym, and our City Parks.

6

6 film were presented at the Charles Wadsworth Auditorium with 250+ attendees per event.

60

60 participants enjoyed the laser tag event held at the Howard Warner Gym.

- Disney sing-a-long event at Greenville Street Park with Southern Belle Princess Parties.
- Howl-o-Ween Pet Parade and Costume Contest at C.J. Smith Park with Friends of the LINC.
- Christmas Carnival on the Square, coinciding with Main Street's Santa on the Square event.



# Main Street

554

- 554 total events.
- Approximately 80,803 attendees.
- These events created 285 hours of volunteer time for our community.

\$9.86 Million

- Main Street Newnan's activities generated \$9.86 million in private and public investment, which helped create 33 new jobs in our community.

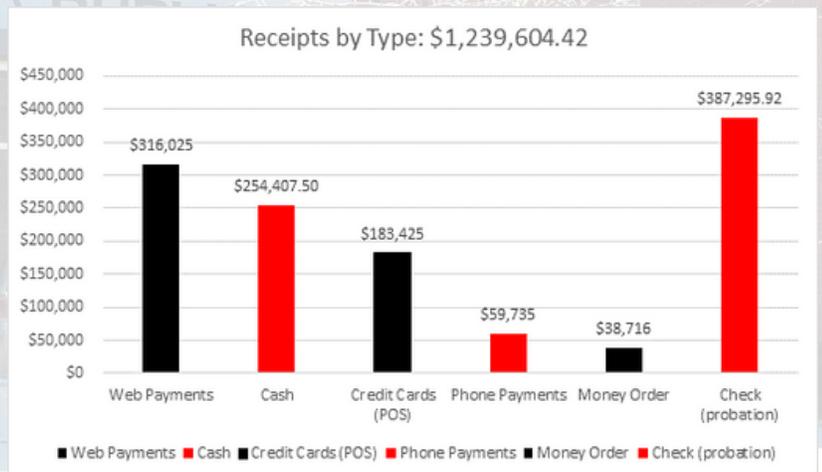
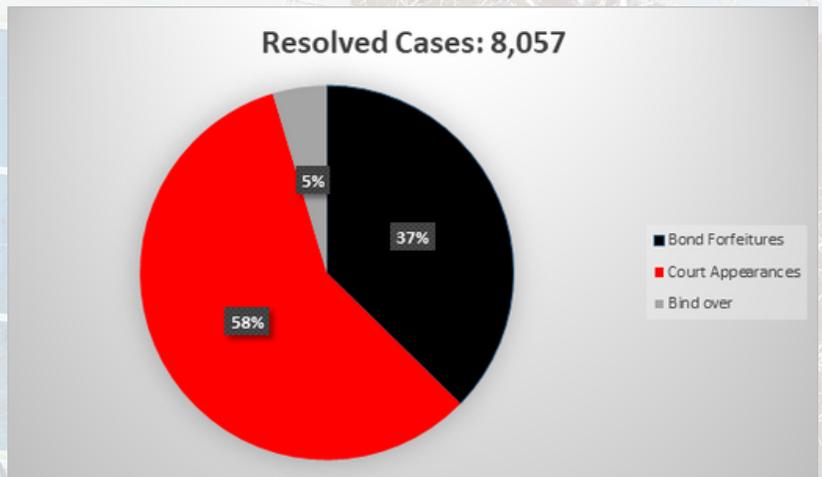
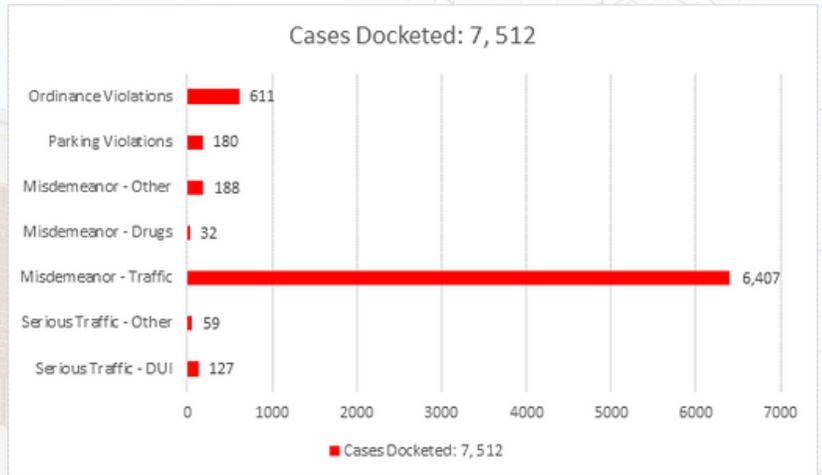
51

