

ANNUAL REPORT TO THE COMMUNITY

.....
2013 CITY OF NEWNAN



FROM THE OFFICE OF THE MAYOR

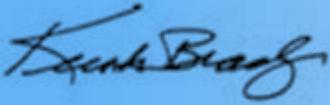
To The Citizens of Newnan

I'm pleased to present to you the 2013 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 2013. Please feel free to contact me with any questions or concerns.

Sincerely,



Keith Brady

ON THE COVER:

A couple takes an early evening jog through one of Newnan's historic neighborhoods.

THIS PAGE:

Detailing on one of downtown's "painted ladies".



CITY PROJECTS

2013 The Face of Progress

2013 was another fantastic year for the City of Newnan. We ended the year in a positive financial position while undertaking 30 projects with a combined value in excess of \$33,000,000. While there were many successful projects and endeavors, the City achieved a tremendous milestone in lowering our Insurance Services Office (ISO) Rating to a Class 3. This will have a lasting positive impact on our entire community. I am proud to lead our team in such a vibrant and active community and look forward to even greater things in 2014.

– Cleatus Phillips, City Manager



Paving Projects

MILL/INLAY DOWNTOWN STREETS – This project included milling (grinding down), repaving, and striping existing pavement in the downtown area. The main streets were E. Broad Street, Perry Street, and E. Washington Street, and also included a portion of Spring Street. During this process, a section of pavement along Spring Street was milled, and the old brick road was exposed for a brief period, providing a nostalgic glimpse of times past. However, now that the repaving is finished, the downtown area streets have a nice, smooth surface that can be appreciated by the citizens that travel them on a daily basis.

The City eliminated the two-hour downtown parking restrictions. The parking signs were removed. The unloading/loading signs as well as the handicap signs were adjusted to standardized signs with standardized reflectivity. All signs in the central business district were also adjusted during this project. Salbide Avenue was added to the contract after the work had commenced to alleviate drainage issues. Contract Price: \$226,444.90 – Funded through SPLOST. **STATUS – COMPLETED.**

LMIG –2012/2013 – This project included milling (grinding down), repaving and thermoplastic restriping streets that are from a list prioritized by need of repair, put together by the City's Public Works Department and then submitted to and approved by City Council. More than 30 streets or 38,890 linear feet of roadway were milled and repaved in 2013. Some of the streets included were Calumet Parkway, Westbrook Drive, Maple Court, Carriage Light Way, Ball Street,



Sprayberry intersection



CITY PROJECTS

and Midland Park Lane. Contract Price: \$772,493.83 – Funded through SPLOST and GDOT. **STATUS – COMPLETED.**

5 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.**

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 to be located on the former Hannah Homes site.

The facility will house the City’s police and municipal court operations. 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 resulting in a much more efficient operation.

A separate project but also affiliated - a road going through the property connecting Augusta Drive and Jefferson Street will be named after Reverend Joseph E. Hannah. Anticipated completion will be December 2014 with a budget of \$8,500,000 for the Complex – Majority of the funding through SPLOST. **STATUS – UNDER CONSTRUCTION.**



Concept drawing of the new Public Safety Complex

Newnan Hospital

This project consists of the renovation of the Newnan Hospital on Jackson Street in downtown. The project has been 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



CITY PROJECTS

System of Georgia Board of Regents through a purchasing agreement already in place. They anticipate to begin holding classes in February 2015. The budget for this project is \$15,000,000. Funding is from multiple sources including Newnan Hospital's board, City of Newnan, Coweta County, and the University of West Georgia. **STATUS – UNDER CONSTRUCTION.**

Newnan Centre

The Newnan Centre located at 1515 Lower Fayetteville Road is a multi-use complex located next to the Coweta County School System's Centre for Performing Arts. The Centre has a 6,060 square foot ballroom with a seating capacity of 500. This room can also be used as a classroom. There are several other rooms that are smaller in capacity for meetings and smaller gatherings. Also there is an Amphitheater that will seat up to 1,000. The Centre is operated by an Authority comprised of seven appointed members. Funding source - SPLOST. Actual cost including the Amphitheatre was \$6,035,708.78. **STATUS – COMPLETED.**

