



Newnan City Council Meeting
January 8, 2019 – 2:30 P.M.
A G E N D A

CALL TO ORDER – Mayor Keith Brady

INVOCATION

READING OF MINUTES

- I Minutes from FY2019 Budget Public Hearing Meeting on December 11, 2018 – 6 pm Tab A
- II Minutes from Regular Council Meeting on December 11, 2018 Tab B

ELECTION OF MAYOR PRO-TEM

APPOINTMENT OF CITY OFFICIALS

- I Appointments
 - ◆ Department Heads
 - ◆ City Attorney
 - ◆ Municipal Court Judge
 - ◆ Municipal Court Judge Pro Tem

REPORTS OF BOARDS AND COMMISSION

- I 1 Appointment – Housing Authority – 5 Year Term
- II 2 Appointments – Parks Commission – 3 Year Terms
- III 3 Appointments – Planning Commission – 3 Year Terms
- IV 2 Appointments – Tree Commission – 3 Year Terms
- V Appointment – CAFI Board of Trustees (Yolanda Jones-Colton resigned after serving since 2009) Tab C

REPORTS ON OPERATIONS BY CITY MANAGER

- I Schedule City’s floating holiday for 2019
- II Update on Upcoming Filming / Brooklyn HBO

REPORTS AND COMMUNICATIONS FROM MAYOR

NEW BUSINESS

- I **Public Hearing** – Application Alcohol Beverage Licensee Transfer – FROM: Thomas Behtz TO: Terry E. Pfortmiller – Retail OFF Premise Package Sales of Malt Beverages & Wine – Aldi, Inc. – 1064 Highway 34 E – Reason: Owner Change Tab D

- II An Ordinance to Provide for the Adoption of a Budget, its Execution and Effect for the Fiscal Year Beginning January 1, 2019 – December 31, 2019..... Tab E

- III Resolution to Adopt 2019 Pay Plan..... Tab F

- IV Resolution Setting Qualifying Fees for the November 5, 2019 General Election Tab G

- V Consider contract award for Finance Department Renovations Tab H

- VI Amend the quit claim deed on extension of Newnan Lakes Drive Tab I

- VII 17 Ray Street – Schedule a Public Hearing for 2/26/19 regarding structure Tab J

UNFINISHED BUSINESS

- I Status Reports – 10 Burch Avenue, 286 West Washington Street, 121 Pinson Street and 180 West Washington Street Tab K

- II **2nd and Final Reading** – Ordinance to Amend the Zoning Map for Property Located in Land Lot 75 of the 5th Land District Calumet Parkway, Containing 18.56± Acres in the City of Newnan, Georgia Tab L

VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

- I Request from Mitchell S. Headley, Headley General Contractor for specific street closures for portions of West Broad Street and Spring Street for utility installations by Ronny D. Jones Enterprises Tab M

- II Request from Sony Pictures and Passenger Productions, Inc. to film a portion of the movie “J19” in and around the Newnan Square, on location from February 4, 2019 through February 13, 2019 which will include temporary street and parking lane closures..... Tab N

EXECUTIVE SESSION – LEGAL, PERSONNEL AND REAL ESTATE

ADJOURNMENT

A special meeting of the City Council was held on Tuesday, December 11, 2018 at 6:00 p.m. in the Richard A. Bolin Council Chambers of City Hall with Mayor Keith Brady presiding.

CALL TO ORDER

Mayor Brady called the meeting to order and indicated that the purpose of the meeting was to hold a public hearing for the 2019 budget.

PRESENT

Mayor Keith Brady. Council members present: Ray DuBose; George Alexander; Dustin Koritko; Paul Guillaume and by phone Rhodes Shell. Council member absent: Cynthia Jenkins. Also present were City Manager, Cleatus Phillips; City Clerk, Della Hill, and Assistant City Manager, Hasco Craver: City Attorney, Brad Sears and Police Chief Douglas “Buster” Meadows.

PUBLIC HEARING – 2019 BUDGET

Mayor Brady opened a public hearing on the 2019 Budget and asked if anyone present would like to speak on the 2019 Budget.

The City Manager presented highlights of some of the aspects of the 2019 Budget totaling \$39,668,405. This is a 5.9 % increase from 2018. This document achieves many goals set by the City, it offers excellent levels of service to our citizens, provides our employees with the motivation and resources to excel in their responsibilities, utilizes a diverse revenue stream, and maintains our low tax rate. There are ten (10) new full-time positions: six (6) Firefighters, (2) Beautification and Parks workers,(1) one Leisure Services Coordinator and (1) Animal Control worker. The overall budget did increase, I am confident the resources were strategically utilized to address specific needs within our community and within our organization.

Seeing no one come forward Mayor Brady closed the public hearing.

Della Hill, City Clerk

Keith Brady, Mayor

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, December 11, 2018 at 6:30 p.m. in the Richard A. Bolin Council Chambers of City Hall with Mayor Keith Brady presiding.

CALL TO ORDER

Mayor Brady called the meeting to order and delivered the invocation.

PRESENT

Mayor Keith Brady: Council members present: Ray DuBose, George Alexander; Rhodes Shell (by phone); Dustin Koritko and Paul Guillaume. Council member absent: Cynthia E. Jenkins. Also present: City Manager, Cleatus Phillips; City Clerk, Della Hill; Public Works Director, Michael Klahr; Planning Director, Tracy Dunnavant; Assistant City Manager, Hasco Craver; City Attorney, Brad Sears and Police Chief Douglas "Buster" Meadows.

MINUTES – REGULAR MEETING – NOVEMBER 27, 2018

Motion by Councilman DuBose, seconded by Councilman Alexander to dispense with the reading of the minutes of the Regular Council meeting for November 27, 2018 and adopt them as presented.

MOTION CARRIED. (6 – 0)

PUBLIC HEARING- ALCOHOL BEVERAGE LICENSE – LOS ABUELOS MEXICAN GRILL

Mayor Brady opened a public hearing on the application for a Retail on Premise (Pouring) Sales of Distilled Spirits, Malt Beverage and Wine License for Los Abuelos, LLC dba Los Abuelos Mexican Grill located at 125 Newnan Crossing Bypass.

A representative of applicant was present for the hearing.

PUBLIC HEARING – ALCOHOL BEVERAGE LICENSE – TRANSFER LICENSE REPRESENTATIVE - EAT THAI

Mayor Brady opened a public hearing on the application for Retail on Premise (Pouring) Sales of Malt Beverages and Wine License for a transfer of License Representative, From: Kanjana Berends To: Lora F. Latimer for Eat Thai located at 33 East Broad Street.

A representative of applicant was present for the hearing.

PUBLIC HEARING – ALCOHOL BEVERAGE LICENSE – TRANSFER LICENSEE - THE OINK JOINT NEWNAN

Mayor Brady opened a public hearing on the application for Retail on Premise (Pouring) Sales of Malt Beverages and Wine License to transfer Licensee, From: Thomas Randall Crawford To: Matthew B. Crawford for The Oink Joint Newnan located at 9 East Washington Street.

A representative of applicant was present for the hearing.

PUBLIC HEARING – ALCOHOL BEVERAGE LICENSEE TRANSFER – RED ROBIN AMERICA’S GOURMET BURGERS & SPIRITS

Mayor Brady opened a public hearing on the application for Retail on Premise Sales of Distilled Spirits, Malt Beverages and Wine License to transfer Licensee, From: Terry D. Harryman To: Michael L. Kaplan for Red Robin International, Inc. dba Red Robin America’s Gourmet Burgers and Spirits located at 202 Newnan Crossing Bypass.

A representative of applicant was present for the hearing.

PUBLIC HEARING – ALCOHOL BEVERAGE LICENSE – BUFFALO WILD WINGS

Mayor Brady opened a public hearing on the application for Retail on Premise Sales of Distilled Spirits, Malt Beverages and Wine License to transfer Licensee From, Emily C. Decker, To: Robert Q Jones, Jr. for Blazin Wings, Inc. dba Buffalo Wild Wings located at 355 Bullsboro Drive.

A representative of applicant was present for the hearing.

PUBLIC HEARING – ALCOHOL BEVERAGE LICENSE – EL RANCHERO RESTAURANT #6 INC.

Mayor Brady opened a public hearing on the application for Retail on Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine License to transfer Licensee, From: Jesus Onate To: Arturo Mata for El Rancho Restaurant #6, Inc. located at 221 East Bullsboro Drive.

A representative of applicant was present for the hearing.

PUBLIC HEARING – ALCOHOL BEVERAGE LICENSE - BJ’S MEMBERSHIP CLUB

Mayor Brady opened a public hearing on the application for the transfer of Licensee, From: Kevin Ramminger To: Charles M. Coggins on the Retail off Premise (Package) Sales of Malt Beverages and Wine for Natick GA Beverage Corp, dba BJ’s Membership Club, Inc. located at 331 Newnan Crossing Bypass.

A representative of applicant was present for the hearing.

PUBLIC HEARING – ALCOHOL BEVERAGE LICENSE – RAINA SINGH, LLC

Mayor Brady opened a public hearing on the application for transfer of License From: Ishaan Petroleum, LLC , To: Raina Singh, LLC for Retail off Premise (Package) Sales of Malt Beverages and Wine for Raina Singh, LLC located at 10 The Crescent.

A representative of applicant was present for the hearing. No one spoke for or against the applications. Mayor Brady closed all of the public hearings. The City Clerk advised that all the documentation for all of the applications was received and everything was in order.

Motion by Councilman Alexander, seconded by Councilman Koritko to approve all of the above applications for Retail off Premise (Package) and on Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine Licenses for the applications as presented.

MOTION CARRIED. (6 – 0)

RESOLUTION 2019 NEWNAN CITY COUNCIL MEETING SCHEDULE

Motion by Councilman Alexander, seconded by Councilman Koritko to adopt a Resolution for the 2019 Newnan City Council Meeting Schedule with changes submitted.

MOTION CARRIED. (6 – 0)

AGREEMENT – SOUTHERN ARC DANCE THEATRE, INC. THROUGH THE NEWNAN CULTURAL ARTS COMMISSION FOR PERFORMANCES OF “THE NUTCRACKER”

Motion by Councilman Alexander, seconded by Councilman Koritko to approve the agreement with Southern Arc Dance Theatre, Inc. through the Newnan Cultural Arts Commission for performances of The Nutcracker”.

MOTION CARRIED. (6 – 0)

PROPOSED FY2019 NEWNAN CENTRE BUDGET

Motion by Councilman Alexander, seconded by Councilman DuBose to adopt the proposed FY2019 Newnan Centre Budget as presented.

MOTION CARRIED. (6 – 0)

REQUEST – NEWNAN CENTRE – RENTAL RATE INCREASE - EFFECTIVE JANUARY 1, 2019

Motion by Councilman DuBose, seconded by Councilman Koritko to approve the request by Newnan Centre for a Rental Rate increase effective January 1, 2019.

MOTION CARRIED. (6 – 0)

CONTRACT AWARD – SPRAYBERRY ROAD RECREATIONAL DOG PARK

Motion by Councilman Alexander, seconded by Councilman Koritko to award contract to low bidder, Piedmont Paving for total budget of \$928,000 for allowance to establish a budget for the Sprayberry Road Recreation Dog Park.

MOTION CARRIED. (6 – 0)

CONTRACT AWARD – BUILDING DEPARTMENT SOFTWARE

Motion by Councilman Alexander, seconded by Councilman DuBose to award contract to BluePrince for the Building Department Software for \$47,290.00.

MOTION CARRIED. (6 – 0)

PUBLIC HEARING – REQUEST BY MELISSA GRIFFIS ON BEHALF OF FREEDOM LAND HOLDINGS LLC – CHANGE ZONING ON 18.56± ACRES – MILLARD FARMER AND CALUMET PARKWAY

Mayor Brady opened a public hearing on the request by Melissa Griffis on behalf of Freedom Land Holdings LLC to change the zoning on 18.56± acre tract located on Millard Farmer and Calumet Parkway from PDO (Planned Office and Institutional District) and PDC (Planned Commercial Development District) to PDR (Planned Residential Development District) for development of 47 single-family homes.

The Planning Director stated the subject property is currently vacant and is located in the Calumet Planned Development. The applicant is seeking a PDR zoning to allow for 47 single-family homes. The Calumet Master Plan shows an approved total of 884 residential units, which equates to a 5 unit per acre density. The construction of an additional 47 homes will not exceed the overall approved residential unit total which would move to 861. The single-family units would be consistent with residential uses to the north and west. The proposed site plan shows open space along the southern boundary that would serve as a buffer between the subdivision lots and the existing industrial development that will also help buffer the new residential homes from the more intense uses. The single-family units would be a less intense use for the quads than an office or commercial development. The property is currently zoned for office and commercial uses. It could be used as currently zoned. It has sat vacant since 2001. The development plan shall follow and comply with the Georgia Storm Water Management Manual, latest edition. All streams,

wetlands and other environmentally sensitive areas such as floodplain, and cemeteries shall be determined and located within open spaces. The Georgia DOT will have review and permit authority for the entrance and improvements along the Newnan Crossing Bypass (SR34). All streets including the existing private connector street shall be improved to public road standards and dedicated to the City. The anticipated traffic generation from this zoning change is a decrease on all days except Saturday. The overall trend would be less vehicular traffic onto local roads as a result of this rezoning. The Police Department would be able to serve this development but it would require a longer response time. Newnan Utilities does not have any issues with the project. Ronald Cheek, Director of Facilities for the Coweta County School System indicated that the application may present challenges when planning for school enrollment and meeting student needs. They request that the developer provide advanced notice for planning purposes. The future designation was based on the master plan that has been adopted for this area. The applicant has agreed to proffer the following conditions:

Fiber cement siding; brick/stone accents with craftsman fronts; divided light window grids on front; architectural roof shingles; master planned landscape packages – including sodded front lawn up to 15 pallets; 12' x 12' patio; lifetime vinyl soffit; shutters; pre-finished gutters with splash blocks; and protective covenants.

Applicant agrees to develop the project consistent with all plans, profiles, elevations, pictures and other demonstrative materials submitted as part of the rezoning application.

The Planning Commission held a public hearing on November 13, 2018 and recommend approving the rezoning request and major plan amendment with the following conditions:

1. The development of the property will be consistent with all plans, profiles, elevations, pictures and other demonstrative materials submitted as part of the rezoning application package.
2. The development will be limited to 47 single-family lots.
3. The developer agrees to use fiber cement siding; brick/stone accents with craftsman fronts; divided light window grids on the front; architectural roof shingles; master planned landscape packages – including sodded front lawn up to 15 pallets; a 12' x 12' patio; a lifetime vinyl soffit; shutters; prefinished gutters with splash blocks; and protective covenants per the proffered conditions.
4. All streets including the existing private connector street shall be improved to public road standards and dedicated to the City.
5. The existing and proposed detention ponds shall be landscaped to enhance their appearance from the public street system as approved by the City Engineer and City Landscape Architect.

APPLICANT

Ms. Melissa Griffis, 32 South Court Square, presented a report stating all materials required per the application are acceptable. She noted this property has been vacant for 17 plus years. The base house plan will start at \$300,000. There will be 7 to 9 house plans available. She presented a video of a project being built in Senoia with the upgrades. All of the properties will have a landscape package. There are some plans without a second

level. This is a standalone project. She thanked the Planning Commission and Staff for their support.

No one spoke in Opposition.

Mayor Brady closed the public hearing.

Motion by Councilman Guillaume, seconded by Councilman Alexander to accept the report from the Planning Commission.

MOTION CARRIED. (6 – 0)

ORDINANCE – AMEND ZONING MAP – CALUMET PARKWAY CONTAINING 18.56± ACRES – FIRST READING

Motion by Councilman Alexander, seconded by Councilman DuBose to adopt an Ordinance to Amend Zoning Map for property located in Calumet Parkway containing 18.56± acres with proffer conditions presented on first reading.

MOTION CARRIED. (6 - 0)

REQUEST – EXTENSION – 10 BURCH AVENUE

Motion by Councilman Alexander, seconded by Councilman Koritko to approve the request for an extension of one hundred eighty (180) days to complete the repairs for structure located at 10 Burch Avenue.

MOTION CARRIED. (6 – 0)

STATUS REPORTS – 268 WEST WASHINGTON STREET, 121 PINSON STREET AND 180 WEST WASHINGTON STREET

<u>Property address</u>	<u>Owner</u>	<u>Status</u>	<u>Resolution Deadline</u>
286 West Washington	Irvin Jones Estate	No progress	04/06/2019
121 Pinson Street	Marcus Beasley	Progress made	03/10/2019
180 West Washington	Render Godfrey	Progress made	03/10/2019

These properties have before Council with public hearings.

CODE ENFORCEMENT OFFICER

The City Manager introduced the new Code Enforcement Officer, Matt Murray.

CHRISTIAN DRIVE - RESPONSE TO PREVIOUS REQUESTS – OPTIONS FOR SIDEWALKS

The Public Works Director/City Engineer informed Council several residents have approached the City requesting sidewalks along Christian Drive. The primary concern is along the curve near the All-Wall stop intersection with Colony Drive, where there is inadequate width behind the curb to walk on the shoulder. A section of Christian Drive within these limits is in the jurisdiction of Coweta County and they have not indicated interest in participating. One option would be to clear the Right-of-way sufficiently to accommodate pedestrians through the curve, utilizing mulch or similar product or to proceed to design. We have estimated the cost of \$560,000 to build the sidewalks.

Motion by Councilman Alexander, seconded by Councilman DuBose to instruct staff to follow-up with citizens involved to consider their options for sidewalks on Christian Drive and report back to Council at future date.

MOTION CARRIED. (6 – 0)

COUNCILMAN SHELL LEFT THE MEETING

REQUEST – DEMARRIO HOUSTON-GRIND 2 SHINE YOUTH EMPOWERMENT PROGRAM TO RENEW WESLEY STREET GYM RENTAL AGREEMENT FOR 2019

Motion by Councilman Alexander, seconded by Councilman Koritko to approve the request by Demarrio Houston-Grind 2 Shine Youth Empowerment Program to renew Wesley Street Gym rental agreement for 2019.

MOTION CARRIED. (5 – 0)

REQUEST – DERRICK TEAGLE – EMPOWERED 4 LIFE - RENEW WESLEY STREET GYM RENTAL AGREEMENT 2019

Motion by Councilman DuBose, seconded by Councilman Koritko to approve the request by Derrick Teagle - Empowered 4 Life to renew Wesley Street Gym rental agreement for 2019.

MOTION CARRIED. (5 – 0)

REQUEST BY DEPHANIE HILL – DEE POSITIVE MOVES TO RENEW WESLEY STREET GYM RENTAL AGREEMENT - 2019

Motion by Councilman Alexander, seconded by Councilman Koritko to approve the request by Dephanie Hill – Dee Positive Moves to renew Wesley Street Gym rental agreement for 2019.

MOTION CARRIED. (5 – 0)

REQUEST – PEACHY CLEAN PRODUCTIONS/HBO – CLOSE WEST WASHINGTON BETWEEN BROWN STREET AND WEST COURT SQUARE AND THE SOUTHBOUND PARKING LANE ON BROWN STREET FROM 1/13 – 1/20; AND ON 1/16 AND 1/18/19 UTILIZE INTERMITTENT TRAFFIC CONTROL AT INTERSECTIONS AND INCLUDE ADDITIONAL PARKING LANE CLOSURES NEARBY TO FILM IN THE CITY OF NEWNAN

Kelly Morrison, location manager, is requesting to use intermittent traffic control at two intersections and to close additional parking lanes on Brown Street, W. Washington and North Court Square on Jan 16 and 18. They hope to create a street fair on West Washington for the TV drama about law enforcement. Several businesses that will be effected in that area stated they have no problem with the production and shutdown as long as customers have ample parking. They want to be assured they will be compensated. We are willing to work with them. We want good communication in order to know what to expect. Ms. Morrison recently met with City personnel at the Police Department to discuss setup plans, parking issues and how they will address the businesses affected by the production. The City Manager said the proposal is one of the largest he's seen for Newnan. He stressed his responsibility as City Manager lies in ensuring the success of business owners and residents.

Motion by Councilman DuBose, seconded by Councilman Alexander to approve the request by Peachy Clean Productions/HBO to fully close West Washington between Brown Street and West Court Square and the southbound parking lane on Brown Street from 1/13 – 1/20/19 and 1/16 and 1/18 utilize Intermittent Traffic Control at intersections and include additional parking lane closures nearby to film in the City of Newnan under supervision of Newnan Police Department and making sure all lines of communication are open and information shared during this project. Also make sure all concerns are addressed and workout parking closures on North Court Square and parts of Brown Street.

MOTION CARRIED. (5 – 0)

COUNCIL MEMBERS

Councilman DuBose asked about the sidewalks on LaGrange Street toward Newnan High School.

The City Manager informed him they have been repaired and are in good shape. Each issue is corrected issue by issue. He indicated we have request going in the other direction also.

Councilman Koritko, representative on Three Rivers Commission, reported he attended a meeting for the purpose of clarifying vision and mission, along with long term planning.

ADJOURNMENT

Motion by Councilman Alexander, seconded by Councilman Koritko to adjourn the Council meeting at 7:45 pm.

MOTION CARRIED. (5 – 0)

Della Hill, City Clerk

Keith Brady, Mayor



December 13, 2018



1380 LaFayette Pkwy,
LaGrange, GA 30241



Office: 706.884.2651
Fax: 706.884.2654



www.cafi-ga.org

Mr. Cleatus Phillips
City Manager
City of Newnan
25 LaGrange Street
Newnan, GA 30263

Mr. Phillips :

Thank you to the City Council (and former City Manager) for the 2009 appointment of Yolanda Jones-Colton to the CAFI, Inc. Board of Trustees.

Yolanda Colton resigned from her position on November 1, 2018. We appreciate her long tenure and service to our Board.

At this time, we request that a replacement be appointed to fulfill the position representing the Private Sector in Coweta County. Per our Agency bylaws, we are to select representatives from the business, industry, labor, religious, private welfare, private education, or other significant minority group. (I would love to see the representative come from an area or sector of the County that has not been represented before; We will hold elections in Coweta County for the representative for the “target” population (low income.)

I look forward to hearing back from you. If you have questions, please contact the CAFI Executive Director, Jennifer Corcione, at (706) 884-2651 x205 or jcorcione@cafi-ga.org.

Sincerely,

Solomon Ferguson
Chairman of the Board



APPLICATION ALCOHOL BEVERAGE LICENSEE TRANSFER

Name: **ALDI INC (GEORGIA) #8**

Licensee: **FROM: THOMAS BEHTZ
TO: TERRY E PFORTMILLER**

License Representative: N/A

Type License: **Retail OFF Premise (Package) Sales of Malt Beverages & Wine**

Location: **1064 Highway 34 E**

TO THE CITY COUNCIL: REASON: OWNER CHANGE

(1) The above application with supporting documents and application fee has been filed in the City Clerk's office; reviewed by the appropriate departments of the City and appears to be (complete) (~~incomplete~~). (Sec 3-33)

If incomplete, reasons _____

(2) The citizenship requirements (have) (~~have not~~) been met. (Sec. 3-34)

If not, reasons _____

(3) Residency requirements (have) (~~have not~~) been met. (Sec. 3-35)

If not, reasons _____

(4) The location appears (to comply) (~~not to comply~~) with zoning requirements. (Sec 3-37)

If not, reasons _____

(5) The location of the proposed premises appears (to comply) (~~not to comply~~) with the distance requirements set forth in Sec. 3-39.

If not, reasons _____

(6) All taxes or other debts to the City (are) (~~are not~~) current. (Sec 3-38)

If not, reasons _____

(7) A publisher's affidavit (~~has~~) (has not) been filed showing the notice requirement (~~has~~) (has not) been complied with. (Sec 3-40 (a))

If not, reasons Advertised Will file affidavit prior to hearing.

(8) An affidavit from the applicant certifying posting of the proposed premises (has) (has not) been filed. (Sec. 3-40(b))

If not, reasons N/A. Transfer only

Respectfully submitted,



Della Hill
City Clerk

AN ORDINANCE TO PROVIDE FOR THE ADOPTION OF A BUDGET, ITS EXECUTION AND EFFECT FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2019 AND ENDING DECEMBER 31, 2019.

Section I.

There is hereby adopted for the fiscal year January 1, 2019 through December 31, 2019, a budget for the City of Newnan, Georgia, based on the budget prepared by the City Manager, as amended by City Council.

Section II. General Fund (100)

There is hereby established a General Fund for the City of Newnan with an appropriation of \$25,962,900 for the general operation and legal obligation in 2019.

General Fund Revenues	
Property Taxes	\$6,802,000
Sales Taxes	\$7,000,000
Excise (Franchise) Taxes	\$4,453,000
Occp. Tax & Alcohol Licenses	\$3,111,000
Inspections & Permits	\$680,000
Fines & Forfeitures	\$567,000
Other Local Revenue	\$376,400
Intergovernmental	\$668,500
Water & Light Transfers	\$1,650,000
Other Financing Sources	\$655,000
	<hr/>
	\$25,962,900
	<hr/>
General Fund Expenditures	
General Government	\$3,932,085
Public Safety	\$14,731,555
Public Works	\$3,550,681
Community Development	\$2,926,377
Other Services	\$822,202
	<hr/>
	\$25,962,900
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Section III. Street Improvement Fund (200).

There is hereby established a Street Improvement Fund for the City of Newnan with an appropriation of \$646,983 for street improvements.

Street Improvements Revenue	
Street Improvements	\$35,000
LMIG Contract Revenue	\$396,982
Interest Earnings - Street Improvements	\$1,500
Interest Earnings - LMIG	\$1,000
Transfer From General Fund	\$225,000
Fund Balance Reserves	(\$12,499)
	<hr/>
	\$646,983
	<hr/>
Street Improvements Expenditures	
Major Streets Maintenance	\$646,983
	<hr/>
	\$646,983
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Section IV. Confiscated Assets Fund (210)

There is hereby established a Confiscated Assets Fund for the City of Newnan with an appropriation of \$93,500 for Public Safety operations. This fund consists of confiscated and condemned funds released by the Superior Court for Police Department purchases.

Confiscated Assets Revenue	
Court Condemnations	\$85,000
Interest Earnings	\$1,210
Fund Balance Reserves	\$7,290
	<hr/>
	\$93,500
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Confiscated Assets Expenditures	
Other Seizures Expenditures	\$7,000
Dept. of Justice Expenditures	\$6,500
Dept. of Treasury Expenditures	\$80,000
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	\$93,500
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Section V. NSP1 Grant Fund (221)

There is hereby established a NSP1 Grant Fund for the City of Newnan with an appropriation of \$82,040. This fund is utilized to account for a Neighborhood Stabilization Program grant received by the City from the Georgia Department of Community Affairs to purchase and rehabilitate housing for low income recipients who meet the eligibility guidelines for assistance. Newnan Housing Authority (HAN) and Newnan-Coweta Habitat for Humanity (NCHFH) are the sub-recipients of the grant.

NSP1 Revenues	
Program Income	\$80,000
Grant Funds	\$2,000
Interest Earnings	\$40
	<u>\$82,040</u>
NSP1 Expenditures	
Program Expenses	\$82,040
	<u>\$82,040</u>

Section VII. NSP3 Grant Fund (222)

There is hereby established a NSP3 Grant Fund for the City of Newnan with an appropriation of \$90,200. This fund is utilized to account for a Neighborhood Stabilization Program grant received by the City from the Georgia Department of Community Affairs to purchase and rehabilitate housing for low income recipients who meet the eligibility guidelines for assistance. Newnan Housing Authority (HAN) is the sub-recipient of the grant.

NSP3 Revenue	
Program Income	\$90,200
	<u>\$90,200</u>
NSP3 Expenditures	
Program Expenses	\$90,200
	<u>\$90,200</u>

Section VIII. Miscellaneous Grants Fund (240)

There is hereby established a Miscellaneous Grants Fund for the City of Newnan with an appropriation of \$19,675. This fund is utilized for grants received by the city from local vendors, DCA and other agencies to fund specific expenditures as required.

Misc. Grants Revenue	
Grant Funds	\$19,675
	<u>\$19,675</u>
Misc. Grants Expenditures	
Public Relations	\$18,000
Employee Recognition	\$1,000
Protective Equipment	\$675
	<u>\$19,675</u>

Section IX. Hotel/Motel Tourism Fund (275)

There is hereby established a Hotel/Motel Tourism Fund for the City of Newnan with an appropriation of \$703,000 for Tourism Enhancement activities.

Hotel/Motel Tourism Revenues	
Hotel/Motel Tax	\$700,000
Interest Earnings	\$3,200
Fund Balance Reserves	(\$200)
	<u>\$703,000</u>
Hotel/Motel Tourism Expenditures	
Natural Gas	\$3,000
Transfer to General Fund	\$420,000
Transfer to Newnan Centre	\$280,000
	<u>\$703,000</u>

Section X. Motor Vehicle Rental Excise Tax Fund (280)

There is hereby established a Motor Vehicle Rental Excise Tax Fund for the City of Newnan with an appropriation of \$96,000 for Newnan Centre activities.

Motor Vehicle Rental Excise Tax Revenues	
Excise Tax	\$94,000
Interest Earnings	\$800
Fund Balance Reserves	\$1,200
	<u>\$96,000</u>
Motor Vehicle Rental Excise Tax Expenditures	
Transfer to Newnan Centre	\$96,000
	<u>\$96,000</u>

Section XI. Special Purpose Local Option Sales Tax Funds (310, 322 and 323)

There is hereby established three Special Purpose Local Option Sales Tax Funds for the City of Newnan. The first fund, **SPLOST 2007**, was established in 2007 and expired at the end of 2012. This year's budget includes an appropriation of \$91,640 for capital projects.

SPLOST 2007 Revenues	
Fund Balance Reserves	\$90,140
Interest Earnings	\$1,500
	<u>\$91,640</u>
SPLOST 2007 Expenditures	
Facilities	\$91,640
	<u>\$91,640</u>

The second fund, **SPLOST 2013**, was established in 2013 and expired in 2018. This year's budget includes an appropriation of \$4,048,285 for capital projects.