- 51 buildings in our historic downtown community were rehabilitated through the funding generated by Main Street.



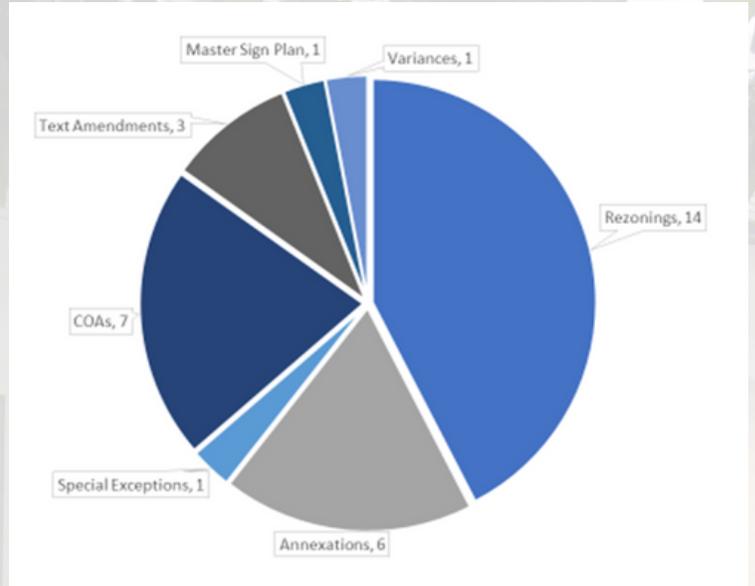
# Municipal Court

- Probation cases monitored: 1,171
- Pre-trial Diversion cases: 11
- Number of defendants granted Court Appointed Attorney assistance: 202
- In an effort to resolve outstanding collections, all FTA cases were reviewed by the clerk and prosecutor. 155 cases dating, back to 2004, were closed or dead docketed for want of prosecution.