Gateway Signage Program

This project consists of the design and construction of exterior signs that are unique to the City of Newnan. A design company was used, but a committee was also formed of employees who were familiar with the City's history to assist in coming up with the perfect gateway signage program. The project will include primary gateway signs or "welcome signs", informational Kiosk signs, street name signs, specific location signs such as City Hall, Fire Department, Police, as well as directional signs. The primary gateway signs will be located at the City limits and at interstate exits and will be lighted like the sign at the Carnegie Library. Key locations include historic downtown, City Hall, Newnan Centre, Carnegie Library, various parks, public parking lots, interstate exits, and the courthouse/visitor center. Funded through SPLOST – Budgeted costs \$ 250,000. **STATUS - UNDERWAY.**

Jackson/Sprayberry/Roscoe Road Intersection Improvements

The project consisted of the demolition of Lenny's Pub and reconstructing the intersection at Roscoe Road and Jackson Street to align the existing intersection with Sprayberry Road. The sidewalks along the north side of Roscoe Road were included in the project as well as new traffic lighting, landscaping, and intersection pedestrian crosswalks. This project has been a much needed upgrade to this intersection and a tremendous help to the flow of traffic in this particular area. Funding Source - SPLOST - Overall construction costs to date, including land acquisition, is \$ 1,739,868.66. **STATUS – COMPLETED.**

Liveable Centers Initiative

This project is a study/design focused on redeveloping areas near the Newnan Hospital and various industrial properties, creating a mix of land uses in a way that is compatible with the town's historic character, and improving connectivity both within Newnan and from Newnan to the larger regional transportation network. Several meetings have taken place with the stakeholders of this community to assist with this project as well. Funding Source – ARC Grant / City of Newnan. **STATUS – UNDERWAY.**

2013 BUSINESS DEVELOPMENT ACHIEVEMENTS

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

Main Street Newnan has actively supported the downtown district for 28 years, where it was first awarded authenticity on April 4th 1986.

- Over 15 businesses opened or relocated with in the downtown district in 2013, creating 44 new net jobs
- 9 significant building rehabilitations occurred downtown in 2013, totaling \$395,500
- 6 Public Improvement projects occurred in downtown in 2013 totaling \$303,177



Greenville Street Park
sculpture by Martin Dawe

- Obtained National Main Street certification
 - Façade Grant Program Reinstatement
 - Funded 2 major commercial renovations leveraging \$17,500 in private investment
 - Newnan Hospital Redevelopment Project – *\$15M Total Project Cost*
 - Gillyweed Downtown Development Revolving Loan Fund Project – *\$115,000 Total Project Cost*
 - Hotel LOI at Newnan Centre Campus
 - Municipal Complex Redevelopment Project
 - Gateway Signage Master Plan Project
 - Meat ‘n Greet Downtown Development Revolving Loan Fund Project – *\$750,000 Total Project Cost*
 - Health South Project Location – *\$20M Total Project Cost*
 - Bonnell Aluminum Expansion Project – *\$17M Total Project Cost*
 - LCI Newnan Town Center Project
 - Reorganized Development Authority
 - Created Development Authority Website – www.developnewnan.org
 - Newnan Crossing Bypass Hotel Project Recruitment – *\$12M Total Project Cost*
 - Initiated “Main Street Money” Gift Certificate Program
 - Designed and Acquired Downtown Banners for Spring and Fall Seasons
 - Amended Urban Redevelopment Plan for Opportunity Zone Designation
 - Completed Downtown Parking Study
 - Newnan Nissan Project – *\$14M Total Project Cost*
- 1,916 Volunteer hours were generated on behalf of Main Street Newnan in 2013
 - Total dollars invested in downtown Newnan during 2013 amounted to \$780,997.42
 - Main Street Newnan sponsored over 40 events stimulated toward bringing 32,345 visitors to the downtown district