SPLOST 2013 Revenues	
Interest Earnings	\$5,000
Reimbursements For Projects	\$85,000
Grant Funds	\$85,000
Fund Balance Reserves	\$3,873,285
	<u>\$4,048,285</u>
SPLOST 2013 Expenditures	
Public Safety	\$2,025,000
Streets, Drainage & Sidewalks	\$1,593,750
Sign Upgrades	\$40,000
Recreation Improvements	\$350,000
Public Works Equipment	\$39,535
	<u>\$4,048,285</u>

The third fund, **SPLOST 2019**, was established in 2019 and will expire in 2023. This year's budget includes an appropriation of \$5,217,466 for capital projects and a transfers to Newnan Utilities in the amount of \$580,426 for a total of \$5,797,712.

SPLOST 2019 Revenue:	
SPLOST 2019 Receipts	\$5,802,461
Interest Earnings	\$3,000
Fund Balance Reserves	<u>(\$53,523)</u>
	<u>\$5,797,712</u>
SPLOST 2019 Expenditures:	
Network Improvements	\$46,000
Leisure Services	\$3,500,000
Streets, Drainage & Sidewalks	\$1,550,000
Public Works Equipment	\$121,466
Transfer to Newnan Utilities	<u>\$580,426</u>
	<u>\$5,797,712</u>

Section XII. Impact Fees (375)

There is hereby established an Impact Fees Fund for the City of Newnan with an appropriation of \$950,000. In 2004, the City established an impact fee program with funds to be paid into the fund for four major areas of development: Roads and Bridges, Fire, Police and Parks.

Impact Fees Revenues	
Roads/Streets/Bridges	\$100,000
Fire Services	\$200,000
Parks/Recreation	\$300,000
Interest Earnings	\$2,050
Fund Balance Reserves	<u>\$347,950</u>
	<u>\$950,000</u>
Impact Fees Expenditures	
Fire Services	\$650,000
Parks/Recreation	<u>\$300,000</u>
	<u>\$950,000</u>

Section XIII. Sanitation Fund (540)

There is hereby established a Sanitation Fund for the City of Newnan with an appropriation of \$1,086,470. These funds will be used for Brush & Bulk and Refuse (downtown commercial district).

Sanitation Revenues

Yard Debris & Bulk Collections	\$650,000
Garbage Fees - Commercial	\$55,000
Interest Earnings	\$5,000
Transfer From General Fund	\$150,000
Fund Balance Reserves	\$226,470
	<u>\$1,086,470</u>

Sanitation Expenditures

Wages & Benefits	\$537,374
Operations	\$315,096
Depreciation Expenses	\$45,000
Capital	\$189,000
	<u>\$1,086,470</u>

Section XIV. All revenue received by the City of Newnan from Sources not restricted by law to expenditure for specific purposes may be used in meeting disbursements in Section II. Should the revenue received from such sources exceed the amount estimated, such excess shall be allocated to the General Fund subject to further action by City Council. The total disbursements in any fund shall not exceed the amount appropriated for that fund, including any available fund balances.

Done ratified, and passed by the City Council of the City of Newnan, Georgia, in regular session assembled this eighth day of January 2019.

ATTEST:

Della Hill, City Clerk

Keith Brady, Mayor

REVIEWED AS TO FORM:

Cynthia E. Jenkins, Mayor Pro Tem

C. Bradford Sears, Jr., City Attorney

George M. Alexander, Councilmember

Cleatus Phillips, City Manager

Ray F. DuBose, Councilmember

Rhodes H. Shell, Councilmember

Dustin K. Koritko, Councilmember

Paul L. Guillaume, Councilmember

RESOLUTION TO ADOPT 2019 PAY PLAN

WHEREAS, the City of Newnan has a formal classification and compensation plan to provide an equitable basis for assigning pay rates for all employees; and

WHEREAS, the *Classification and Compensation Plan* is annually reviewed and updated to reflect changes in classifications and pay grade assignments; and

WHEREAS, the *Classification and Compensation Plan* has been drafted to adjust all pay grades by 2% and also provide for a pay increase of 3% to current employees; and

WHEREAS, funds have been provided in the 2019 budget for the *Classification and Compensation Plan* as presented;

NOW, THEREFORE, BE IT RESOLVED, that the 2019 *Pay Plan* which is attached hereto is adopted by the City Council this 8th day of January 2019 and is effective beginning January 10, 2019.

DONE, RATIFIED AND PASSED by the City Council of the City of Newnan, Georgia, this 8th day of January 2019 in regular session assembled

ATTEST:

Della Hill, City Clerk

Keith Brady, Mayor

REVIEWED AS TO FORM:

Cynthia Jenkins, Mayor Pro Tem

C. Bradford Sears, Jr., City Attorney

George Alexander, Councilmember

Cleatus Phillips, City Manager

Ray DuBose, Councilmember

Rhodes Shell, Councilmember

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember

**CITY OF NEWNAN, GEORGIA
GENERAL EMPLOYEES
2019 SALARY RANGES BASED ON GRADE
Effective January 10, 2019**

Grade	Classification Title	Exempt (E)		Minimum	Maximum
		Non-exempt (N)			
1				\$ 19,043.85	\$ 29,520.86
2				\$ 20,178.51	\$ 31,300.02
3				\$ 21,405.16	\$ 33,167.03
4				\$ 22,693.14	\$ 35,165.65
5	Municipal Court Clerk (PT)	N		\$ 24,042.47	\$ 37,274.47
	Police Recruit	N			
	Police Clerk (PT)	N			
	Reference Assistant (PT)	N			
6	Asst Permit Technician (PT)	N		\$ 25,483.78	\$ 39,514.89
	Crossing Guard (PT)	N			
	Park Attendant (PT)	N			
7	Beautification Worker	N		\$ 27,017.11	\$ 41,887.11
	Cemetery Maintenance Worker	N			
	Mechanic Assistant	N			
	Street Maintenance Worker	N			
	Sanitation Collection Worker	N			
8	Sr. Carnegie Assistant	N		\$ 28,642.44	\$ 44,391.11
9	Administrative Assistant - Fire	N		\$ 30,359.75	\$ 47,070.84
	Administrative Assistant - Plan & Zoning	N			
	Administrative Assistant - Police	N			
	Administrative Assistant - Public Wks	N			

**CITY OF NEWNAN, GEORGIA
GENERAL EMPLOYEES
2019 SALARY RANGES BASED ON GRADE
Effective January 10, 2019**

Grade	Classification Title	Exempt (E)		Minimum	Maximum
		Non-exempt (N)			
10	Accounting Technician	N		\$ 32,188.07	\$ 49,882.35
	Beautification Crew Leader	N			
	Cemetery Equipment Operator	N			
	Inmate Crew Supervisor	N			
	Permit Technician	N			
	Sanitation Equipment Operator	N			
	Senior Street Maintenance Worker	N			
	Street Maintenance/Concrete Finisher	N			
11	Animal Control Officer	N		\$ 34,101.05	\$ 52,889.57
	Communications Operator	N			
	Fleet Coordinator	N			
	Parking Enforcement Officer	N			
	Personnel Specialist	N			
	Special Events Coordinator	N			
12	Automotive Mechanic	N		\$ 36,155.70	\$ 56,054.49
	Erosion Control Inspector	N			
	Facilities Maintenance Technician	N			
	Firefighter	N			
	Firefighter/EMT	N			
	KNB Coordinator	N			
	Police Officer - Community Resources	N			
	Police Officer - Crime Scene Tech	N			
	Police Officer - Master Officer	N			
	Police Officer - Patrol	N			
	Police Officer - School Resources	N			
	Police Officer - Traffic	N			
	Sanitation Driver/Collector	N			
	Sr. Accounting Technician	N			
13	Leisure Services Coordinator	N		\$ 38,333.02	\$ 59,415.12

**CITY OF NEWNAN, GEORGIA
GENERAL EMPLOYEES
2019 SALARY RANGES BASED ON GRADE
Effective January 10, 2019**

Grade	Classification Title	Exempt (E)		Minimum	Maximum
		Non-exempt (N)			
14	Accounting Specialist	N		\$ 40,633.00	\$ 62,973.43
	Building Inspector	N			
	Code Enforcement Officer	N			
	Police Investigator	N			
	Police Accred Coordinator	N			
	Police Corporal - Patrol	N			
	Police Corporal - Community Resource	N			
	Police Corporal - School Resources	N			
	Trolley Driver	N			
15	Beautification Supervisor	N		\$ 43,055.64	\$ 66,751.40
	Cemetery Maint Supervisor	N			
	Detective	N			
	Executive Admin Assist to the City Manager	N			
	Fire Lieutenant	N			
	Information Tech Systems Analyst	N			
	Lead Mechanic	N			
	Municipal Court Clerk	N			
	Sanitation Supervisor	N			
	Street Maint Supervisor	N			
16	Accountant	N		\$45,662.29	\$ 70,770.99
	Detective Sergeant	N			
	Engineering Field Inspector	N			
	Senior Building Inspector	N			
	Senior Facilities Maint Technician	N			
	Sergeant Community Resources				
	Sergeant - Patrol	N			
	Sergeant - School Resources	N			
	Sergeant - Traffic	N			
17	IT Senior Systems Analyst	N		\$ 48,391.59	\$ 75,010.22
	Main Street Manager	N			
	Plans Examiner	N			
	Risk Manager	N			
	Street Maintenance Manager	N			

**CITY OF NEWNAN, GEORGIA
GENERAL EMPLOYEES
2019 SALARY RANGES BASED ON GRADE
Effective January 10, 2019**

Grade	Classification Title	Exempt (E)		Minimum	Maximum
		Non-exempt (N)			
18	Cemetery Superintendent	E		\$ 51,304.91	\$ 79,513.03
	City Clerk	E			
	Communications Manager	E			
	Fire Captain	N			
	Fire Captain - Training	N			
	Fire Marshal	N			
	Planner	N			
	Police Lieutenant - Detectives	N			
	Police Lieutenant - Patrol	N			
	Police Lieutenant - Prof Standards	N			
	Police Lieutenant - Training	N			
	Police Lieutenant - Traffic	N			
	19	GIS Analyst II	N		
20	Carnegie Director	E		\$ 57,622.19	\$ 89,331.35
	Deputy Building Official	N			
	Deputy Public Works Director	E			
	Facilities Maintenance Director	E			
	Leisure Services Manager	E			
21	Assistant Finance Director	E		\$ 61,087.49	\$ 94,690.79
	Civil Engineer	E			
	Fire Battalion Chief	N			
	Program Manager	E			

**CITY OF NEWNAN, GEORGIA
GENERAL EMPLOYEES
2019 SALARY RANGES BASED ON GRADE
Effective January 10, 2019**

Grade	Classification Title	Exempt (E)		Minimum	Maximum
		Non-exempt (N)			
22	Business Development Director	E		\$ 64,767.47	\$ 100,379.71
	Deputy Chief of Police	E			
	Landscape Architect	E			
23	Chief Building Official	E		\$ 68,631.43	\$ 106,398.09
	Human Resources Director	E			
	Information Technology Director	E			
	Planning and Zoning Director	E			
24				\$ 72,771.40	\$ 112,789.89
25	Chief of Police	E		\$ 77,126.03	\$ 119,555.09
	Fire Chief	E			
	Finance Director	E			
	Public Works Director	E			
26				\$ 81,756.66	\$ 126,715.65
27	Assistant City Manager	E		\$ 86,663.29	\$ 134,337.49
28				\$ 91,876.58	\$ 142,398.61
29				\$ 97,365.86	\$ 150,921.01
30				\$ 103,223.15	\$ 159,992.51

*Annual Salary Based on 2,080 Hours Per Year (2904 Hours for Fire)

Salary Range

	Minimum		Mid		Maximum
1	\$ 19,043.85		\$ 24,293.21		\$ 29,520.86
2	\$ 20,178.51		\$ 25,742.89		\$ 31,300.02
3	\$ 21,405.16		\$ 27,280.43		\$ 33,167.03
4	\$ 22,693.14		\$ 28,927.80		\$ 35,165.85
5	\$ 24,042.47		\$ 30,663.04		\$ 37,274.47
6	\$ 25,483.78		\$ 32,508.09		\$ 39,514.89
7	\$ 27,017.11		\$ 34,462.96		\$ 41,887.11
8	\$ 28,642.44		\$ 36,527.67		\$ 44,391.11
9	\$ 30,359.75		\$ 38,702.20		\$ 47,070.84
10	\$ 32,169.07		\$ 41,030.48		\$ 49,882.35
11	\$ 34,101.05		\$ 43,490.56		\$ 52,869.57
12	\$ 36,155.70		\$ 46,104.38		\$ 56,054.49
13	\$ 38,333.02		\$ 48,871.95		\$ 59,415.12
14	\$ 40,633.00		\$ 51,815.26		\$ 62,973.43
15	\$ 43,055.64		\$ 54,912.31		\$ 66,751.40
16	\$ 45,662.29		\$ 58,207.05		\$ 70,770.99
17	\$ 48,391.59		\$ 61,699.47		\$ 75,010.22
18	\$ 51,304.91		\$ 65,411.55		\$ 79,513.03
19	\$ 54,371.56		\$ 69,321.31		\$ 84,279.42
20	\$ 57,622.19		\$ 73,494.64		\$ 89,331.35
21	\$ 61,087.49		\$ 77,887.63		\$ 94,690.79
22	\$ 64,767.47		\$ 82,566.14		\$ 100,379.71
23	\$ 68,631.43		\$ 87,530.23		\$ 106,398.09
24	\$ 72,771.40		\$ 92,779.84		\$ 112,789.89
25	\$ 77,126.03		\$ 98,336.97		\$ 119,555.09
26	\$ 81,756.66		\$ 104,245.54		\$ 126,715.65
27	\$ 86,663.29		\$ 110,505.55		\$ 134,337.49
28	\$ 91,876.58		\$ 117,116.98		\$ 142,398.61
29	\$ 97,365.86		\$ 124,145.75		\$ 150,921.01
30	\$ 103,223.15		\$ 129,662.89		\$ 159,992.51

RESOLUTION SETTING QUALIFYING FEES FOR
THE NOVEMBER 5, 2019 GENERAL ELECTION

WHEREAS, the Charter of the City of Newnan provides for a General Election to be held on the first Tuesday following the first Monday in November, 2019, to elect Councilmembers for election district One Post A and election district One Post B and election district Three Post B for the City of Newnan, said date being November 5, 2019; and

WHEREAS, Section 21-2-132 of the Official Code of Georgia Annotated provides for the governing authority to set the opening and closing dates for the qualifying of candidates for said offices before February 1, 2019.

THEREFORE, BE IT RESOLVED that the fee for qualifying for election for Councilmembers for election district One Post A for a four year term and election district One Post B for a four year term and Councilmembers for election district Three Post A for a four year term and election district Three Post B for a four year term for the City of Newnan shall be One Hundred Sixty Five Dollars (\$165.00).

IT IS SO RESOLVED this 8th day of January, 2019.

ATTEST:

Della Hill, City Clerk

Reviewed:

C. Bradford Sears, Jr., City Attorney

Cleatus Phillips, City Manager

L. Keith Brady, Mayor

Cynthia E. Jenkins, Mayor Pro-Tem

George M. Alexander, Councilmember

Rhodes Shell, Councilmember

Ray DuBose, Councilmember

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember



City of Newnan, Georgia - Mayor and Council

Date: January 8, 2019

Agenda Item: Contract Award for Finance Department Renovations

Prepared by: Ronda Helton, Program Manager

Presented by: Hasco Craver, Assistant City Manager

Purpose: Newnan City Council may consider a contract with Warren's Construction, Inc. for the renovations of the Finance Department in the amount of \$34,743.78.

Background: A request for proposals was released November 14, 2018 for the renovations of the Finance Department. Three bids were received on December 11, 2018 from the following bidders:

Top's Services, Inc. (\$38,428.80)
28 Clock Road
Carrollton, GA 30116

Unique Endeavors, Inc. (\$36,709.35)
P.O. Box 312411
Atlanta, GA 31131

Warren's Construction, Inc. (\$34,743.78)
P.O. Box 6065
Marietta, GA 30068

Funding: SPLOST 2007

Recommendation: Staff recommends the contract be awarded to the low bidder; Warren's Construction Inc., in the amount of \$34,743.78

Attachments:

1. Bid Tab

Previous Discussions with Council: In the SPLOST 2007 referendum, City Hall Additions were among the voter approved projects. Since implementation of SPLOST 2007 there have been several projects under the City Hall Additions category. The Finance Department renovation will be the final project for SPLOST 2007.



City of Newnan, Georgia

BID OPENING: Finance Department Renovations
Tuesday, December 11, 2018 – 10:00 A.M.

BIDDER	BID AMOUNT	COMMENTS
Top's Services, Inc.	\$ 38,428.80	
Unique Endeavors, Inc.	\$ 34,709.35	
Warren's Construction, inc.	\$ 34,743.78	

BIDS OPENED BY

City of Newnan, Georgia – Mayor and Council



Date: January 8, 2019

Agenda Item: Extension of Newnan Lakes Drive

Presented by: Dean Smith, Planner

Submitted by: Tracy Dunnivant, Planning & Zoning Director

Purpose:

To amend the quit claim deed and warranty deed due to an incorrect legal description on an extension of Newnan Lakes Drive that was accepted by the City on May 23, 2017.

Background:

On May 23, 2017, Council voted to accept an extension of Newnan Lakes Drive into the City's Public Street system. At that time, unbeknownst to the City, the applicant prepared an incorrect legal description. The incorrect legal description that was filed resulted in the City accepting more than just the right-of-way dedication. The legal description has been corrected and attached are the corrected quit claim and warranty deeds. The action being requested at this time is a resolution by Council to direct the City to execute the corrected quit claim deed for the property previously improperly described as right-of-way as Newnan Lakes Drive and to accept the corrected warranty deed from the owner for the actual right-of-way of Newnan Lakes Drive.

Options:

1. Adopt a resolution to authorize the City to execute the quit claim and warranty deeds.
2. Other direction from Council.

Recommendation:

Option 1.

Attachments:

Amended Quit Claim and Warranty Deeds

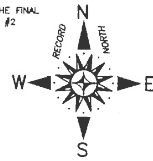
THIS PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS PER FEMA FLOOD INSURANCE RATE MAP NUMBER: 13077C0144 D PANEL: 144 OF 430 COWETA COUNTY, GEORGIA MAP DATED 02/06/13

SOURCE OF VERTICAL DATUM: APPROXIMATE MSL BASED ON VERTICAL LOCATION OF EXISTING SANITARY SEWER AS CONSTRUCTED.

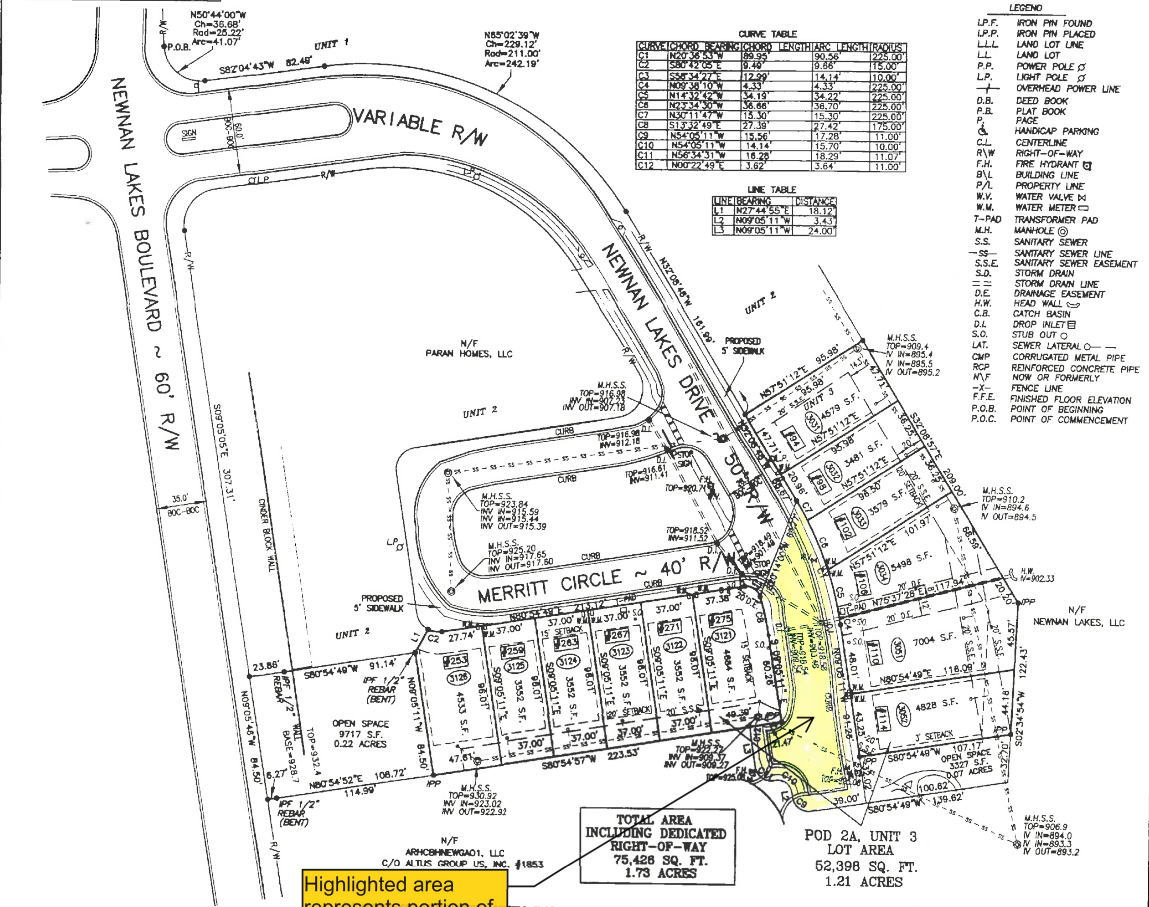
EQUIPMENT USED: THEODOLITE READING TO 5 SECONDS; ELECTRONIC DISTANCE METER READING TO 0.0005 FEET. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A HORIZONTAL CLOSURE OF 1 IN 74,280 ANGLE ERROR: 1" PER ANGLE TRAVERSE WAS ADJUSTED USING LEAST SQUARES METHOD. FIELD SURVEY DATE: 11-07-14 IRON PINS PLACED ARE 1/2" REBAR

THIS SURVEY PLAT HAS BEEN CALCULATED FOR CLOSURE BY LATITUDE AND DEPARTURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 275,070 FEET.

THE BASIS OF BEARING FOR THIS PLAT IS TAKEN FROM THE FINAL PLAT OF MADISON PARK @ NEWMAN LAKES POD 2A, UNIT #2 AS RECORDED IN PLAT BOOK 84, PAGE 256.



THIS BLOCK RESERVED FOR CLERK OF SUPERIOR COURT



CURVE TABLE

CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	AREA
C1	N87°02'39\"	89.52	90.58	225.00
C2	S87°42'05\"	9.49	9.58	15.00
C3	S87°02'39\"	17.89	14.14	10.00
C4	N87°38'10\"	4.33	4.33	225.00
C5	N87°38'10\"	10.59	10.59	225.00
C6	N87°11'47\"	15.30	15.30	225.00
C7	S87°11'47\"	15.30	15.30	225.00
C8	N87°02'39\"	15.56	17.28	11.00
C9	N87°02'39\"	14.14	15.70	10.00
C10	N87°02'39\"	18.29	18.29	11.00
C11	N87°02'39\"	3.62	3.64	11.00

LINE TABLE

LINE BEARING	DISTANCE
L1 N27°44'55\"	18.12
L2 N87°02'39\"	1.43
L3 N87°02'39\"	24.00

- LEGEND**
- L.P.F. IRON PIN FOUND
 - L.P.P. IRON PIN PLACED
 - L.L.L. LAND LOT LINE
 - L.L. LAND LOT
 - P.P. POWER POLE \square
 - L.P. LIGHT POLE \square
 - OVERHEAD POWER LINE
 - D.B. DEED BOOK
 - P.B. PLAT BOOK
 - PAGE
 - C.L. CENTERLINE
 - HANDICAP PARKING
 - R/W RIGHT-OF-WAY
 - F.H. FIRE HYDRANT \square
 - BUILDING LINE
 - P/L PROPERTY LINE
 - W.V. WATER VALVE \square
 - W.M. WATER METER \square
 - T-PAD TRANSFORMER PAD
 - M.H. MANHOLE \odot
 - S.S. SANITARY SEWER
 - SANITARY SEWER LINE
 - S.S.E. SANITARY SEWER EASEMENT
 - S.D. STORM DRAIN
 - STORM DRAIN LINE
 - D.E. DRAINAGE EASEMENT
 - H.W. HEAD WALL \square
 - C.B. CATCH BASIN
 - D.I. DROP INLET \square
 - S.O. STUB OUT \square
 - LAT. SEWER LATERAL \square
 - C.M.P. CORRUGATED METAL PIPE
 - R.C.P. REINFORCED CONCRETE PIPE
 - N/O. NOW OR FORMERLY
 - F. FENCE LINE
 - F.F.E. FINISHED FLOOR ELEVATION
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT

TOTAL AREA INCLUDING DEDICATED RIGHT-OF-WAY
75,428 SQ. FT.
1.78 ACRES

POD 2A, UNIT 3 LOT AREA
62,398 SQ. FT.
1.21 ACRES

Highlighted area represents portion of roadway seeking acceptance by the City.

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

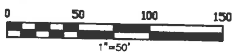
THE UTILITIES SHOWN ARE SHOWN FOR THE CLIENT'S CONVENIENCE ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES NOT SHOWN. THE SURVEYOR ASSUMES RESPONSIBILITY ONLY FOR THE UTILITIES SHOWN. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE OWNER, OR OWNER'S AGENT SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER, OR OWNERS' AGENT.

THIS PLAT IS FOR THE BENEFIT OF THE PARTIES IN THE TITLE BLOCK AND USE BY THIRD PARTIES IS AT THEIR OWN RISK. IBBITTS LAND SURVEYING, INC. WILL NOT ACCEPT ANY RESPONSIBILITY OF LIABILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE PERSON, OR PERSONS, NAMED IN THE TITLE BLOCK.

THIS PLAT IS SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LANDVIEW AT MADISON PARK AT NEWMAN LAKES, RECORDED 04/28/2005, IN DEED BOOK 2727, PAGE 620 IN COWETA COUNTY RECORDS.

THIS PLAT TO SUPERSEDE THOSE PLATS PREVIOUSLY RECORDED IN PLAT BOOK 83, PAGE 175, & PLAT BOOK 84, PAGE 256, COWETA COUNTY CLERK OFFICE.

SHEET 2 OF 2
NEWMAN, GA



14174.010 F:\50-206\14174 REVISED FINAL PLAT POD 2A UNIT 2

REVISED FINAL PLAT FOR:
MADISON PARK @ NEWMAN LAKES
616 LAKELINE AT MADISON PARK AT NEWMAN LAKES
POD 2A, UNIT #3 - ATTACHED SINGLE-FAMILY LOTS
LOTS 3031-3034, 3035-3032 & 3121-3126

LAND LOTS	DISTRICT	SECTION	COUNTY
22	5TH		COWETA
			GEORGIA

DATE: 02-26-16 DRAWN BY: ECH/JRT CHECKED: JRT/RJT JOB NO.: 14174 DESK: SERVER

IBBITTS LAND SURVEYING, INC.
382 WEST MEMORIAL DRIVE, DALLAS, GEORGIA 30132
AUTHORIZATION #2002002 (770) 443-1021

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67

Return to:
Morris Manning & Martin LLP
990 Hammond Drive
Suite 300, Building One
Atlanta, Georgia 30328

NOTE TO RECORDER: THE PURPOSE OF THIS DEED IS TO DIVEST THE GRANTOR OF THE PROPERTY IT INCORRECTLY RECEIVED VIA THE WARRANTY DEED RECORDED AT DEED BOOK 4555, PAGES 644-646

STATE OF GEORGIA
COUNTY OF COWETA

QUITCLAIM DEED

THIS INDENTURE, made on January ____, 2019, between

City of Newnan

as party or parties of the first part, hereinafter called Grantor, and

Paran Homes, LLC

as party or parties of the second part, hereinafter called Grantee (the words, "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 AND OTHER GOOD AND VALUABLE CONSIDERATION (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presents does hereby bargain, sell, remise, release, and forever quit-claim unto Grantee all the right, title, interest, claim or demand which the said Grantor has, or may have had, in and to the following described property, to-wit:

See Exhibit A attached hereto and by this reference incorporated herein

with all the rights, members and appurtenances to the said described premises in anywise appertaining to or belonging.