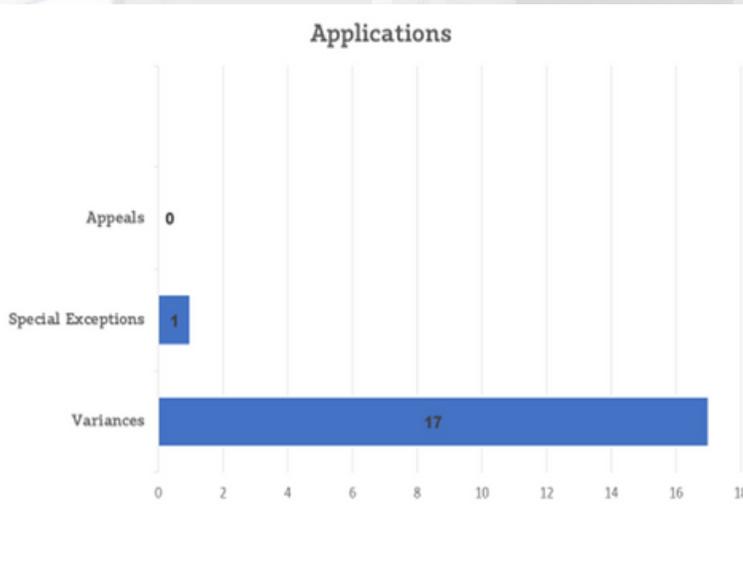


# Planning and Zoning

## Planning Commission Activities



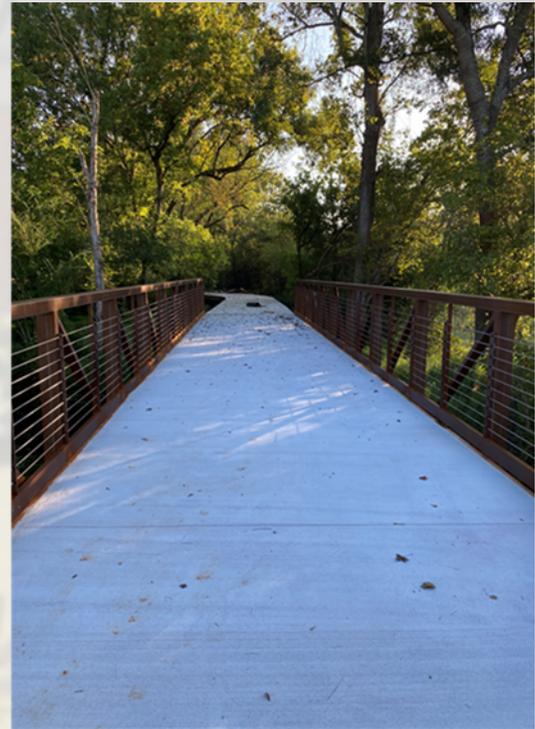
## Board of Zoning Appeals Activities



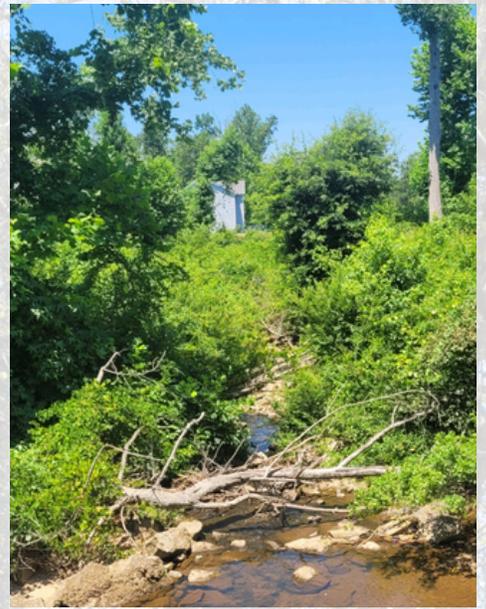
Award for Outstanding Public Involvement and the Community Achievement Award

# Projects

- Bullsboro/Clark/Jackson/Jefferson Intersection Project
- Local Maintenance Improvement Grant 2022/ 2023
- The LINC Section A-C
- Sprayberry Road Sidewalk Project
- Lower Fayetteville Road Widening (Scoping) Project
- Centennial Park/Trail Head
- Newnan Crossing Blvd. Roundabout at Stillwood Drive
- Wadsworth Parking Lot and Plaza Design
- Fire Training Facility
- Sprayberry Road and Greison Trail Roundabout
- Newnan Crossing Blvd Emergency Culvert Repair/Replacement
- Public Works Office Renovations
- 6 Bay Storage Shelter
- Facilities Maintenance Office Buildout
- Lynch Park Pool Drainage
- Full Depth Reclamation and Repaving of Several Streets Downtown
- Extending turning lane on Newnan Crossing Bypass at Bullsboro Dr. at Chick-fil-A, and partially closing the median break at Burger King
- Extending left turn lane on Newnan Crossing Bypass near Chevron Station at Lower Fayetteville Road
- Culverts being Repaired or Replaced
  - NCBLVD E at Pump Station
  - Savannah & Pinson
  - E. Broad & Pinson
  - Dixon Street Below Willow
  - Sprayberry Road & McBride St.
  - 38 The Boulevard at Avery Park
  - Fairhaven



# Public Works



## GARAGE

The garage completed 1,331 work orders in 2022.