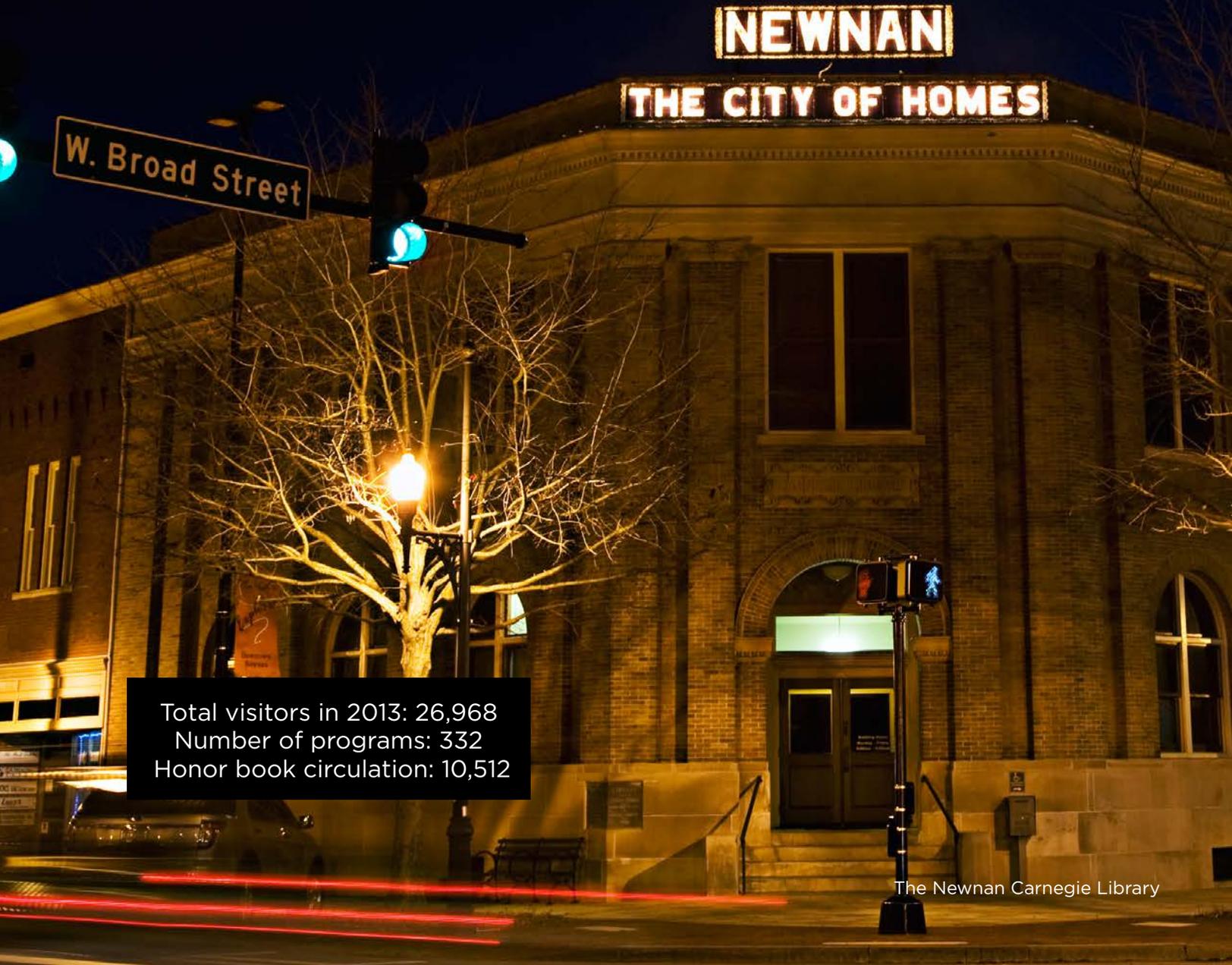
CARNEGIE LIBRARY

Programs Presented During 2013

Exercise is Medicine
Gentle Yoga
Gentle Tai Chi/Qigong
Crochet
Knitting
Local History
WWII
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 by the City of Newnan in 2007, the Carnegie has brought back library services in the downtown area. Among its many offerings, 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.