[SIGNATURES ON FOLLOWING PAGE]

TO HAVE AND TO HOLD the said described premises unto the said Grantee, so that neither the said Grantor, nor any other person or persons claiming under Grantor shall at any time, claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of :

Unofficial Witness

City of Newnan

Notary Public
My Commission Expires:_____

BY:_____ (SEAL)
Name:
Its:

EXHIBIT A

All that tract or parcel of land lying and being in Land Lot 22 of the 5th District of Coweta County, Georgia and being more particularly described as follows:

Commencing at the intersection of the east right of way of Newnan Lakes Boulevard (60 foot right of way) and the north right of way of Newnan Lakes Drive (variable right of way); thence southeasterly along the north right of way of Newnan Lakes Drive and following the curvature thereof for a distance of 527.74 feet to an iron pin and the True Point of Beginning; from the true point of beginning thus established, thence leaving said right of way north 57 degrees 51 minutes 12 seconds east a distance of 95.98 feet to an iron pin; thence south 32 degrees 08 minutes 57 seconds east a distance of 209.00 feet to an iron pin; thence south 02 degrees 34 minutes 54 seconds west a distance of 122.43 feet to an iron pin; thence south 80 degrees 54 minutes 49 seconds west a distance of 139.62 feet to an iron pin; thence along the arc of a curve, having a radius to the northeast of 11.00 feet, for an arc distance of 17.28 feet (said arc being subtended by a chord of north 54 degrees 05 minutes 11 seconds west a distance of 15.56 feet) to a point; thence north 09 degrees 05 minutes 11 seconds west a distance of 3.43 feet to a point; thence along the arc of a curve, having a radius to the southwest of 10.00 feet, for an arc distance of 15.70 feet (said arc being subtended by chord of north 54 degrees 05 minutes 11 seconds west a distance of 14.14 feet) to a point; thence along the arc of a curve, having a radius to the northeast of 11.07 feet, for an arc distance of 18.29 feet (said arc being subtended by a chord of north 56 degrees 34 minutes 31 seconds west a distance of 16.28 feet) to a point; thence north 09 degrees 05 minutes 11 seconds west a distance of 24.00 feet to a point; thence along the arc of a curve, having a radius to the southeast of 11.00 feet, for an arc distance of 3.64 feet (said arc being subtended by a chord of north 00 degrees 22 minutes 49 seconds west a distance of 3.62 feet) to a point; thence south 80 degrees 54 minutes 57 seconds west a distance of 223.53 feet to an iron pin; thence south 80 degrees 54 minutes 52 seconds west a distance of 114.99 feet to a point on the east right of way of Newnan Lakes Boulevard (60 foot right of way); thence along said right of way north 09 degrees 05 minutes 46 seconds west a distance of 84.50 feet to a point; thence departing said right of way north 80 degrees 54 minutes 54 seconds east a distance of 115.00 feet to an iron pin; thence north 27 degrees 44 minutes 55 seconds east a distance of 18.12 feet to a point on the south right of way of Merritt Circle (40 foot right of way); thence along said right of way and following the arc of a curve, having a radius to the north of 15.00 feet, for an arc distance of 9.66 feet (said arc being subtended by a chord of south 80 degrees 42 minutes 05 seconds east a distance of 9.49 feet) to a point; thence north 80 degrees 54 minutes 49 seconds east a distance of 213.12 feet to a point; thence along the arc of a curve, having a radius to the south of 10.00 feet, for an arc distance of 14.14 feet (said arc being subtended by a chord of south 58 degrees 34 minutes 27 seconds east a distance of 12.99 feet) to a point; thence departing said right of way north 20 degrees 14 minutes 00 seconds east a distance of 69.77 feet to a point on the west right of way of Newnan Lakes Drive (50 foot right of way); thence along said right of way north 32 degrees 08 minutes 48 seconds west a distance of 68.67 feet to an iron pin and the True Point of Beginning.

Said tract containing 1.73 acres (75.425 square feet), more or less, and being more particularly shown on a revised final plat for Madison Park @ Newnan Lakes, Pod 2a Unit #3 by Tibbitts Land Surveying, Inc.

Return to:
Morris Manning & Martin LLP
990 Hammond Drive
Suite 300, Building One
Atlanta, Georgia 30328

NOTE TO RECORDER: THE PURPOSE OF THIS DEED IS TO CORRECT THE LEGAL DESCRIPTION IN THE WARRANTY DEED AT DEED BOOK 4555, PAGES 644-646

STATE OF GEORGIA
COUNTY OF GWINNETT

**CORRECTIVE
WARRANTY DEED**

THIS INDENTURE, made effective on _____, 2017, between

Paran Homes LLC

as party or parties of the first part, hereinafter called Grantor, and

City of Newnan

as party or parties of the second part, hereinafter called Grantee (the words, "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 AND OTHER GOOD AND VALUABLE CONSIDERATION (\$10.00) DOLLARS and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, as granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien convey and confirm unto the said Grantee, the following described property:

See Exhibit A attached hereto and by this reference incorporated herein

[SIGNATURES ON FOLLOWING PAGE]

TO HAVE AND TO HOLD the said described premises, with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behalf of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, as of the day and year set forth below to be effective as the day and year above written.

Signed, sealed and delivered this ____ day of
January, 2019 in the
presence of :

Paran Homes LLC

Unofficial Witness

BY: _____(SEAL)

Notary Public

Name: Anne DeLorenzo

My Commission Expires: _____

Its: Administrative Vice President/Authorized
Officer

EXHIBIT A

LEGAL DESCRIPTION

Right-of-Way dedication - Madison Park at Newnan Lakes – Pod 2A Unit 3

All that tract or parcel of land lying and being in land lot 22 of the 5th district of Coweta County, Georgia and being more particularly described as follows:

Commencing at the intersection of the east right-of-way of Newnan Lakes Boulevard (60 foot right-of-way) and the north right-of-way of Newnan Lakes Drive (variable right-of-way); thence southeasterly along the north right-of-way of Newnan Lakes Drive and following the curvature thereof for a distance of 596.41 feet to a point and the True Point of Beginning; From the true point of beginning thus established, thence along the arc of a curve, having a radius to the southwest of 225.00 feet, for an arc distance of 90.56 feet (said arc being subtended by a chord of south 20 degrees 36 minutes 53 seconds east, 89.95 feet) to a point; thence south 09 degrees 05 minutes 11 seconds east, 123.28 feet to a point on the south line of pod 2a, unit 3; thence along said line for the following courses and distances:

South 80 degrees 54 minutes 49 seconds west, 39.00 feet to a point;

Along the arc of a curve, having a radius to the northeast of 11.00 feet, for an arc distance of 17.28 feet (said arc being subtended by a chord of north 54 degrees 05 minutes 11 seconds west, 15.56 feet) to a point;

North 09 degrees 05 minutes 11 seconds west, 3.43 feet to a point;

Along the arc of a curve, having a radius to the southwest of 10.00 feet, for an arc distance of 15.70 feet (said arc being subtended by a chord of north 54 degrees 05 minutes 11 seconds west, 14.14 feet) to a point;

Along the arc of a curve, having a radius to the northeast of 11.07 feet, for an arc distance of 18.29 feet (said arc being subtended by a chord of north 56 degrees 34 minutes 31 seconds west, 16.28 feet) to a point;

North 09 degrees 05 minutes 11 seconds west, 24.00 feet to a point;

Along the arc of a curve, having a radius to the east of 11.00 feet, for an arc distance of 3.64 feet (said arc being subtended by a chord of north 00 degrees 22 minutes 49 seconds east, 3.62 feet) to a point on the south line of lot 3121, pod 2a, unit 3;

thence north 80 degrees 54 minutes 57 seconds east, 21.47 feet to a point;

thence north 09 degrees 05 minutes 11 seconds west, 60.26 feet to a point; thence along the arc of a curve, having a radius to the west of 175.00 feet, for an arc distance of 27.42 feet (said arc being subtended by a chord of north 13 degrees 32 minutes 49 seconds west, 27.39 feet) to a point; thence leaving lot 3121 north 20 degrees 14 minutes 00 seconds east, 69.77 feet to the True Point of Beginning;

Said Right-of-Way containing 0.23 acres (9968 square feet) and being more particularly shown on a revised final plat for Madison Park @ Newnan Lakes, Pod 2a Unit #3 by Tibbitts Land Surveying, Inc. dated 02-26-16 as the extension of Newnan Lakes Drive.

City of Newnan, Georgia - Mayor and Council



Date: January 8, 2019

Agenda Item: 17 Ray St

Prepared and Presented by:
Matt Murray, Code Enforcement Officer

Submitted by: Bill Stephenson, Chief Building Official

Purpose: To schedule the public hearing concerning the dilapidated structure located at 17 Ray St.

Background: Owner : Salome Realty LLC
Permits : GP Roof permit 5/19/17
Date Sub-Standard housing file was opened: August 18, 2014

Does the cost to bring this structure into compliance by means of repair exceed 50% of the structure's assessed tax value? **YES**

Previous inspections by Newnan Building Department have deemed the property to be unsafe. Information was presented to Council electronically concerning the condition of the above mentioned property on December 18, 2018.

Options:

1. Set Public Hearing Date for February 26, 2019.
2. Other direction from Council.

Funding: Not Applicable

Recommendation: Staff is requesting Council's approval to proceed with Option 1.

Previous Discussions with Council:

December 18, 2018 - Council informed of conditions.



City of Newnan, Georgia – Mayor and Council



Date: January 8, 2019

Agenda Item: 10 Burch Ave, 286 West Washington St., 121 Pinson St., and 180 West Washington St.

Prepared and Presented by: Matt Murray, Code Enforcement Officer

Submitted by: Bill Stephenson, Chief Building Official

Purpose: To inform Council of the status of 286 West Washington St., 121 Pinson St. and 180 West Washington St. having been before Council in Public Hearings.

Background: Date of Status Check: December 4, 2018

<u>Property Address</u>	<u>Owner</u>	<u>Original Hearing</u>	<u>Original # Of Days Allowed</u>	<u>Original Resolution Deadline</u>	<u>Extensions</u>	<u>Updated Resolution Deadline</u>	<u>Status</u>
10 Burch Ave	Abdul Saeed Kader	March 28, 2017	45 days	May 12, 2017	180 days	June 9, 2019	Interior progress
286 West Washington St	Irvin Jones Estate	February 24, 2015	180 Days	August 23, 2015	180 Days	April 6, 2019	Exterior progress
121 Pinson St.	Marcus Beasley	August 26, 2014	180 days	February 22, 2015	180 Days	March 10, 2019	Interior progress
180 West Washington St.	Render Godfrey	September 25, 2017	45 days	November 9, 2017	180 Days	March 10, 2019	Interior and exterior progress to structure.

Options: 1. Accept status reports, no further action is required.
2. Other direction from Council.

Funding: Not Applicable

Recommendation: Staff is requesting Council's approval for Option 1.

**Previous Discussions
With Council:** All have previous history with Council.

North Bay Avalon LLLP
Freedom Land Holdings, LLC
LL 75, 5th Land District
18.56± acres; Calumet Parkway
Tax Parcel Rear Portion #N57A 703

**ORDINANCE TO AMEND THE ZONING MAP FOR PROPERTY LOCATED
IN LAND LOT 75 OF THE 5TH LAND DISTRICT
CALUMET PARKWAY, CONTAINING 18.56± ACRES
IN THE CITY OF NEWNAN, GEORGIA**

WHEREAS, the owner of the property described herein has filed an application to rezone said property from City of Newnan Zoning Classification PDO (Planned Development Office District) and PDC (Planned Development Commercial District) to PDR (Planned Development Residential District); and

WHEREAS, in accordance with the requirements of the City Zoning Ordinance, the Planning Commission of the City of Newnan has forwarded its recommendation to the City Council; and

WHEREAS, pursuant to said requirements of the City Zoning Ordinance, the City Council has conducted a properly advertised public hearing on the rezoning application not less than 15 nor more than 45 days from the date of publication of notice, which public hearing was held on the 11th day of December, 2018; and

WHEREAS, after the above-referenced public hearing, the City Council has determined the re-zoning of the property would be in the best interest of the residents, property owners and citizens of the City of Newnan, Georgia; and

NOW THEREFORE, BE IT ORDAINED, by the City Council of the City of Newnan, Georgia, that the Zoning Map of the City of Newnan be revised as follows:

Section I. That the property described on Exhibit "A" attached hereto and by reference made a part hereof be rezoned PDR (Planned Development Residential Density District), subject to the following conditions:

1. The development of the property will be consistent with all plans, profiles, elevations, pictures and other demonstrative materials submitted as part of the rezoning application package (attached hereto as Exhibit "B").
2. The development will be limited to 47 single-family lots.
3. The developer agrees to use fiber cement siding; brick/stone accents with craftsman fronts; divided light window grids on the front; architectural roof shingles; master planned landscape packages – including sodded front lawn up to 15 pallets; a 14' x 12' patio; a lifetime vinyl soffit; shutters; pre-finished gutters with

splash blocks; and protective covenants per the proffered conditions.

- 4. All streets including the existing private connector street shall be improved to public road standards and dedicated to the City.
- 5. The existing and proposed detention ponds shall be landscaped to enhance their appearance from the public street system as approved by the City Engineer and City Landscape Architect.

Section II. All Ordinances or parts of Ordinances in conflict or inconsistent with this Ordinance hereby are repealed.

Section III. Should any phrase, clause, sentence, or section of this Ordinance be deemed unconstitutional by a Court of competent jurisdiction, such determination shall not affect the remaining provisions of this Ordinance, which provisions shall remain in full force and effect.

Section IV. This Ordinance shall be effective upon adoption.

DONE, RATIFIED and PASSED, by the City Council of the City of Newnan, Georgia, this the ___ day of _____, 2018 in regular session assembled.

ATTEST:

Della Hill, City Clerk

Keith Brady, Mayor

REVIEWED AS TO FORM:

C. Bradford Sears, Jr., City Attorney

Cynthia Jenkins, Mayor Pro-Tem

Cleatus Phillips, City Manager

George Alexander, Councilmember

Ray DuBose, Councilmember

Rhodes Shell, Councilmember

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember

DONE, RATIFIED AND PASSED in regular session, on second reading, this the _____ day of _____, 2019.

ATTEST:

Della Hill, City Clerk

L. Keith Brady, Mayor

REVIEWED AS TO FORM:

Cynthia E. Jenkins, Mayor Pro Tem

Cleatus Phillips, City Manager

George M. Alexander, Councilman

Brad Sears, City Attorney

Ray DuBose, Councilman

Rhodes Shell, Councilman

Dustin Koritko, Councilman

Paul Guillaume, Councilman

LEGAL DESCRIPTION - Tract B - 18.56 ACRES

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 75 of the 5th District of Coweta County, Georgia and being more particularly described as follows:

TO LOCATE THE POINT OF BEGINNING, commence at a point (Concrete Monument Found) located at the northerly end of the mitered right-of-way margin of the northerly right-of-way margin of Millard Farmer Industrial Boulevard (aka State Route 34 Bypass) (R/W Varies) and the easterly right-of-way margin of Calumet Parkway (100' right-of-way); Thence following said easterly right-of-way margin of Calumet Parkway, proceed along an arc to the left a distance of 90.32 feet, said arc having a radius of 850.00 feet and being subtended by a chord bearing North 03°18'51" East a distance of 90.28 feet to a point; Thence proceed North 00°16'13" East a distance of 23.55 feet to a point; Thence proceed along a curve to the right a distance of 81.61 feet, said arc having a radius of 750.00 feet and being subtended by a chord bearing North 03°22'59" East a distance of 81.57 feet to a point (1/2 inch Capped Iron Pin Set), said point being the TRUE POINT OF BEGINNING;

Thence continuing to follow said easterly right-of-way margin of Calumet Parkway, proceed along an arc to the right a distance of 60.72 feet, said arc having a radius of 750.00 feet and being subtended by a chord bearing North 08°49'38" East a distance of 60.71 feet to a point (1/2 inch Capped Iron Pin Set); Thence proceed along an arc to the right a distance of 64.00 feet, said arc having a radius of 750.00 feet and being subtended by a chord bearing North 13°35'29" East a distance of 63.98 feet to a point; Thence proceed along an arc to the right a distance of 627.86 feet, said arc having a radius of 1460.00 feet and being subtended by a chord bearing North 28°22'10" East a distance of 623.03 feet to a point (1/2 inch Capped Iron Pin Set); Thence leaving said easterly right-of-way margin of Calumet Parkway, proceed South 50°04'27" East a distance of 841.52 feet to a point (1/2 inch Capped Iron Pin Set); Thence proceed South 89°41'58" East a distance of 868.78 feet to a point (1/2 inch Iron Pin Found), said point being located on the westerly right-of-way margin of Werz Industrial Boulevard (60' R/W); Thence following said westerly right-of-way margin of Werz Industrial Boulevard, proceed along an arc to the right a distance of 11.91 feet, said arc having a radius of 270.00 feet and being subtended by a chord bearing South 00°58'50" East a distance of 11.91 feet to a point; Thence proceed South 00°16'59" West a distance of 88.29 feet to a point (1/2 inch Iron Pin Found); Thence leaving said westerly right-of-way margin of Werz Industrial Boulevard, proceed North 89°45'13" West a distance of 483.49 feet to a point (1/2 Iron Pin Found); Thence proceed South 01°05'06" West a distance of 179.45 feet to a point (1/2 inch Aluminum Open Top Pin Found); Thence proceed North 89°09'54" West a distance of 155.19 feet to a point; Thence proceed North 89°08'52" West a distance of 630.33 feet to a point (1/2 inch Capped Iron Pin Set); Thence proceed South 00°49'04" West a distance of 172.87 feet to a point (1/2 inch Capped Iron Pin Set); Thence proceed North 88°55'22" West a distance of 200.00 feet to a point (1/2 inch Capped Iron Pin Set); Thence proceed South 00°20'16" East a distance of 213.91 feet to a point (Concrete Monument Found), said point being on the northerly right-of-way margin of said Millard Farmer Industrial Boulevard (aka State Route 34 Bypass); Thence following said northerly right-of-way margin of said Millard Farmer Industrial Boulevard, proceed along an arc to the left a distance of 80.14 feet, said arc having a radius of 1920.00 feet and being subtended by a chord bearing North 66°31'40" West a distance of 80.14 feet to a point (1/2" Capped Iron Pin Set); Thence leaving said northerly right-of-way margin of

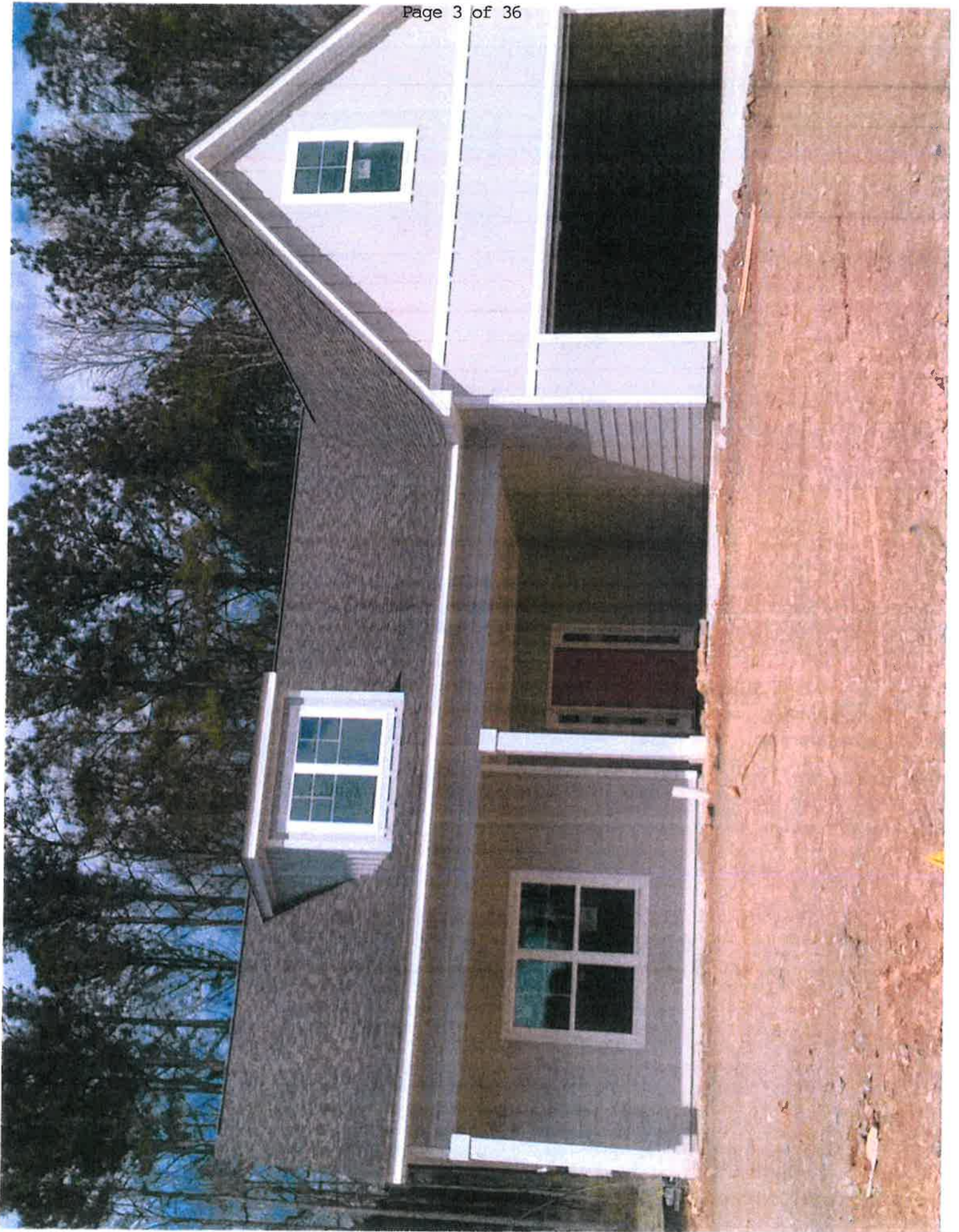
said Millard Farmer Industrial Boulevard, proceed North 36°58'42" East a distance of 21.96 feet to a point; Thence proceed North 00°20'16" West a distance of 175.20 feet to a point; Thence proceed along an arc to the left a distance of 265.73 feet, said arc having a radius of 170.00 feet and being subtended by a chord bearing North 45°09'08" West a distance of 239.49 feet to a point; Thence proceed North 89°56'02" West a distance of 273.62 feet to a point (1/2 inch Capped Iron Pin Set), said point being the POINT OF BEGINNING.

Together with and subject to all covenants, easements, and restrictions of record.

Tract described herein containing 18.56 acres of land (808,357 Square feet), described on an ALTA/ACSM survey by Frontline Surveying & Mapping, Inc., job number 49192, dated 11/07/2013, being shown as Tract B, and being known as 400 Calumet Parkway according to the current system of numbering in Coweta County, Georgia.







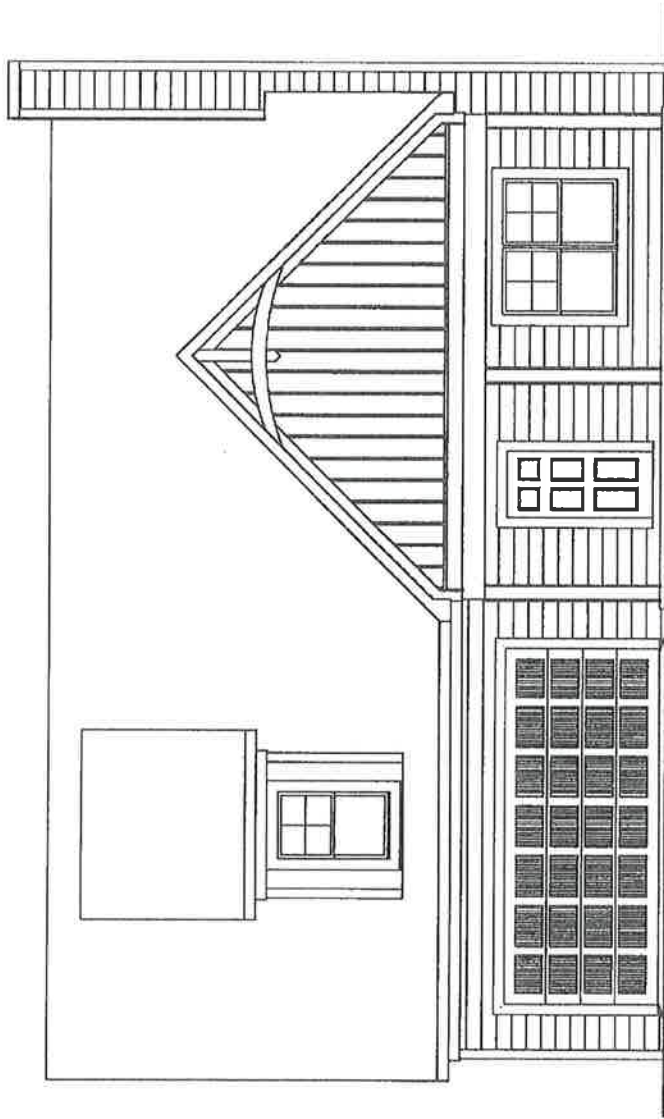










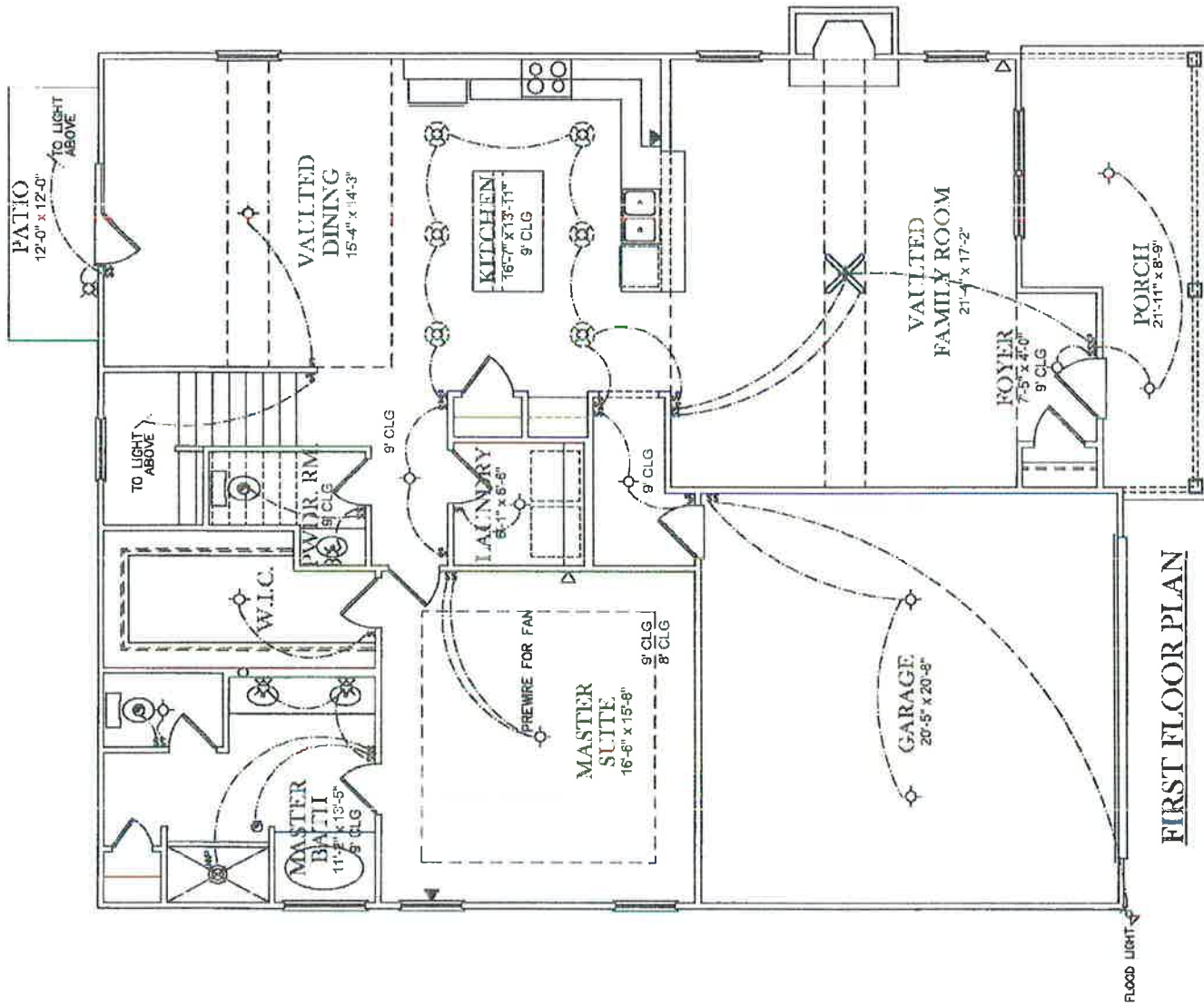


FRONT ELEVATION

SQUARE FOOTAGES	
1ST FL- 1473	
SECOND FL- 114	
TOTAL SQ. FT.- 2447	

AARON A

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ELECTRICAL LEGEND	
	CEILING LIGHT FIXTURE
	WALL LIGHT FIXTURE
	RECESSED LIGHT FIXTURE
	WATER PROOF RECESSED LIGHT FIXTURE
	FLOOD LIGHT FIXTURE
	DUPLEX OUTLET
	DUPLEX OUTLET 42' A.F.F.
	220 VOLT OUTLET
	DUPLEX CEILING OUTLET
	DUPLEX FLOOR OUTLET
	SWITCHED DUPLEX OUTLET
	TELEPHONE
	TELEVISION
	SWITCH
	3-WAY SWITCH
	EXHAUST FAN
	EXHAUST FAN/LIGHT