## DOWNTOWN SANITATION

Our downtown sanitation department picked up 773.99 tons of garbage.

## BRUSH AND BULK

Our brush and bulk department picked up 4,909.33 tons. From January through April 381.49 tons of tornado debris was picked up

## STREET SWEEPER

Our street sweepers drove 9,686.2 miles picking up 998.84 tons of debris

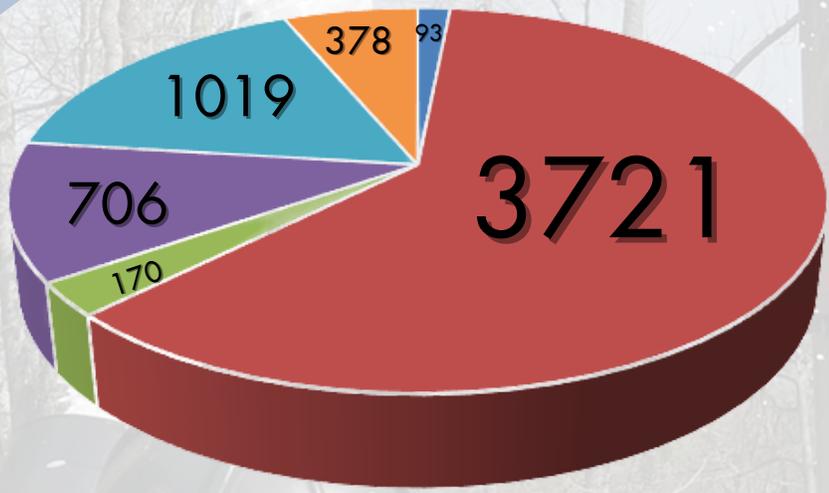
## LITTER

Our litter pick up crew disposed of 8,976 bags of litter and removed 1,261 tires out of the City right of ways.

## CREEK BANK CLEARING

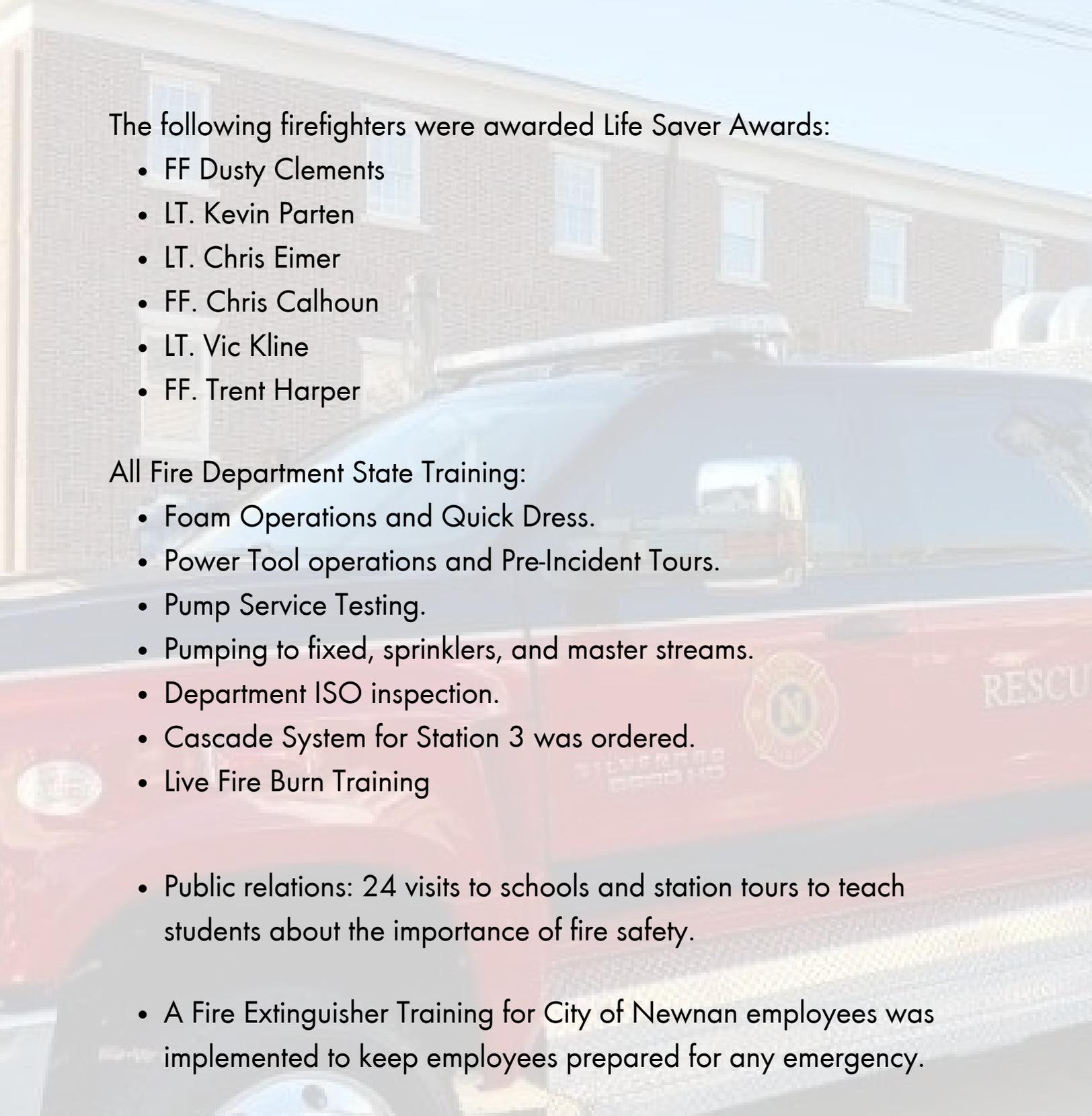
The City, in collaboration with Natural Resources Conservation Services (NRCS), cleared 4.58 miles of creek banks from tornado debris.