Total visitors in 2013: 26,968
Number of programs: 332
Honor book circulation: 10,512

FIRE PROTECTION RATING IN TOP 5% NATIONWIDE

The fire-protection services of Newnan, as rated by an insurance industry advisory company, has improved to Class 3 from Class 4. The classification by Insurance Services Office Inc. (ISO), known as the Public Protection Classification (PPC) program, assesses the fire-protection efforts in a particular community.

ISO collects information on municipal fire-protection efforts in communities throughout the United States. In each of those communities, ISO analyzes the relevant data using its Fire Suppression Rating Schedule (FSRS). The company then assigns a Public Protection Classification from 1 to 10. Class 1 generally represents superior property fire protection, and Class 10 indicates that the area's fire-suppression program doesn't meet ISO's minimum criteria.

“I am very proud of our fire department personnel for their hard work and dedication and excited about the benefits this brings to our citizens.

While our new classification may lead to reduced property insurance rates, it is our ability to respond and potentially saves lives that is the most important,” said Newnan City Manager Cleatus Phillips.

A photograph of a fire engine from the Newnan Fire Department. The engine is white with a red stripe and has "NEWNAN FIRE DEPT." written on the side. A firefighter in full gear is standing on top of the engine. The background is a bright, hazy sky.

Newnan becomes one of only 56 fire departments in Georgia to achieve a Class 3 rating according to the latest information from ISO. Presently, there is no Class 1 fire department in Georgia. There are 20 Class 2 departments and 126 Class 4 departments. Of the 1,038 fire departments to undergo evaluation in Georgia, 25% are ranked as Class 9 fire departments according to ISO. Nationwide, only 5.6% of fire departments are Class 3 or better.