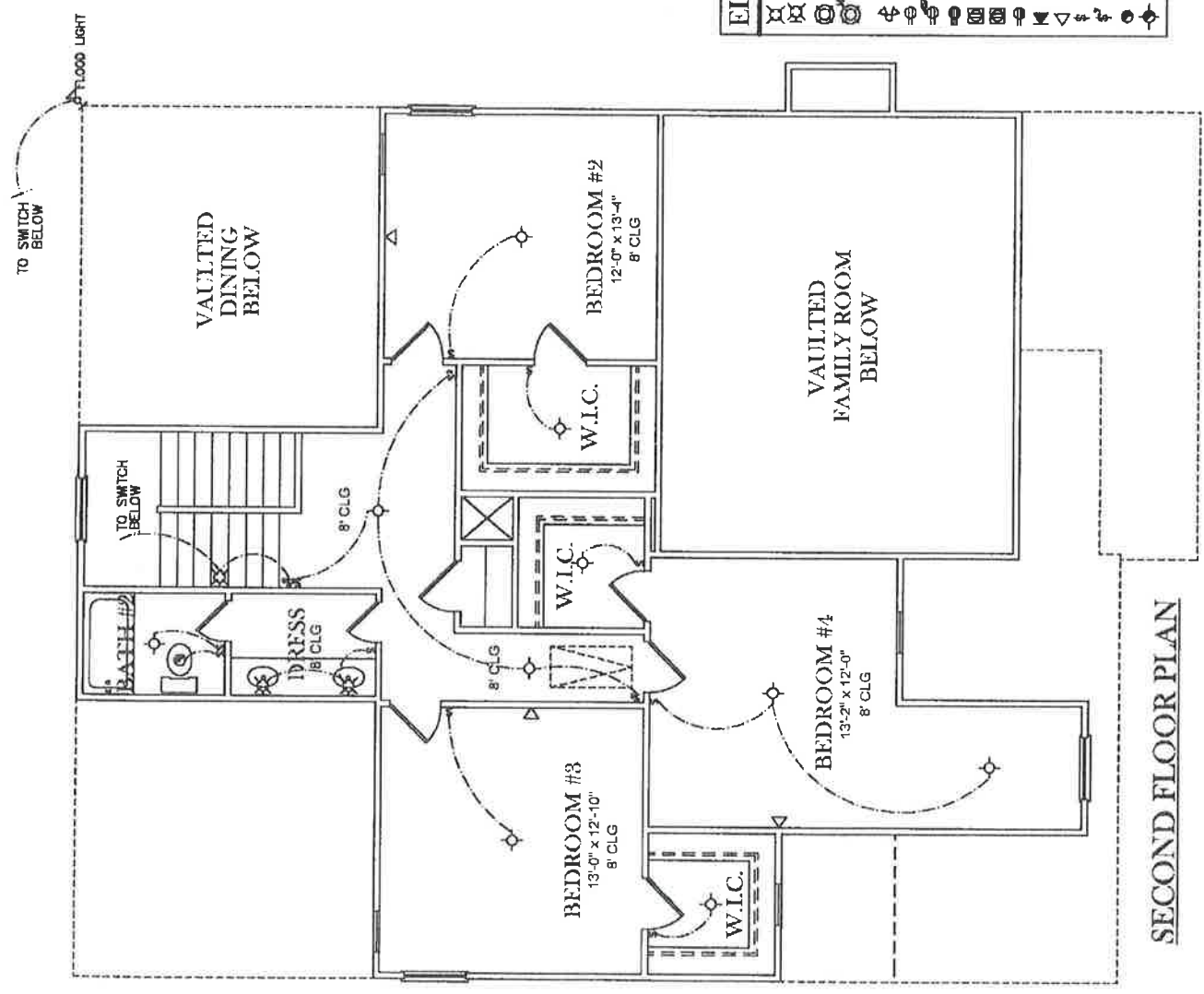
FIRST FLOOR PLAN

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ELECTRICAL LEGEND

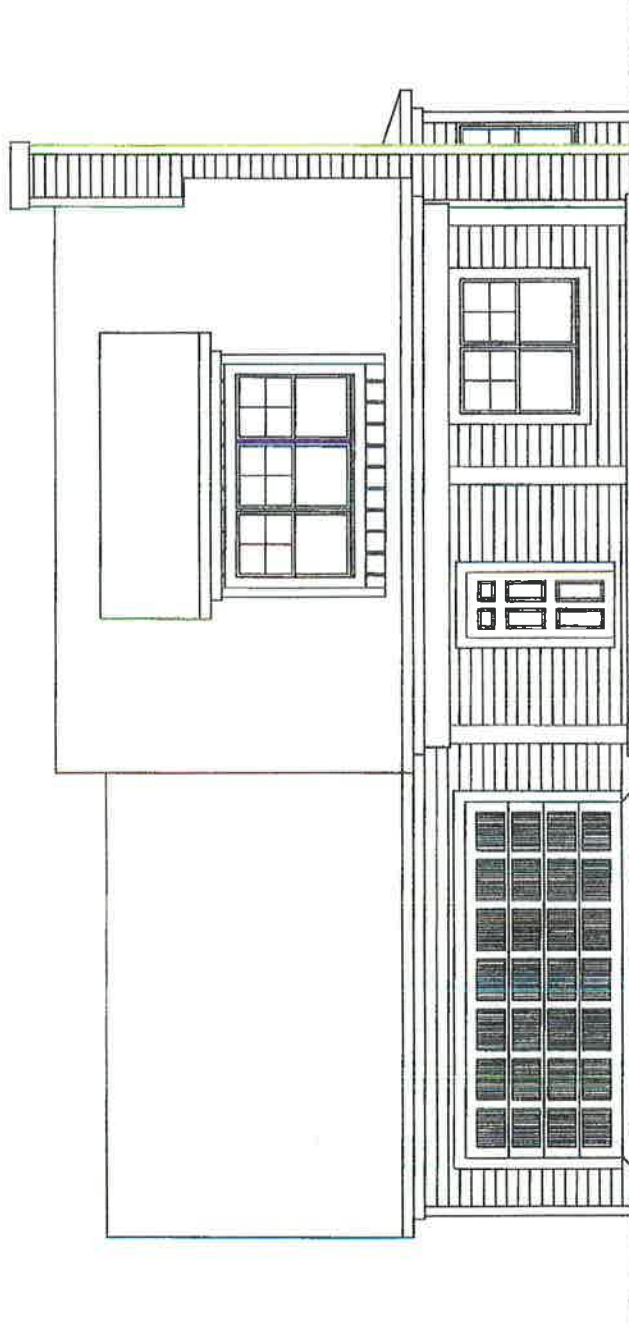
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⊗	WATER PROOF RECESSED LIGHT FIXTURE
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⊕	DUPLEX OUTLET 42" AFF.
⊕	220 VOLT OUTLET
⊕	DUPLEX CEILING OUTLET
⊕	DUPLEX FLOOR OUTLET
⊕	SWITCHED DUPLEX OUTLET
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⊕	SWITCH
⊕	3-WAY SWITCH
⊕	EXHAUST FAN
⊕	EXHAUST FAN/LIGHT



SECOND FLOOR PLAN

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FRONT ELEVATION

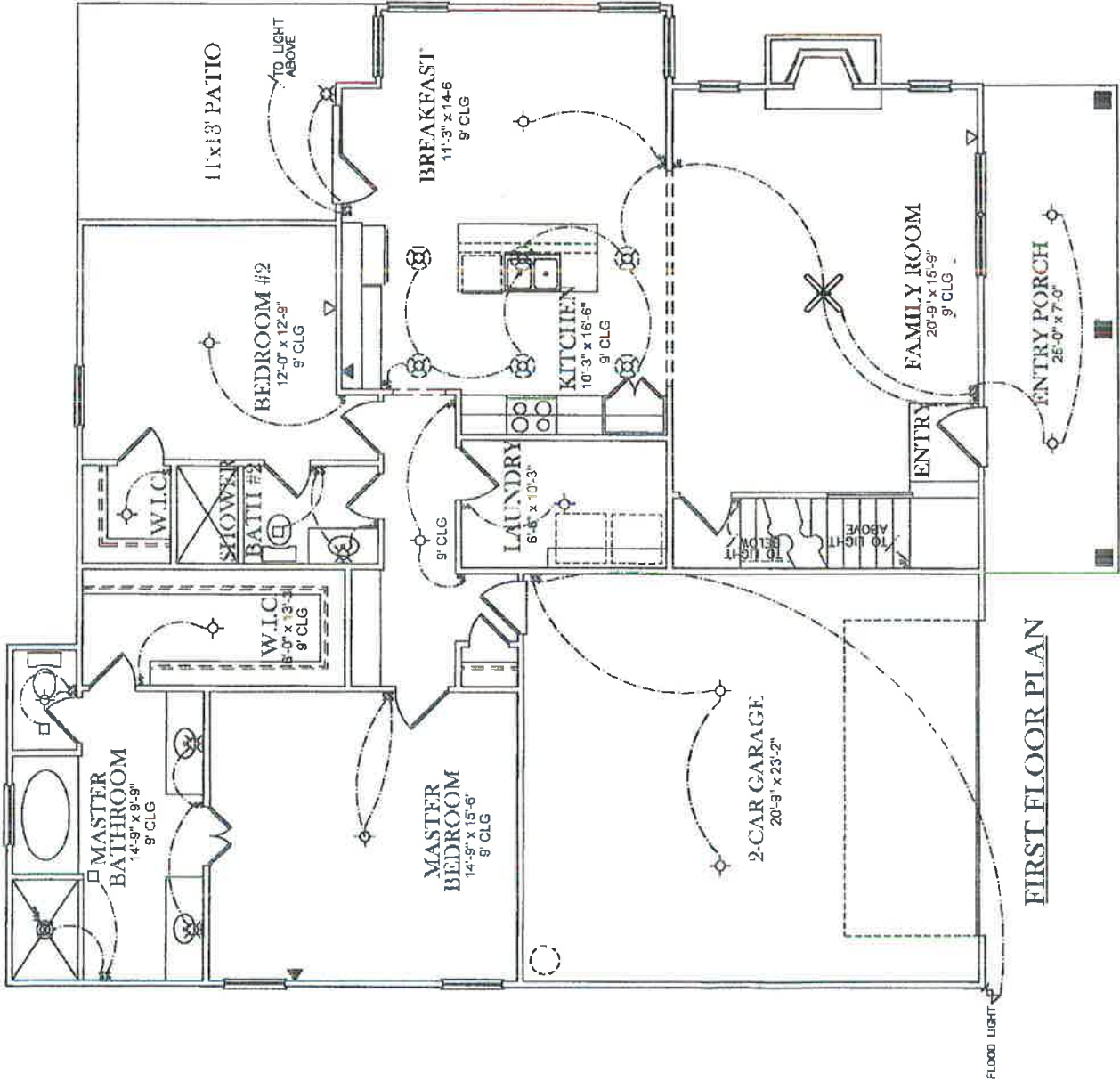
SQUARE FOOTAGES	
FIRST FL- 1485	
SECOND FL- 1048	
TOTAL SQ. FT.- 2503	

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COURTESY © L. MITCHELL GRAY & ASSOC.

ELECTRICAL LEGEND

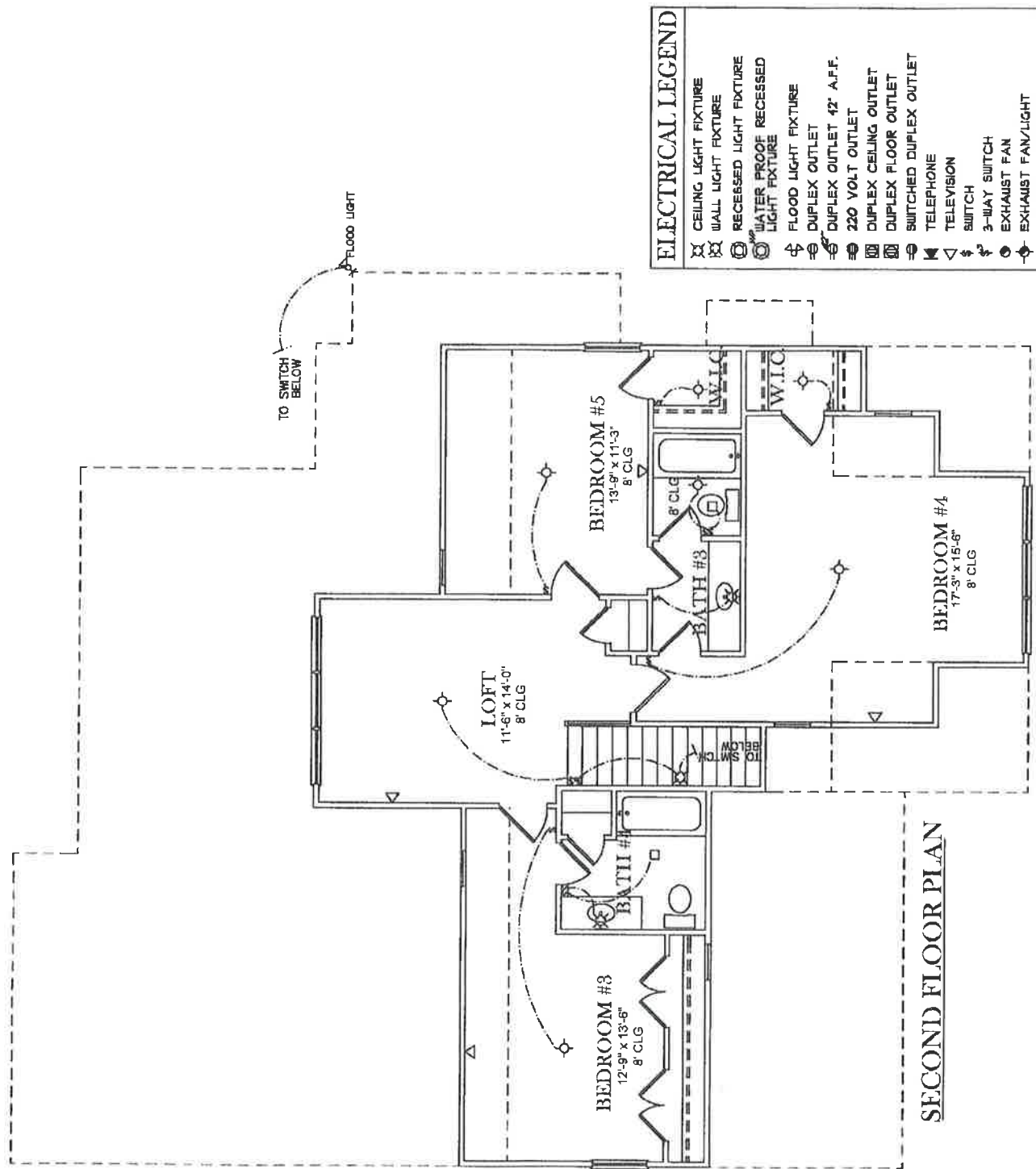
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- ⊕ DUPLEX OUTLET
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- ⊕ DUPLEX FLOOR OUTLET
- ⊕ SWITCHED DUPLEX OUTLET
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- ⏏ EXHAUST FAN
- ⏏ EXHAUST FAN/LIGHT



FIRST FLOOR PLAN

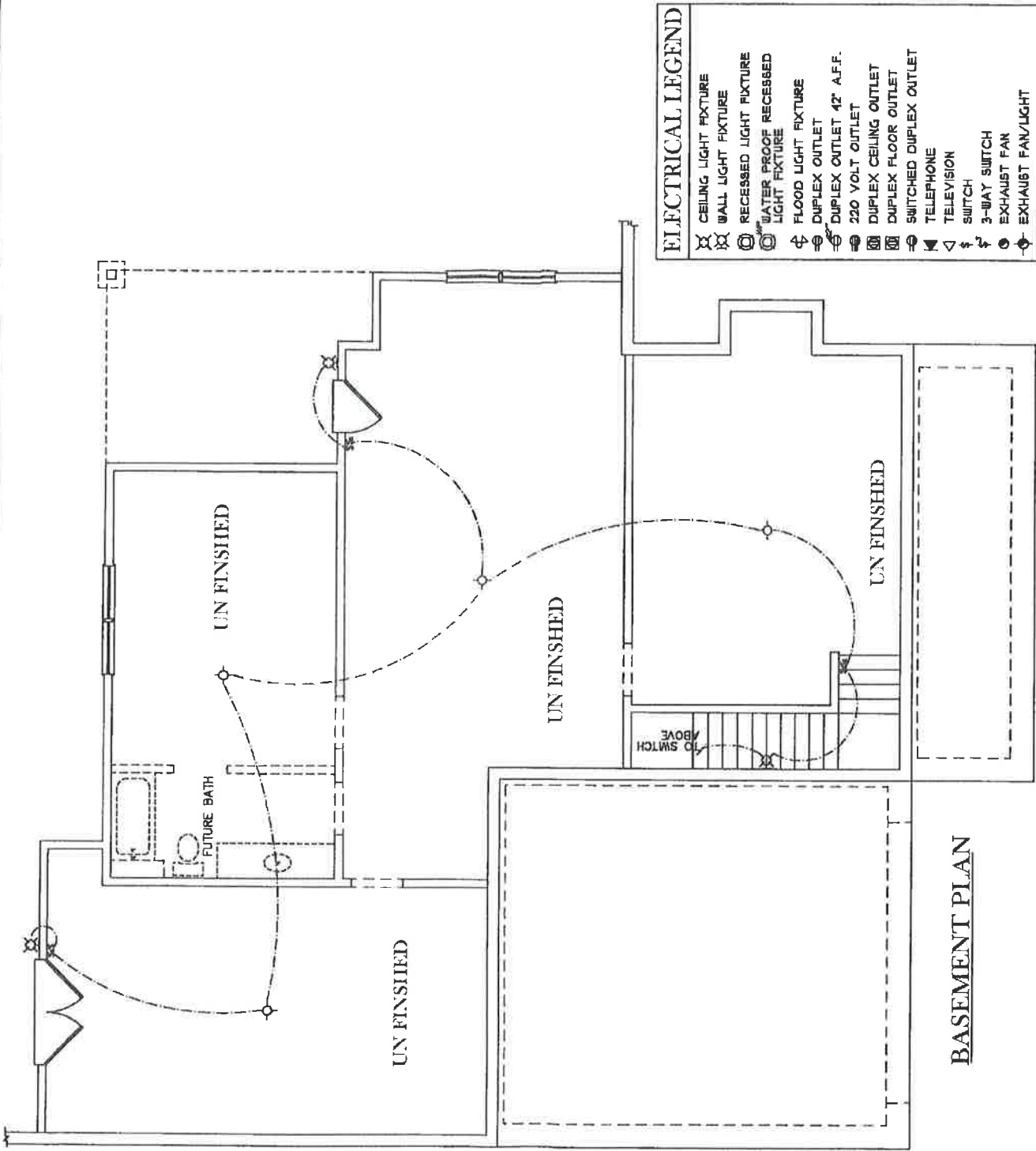
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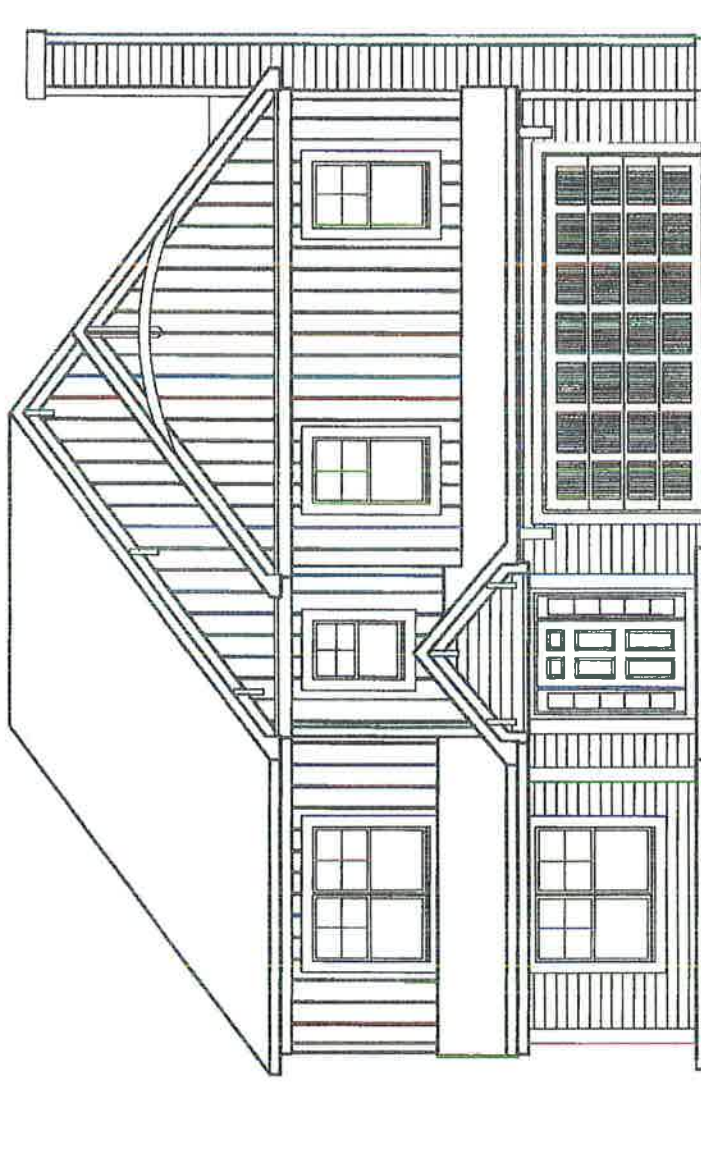
ELECTRICAL LEGEND

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- ⊖ EXHAUST FAN
- ⊖ EXHAUST FAN/LIGHT

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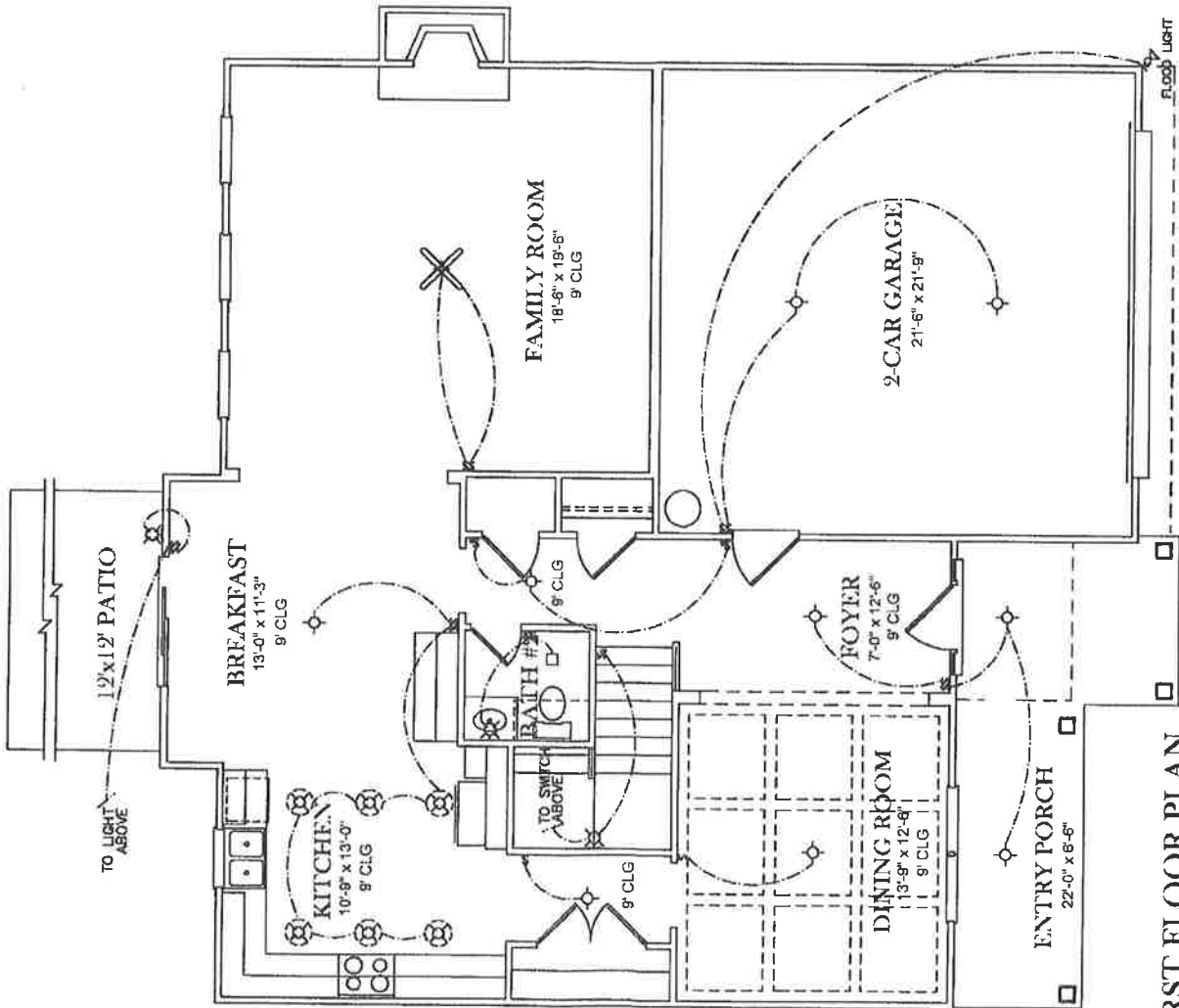


SQUARE FOOTAGES	
1ST FL- 1230	
SECOND FL- 1412	
TOTAL SQ. FT.- 2642	

FRONT ELEVATION

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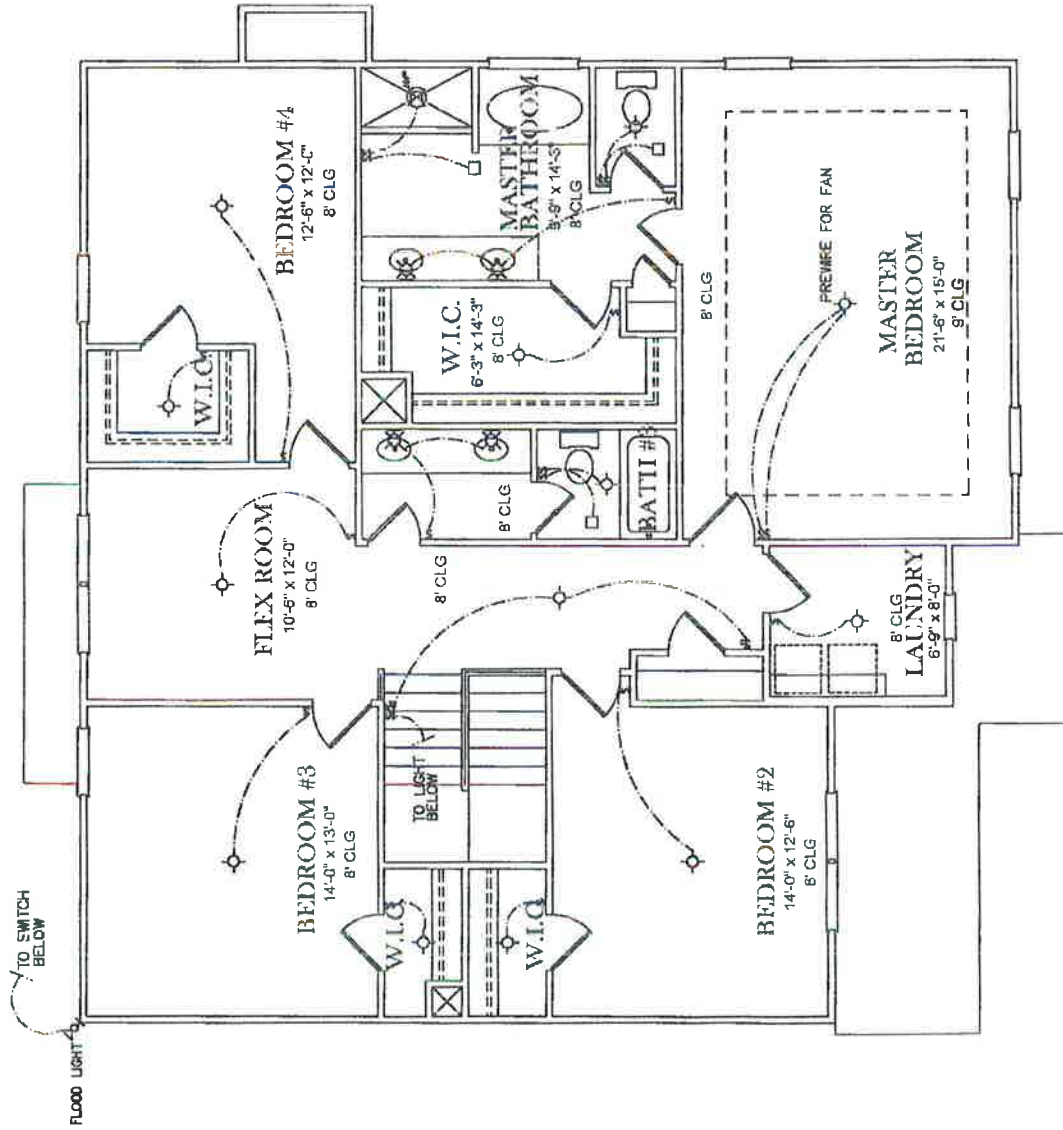
ELECTRICAL LEGEND

- ⊗ CEILING LIGHT FIXTURE
- ⊗ WALL LIGHT FIXTURE
- ⊗ RECESSED LIGHT FIXTURE
- ⊗ WATER PROOF RECESSED LIGHT FIXTURE
- ⊕ FLOOD LIGHT FIXTURE
- ⊕ DUPLEX OUTLET
- ⊕ DUPLEX OUTLET 42" A.F.F.
- ⊕ 220 VOLT OUTLET
- ⊕ DUPLEX CEILING OUTLET
- ⊕ DUPLEX FLOOR OUTLET
- ⊕ SWITCHED DUPLEX OUTLET
- ⊕ TELEPHONE
- ⊕ TELEVISION
- ⊕ SWITCH
- ⊕ 3-WAY SWITCH
- ⊕ EXHAUST FAN
- ⊕ EXHAUST FAN/LIGHT

FIRST FLOOR PLAN

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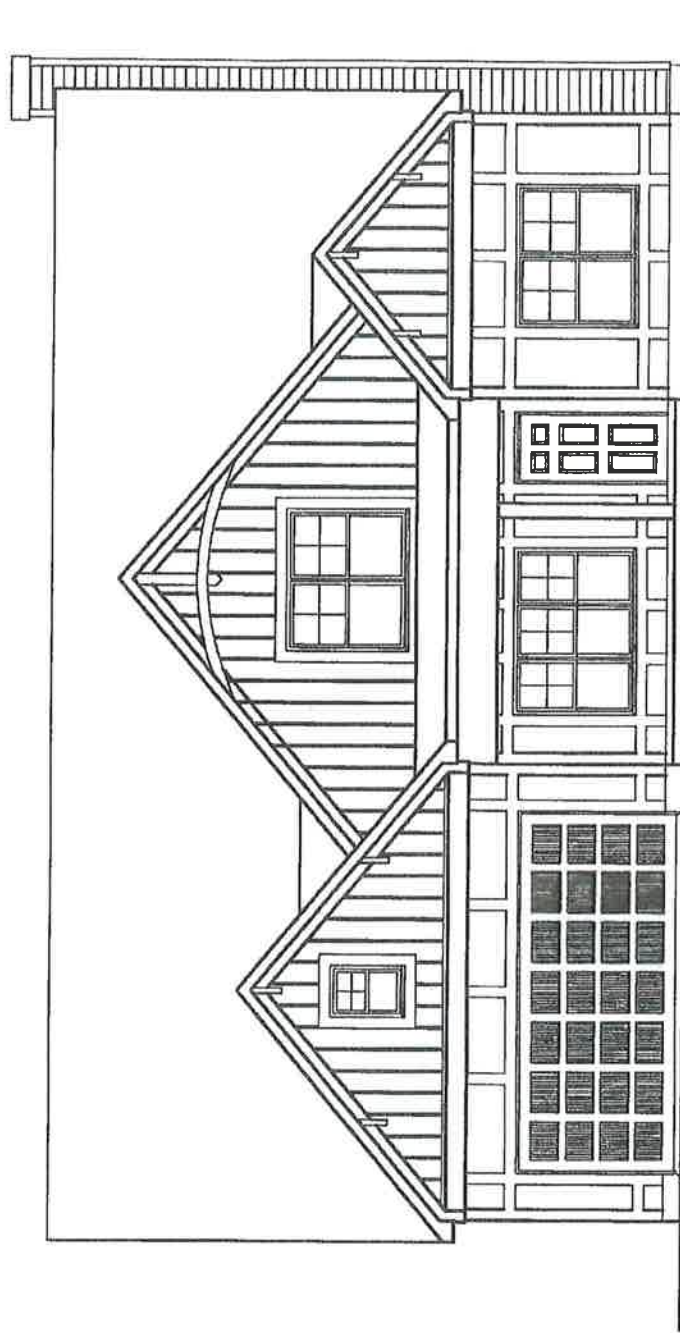