# Fire Department



- Fires
- Rescue/EMS
- Hazardous
- Service Call
- Cancelled
- False Alarm





The following firefighters were awarded Life Saver Awards:

- FF Dusty Clements
- LT. Kevin Parten
- LT. Chris Eimer
- FF. Chris Calhoun
- LT. Vic Kline
- FF. Trent Harper

All Fire Department State Training:

- Foam Operations and Quick Dress.
  - Power Tool operations and Pre-Incident Tours.
  - Pump Service Testing.
  - Pumping to fixed, sprinklers, and master streams.
  - Department ISO inspection.
  - Cascade System for Station 3 was ordered.
  - Live Fire Burn Training
- 
- Public relations: 24 visits to schools and station tours to teach students about the importance of fire safety.
  - A Fire Extinguisher Training for City of Newnan employees was implemented to keep employees prepared for any emergency.



# Police Department

"Safety, Community, Caring."



- Officers continued the Community Connection Program. Each officer is required to make daily contact with a community member and have a conversation. This is not only for Patrol Officers but the S.R.O. Unit, C.R.O. Unit, Traffic and Bike Unit, Animal Wardens, C.I.D. Unit, etc. On several occasions throughout 2022, the Drug and Vice Unit would go to local neighborhoods and spend hours talking with the residents, playing ball with the kids, and making community connections.

- In 2022 a Community Connections Group was designated with plans to begin implementation in 2023. The group will include Newnan Police Officers and Community Members. The goal is to discuss and educate on policy and procedures, teach about Newnan Police Department training, and allow citizens to have a voice in regard to needs in their neighborhoods and an overall opportunity to work directly with community members.



- Participated in over 90 community outreach opportunities. Events included Pastor Harris's community meetings and Kingdom Connection Thanksgiving Food box distribution, Career Days at local elementary schools, Q&A with Chief Blankenship at the Wadsworth, Special Olympic Games, Touch a Truck Event, Annual Delta Jet Drag to raise money for Cancer, and Coffee with a Cop.