KEEPING OUR COMMUNITY SAFE

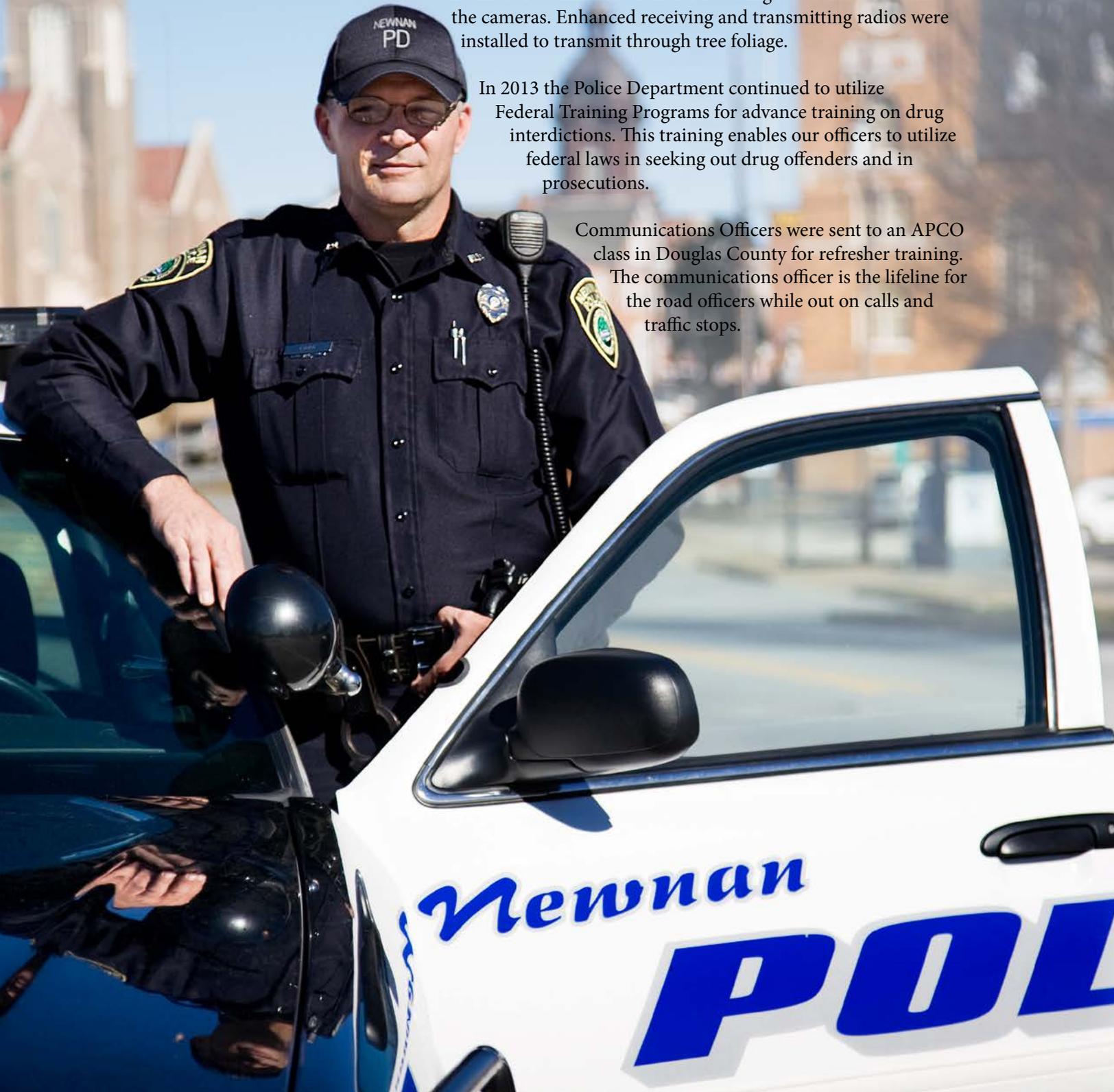
In October of 2013, the Newnan Police Department started a Concentrated Patrol, used in targeted high call volume areas. This type of patrol resulted in 221 citations issued from October 8, 2013 until December 31, 2013.

The Newnan Police Department Traffic Unit is now utilizing electronic traffic citations. This method allows citations to be delivered to the Municipal Court without officers having to return to the department, and reduces the number of citations that are printed each year.

The city-wide CCTV system was upgraded. Austin Technologies analyzed existing camera sites and made recommendations for reducing lost connection times to the cameras. Enhanced receiving and transmitting radios were installed to transmit through tree foliage.

In 2013 the Police Department continued to utilize Federal Training Programs for advance training on drug interdictions. This training enables our officers to utilize federal laws in seeking out drug offenders and in prosecutions.

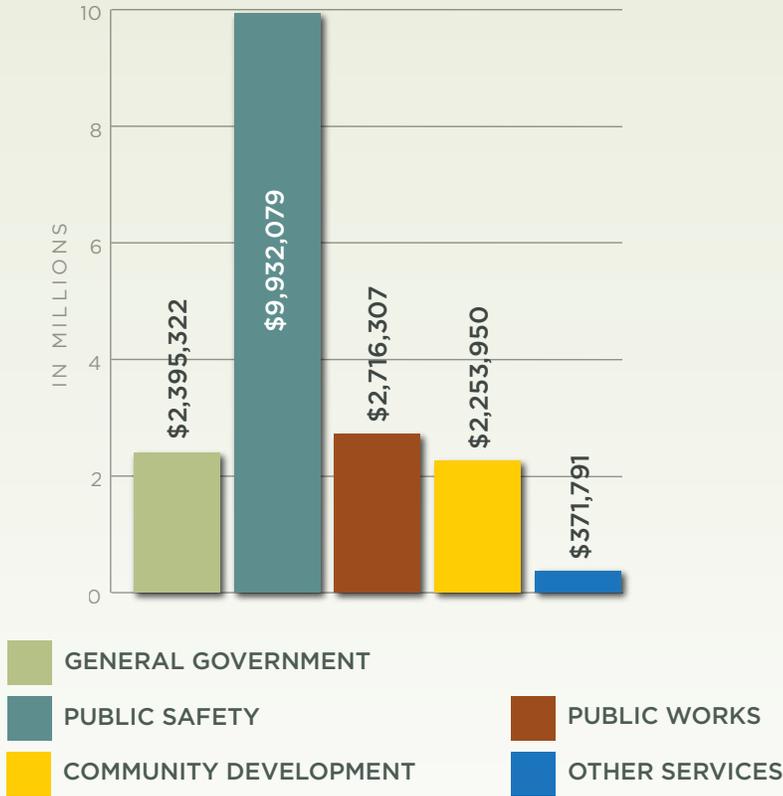
Communications Officers were sent to an APCO class in Douglas County for refresher training. The communications officer is the lifeline for the road officers while out on calls and traffic stops.