ELECTRICAL LEGEND	
	CEILING LIGHT FIXTURE
	WALL LIGHT FIXTURE
	RECESSED LIGHT FIXTURE
	WATER PROOF RECESSED LIGHT FIXTURE
	FLOOD LIGHT FIXTURE
	DUPLEX OUTLET
	DUPLEX OUTLET 12" A.F.F.
	220 VOLT OUTLET
	DUPLEX CEILING OUTLET
	DUPLEX FLOOR OUTLET
	SWITCHED DUPLEX OUTLET
	TELEPHONE
	TELEVISION
	SWITCH
	3-WAY SWITCH
	EXHAUST FAN
	EXHAUST FAN/LIGHT

SECOND FLOOR PLAN

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CAMERON A



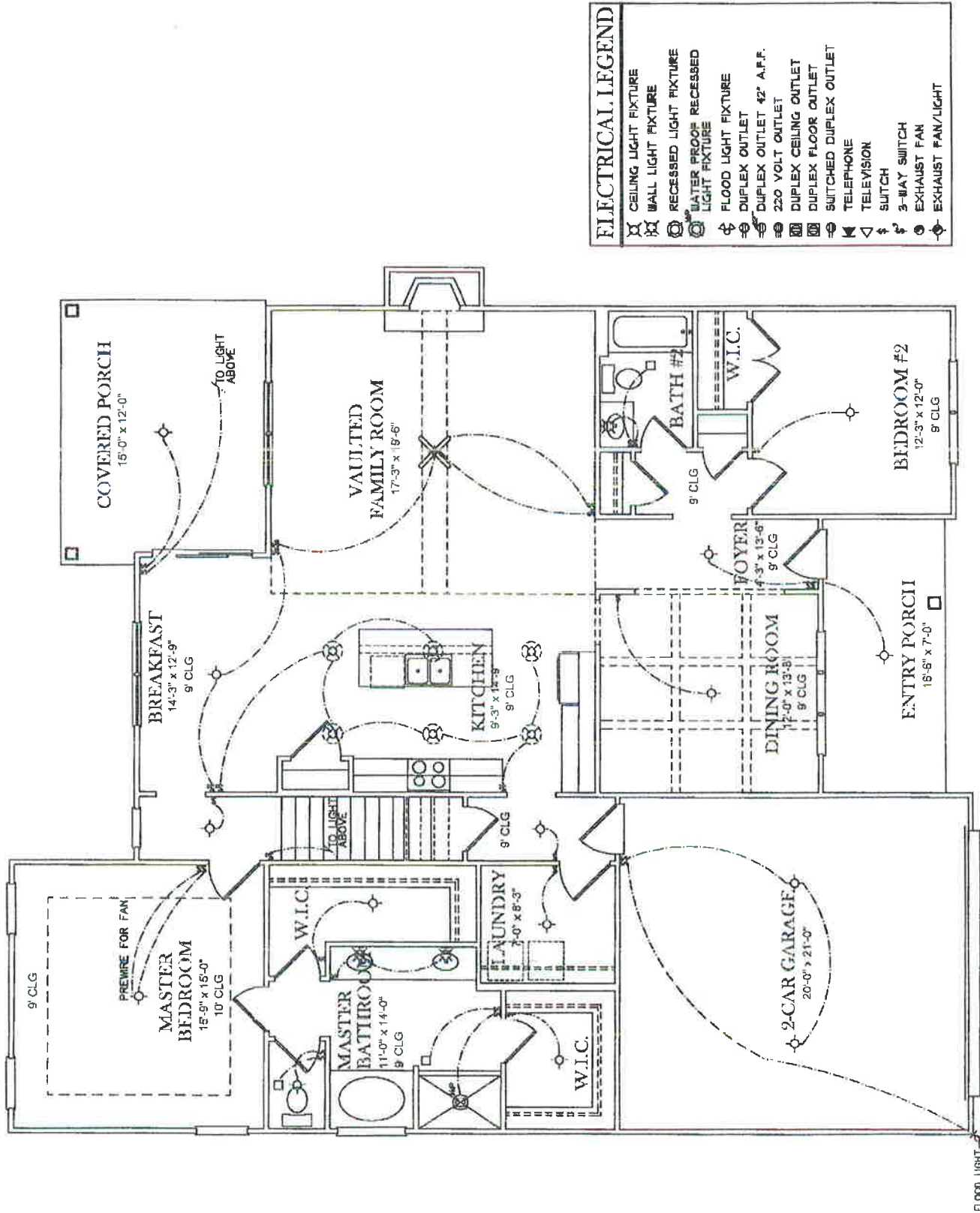
SQUARE FOOTAGES	
1ST FL- 1948	
SECOND FL- 701	
TOTAL SQ. FT.- 2649	

FRONT ELEVATION

DANSBY A

**JEFF LINDSEY
COMMUNITIES**
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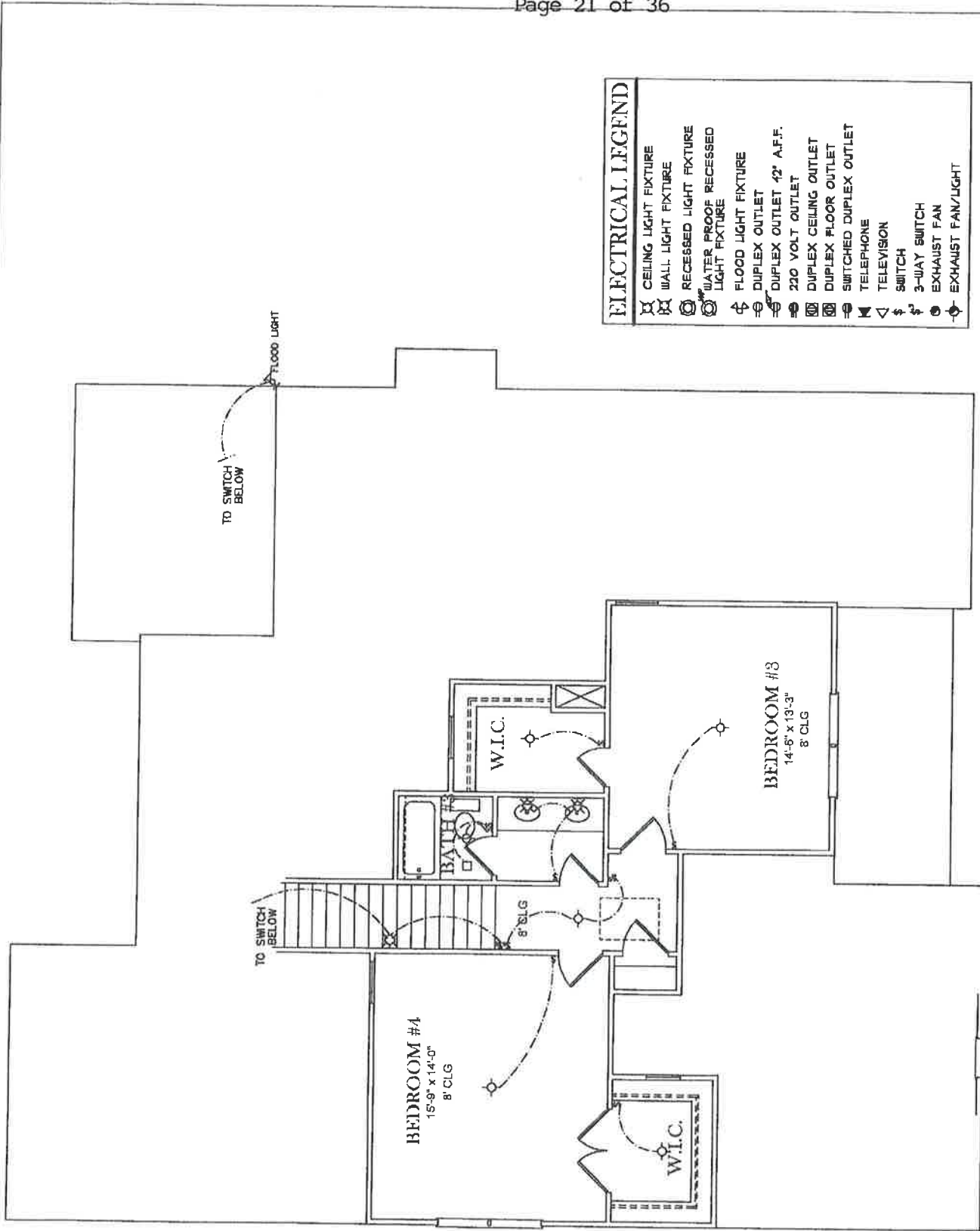
ELECTRICAL LEGEND

- ⊗ CEILING LIGHT FIXTURE
- ⊗ WALL LIGHT FIXTURE
- ⊙ RECESSED LIGHT FIXTURE
- ⊙ WATER PROOF RECESSED LIGHT FIXTURE
- ⊕ FLOOD LIGHT FIXTURE
- ⊕ DUPLEX OUTLET
- ⊕ DUPLEX OUTLET 42" A.F.F.
- ⊕ 220 VOLT OUTLET
- ⊕ DUPLEX CEILING OUTLET
- ⊕ DUPLEX FLOOR OUTLET
- ⊕ SWITCHED DUPLEX OUTLET
- ☎ TELEPHONE
- ⊖ TELEVISION
- ⊖ SWITCH
- ⊖ 3-WAY SWITCH
- ⊖ EXHAUST FAN
- ⊖ EXHAUST FAN/LIGHT

FIRST FLOOR PLAN

JEFF LINDSEY COMMUNITIES
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DANSBY A



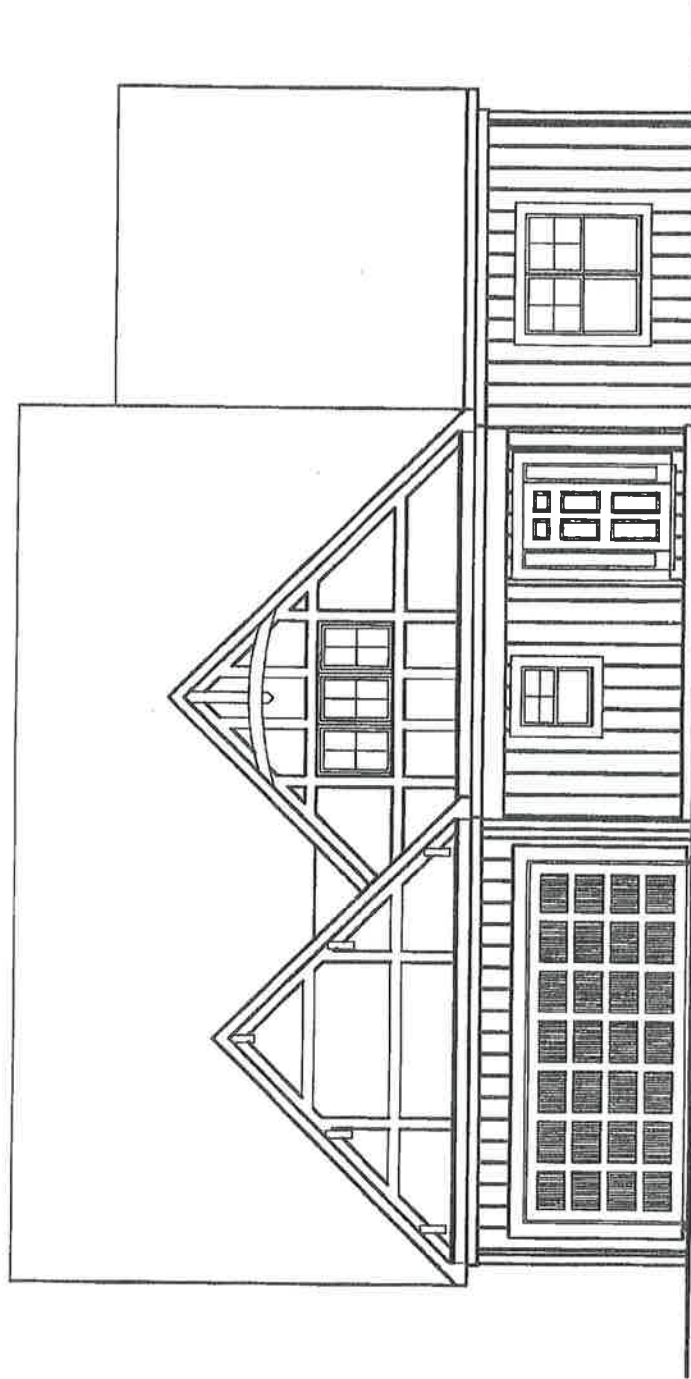
ELECTRICAL LEGEND

⊗	CEILING LIGHT FIXTURE
⊗	WALL LIGHT FIXTURE
⊗	RECESSED LIGHT FIXTURE
⊗	WATER PROOF RECESSED LIGHT FIXTURE
⊕	FLOOD LIGHT FIXTURE
⊕	DUPLEX OUTLET
⊕	DUPLEX OUTLET 42" A.F.F.
⊕	220 VOLT OUTLET
⊕	DUPLEX CEILING OUTLET
⊕	DUPLEX FLOOR OUTLET
⊕	SWITCHED DUPLEX OUTLET
⊕	TELEPHONE
⊕	TELEVISION
⊕	SWITCH
⊕	3-WAY SWITCH
⊕	EXHAUST FAN
⊕	EXHAUST FAN/LIGHT

SECOND FLOOR PLAN

JEFF LINDSEY COMMUNITIES
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DANSBY A

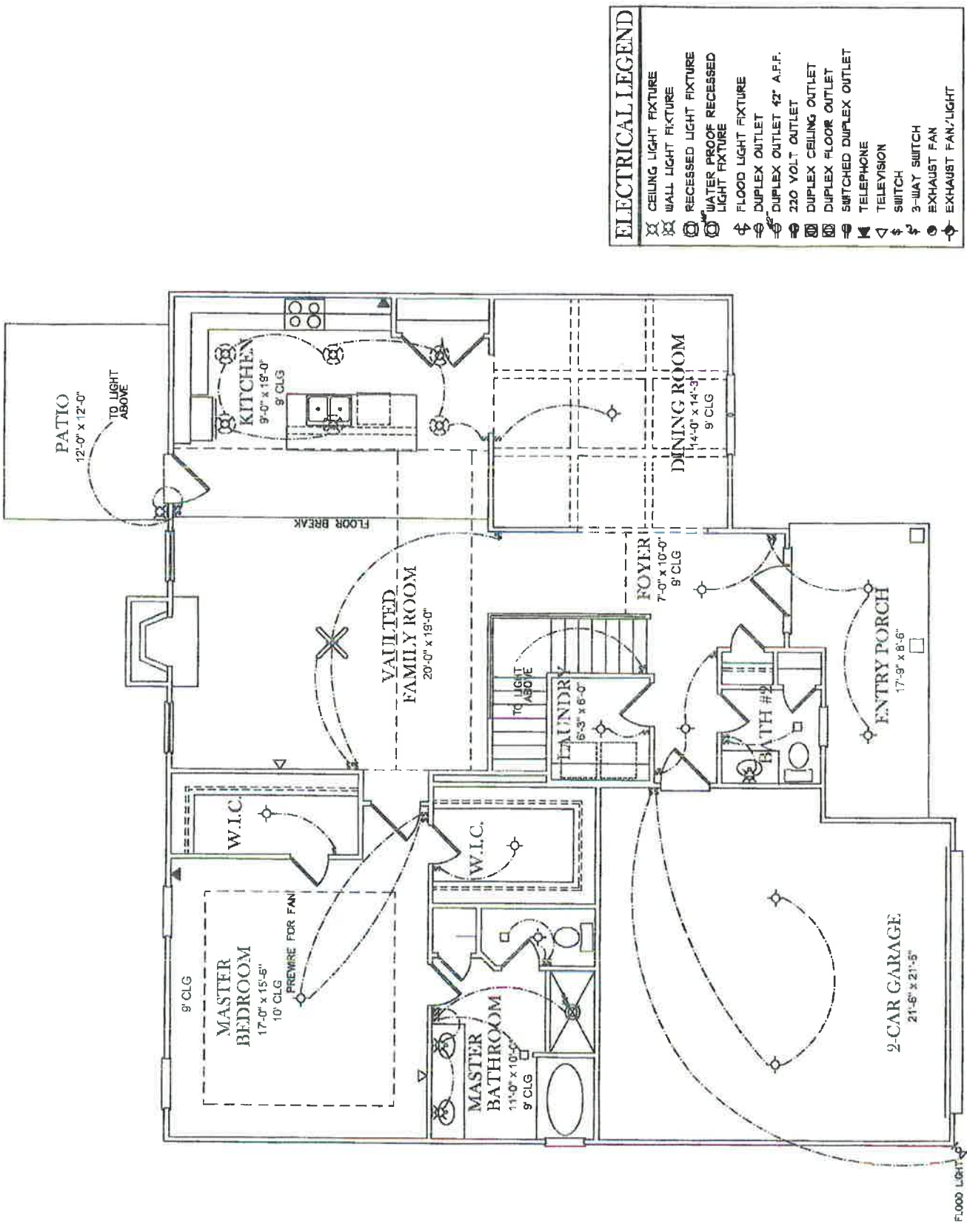


SQUARE FOOTAGES	
1ST FL. - 1474	
SECOND FL. - 744	
TOTAL SQ. FT. - 2218	

FRONT ELEVATION

**JEFF LINDSEY
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HANLEY B - MASTER PLAN



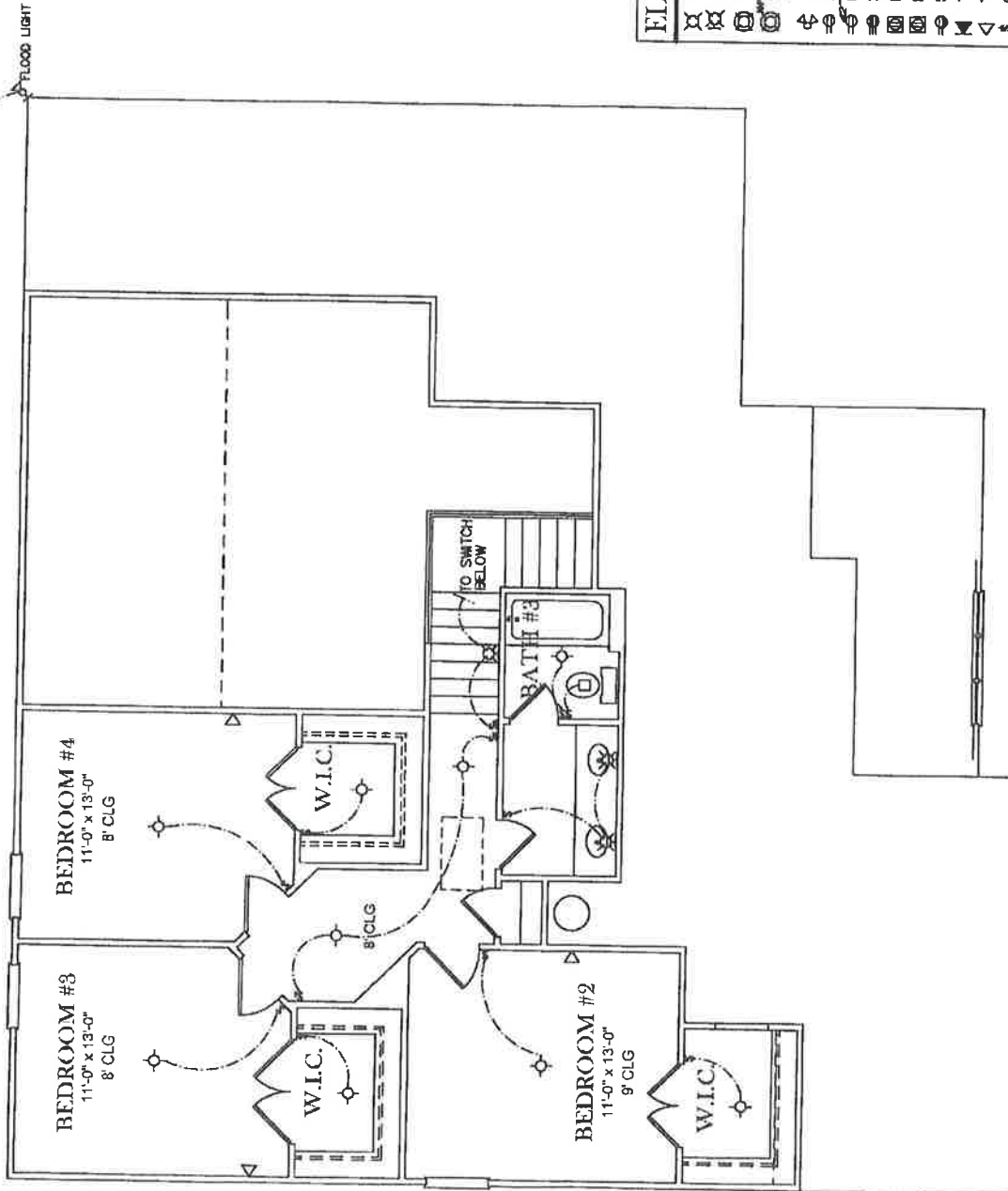
ELECTRICAL LEGEND

- ☒ CEILING LIGHT FIXTURE
- ☒ WALL LIGHT FIXTURE
- ☒ RECESSED LIGHT FIXTURE
- ☒ WATER PROOF RECESSED LIGHT FIXTURE
- ⚡ FLOOD LIGHT FIXTURE
- ⚡ DUPLEX OUTLET
- ⚡ DUPLEX OUTLET 42" A.F.F.
- ⚡ 220 VOLT OUTLET
- ⚡ DUPLEX CEILING OUTLET
- ⚡ DUPLEX FLOOR OUTLET
- ⚡ SWITCHED DUPLEX OUTLET
- ☎ TELEPHONE
- ⚡ SWITCH
- ⚡ 3-WAY SWITCH
- ☎ EXHAUST FAN
- ☎ EXHAUST FAN/LIGHT

FIRST FLOOR PLAN

JEFF LINDSEY COMMUNITIES
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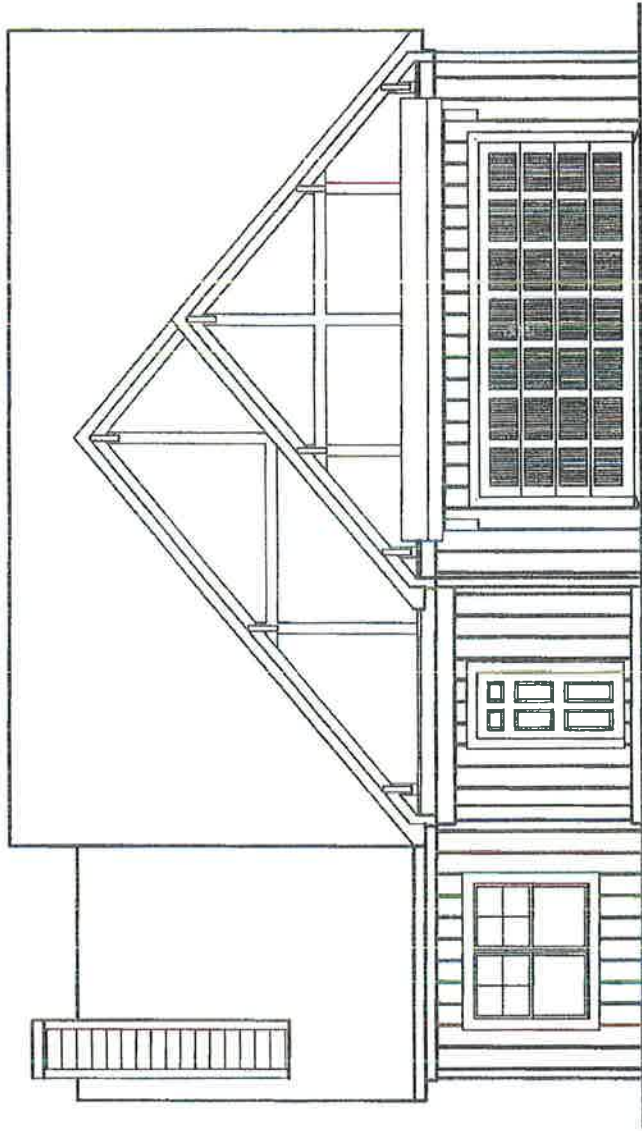
TO SWITCH BELOW
FLOOD LIGHT



ELECTRICAL LEGEND	
	CEILING LIGHT FIXTURE
	WALL LIGHT FIXTURE
	RECESSED LIGHT FIXTURE
	WATER PROOF RECESSED LIGHT FIXTURE
	FLOOD LIGHT FIXTURE
	DUPLEX OUTLET
	220 VOLT OUTLET
	DUPLEX CEILING OUTLET
	DUPLEX FLOOR OUTLET
	SWITCHED DUPLEX OUTLET
	TELEPHONE
	TELEVISION
	SWITCH
	3-WAY SWITCH
	EXHAUST FAN
	EXHAUST FAN/LIGHT

SECOND FLOOR PLAN

JEFF LINDSEY COMMUNITIES
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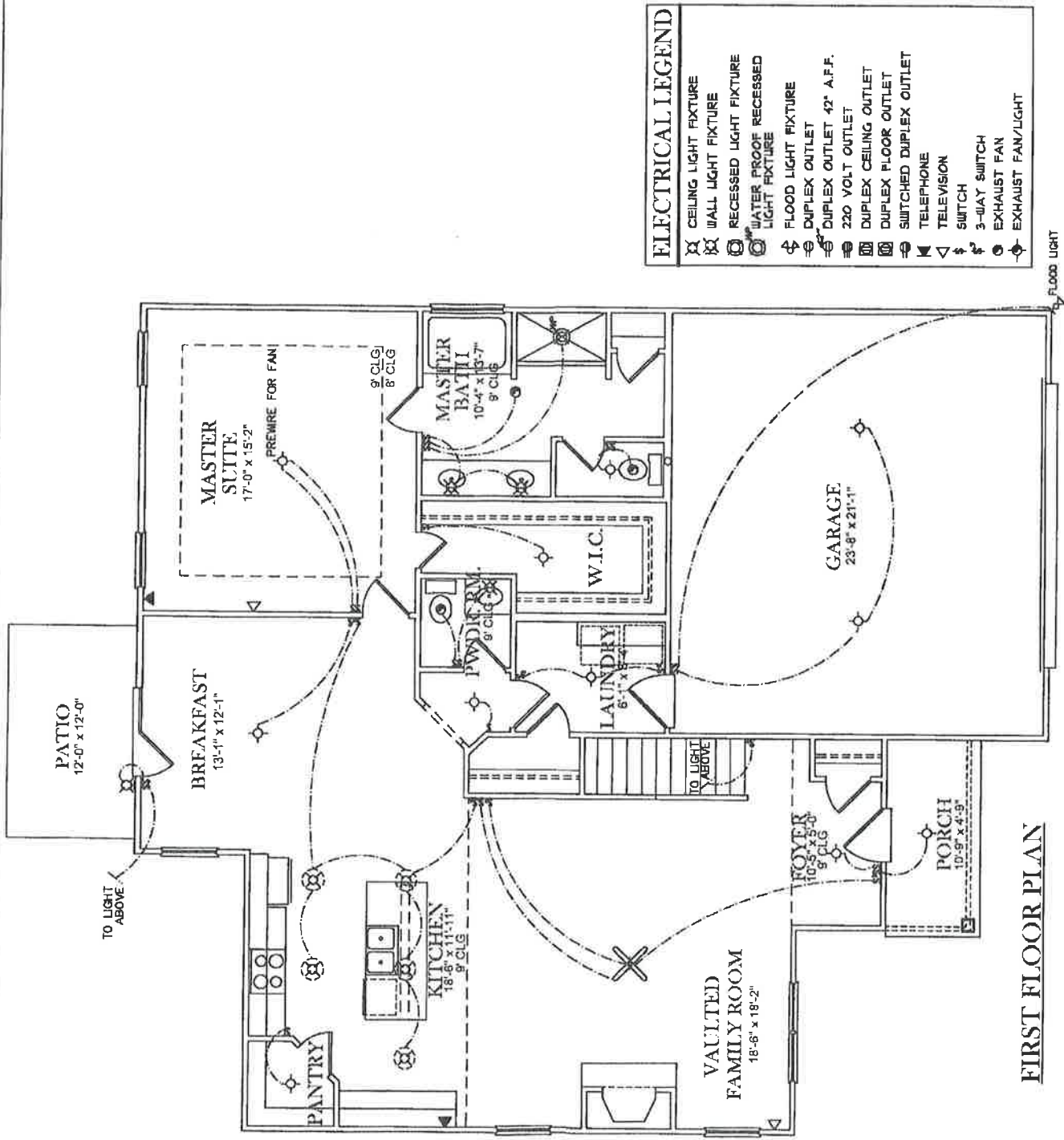