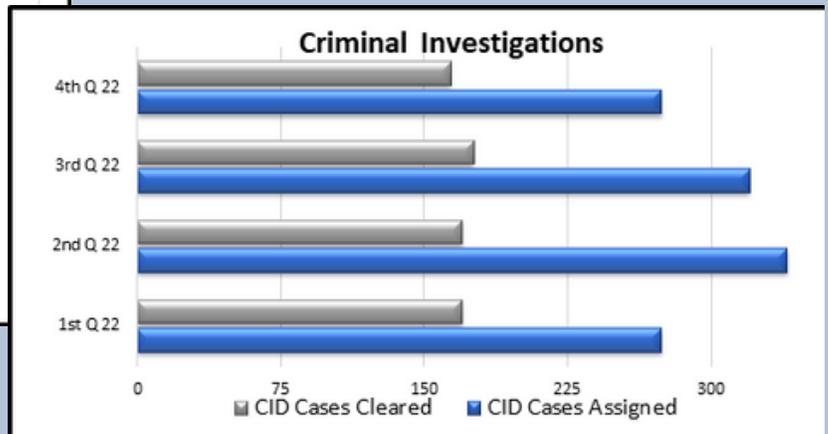
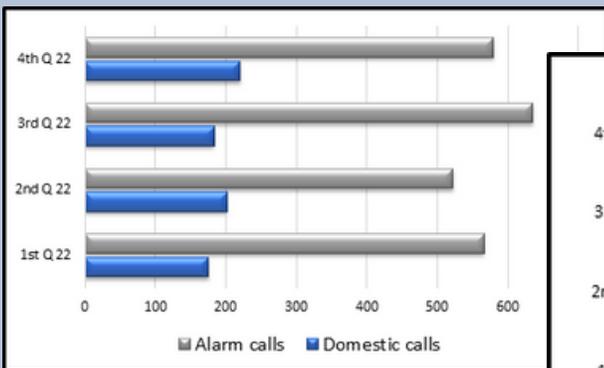
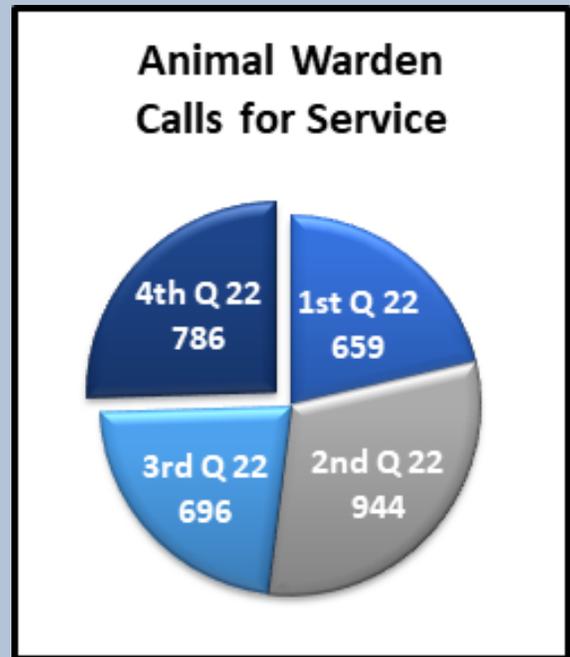
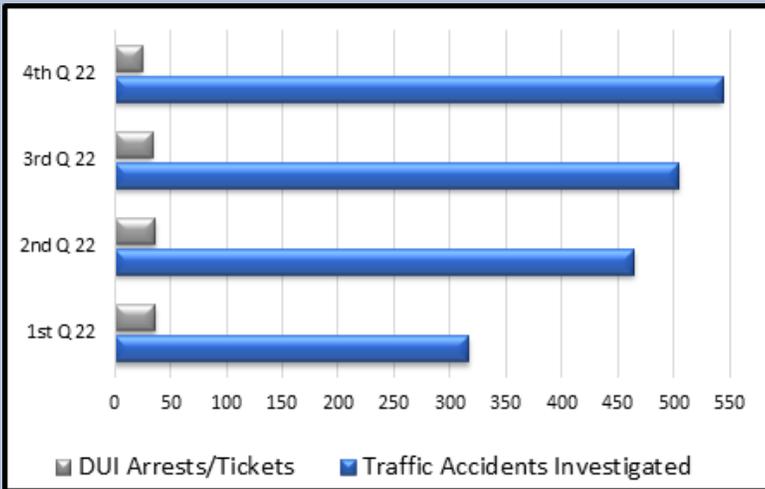
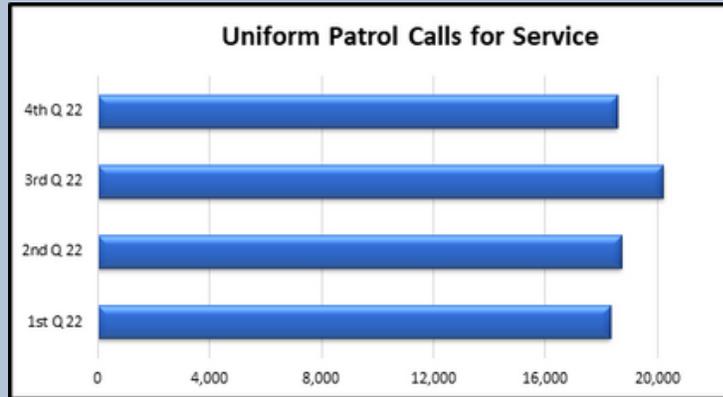
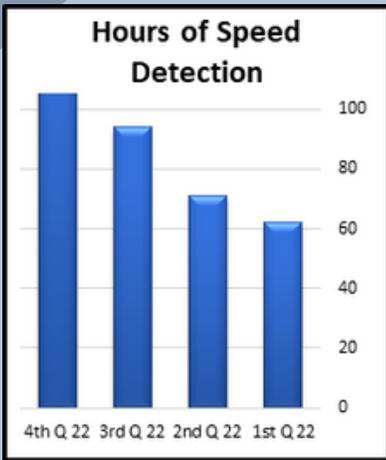
- 5th Annual Christmas with a Cop. 115 kids benefited from the program.
- The Drug and Vice Unit continued Operation Safe Streets with the goals of being more present in high-crime areas, increasing gang member arrests, monitoring criminal activity, and continually having positive citizen encounters.
- 1st Annual Newnan Police Department Movie Night.
- Began a community outreach program called Popsicle Patrol, where officers went into the communities, Boys and Girls Club, and local public pool to talk with the kids and distribute popsicles.
- 1st Annual Art Contest in partnership with the Benton House. The winner, Piper, won a day pass to the Great Wolf Lodge. Children enjoyed participating and displaying their artwork in the Newnan Police Department Lobby.
- Provided updated training to aid in an officer's ability to professionally demonstrate the department's creed "Safety, Community, Caring," to citizens. Throughout 2022, over 265 hours of in-house training were provided to officers in addition to the yearly G.P.S.T.C. training. The Training Unit provided department-wide Social Media Training, First Amendment Training, Use of Force and De-escalation, and Biased Based Training.
- Six Elementary Schools had S.A.F.E. program graduations. It is a program taught by the Student Resource Officers to over 550 fifth graders in all city elementary schools. The S.R.O.s cover topics like drugs, bullying, cyberbullying, internet safety, coping with stress, risk and consequences, self-esteem, and gang awareness.
- Throughout 2022 and continuing into 2023, The Newnan Police Department will continue the peer-to-peer support and resiliency training for our officers. The Mental Health and needs of our officers and staff are essential, and we will make it a priority.



# '22 Stats

## 2022 Final Report

- CID cases assigned: 1,208
- CID cases cleared: 680
- Traffic accidents investigated: 1,831
- DUI arrests/tickets: 131
- Hours of speed detection: 389
- Uniform patrol calls for service: 75,828
- Domestic calls: 779
- Alarm calls: 2,303
- Animal Warden calls for service: 3,085





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