NEWNAN BY THE NUMBERS

2013 Actual Expenditures

Total Actual Expenditures - \$17,669,449.00



The City of Newnan maintained a healthy fund balance, and at the end of 2013 it is evident the City has aggressively controlled spending, while allowing for a number of major projects to be completed.

General Fund Balance Sheet 2013

ASSETS

Cash & Cash Equivalents	\$18,329,204
Investments	2,463,797
Taxes Receivable	393,946
Other Receivables	1,066,152
Inventories	16,728
Total Assets	\$22,269,826

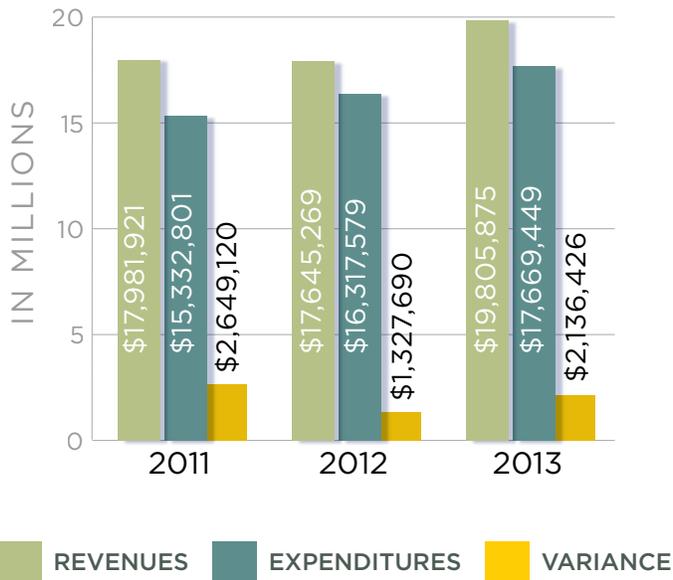
LIABILITIES AND FUND BALANCE

Accounts Payable	\$334,188
Accrued Expenditures	328,838
Payroll Withholdings/Taxes	28,719
Deferred Revenues	297,073
Total Liabilities	998,818

Fund Balance

Nonspendable	16,728
Restricted	137,715
Assigned	385,070
Committed	1,400,871
Unassigned	19,340,624
Total Fund Balance	21,281,009
Total Liabilities & Fund Balance	\$22,269,826