FRONT ELEVATION

SQUARE FOOTAGES	
1ST FL- 150	
SECOND FL- 90	
TOTAL SQ. FT.- 240	

FREEMAN A

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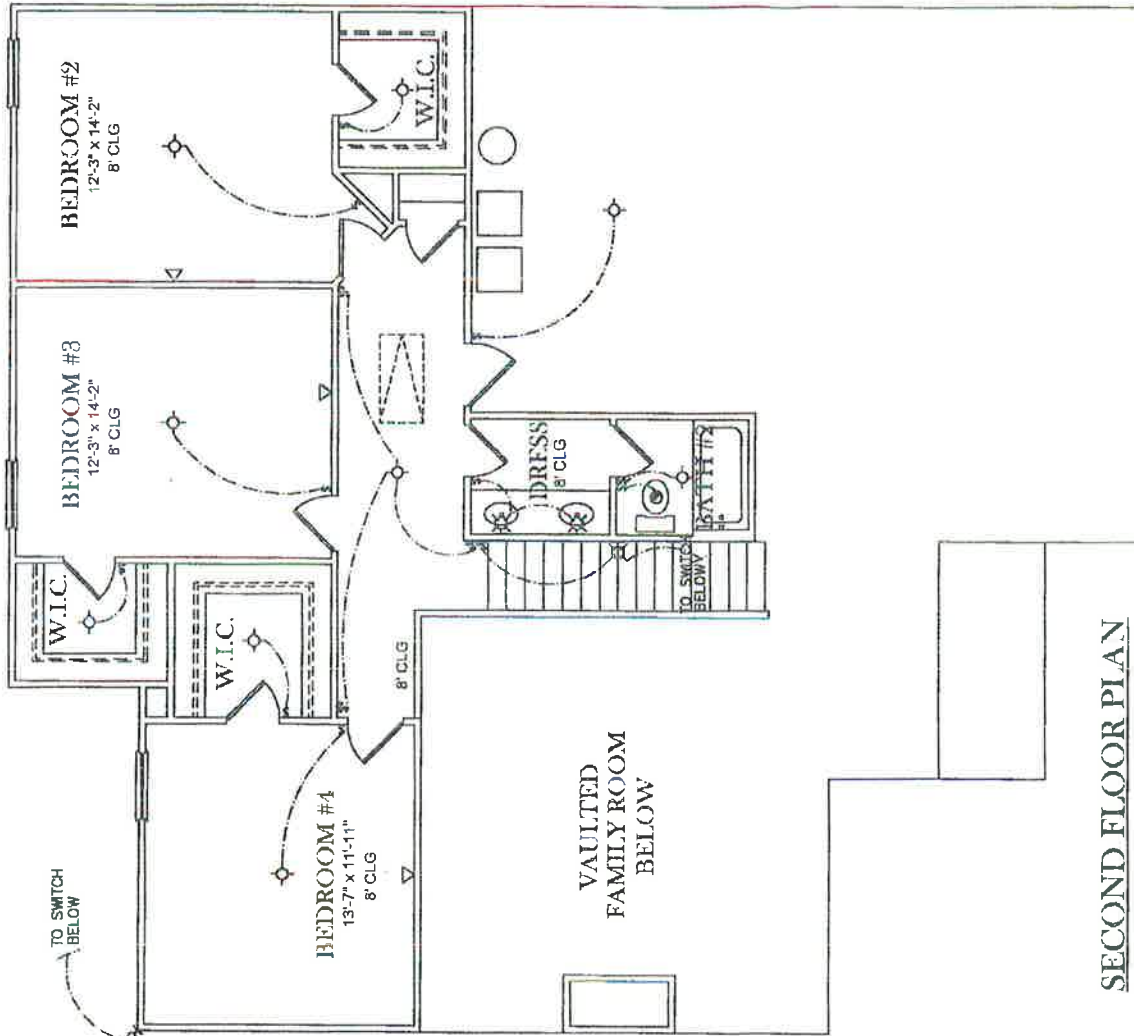


ELECTRICAL LEGEND	
	CEILING LIGHT FIXTURE
	WALL LIGHT FIXTURE
	RECESSED LIGHT FIXTURE
	WATER PROOF RECESSED LIGHT FIXTURE
	FLOOD LIGHT FIXTURE
	DUPLEX OUTLET
	220 VOLT OUTLET
	DUPLEX CEILING OUTLET
	DUPLEX FLOOR OUTLET
	SWITCHED DUPLEX OUTLET
	TELEPHONE
	TELEVISION SWITCH
	3-WAY SWITCH
	EXHAUST FAN
	EXHAUST FAN/LIGHT

FIRST FLOOR PLAN

JEFF LINDSEY
COMMUNITIES
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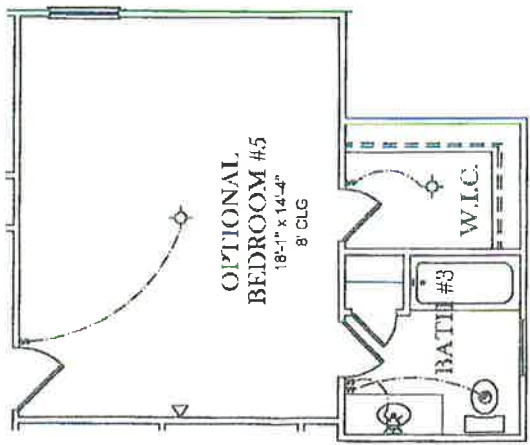
FREEMAN A



ELECTRICAL LEGEND

- ☒ CEILING LIGHT FIXTURE
- ☒ WALL LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- Ⓜ WATER PROOF RECESSED LIGHT FIXTURE
- ⚡ FLOOD LIGHT FIXTURE
- ⚡ DUP-EX OUTLET
- ⚡ DUP-EX OUTLET 42' A.F.F.
- ⚡ 220 VOLT OUTLET
- ⚡ DUP-EX CEILING OUTLET
- ⚡ DUP-EX FLOOR OUTLET
- ⚡ SWITCHED DUPLEX OUTLET
- ☒ TELEPHONE
- ☒ TELEVISION
- ⚡ SWITCH
- ⚡ 3-WAY SWITCH
- ☒ EXHAUST FAN
- ☒ EXHAUST FAN/LIGHT

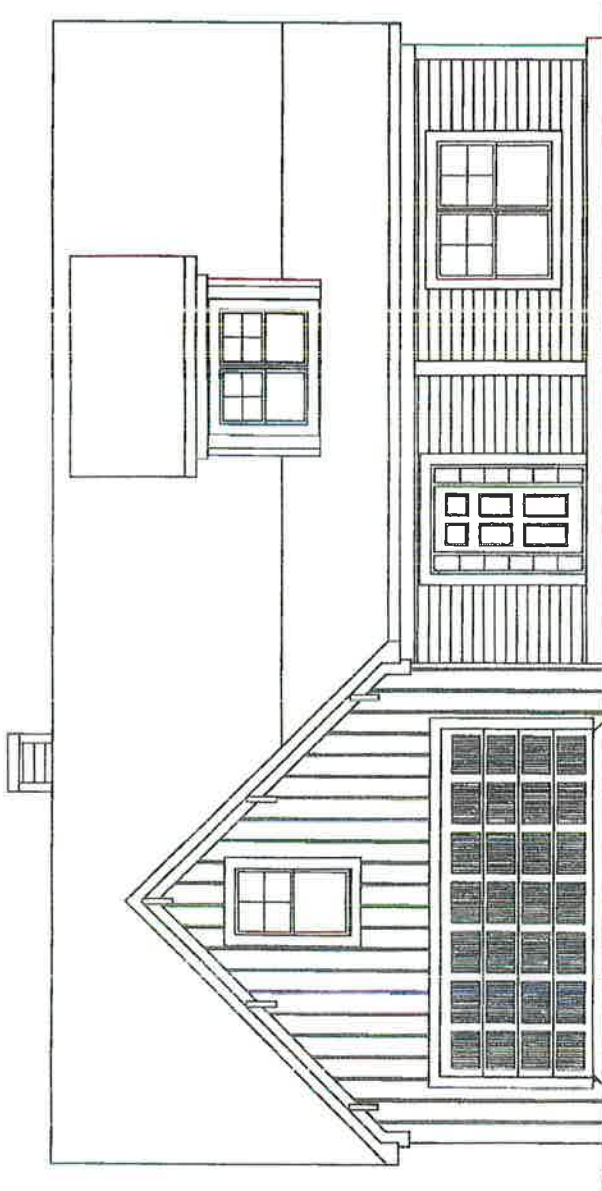
SECOND FLOOR PLAN



OPTIONAL 5TH BEDROOM
ADD 392 SQ. FT.

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FREEMAN A



FRONT ELEVATION

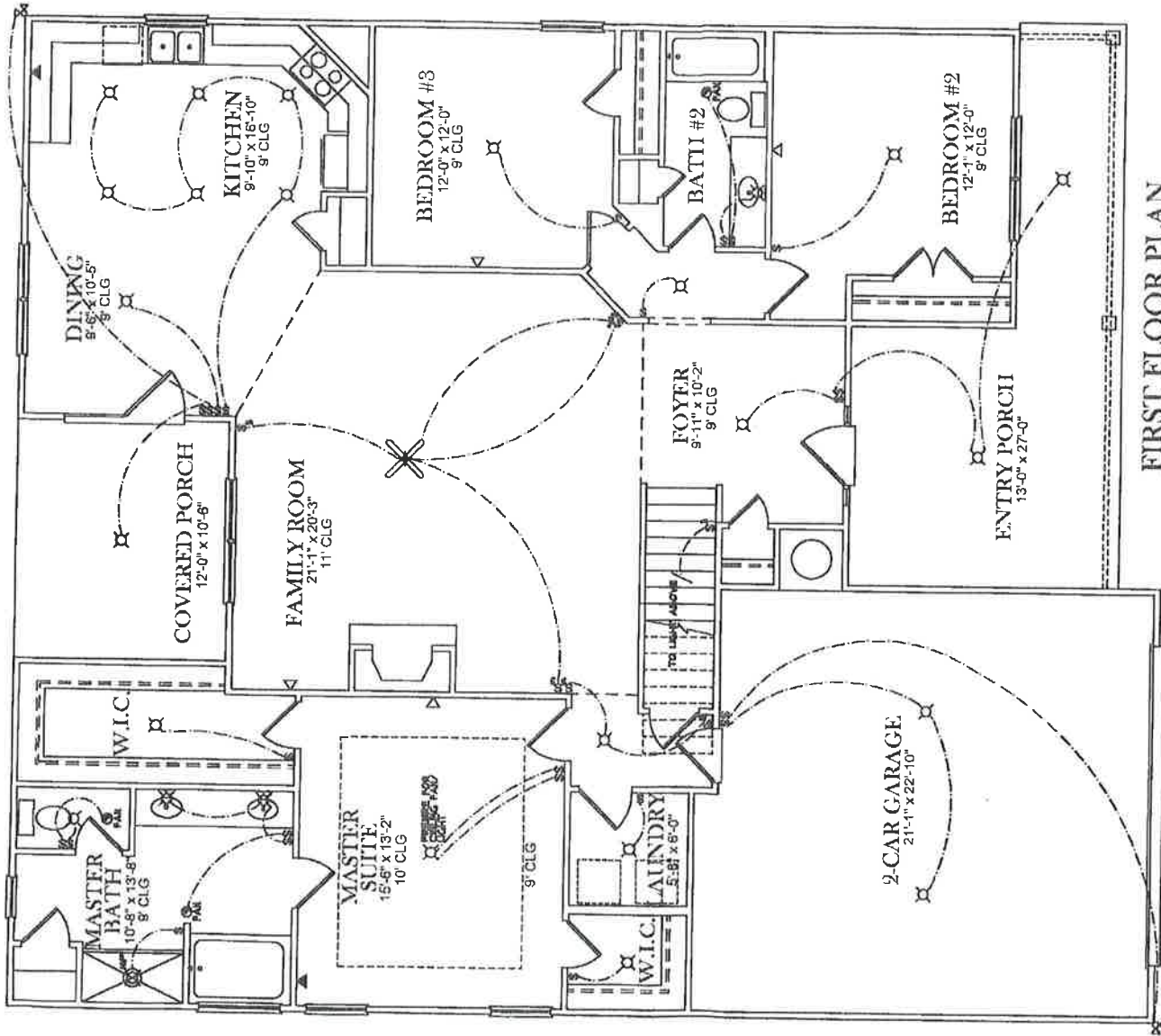
SQUARE FOOTAGES	
FIRST FLOOR - 1,104	
SECOND FLOOR - 486	
TOTAL - 2,590	

MATTHEWS A

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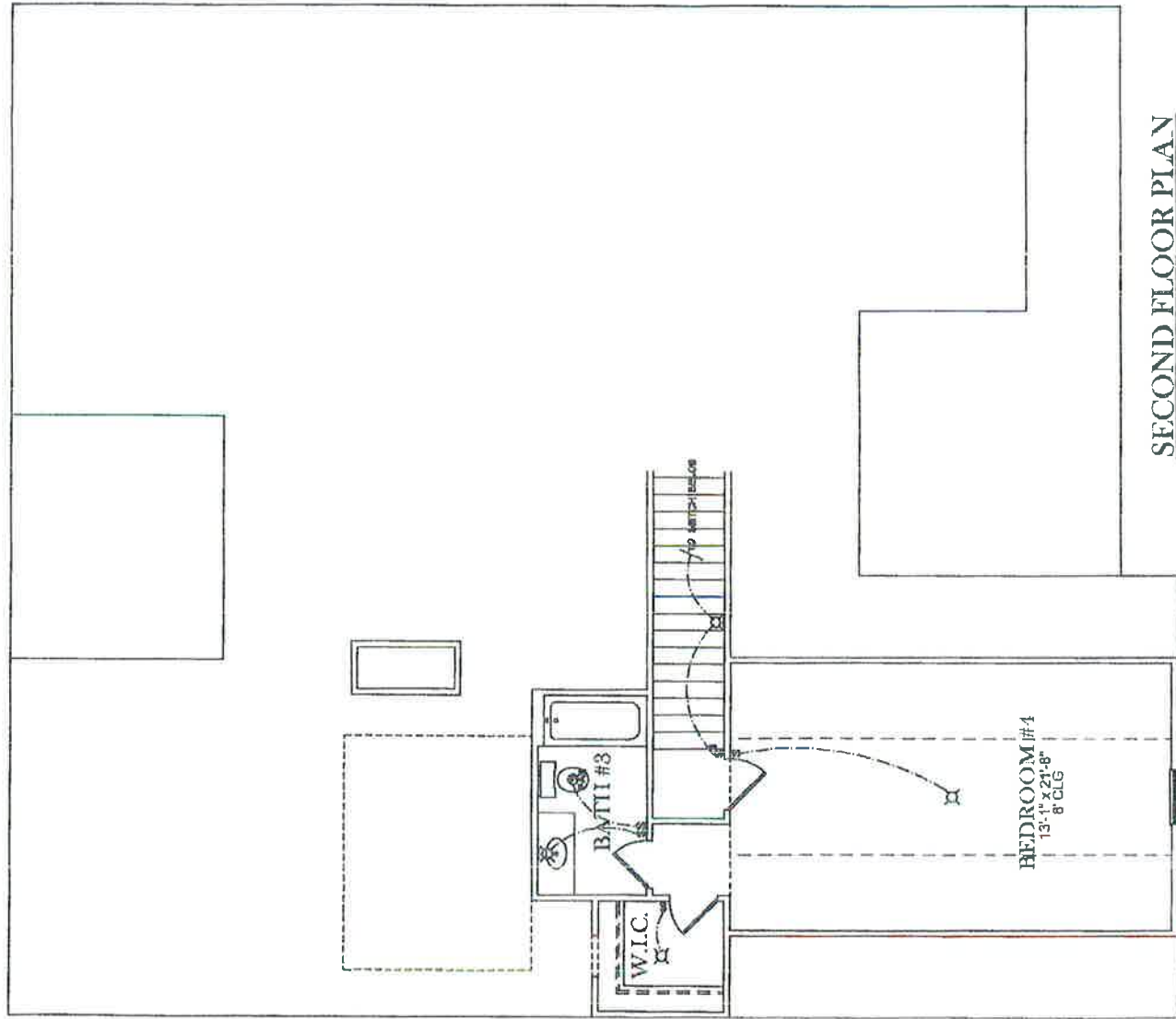
ELECTRICAL LEGEND	
	CEILING LIGHT FIXTURE
	WALL LIGHT FIXTURE
	RECESSED LIGHT FIXTURE
	WATER PROOF RECESSED LIGHT FIXTURE
	FLOOD LIGHT FIXTURE
	CEILING FAN
	DUPLEX FLOOR OUTLET
	TELEPHONE
	TELEVISION
	SWITCH
	3-WAY SWITCH
	EXHAUST FAN
	EXHAUST FAN/LIGHT



FIRST FLOOR PLAN

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MATTHEWS A



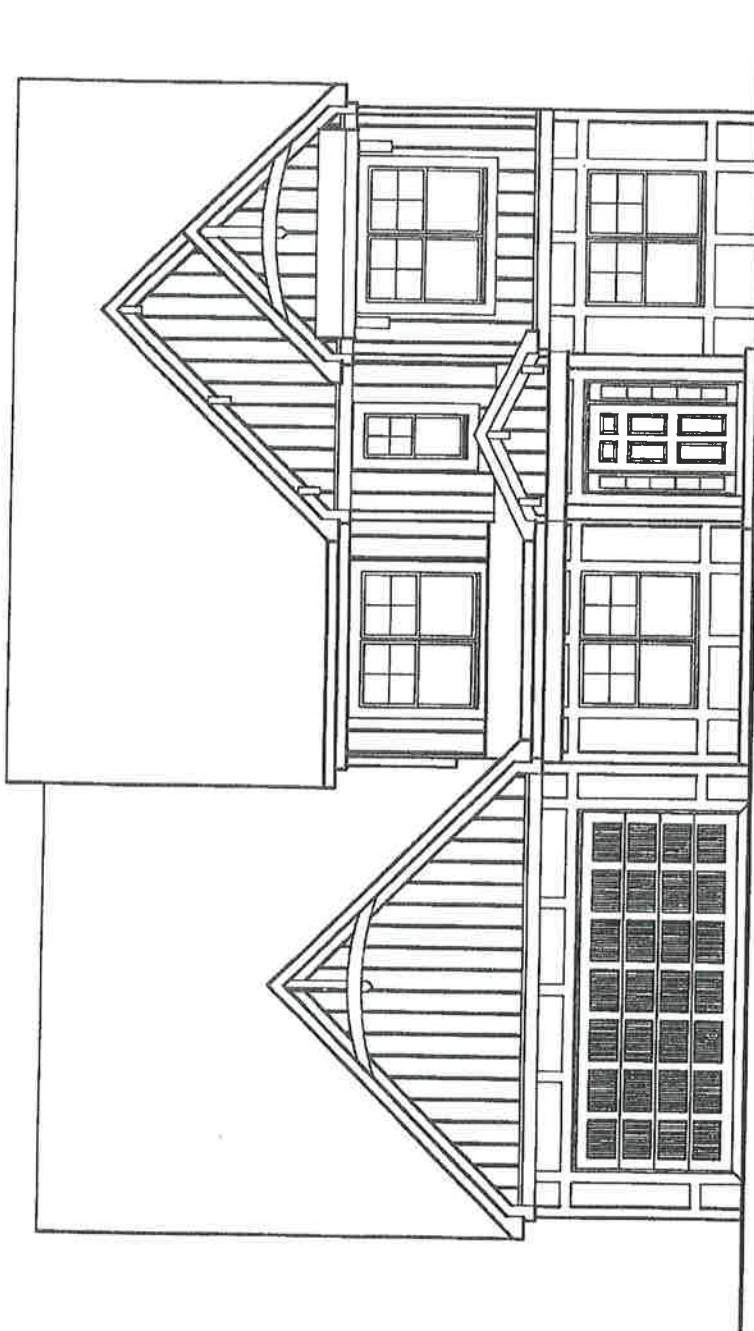
ELECTRICAL LEGEND

	CEILING LIGHT FIXTURE
	WALL LIGHT FIXTURE
	RECESSED LIGHT FIXTURE
	WATER PROOF RECESSED LIGHT FIXTURE
	FLOOD LIGHT FIXTURE
	CEILING FAN
	DUPLEX FLOOR OUTLET
	TELEPHONE
	TELEVISION
	3-WAY SWITCH
	EXHAUST FAN
	EXHAUST FAN/LIGHT

SECOND FLOOR PLAN

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MATTHEWS A

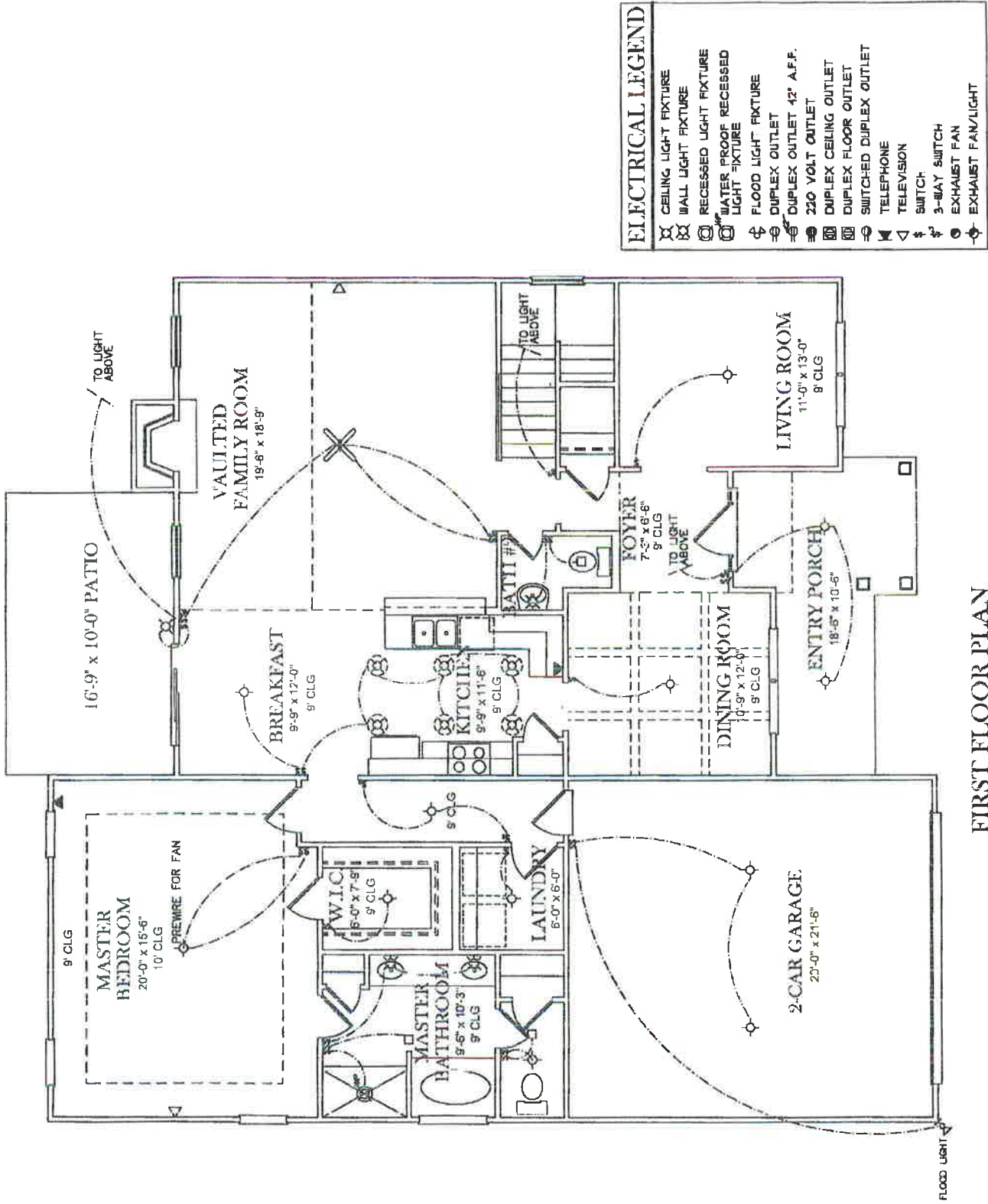


SQUARE FOOTAGES
BT FL- 1448
SECOND FL- 865
TOTAL SQ. FT.- 2313

FRONT ELEVATION

**JEFF LINDSEY
COMMUNITIES**
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STANTON A

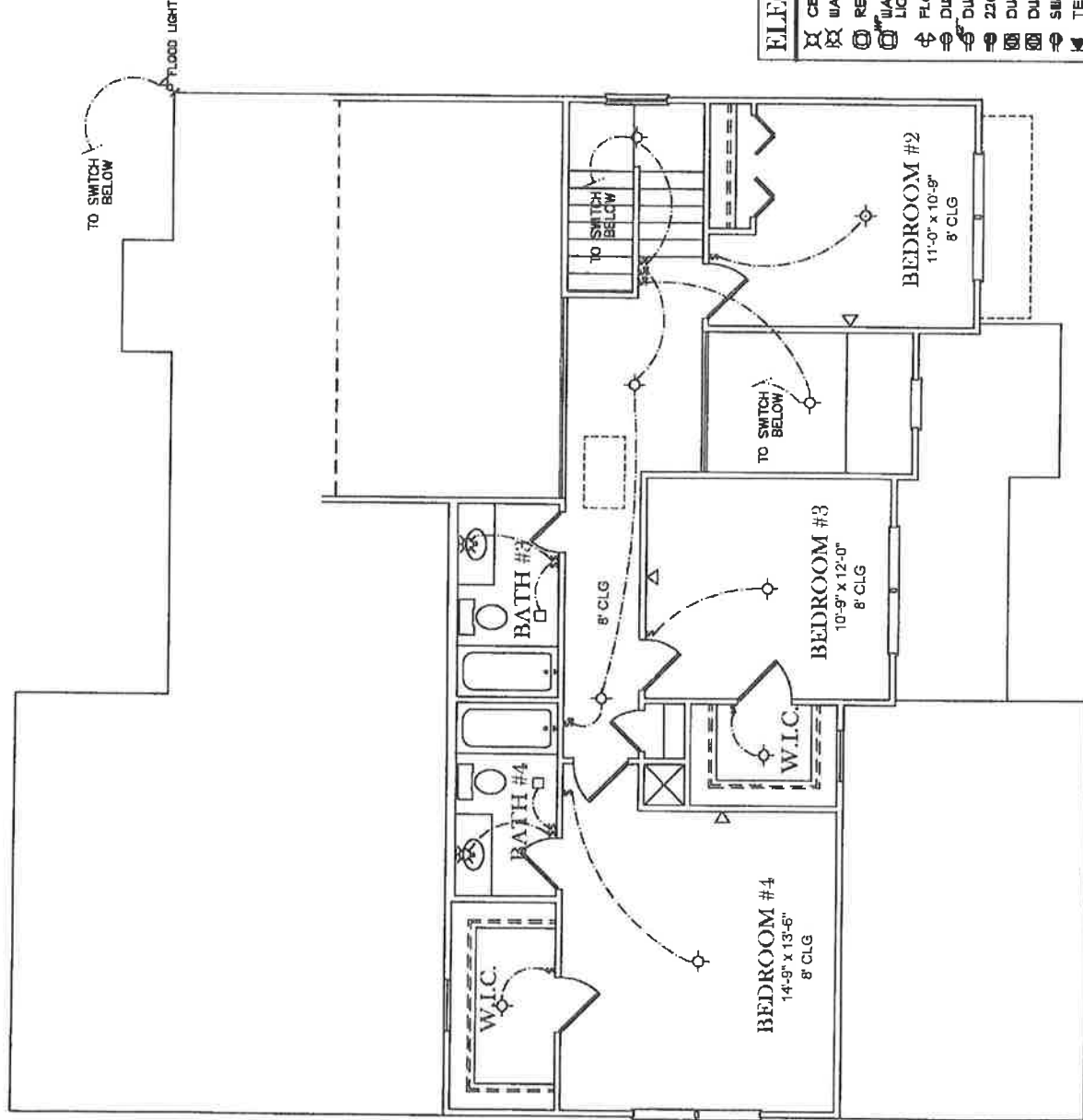


ELECTRICAL LEGEND	
⊗	CEILING LIGHT FIXTURE
⊗	WALL LIGHT FIXTURE
⊗	RECESSED LIGHT FIXTURE
⊗	WATER PROOF RECESSED LIGHT FIXTURE
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⊕	EXHAUST FAN
⊕	EXHAUST FAN/LIGHT

FIRST FLOOR PLAN

STANTON A

JEFF LINDSEY COMMUNITIES
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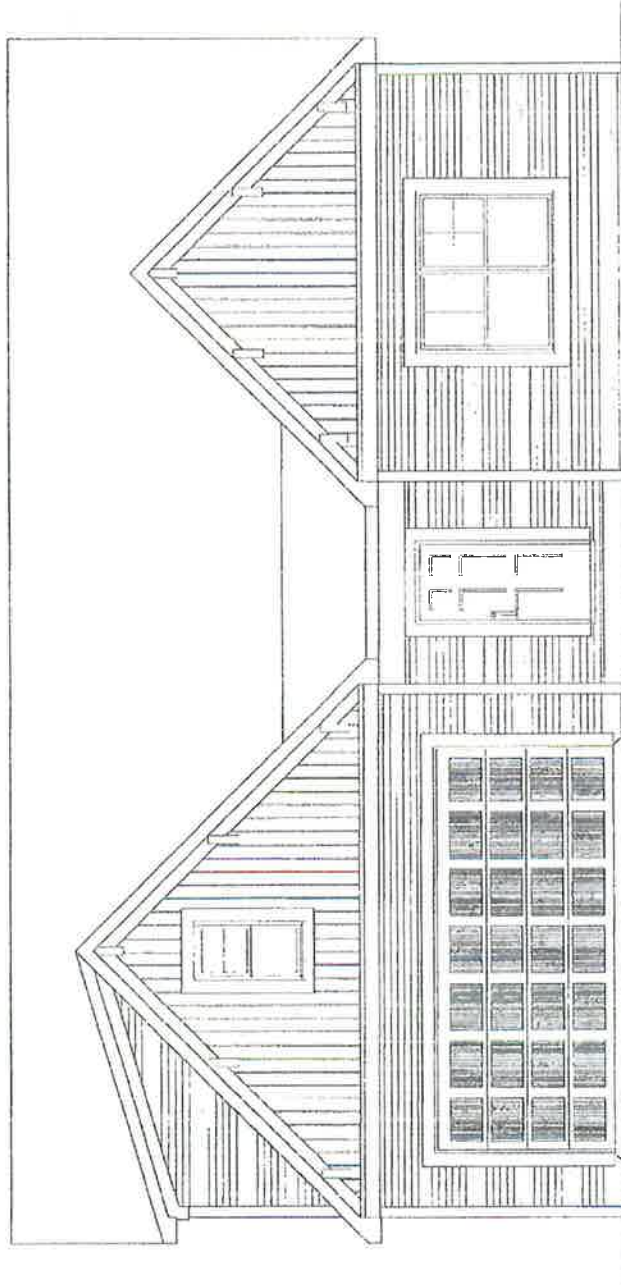
ELECTRICAL LEGEND

⊗	CEILING LIGHT FIXTURE
⊗	WALL LIGHT FIXTURE
⊗	RECESSED LIGHT FIXTURE
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⊗	3-WAY SWITCH
⊗	EXHAUST FAN
⊗	EXHAUST FAN/LIGHT

SECOND FLOOR PLAN

JEFF LINDSEY COMMUNITIES
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STANTON A

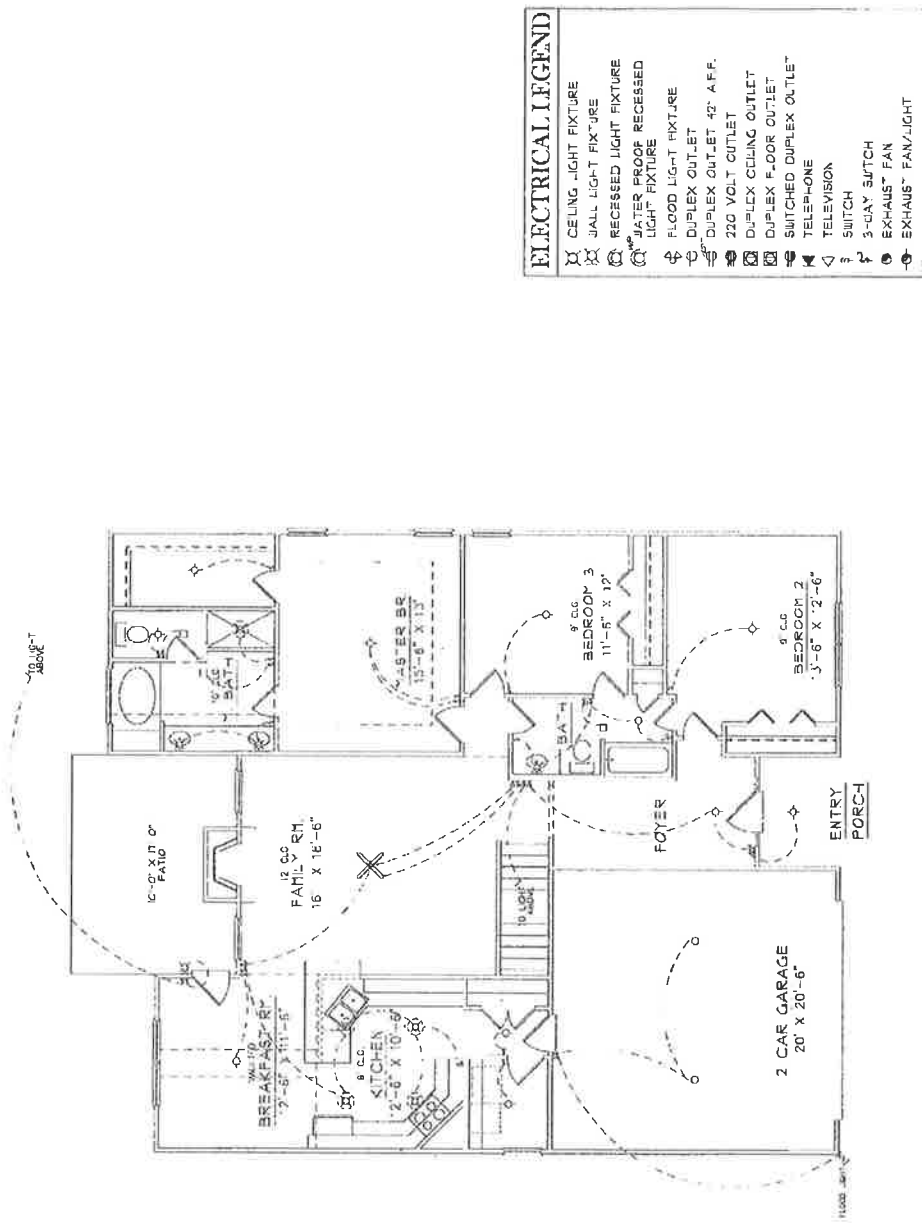


FRONT ELEVATION

SQUARE FOOTAGES	
1ST FLOOR	
SECOND FLOOR	
TOTAL	60 FT. 3/4 IN.

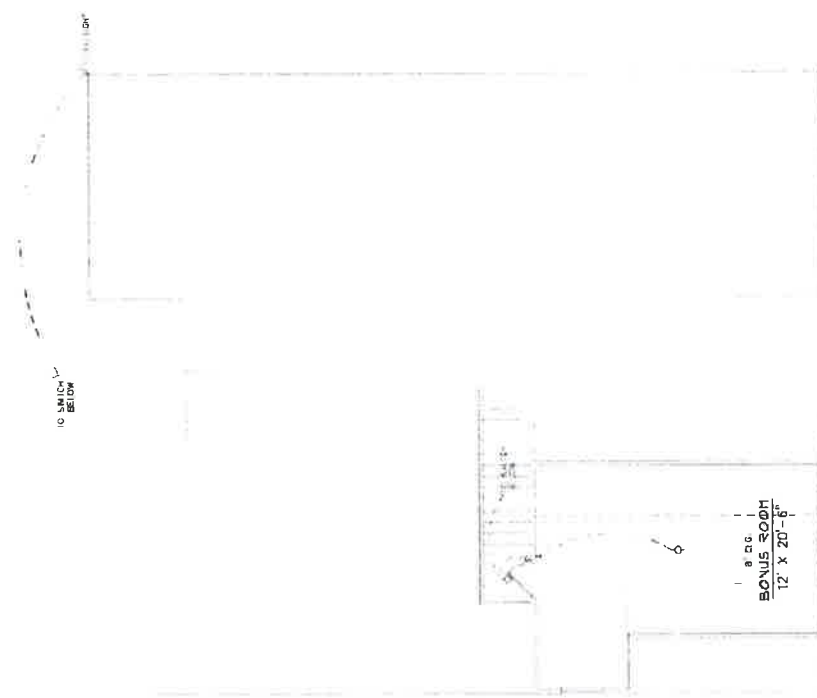
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WESTPARK A



WESTPARK A

JEFF LINDSEY COMMUNITIES
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ELECTRICAL LEGEND	
⊗	CEILING LIGHT FIXTURE
⊗	WALL LIGHT FIXTURE
⊗	RECESSED LIGHT FIXTURE
⊗	WATER PROOF RECESSED LIGHT FIXTURE
⊗	FLOOD LIGHT FIXTURE
⊗	DUPLEX OUTLET
⊗	DUPLEX OUTLET 43" AFF
⊗	220 VOLT OUTLET
⊗	DUPLEX CEILING OUTLET
⊗	DUP-EX FLOOR OUTLET
⊗	SWITCHED DUPLEX OUTLET
⊗	TELEPHONE
⊗	TELEVISION
⊗	SWITCH
⊗	3-WAY SWITCH
⊗	EXHAUST FAN
⊗	EXHAUST FAN/LIGHT

SECOND FLOOR PLAN

JEFF LINDSEY COMMUNITIES
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WESTPARK A

From: Mitch Headley [<mailto:mitchheadley@headleyconstruction.com>]

Sent: Friday, December 21, 2018 12:05 PM

To: Cleatus Phillips <CPhillips@cityofnewnan.org>

Cc: Eric Johnson <ejohnson@cps-atlanta.com>; Rob Schulten <rschulten@barnsleyconsulting.com>; Kip Oldham <koldham@kaod.com>

Subject: FW: Central Baptist Church - Schedule for Road Closures

Cleatus,

On behalf of Central Baptist Church, Headley Construction requests some city streets to be temporary closed for the purpose of utility installations by Ronny D. Jones Enterprises (RDJE). As you know, this work is required so that Brown Street between Spring and West Broad Streets can be abandoned by the City and taken over by Central Baptist. The work is approved by Newnan Utilities and City staff is fully aware of the work through their approval of the Land Disturbance Permit

I have attached a schedule that indicates RDJE intentions. Some of the work will be performed only with lane closures. However, we do need City Council approval of complete closures as follows:

1. January 21-25, 2019, West Broad Street – from Brown Street to College Street. The work will take place from Brown to the West approximately 200 feet to the west. The westernmost part of the street, close to College Street will be closed the “through traffic” but homes and business up to the work can still have access from College Street.
2. January 28-February 8, 2019, Spring Street – from LaGrange Street to 1st Avenue.

These closures are noted on the attached sketch. RDJE has planned to avoid complete closures during the film shooting that we understand is during January 13-20, 2019. Of course, we will work with City Staff to minimize impact to the Citizens of and the visitors to the City of Newnan.

Please be aware that the road patching and repaving will take place later and we will need the cooperation of the weather. The attached plan indicates the different areas where we propose for patching (yellow), repaving (blue), and milling/resurfacing (pink).

We hope that the above and attached is adequate for you to place an agenda item on the Council meeting agenda for the meeting January 8, 2019. Should you need anything further, please let us know.

Thank You,
Mitch Headley



Mitchell S. Headley, President

770-253-8027 (ext. 218)

44 East Washington Street | Newnan, GA 30263

www.headleyconstruction.com

From: Joe Webb [<mailto:JWebb@RDJEInc.com>]
Sent: Wednesday, December 19, 2018 4:31 PM
To: Mitch Headley; Craig Sinclair
Subject: CBC Scheduling

Please see the attached schedule for “main” work to be completed in order to remove the existing utilities in Brown St.

We need to request W Broad St to be closed from Brown St to College St from January 21st – 25th and Spring St to be closed from Lagrange Street to 1st Ave from January 28th – February 8th.

All other work on the attached schedule will be completed under a single lane closure.

Thank You,

Joe Webb
Vice President of Utility Rehab
RDJE, Inc.
678-633-2632
jwebb@rdjeinc.com

Crew Schedule

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	January 2019	February 2019
							30 1 3 5 7 9 11 13 15 17 19 21 23 25 27 29 31	1 2 4 6 8
1	➤	Mobilization	1 day	Wed 1/2/19	Wed 1/2/19		[Gantt bar for Task 1]	
2	➤	Broad Street Inserta Valve	3 days	Wed 1/2/19	Fri 1/4/19		[Gantt bar for Task 2]	
3	➤	Spring Street Inserta Valve	3 days	Mon 1/7/19	Wed 1/9/19	2	[Gantt bar for Task 3]	
4	➤	Broad Street 6" Water Main Extension	7 days	Thu 1/10/19	Fri 1/18/19	3	[Gantt bar for Task 4]	
5	➤	Broad Street Sewer Main	5 days	Mon 1/21/19	Fri 1/25/19	4	[Gantt bar for Task 5]	
6	➤	Spring Street 12" Water Main	10 days	Mon 1/28/19	Fri 2/8/19	5	[Gantt bar for Task 6]	

Project: Crew Schedule Date: Wed 12/19/18	Task	[Blue bar]	Inactive Summary	[Grey bar]	External Tasks	[Grey bar]
	Split	[Dotted bar]	Manual Task	[Blue bar]	External Milestone	[Grey diamond]
	Milestone	[Grey diamond]	Duration-only	[Blue bar]	Deadline	[Green arrow]
	Summary	[Black bar]	Manual Summary Rollup	[Blue bar]	Progress	[Blue bar]
	Project Summary	[Grey bar]	Manual Summary	[Black bar]	Manual Progress	[Blue bar]
	Inactive Task	[Grey bar]	Start-only	[Blue L bracket]		
	Inactive Milestone	[Grey diamond]	Finish-only	[Blue R bracket]		

JAN 21-25, 2019

CLOSED

Closed to THROUGH TRAFFIC TO COLLEGE JAN. 21-25, 2019

W. Broad St

Lane Closure Jan. 10-18, 2019

SPRING ST Closed Jan 28 - Feb 8, 2019

PAVING LEGEND

[Symbol]	PERMEABLE PAVEMENT
[Symbol]	ENHANCEABLE CONCRETE PAVEMENT
[Symbol]	RESURF DUTY ASPHALT PAVING
[Symbol]	CONCRETE SLAB
[Symbol]	HEAVY DUTY CONCRETE PAVING
[Symbol]	RESURF DUTY CONCRETE PAVING
[Symbol]	ASPHALT SAND CUT & PATCH
[Symbol]	CONCRETE & BRICK PAVEMENT
[Symbol]	CONCRETE PAVEMENT
[Symbol]	PLANT TYPING

PARKING CALCULATIONS

ON-SITE PARKING	REGULAR PARKING SPACES PROVIDED	15
	ADA PARKING SPACES PROVIDED	2
	TOTAL PARKING SPACES PROVIDED	17
OFF-SITE PARKING	REGULAR PARKING SPACES PROVIDED	3
	ADA PARKING SPACES PROVIDED	2
	TOTAL PARKING SPACES PROVIDED	5
TOTAL PARKING	REGULAR PARKING SPACES PROVIDED	18
	ADA PARKING SPACES PROVIDED	4
	TOTAL PARKING SPACES PROVIDED	22

FINAL PLAT NOTE

BEFORE OBTAINING A BUILDING PERMIT A CORRELATION PLAT SHALL BE PREPARED, REVIEWED BY THE CITY AND UPON RECEIVING CITY APPROVAL SHALL BE RECORDED. AFTER RECORDING THE FINAL PLAT A COPY OF THE RECORDED PLAT SHALL BE PROVIDED TO THE CITY OF NEWNAN.

HAUSER WALKER ARCHITECTS
1817 PEACHTREE ROAD, NE
SUITE 102
ATLANTA, GA 30309
T: 404.433.4244
F: 404.870.7337
www.hauserwalker.com

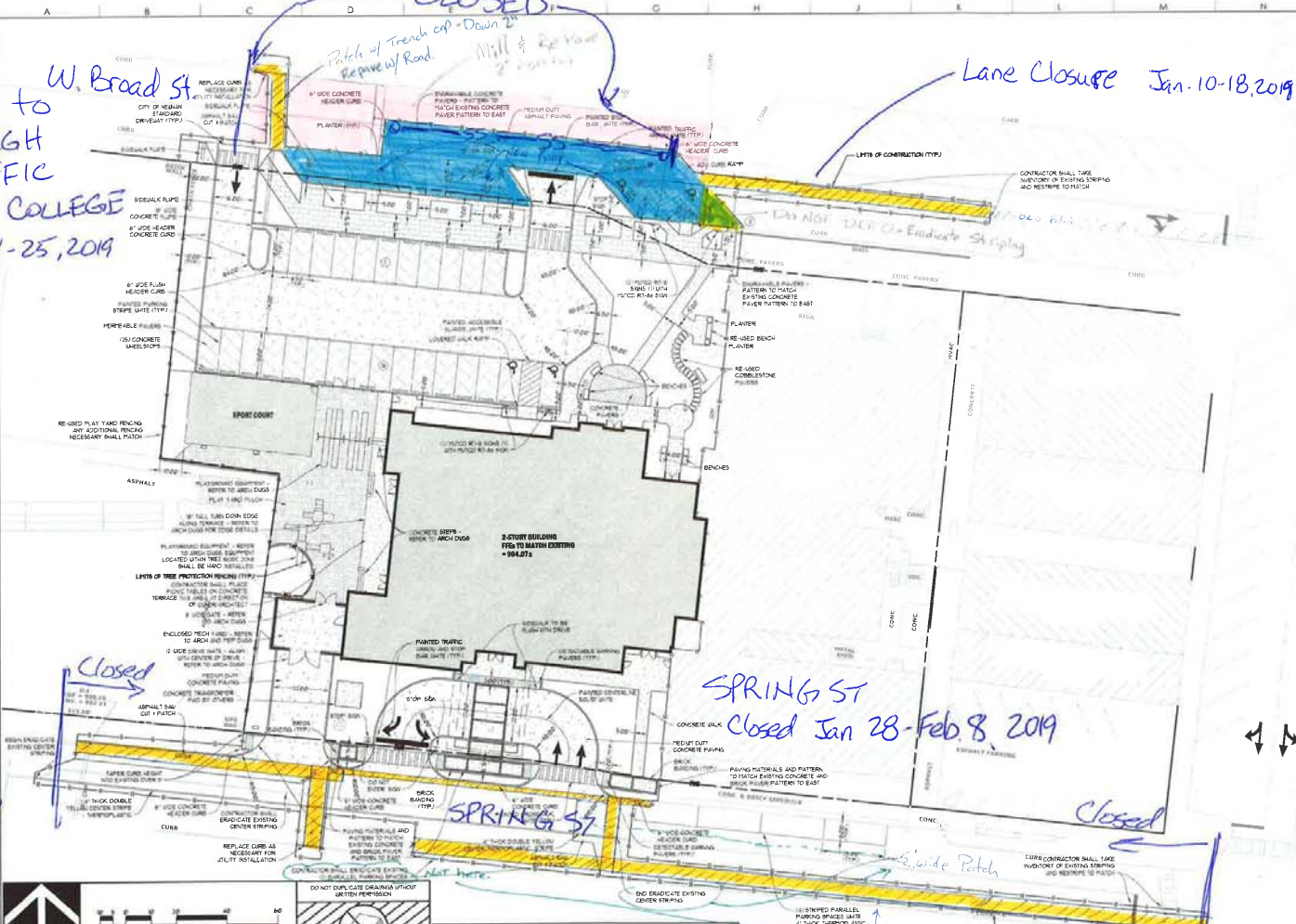
CONSULTANTS:
BREEDLOVE LAND PLANNING
15 BAYVIEW STREET NW
ATLANTA, GA 30306
770.483.1177

STRUCTURAL ENGINEER:
SHERN STRUCTURAL
918 MONROE DRIVE SE #102 401
ATLANTA, GA 30306
404.252.3112

MECHANICAL ENGINEER:
WEISS ENGINEERING, LLC
5225 PERIMETER CENTER DR. 300
ATLANTA, GA 30328
404.896.1087

CENTRAL BAPTIST CHURCH
14 W. BROAD ST., NEWNAN, GA 30263

CONSTRUCTION DOCUMENTS
DATE: 11/21/2018
PROJECT NO: 1814
C200



CAUTION

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVICTION ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN IN THESE PLANS. THE DESIGN PROFESSIONAL ASSUMES NO RESPONSIBILITY FOR THE LOCATION, DEPTH AND TYPE OF UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UTILITIES WITHIN THE LIMITS OF THE WORK. DAMAGE TO UTILITIES CAUSED BY THE CONTRACTOR OR HIS OPERATIONS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

CONTRACTOR SHALL BE RESPONSIBLE TO SECURE THE SERVICES OF A PRIVATE UTILITY LOCATION FIRM TO VERIFY THE EXISTENCE OF UTILITIES. CONTRACTOR SHALL PAY FOR THE SERVICES. CONTRACTOR SHALL IMMEDIATELY REPORT ALL UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES, AT NO ADDITIONAL COST TO THE OWNER.

811 Know what's below.
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Dial 811
Or Call 800-282-7411

STRIPING/SIGNAGE NOTES

1. ALL STRIPING AND SIGNAGE ITEMS MUST MEET LATEST MUTCD, GDOT, AND GA CODE.
2. ALL SIGNS SHALL BE MOUNTED AT 7'-0" ABOVE FINISHED GRADE.
3. ALL SIGNS MUST BE BREAK-A-WAY MOUNTED ON A SQUARE TUBE.

24-HOUR CONTACT
KIP OLDHAM
FACILITIES CO-CHAIR
CENTRAL BAPTIST CHURCH
MOBILE: (770) 683-9170

BREEDLOVE LAND PLANNING
Landscape Architecture • Civil Engineering
www.breedlove.com

SUBMITTED By:
Mitch Headley
Headley Construction
12/21/2018

ISSUED FOR CONSTRUCTION



FILMING IN NEWNAN
-PROPOSAL-

WHAT:

Sony Pictures and Passenger Productions, Inc. would like to film a portion of the movie "J19" for two days in Newnan, GA.

Scenes to be filming in Newnan:

There are 2 (2.5-ish) scenes we would like to film in and around the Newnan Town Square.

Scenes:

- 1) We are showing one of our child actors as a bus pulls up and drops him off in his hometown on Christmas Break. The character's mother is there waiting to pick him up. This will be next to "The Alamo," in Newnan.
- 1.5) Establishing shot of "hometown" – The fictional hometown of our main characters. We will be seeing down W. Court Square and W. Washington St.
- 2) We will be shooting an interior and exterior scene at the "Cookie Barr" of our four main child actors walking in, sitting down and talking to one another. We will redesign the space to look like a Diner.

WHERE:

Scene 1: We will be filming the drive up of the bus along the South Side of W. Washington St. between Brown St. and Jackson St/W. Court Square. The boy's mothers car will be located on the northeast corner of North Court Square and Jackson St. Our actor will cross Jackson St/W. Court Square to get into his mom's car.

Appx. Location: **19 W. Court Sq; Newnan, GA 30263**

Scene 1.5: We will be filming from the corner of N. Court Square and Jackson St, toward the Alamo for an establishing shot of the city.

Appx. Location: **We will be seeing one block down W. Washington St. (to Brown St), and one block along W. Court Square (from N. Court Square to S. Court Square).**

Scene 2: We will be filming at The Cookie Barr. We will start on the exterior of E. Washington St as our characters walk up to and into the establishment (which we are dressing as a Diner). We will see the length of E. Washington St. between Perry St. and Jefferson St. We will also show an exterior Day and Night establishing shot of the "Diner." The rest of the scene will be filmed inside of the business.

Appx. Location: **The Cookie Barr; 8 E. Washington St.; Newnan, GA 30263**

(**SEE DIAGRAM 3-5**)

WHEN:

Prep Dates: **February 4th, 2019 – Feb. 10th, 2019.**

Times: **7am – 7pm**

Filming Dates: **February 11th, 2019 – Feb. 12th, 2019.**

Monday, est. 7am – 6pm

Tuesday, est. 9am-8pm.

Wrap Dates: **February 13th, 2019 – Feb. 15th, 2019.**

Times: **7am – 7pm**

Notes on times: During **Prep**, we will likely be working for most of the week prior at the Cookie Barr. On Friday, Saturday we will likely be set decorating the area around the "Bus Stop". And on Sunday, we will be adding in the fake snow around town (to be discussed shortly). During **Filming**, we will be in town as early as 3am to start cooking breakfast for our crew at our basecamp. We would likely want to start pulling trucks into our lot as early as 4-5am. We would



FILMING IN NEWNAN

-PROPOSAL-

like to park our work trucks in our designated areas (to be discussed shortly) around 5-6 am. We would leave everything in place until we wrap on Tuesday. At which time we will begin pulling all trucks out – which could be as late as midnight.

-During Filming, we will film our **Bus Scene** on Monday morning, from approx.. 7am – 2pm. We will then move over to the **Cookie Barr** from 2pm to 6pm. We will remain at the Cookie Barr the rest of the day Monday, and come back and complete the work at the Cookie Barr on Tuesday. After finishing the Bus Stop work, we will vacate and open that area to the public.

During **Wrap**, we will start immediately to clear everything out on Wednesday morning at 7am.

What we will be doing/asking from the town (Pertaining to Set Dressing):

We are making Downtown Newnan look like Christmas in the mid-west! Per our story, our characters are coming back home during their Christmas break, and we'd like to show that by making certain areas of Newnan look like Christmas again!

We have talked to the various departments in and around downtown about certain things we would like to do in **association with the town:**

- Removing 4 small fiberglass statues around the intersection of W. Court Sq. and N. Court Sq. (Spoken to Pamela Prange)
- Utilizing the town's snowflakes and wreaths – to be put back up in February (Spoken to Page Beckwith w/ Keep Newnan Beautiful)
- Having the utilities reposition the streetlights on E. Washington St. so that they point toward the street, and not run parallel to the street.
- Talked to various businesses about putting their own Christmas decorations back up (Spoken to individual businesses – See further documentation about which business were talked to and when)

What our Set Decoration department would like to do:

-We would like to add fake snow/snowbanks and decorate the following sidewalks and streets (this would likely happen from Friday to Sunday, Feb. 8-10)

- North and South side of W. Washington St between Brown and Jackson.
- North Side of N. Court Square, between Jackson and Jefferson.
- East Side of Jackson St. for about 200 feet, between N. Court Square and Madison.
- North and South side of E. Washington St between Jefferson and Perry.

-In addition to the decorations the various businesses have and are putting back up for us, we will be supplementing with our own lights and decorations as well.

- We will be painting the exterior of the Cookie Barr, and restoring it when finished with filming.
- We may be painting decorations on the exterior of the Oink Joint building, and restoring it when finished with filming.
- We will be adding a freestanding bus stop (appx. 5'x10' in size) along the south side sidewalk of W. Washington St, where our bus will pull up to.

What we will be asking from the town and police (Parking/lane/street closures):

We would like to ask for the following lane and street closures (or ITC) during filming for our truck parking and filming needs.

Prep:

- We would ask for the West Side Parking Lane of Perry St between E. Washington and Madison starting on Feb. 4th, until Feb. 15th, 2019 (encompassing all of prep, filming and wrap).



FILMING IN NEWMAN

-PROPOSAL-

- We would ask for the South Side Parking Lane of W. Washington between Jackson and Brown starting on Feb. 7th, until Feb. 14th (encompassing a portion of prep, all of filming and some of wrap).

- We would ask for the North Side Parking Lane of W. Washington between Jackson and Brown starting on Sunday, Feb. 10th, ending after filming on Monday, Feb. 11th. This is for the placement of picture cars.

- We would ask for the North and South Side Parking Lanes of E. Washington between Jefferson and Perry starting on Sunday, Feb. 10th, and ending after filming on Tuesday, Feb. 12th. We would place picture cars in the spaces and set dress.

(**SEE DIAGRAM 6-7**)

Filming:

SUNDAY, FEB 10th (Prep) & MONDAY, FEB 11th:

-We would ask for a Full Street Closure of W. Washington between Jackson and Brown starting at 12am (midnight) on Monday, Feb 11th. We will shoot out our scene, and be done by approximately 4pm. We will then clean out our gear and open the road to through traffic. This will be seen on camera/needed to be vacated for the shot.

-We would ask for the West Side Parking Lane and sidewalk of W. Court Square between N. Court Square and S. Court Square starting on Sunday, Feb 10th, at 7am and going until Monday, Feb. 11th. We will shoot out our scene and be done by approximately 4pm. We will then open the lane to public parking. This will be seen on camera/needed to be vacated for the shot and for the placement of our own picture cars.

****THIS WILL NOT BE THE WHOLE BLOCK – ONLY ABOUT 7 SPACES ON THE NORTH SIDE*****

-We would ask for the East Side Parking Lane and sidewalk of Jackson St between N. Court Square and Madison St. starting on Sunday, Feb 10th, at 7am and going until Monday, Feb. 11th. We will shoot out our scene and be done by approximately 4pm. We will then open the lane to public parking. This will be seen on camera/needed to be vacated for the shot, and also will be needed for gear/equipment and for the placement of our own picture cars.

-We would ask for the East Side Parking Lane of Brown St. between W. Broad St and W. Washington Street on Monday, Feb. 11th, Starting at 12am (midnight). This will be utilized for work truck parking. We will shoot out our scene and be done by approximately 4pm, and then we will move our trucks off the street, opening it up for pedestrians.

SUNDAY – TUESDAY, FEB 10th – 12th:

- We would ask for the East Side Parking Lane of Jefferson St. between E. Washington St and Madison St. on Monday and Tuesday, Feb. 11-12th, starting at 12am (midnight) and finishing at 11:59pm on Tuesday night, Feb. 12th. This will be utilized by work-trucks, which we would like to position on Monday morning, and stay until Tuesday night after filming. We will then vacate the spaces and open them up for the public.

-We would ask for the North Side Parking Lane and sidewalk of N. Court Sq between Jefferson St. and Jackson St starting on Sunday, Feb. 10th, at 7am and going until Tuesday at 11:59pm. This would be utilized in picture for both days of filming, and we will need to place our own picture cars on the street. Once we are done filming on Tuesday, we would vacate and open it up to the public.

-We would ask for a Full Street Closure of E. Washington between Jefferson and Perry starting at 12am (midnight) on Monday, Feb 11th. We will shoot out our scenes, and be done by approximately 11:59pm on Tuesday. We will then clean out our gear and open the road to through traffic. This will be seen on camera/needed to be vacated for the shots.

(**SEE DIAGRAM 7**)



FILMING IN NEWNAN
-PROPOSAL-

Possibility of Date Change:

While it is unlikely, our director is currently rewriting part of the script, and it's possible that our dates may change due to it. No one would look forward to that, and we are trying to keep the dates as is, but we would like to make everyone aware that we may have to adjust these dates after the New Year.

Overview of parking for crew and equipment:

Crew Parking:

We will be parking crew and extras up at the lots near Dunc's BBQ Kitchen, and the old Piedmont Heart Institute. (Address: ~98 Jackson St; Newnan, GA 30265/15 Cavender St; Newnan, GA 30263)

Crew Count: Appx. 150;

Extras Count: Appx. 170 (Monday), Appx. 50 (Tuesday)

Basecamp:

We will be parking our trucks and doing catering in the Caldwell Tanks parking lot. (Address: 57 East Broad St; Newnan, GA 30263)

(**SEE DIAGRAM 1-2**)

Signage to be placed along route to Crew Parking:

We would like to place the following signs around town, in various Right of Ways, along our route to direct crew and extras to park in their designated spots. The signs would look as follows:



Further Documentation Included:

**Copy of Notification Letter Delivered to Businesses, or soon to be delivered to remaining businesses.

**List of Businesses we have contacted and told what is happening. Included are the people I spoke to, and the rough date on which they were contacted.