Revenues vs. Expenditures

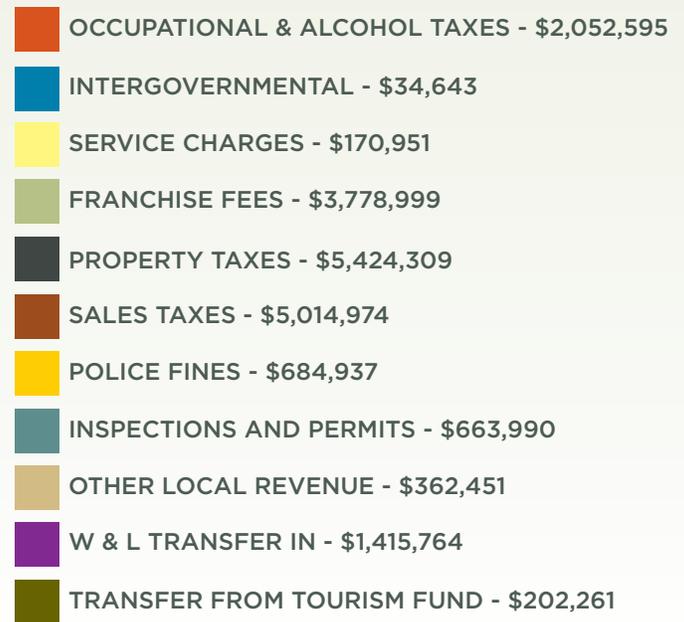
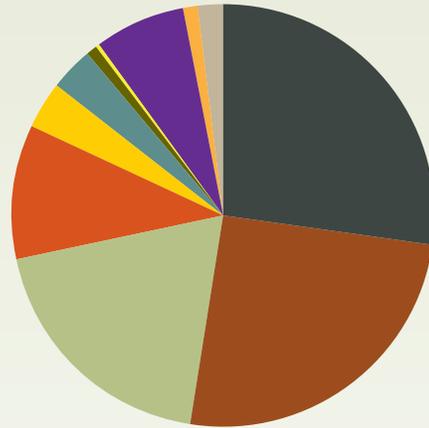


Please note: The financial information included on these pages is unaudited.

Sales and Property Taxes



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.



City Wins Award



The Government Finance Officers Association of the United States and Canada (GFOA) presented an award of Distinguished Presentation to the City of Newnan, Georgia, for its annual budget for the fiscal year beginning January 1, 2013. 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.

VIBRANT DOWNTOWN

Newnan's downtown Court Square is often the backdrop when the City comes out to play. MainStreet Newnan's Market Day has become a destination on the first Saturday of the month as vendors and musicians gather to sell and entertain visitors looking for home-made craft items, unique gifts, and fresh local produce.

Events held year 'round

First Friday

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**

Plaid Friday

**Santa on
the Square**

**Small
Business
Saturday**



Munchkin Masquerade
on the Square



Sunrise on the Square 5k Road Race



Newnan High School Band

A CALENDAR FULL OF FUN

Each year the City of Newnan sponsors numerous events in and around our parks, downtown sidewalks, historic buildings, and even right out in the streets!

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 courthouse 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.



Taste of Newnan

Wine Tasting

held in the spring each year, 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.



Visitors to Downtown Newnan

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.

Annual Wadsworth & Friends Concert

For over 20 years, Charles Wadsworth returned to his home town and delighted audiences by bringing young, talented musicians who performed a lively program. In 2013, Charles



Photo: Bob Shapiro

Wadsworth & Friends Concert

retired from touring, and the decision was made to continue his legacy and tradition – and the baton was passed by Mr. Wadsworth to Courtenay Budd, another hometown musical star. Ms. Budd is committed to bringing the same high-calibre artists into the auditorium that bears Charles Wadsworth’s name.

CITY OF NEWNAN GOVERNMENT

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.

Newnan City Council 2013-2014



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 W. Alexander
District 003 Post A



Cynthia E. Jenkins
Mayor Pro Tem
District 003 Post B



Bob Coggin
At Large



5 FAST FACTS

In 2013, the City of Newnan...

Hosted over 32,345 people
at Downtown events

Planted 3,500 flowers

Hung 25,000 holiday lights

Recycled 1.2 tons of solid
waste materials

Had over 55 floats
participate in the annual
Christmas Parade





25 LaGrange Street
Newnan, Georgia 30263
www.cityofnewnan.org

Follow us on  

Local artist
David Boyd, Jr.
enjoys painting
in the First
Avenue Park