**Diagrams 1-8, as noted above.

**Traffic Control Plan per Safety Signal, Inc.



FILMING IN NEWNAN
-PROPOSAL-

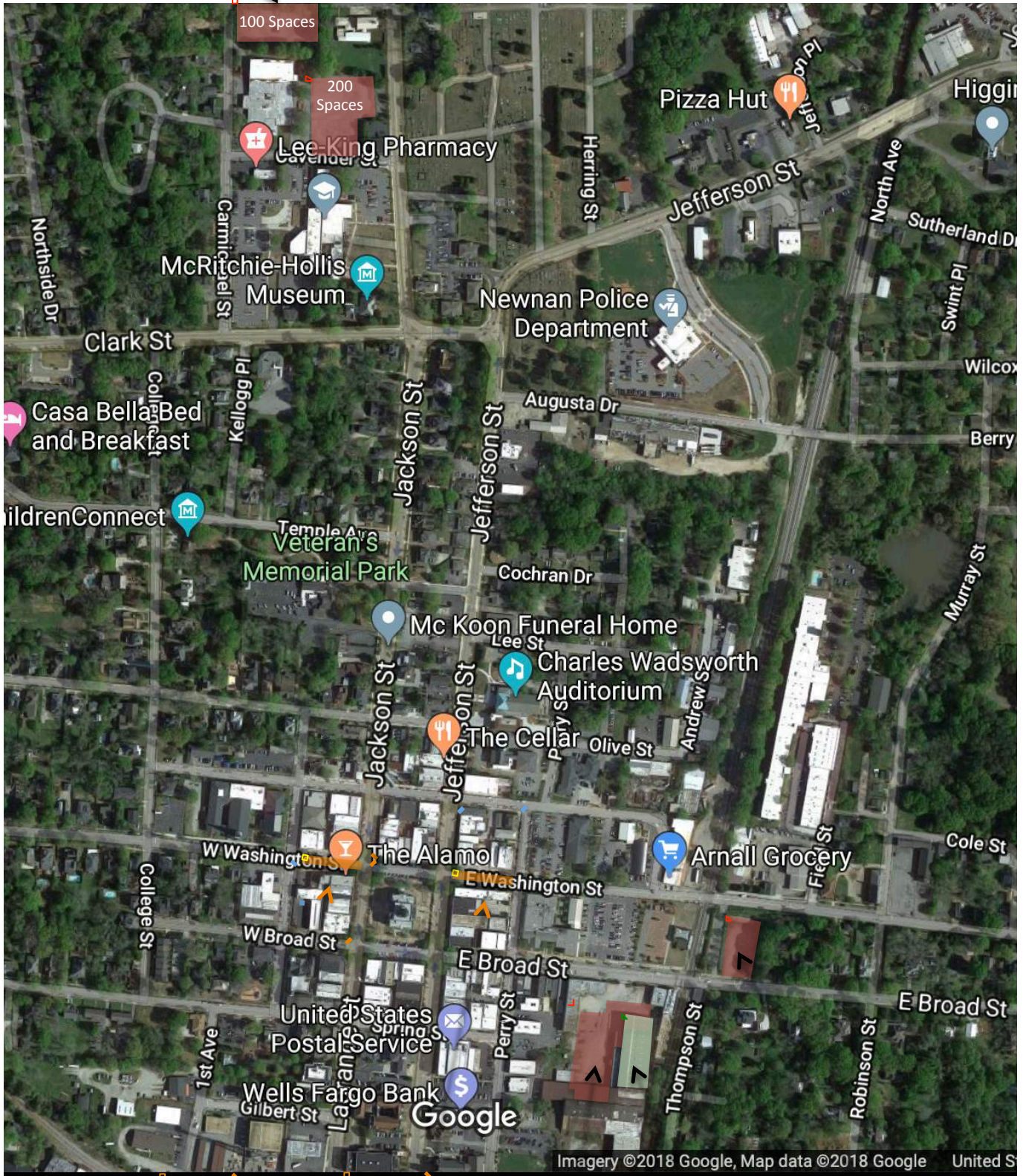
Thank you very much,

--Dustin Pitan
Key Assistant Location Manager
J19
507-456-8232
dustin.pitan@gmail.com

Passenger Productions, Inc.
1415 Constitution Rd. SE
Bungalow 200
Atlanta, GA 30316
404-418-4146

Crew & Extras Parking

J19 - DIAGRAM 1



Bus Stop SET

Cookie Barr SET

Base Camp

Catering

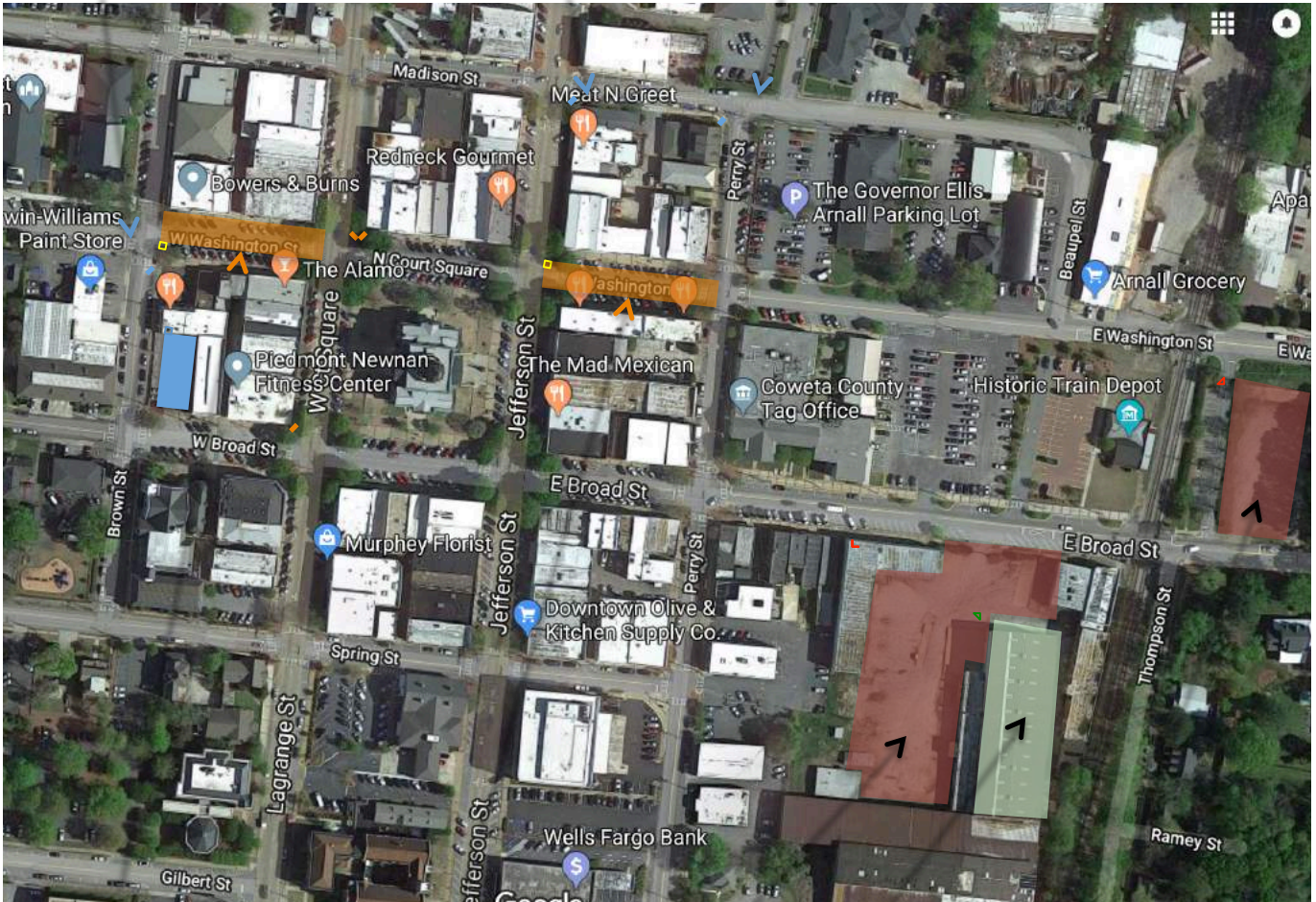
Overflow/Work Trucks?

J19- DIAGRAM 2

Worktrucks for Bus Stop

Worktrucks for both sets

Worktrucks for Cookie Barr



Bus Stop SET

Cookie Barr SET

Base Camp

Catering

Overflow/Work Trucks?

Shots/Scenes/Visibility – “Bus Stop” & “Establishing Shot”

J19 – DIAGRAM 3

Scenes 1 & 1.5 in Proposal

~19 W. Court Square, Newnan, GA 30263

Monday, Feb. 11, 2019



- Camera angles
- Full Street Closure
- Parking Lane Closures for Visibility/Filming

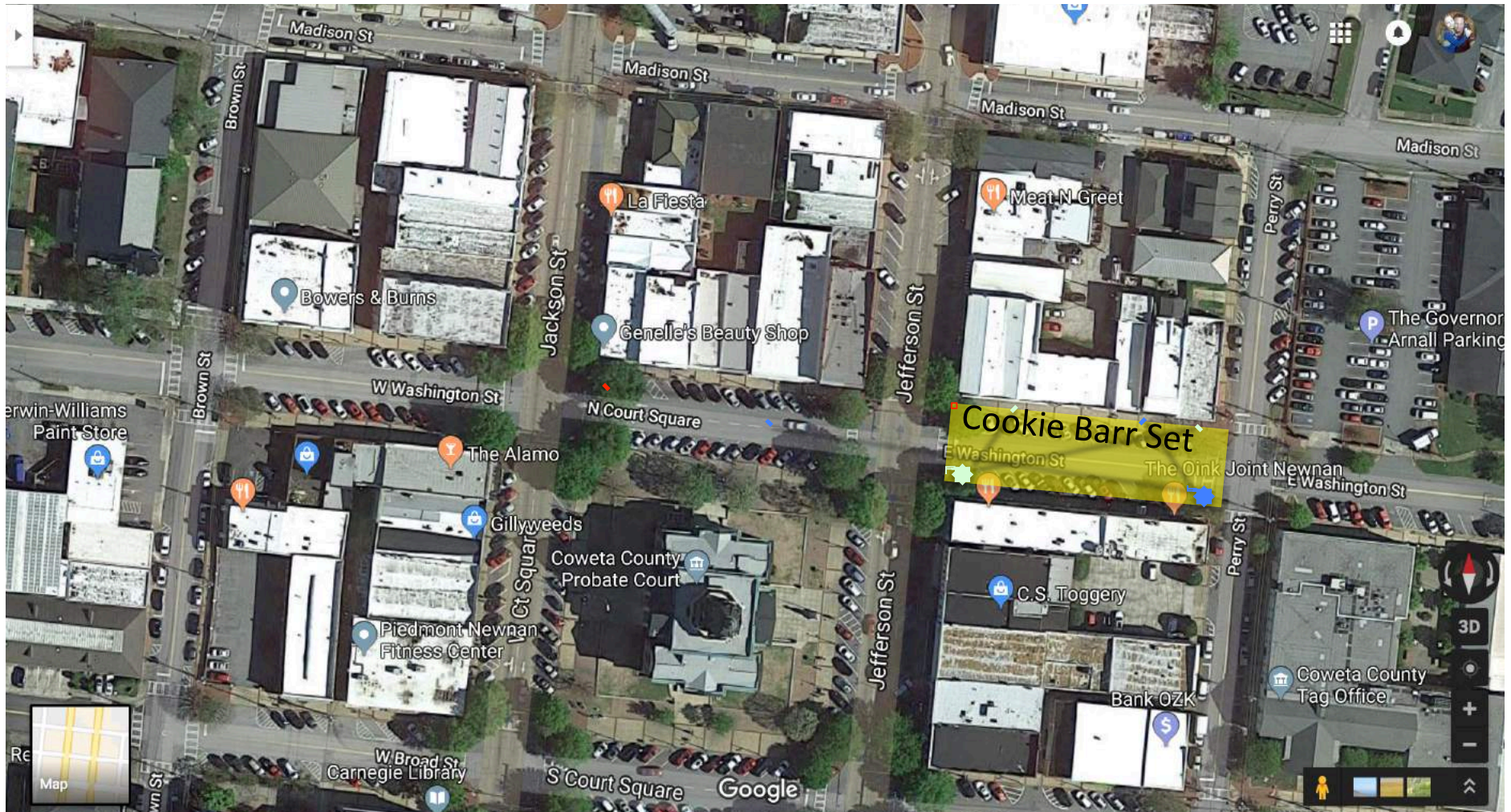
Shots/Scenes/Visibility – “Cookie Barr”

J19 – DIAGRAM 4

Scene 2 in Proposal

8 E Washington St., Newnan, GA 30263

Monday, Feb. 11, 2019 – Tuesday, Feb. 12, 2019



- Camera angles
- Full Street Closure
- Parking Lane Closures for Visibility/Filming




Shots/Scenes/Visibility – “Bus Stop”, “Establishing Shot” & “Cookie Barr”

J19 – DIAGRAM 5

COMBINED

Monday, Feb. 11, 2019 – Tuesday, Feb. 12, 2019

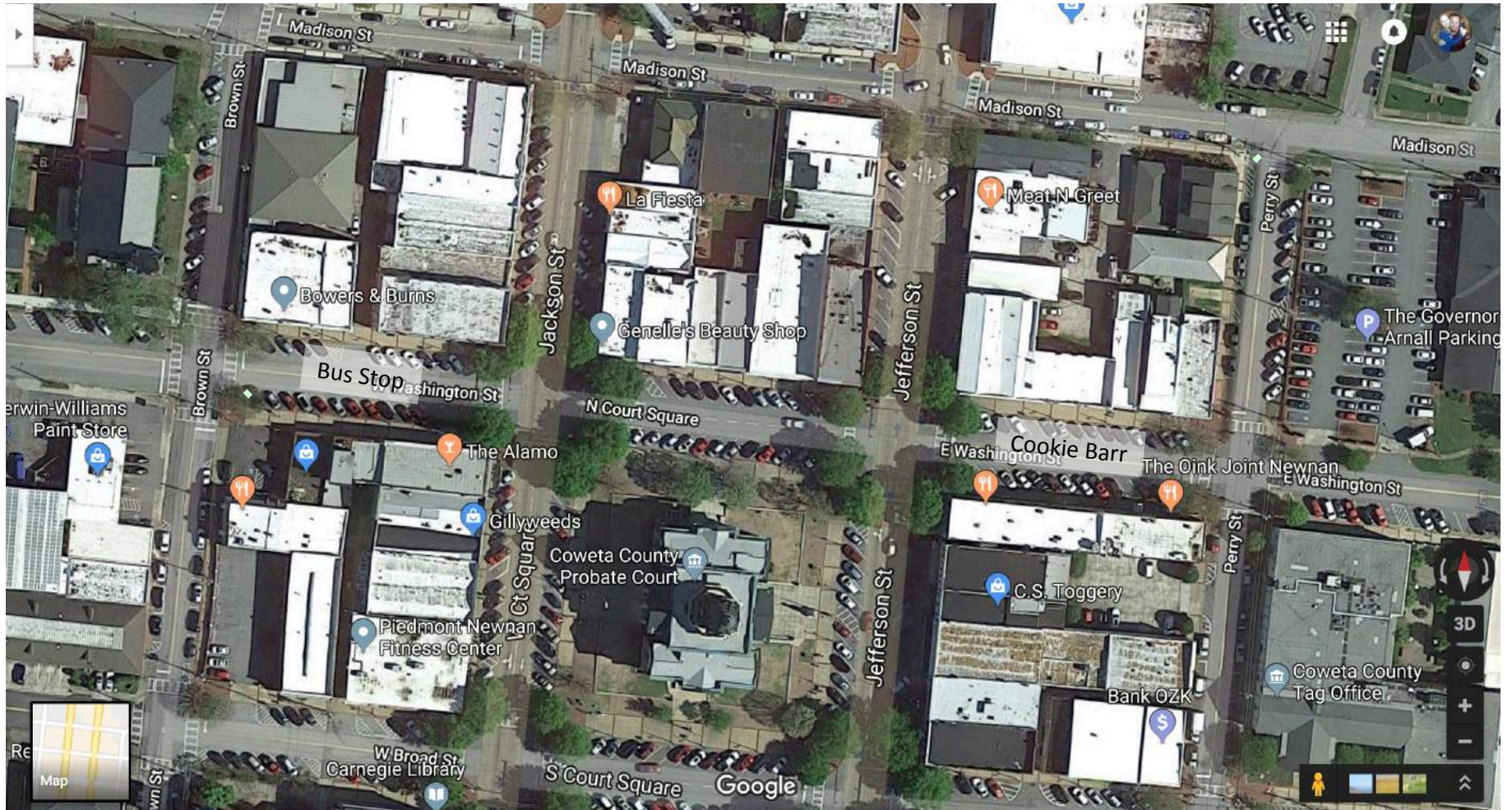


-  -Camera angles
-  -Full Street Closure
-  -Parking Lane Closures for Visibility/Filming

PREP TO WRAP WORK TRUCK PARKING

Monday, Feb 4th – Friday, Feb 15th, 2019

J19 – DIAGRAM 6



-Parking Lane Closures for Prep

All Lane and Street closures During Prep, Filming and Wrap

J19 – DIAGRAM 7

Prep/Wrap: Monday, Feb 4 – Friday, Feb 15

Filming: Monday, Feb 11 – Tuesday, Feb 12



- Parking Lane Closures for Prep, Filming and Wrap (Feb. 4-15)
- Parking Lane Closures for Work Truck Parking for Bus Stop & Cookie Barr (Feb 11-12)
- Parking Lane Closures for Visibility/Filming for Bus Stop (Feb 10-11)
- Full Street Closure For Bus Stop (Feb 11)
- Parking Lane Closures for Work Truck Parking for Bus Stop (Feb 11)
- Full Street Closure For Cookie Barr (Feb 11-12)
- Parking Lane Closures for Visibility/Filming for Bus Stop and/or Cookie Barr (Feb 10-12)

Legend

Work Area

ROAD WORK AHEAD

DETOUR AHEAD

DETOUR

ROAD CLOSED

EAST - WEST WASHINGTON STREET

SIDEWALK CLOSED USE OTHER SIDE

VMS BOARD

POLICE CAR

OR

POLICE OFFICER

DOWNTOWN NEWNAN, GA

200 FT WORK AREA

JEFFERSON ST
EAST CURB PARKING LANE CLOSURE
BETWEEN E WASHINGTON ST
AND MADISON ST



200 FT WORK AREA

JACKSON ST
EAST CURB PARKING LANE CLOSURE
BETWEEN MADISON ST
W WASHINGTON ST

NOTE:

1. Plans not to scale. Actual site conditions may affect placement and spacing of traffic control devices and advance warning signs.
2. Contractor will maintain accessibility to driveway at all times.
3. All traffic control shall conform to the 2009 MUTCD and Georgia DOT Standards.

205 FT WORK AREA

BROWN ST
EAST CURB PARKING LANE CLOSURE
BETWEEN W BROAD ST
AND W WASHINGTON ST

205 FT WORK AREA

W WASHINGTON ST - FULL
STREET AND SOUTH SIDEWALK CLOSURE
BETWEEN BROWN ST
AND JACKSON ST HWY 29

190 FT WORK AREA

W COURT SQ - WEST CURB
PARKING AND SIDEWALK LANE CLOSURE
BETWEEN N COURT SQ
AND W BROAD ST

205 FT WORK AREA

N COURT SQ - NORTH CURB
PARKING LANE AND SIDEWALK CLOSURE
BETWEEN JEFFERSON ST
AND JACKSON ST HWY 29

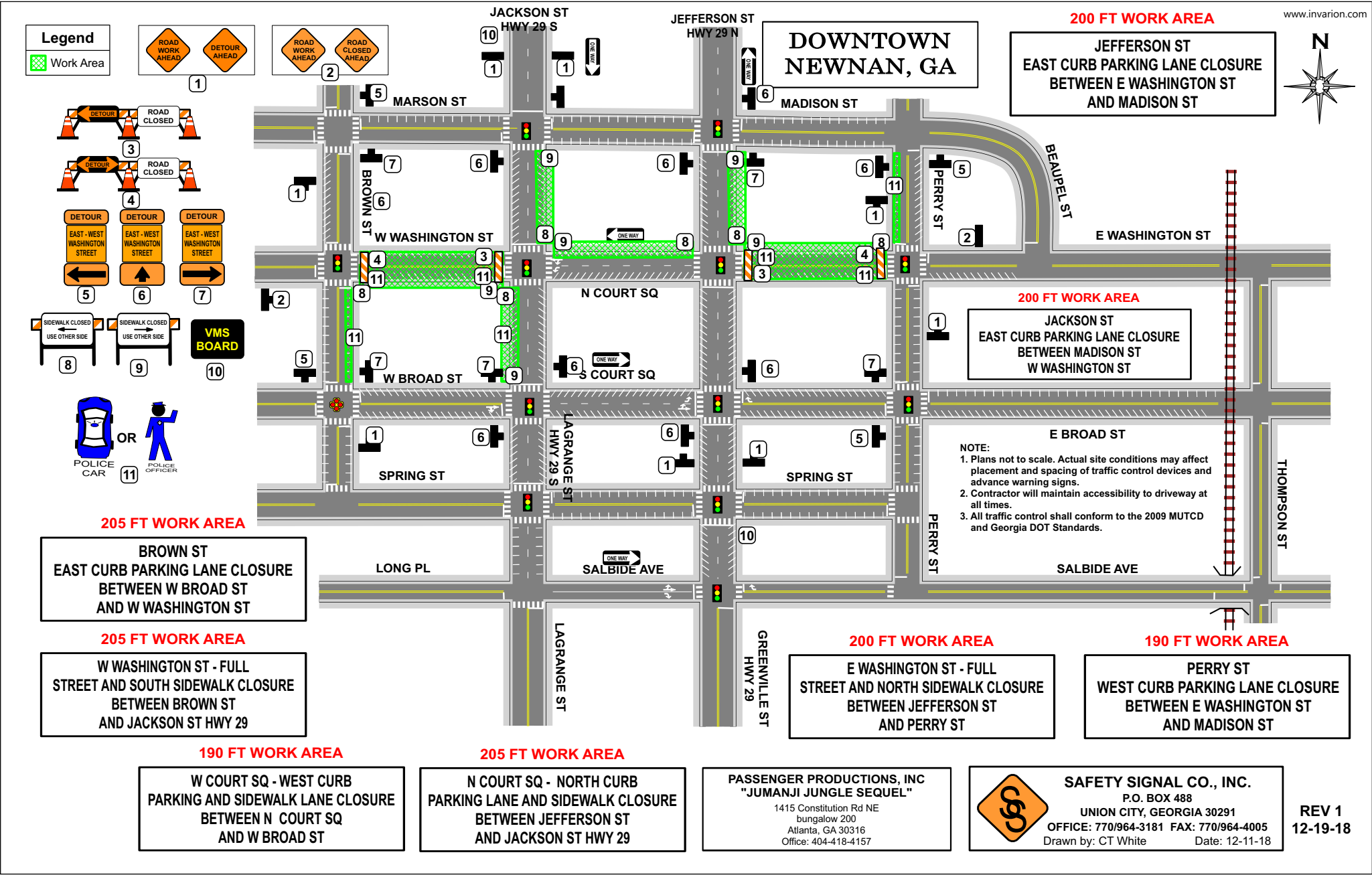
PASSENGER PRODUCTIONS, INC
"JUMANJI JUNGLE SEQUEL"

1415 Constitution Rd NE
bungalow 200
Atlanta, GA 30316
Office: 404-418-4157

SAFETY SIGNAL CO., INC.

P.O. BOX 488
UNION CITY, GEORGIA 30291
OFFICE: 770/964-3181 FAX: 770/964-4005
Drawn by: CT White Date: 12-11-18

REV 1
12-19-18



NOTE: I have spoken to most of these businesses in person. I HAVE however, had Courtney Harcourt pass along the notification letter to all businesses around the square, so that everyone is aware of what's going on.

E Washington St. (Perry to Jefferson)

Goldens on the Square	9 East Court Square; Newnan, GA 30263	Maridee R. Wise - Owner
Oink Joint BBQ	9 East Washington St; Newnan, GA 30263	Matt Crawford - Owner
Harmon & Gorove, PC	1 Jefferson St; Newnan, GA 30263	J. Amanda Aldrich Barrett - Partner
Virginia Offices		
T Salon - Suite A1		Sharon...
Nomad X_Mobile X-Ray - Suite B2&B4		Derek
Greenhouse Mercantile	6 East Washington St; Newnan, GA 30263	Kenya Brantley - Owner
Kat's Eyes	6 East Washington St; Newnan, GA 30263	Katrina Brown - Master Cosmetologist
Joseph H. Morris Jr. Orthodontist	6 East Washington St; Newnan, GA 30263	
Cookie Barr	8 East Washington St; Newnan, GA 30263	Sarah Barr - Owner
Barkshire Hathaway Commercial Georgia Properties	10 East Washington St; Newnan, GA 30263	Joy Brown Barnes - Realtor
Boyd Gallery	14 East Washington St; Newnan, GA 30263	David Boyd - Owner

Person and Date Spoken to (Beginning conversation):

(Most of these are ongoing conversations with the owners)

Talked to Maridee - Ongoing, Started 11/15
 Talked to Matt - Ongoing, Started 11/15
 Talked to Amanda - 11/29
 Talked to Receptionist and Sharon - 12/17
 E-mailed back and forth on 12-22
 Talked to Kenya - 11/29
 Talked to Kat - 11/20
 Talked to Receptionist, 11/20
 Talked to Sarah, Ongoing, Started 11/15
 Talked to Joy - 12/7
 Talked to David - 12/19

N Court Square (Jefferson to W. Court Square/Jackson)

Genelle's Hair Styles/Genelle's Beauty Shop	18 North Court Square; Newnan, GA 30263	Genelle - Owner
Let Them Eat Toffee!	18A North Court Square; Newnan, GA 30263	Kerry and Phyllis Graham (husband/wife) - Owners
Garlic Thai Cuisine & Sushi Bar	16 N Court Sq; Newnan, GA 30263	Chai - Owner
Newnan Mercantile	15 N Court Sq; Newnan, GA 30263	Rachel Kuehl - Owner
Morgan Jewelers	14 N Court Sq; Newnan, GA 30263	Jeff Morgan - Owner/Master Jewelers
Kendra's	12 N Court Sq; Newnan, GA 30263	Owner never comes in - Mgr: Jessica Slay; Asst. Mgr: Breana Roberts
Redneck Gourmet	11 N Court Sq; Newnan, GA 30263	Casey Smith - Owner

Talked to Genelle - 12/11
 Talked to Phyllis and Kerry - 12/11
 Talked to server - Chai not there - need to follow up - 12/11
 Talked to Rachel - 11/30
 Talked to Store Worker - need to talk to Jeff - sent e-mail 11/29
 Talked to Jessica 12/11
 Spoke to Casey on 12/22

W Washington St (Brown St to W. Court Square/Jackson)

Vwahlcreative	13 W Washington St; Newnan, GA 30263	Vicki Sanders - Graphic designer/owner (?)
Bowers and Burns Real Estate	11 W Washington St; Newnan, GA 30263	
A & D Hair Designs	9 W Washington St	Deena Almon - Master Cosmetologist/owner (?)
New Beginnings	7 W Washington St	Tony Caro - Mgr
Casa (?)		
NuLink	2 Jackson St; Newnan, GA 30263	Debbie Motter - Manager
The Alamo	19 W Ct Square; Newnan, GA 30263	Amy Murphy - Co-Owner Brett Murphy - Manager
David Taylor & Associates	8 W Washington St; Newnan, GA 30263	David Taylor - Attorney Jim Strickland - Attorney
Domino's Pizza	12 W Washington St	Nicole (Manager) or Jeremiah (General Manager)

Talked to Vicki - 11/29
 Talked to Store Worker 11/29 - need to talk to Deena
 Talked to Tony 12/11
 Talked to Debbie - 11/29
 Talked to Amy and Brett - Ongoing from 11/15
 Talked to David - Ongoing from 11/15
 Talked to Jeremiah - 11/19

W Court Square (W Washington St/N Court Square to W Broad St/S Court Square)

Fabiano's Pizzeria	19 N Court Sq; Newnan, GA 30263	Amy Murphy - Co-Owner Brett Murphy - Manager
Atlantic Bay Mortgage Group	20 B West Court Square; Newnan, GA 30263	
Gillyweeds	21 W Court Sq; Newnan, GA 30263	Valerie Dumas - Owner
Leaf & Bean Coffee	22 W Court Sq; Newnan, GA 30263	Cher McWilliams - Owner / KC - film liason (?)
Ace Beer Growlers	22 W Court Sq; Newnan, GA 30263	Jason Kramer - Owner/Mgr
Piedmont Newnan Fitness Center	26 W Court Sq; Newnan, GA 30263	Colleen Alrutz - Manager of the Wellness Center David Harrill - Operations Lead/Fitness Center Jessica Griffith - Marketing and Fitness Coordinator/Fitness Center

Talked to Amy and Brett - Ongoing from 11/15
 Talked to Store Worker - need to talk to Valerie - 11/29
 talked to Cher - 11/29
 Talked to Jason - 11/29
 Talked to Colleen - 11/29

Motion to Enter into Executive Session

I move that we now enter into closed session as allowed by O.C.G.A. §50-14-4 and pursuant to advice by the City Attorney, for the purpose of discussing

And that we, in open session, adopt a resolution authorizing and directing the Mayor or presiding officer to execute an affidavit in compliance with O.C.G.A. §50-14-4, and that this body ratify the actions of the Council taken in closed session and confirm that the subject matters of the closed session were within exceptions permitted by the open meetings law.

Motion to Adopt Resolution after Adjourning Back into Regular Session

I move that we adopt the resolution authorizing the Mayor to execute the affidavit stating that the subject matter of the closed portion of the council meeting was within the exceptions provided by O.C.G.A. §50-14-4(b).