

The seal of the City of Newnan, Georgia, is a circular emblem. It features a central illustration of a large, leafy tree in front of a classical building with columns. The text "THE CITY OF NEWNAN, GEORGIA" is written in a circular path around the top, and "18 City of Homes 28" is written around the bottom. The seal is rendered in a light gray, semi-transparent style.

# **Comprehensive Plan 2006**

*Where Tradition Meets the Future*

**Capital Improvements Element  
with Short-Term Work Program  
2015 Update**

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## I. Introduction

The Georgia Development Impact Fee Act (GDIFA) requires all jurisdictions that levy impact fees to include a Capital Improvements Element (CIE) within the Community Agenda portion of their comprehensive plan. Furthermore, GDIFA requires those jurisdictions that prepare a CIE for their comprehensive plan to update it annually. An annual CIE update includes three components:

1. An annual update to the Short-Term Work Program (STWP) that covers a five-year period, which includes the current year plus the next four years.
2. An annual report on impact fee finances.
3. An updated list of all CIE projects that receive funding from impact fees, which covers the same five-year period as the STWP.

## II. Short-Term Work Program (STWP) Updates and Long-Term and Ongoing Activities

Whether or not a jurisdiction is required to have a CIE in their comprehensive plan they must have a STWP, as required by the Georgia Planning Act. This is necessary to maintain Qualified Local Government (QLG) status. The STWP is a key implementation tool, which reflects those activities and strategies the local government has chosen to undertake in the current five-year period (2015-2019). The City of Newnan has chosen to also provide a long-term and ongoing activities table for reference.

IMPROVEMENTS   STWP ADDENDUM						
Project or Activity	Project Start Date	Project Completion Date	Estimated Project Cost	Portion Chargeable to Impact Fees	Sources of Funds (& Share)	Responsible Party
Develop a 1.8-acre Newnan Conference Centre Trail	2016	2017	\$300,000	\$300,000	Impact Fees (100%)	Beautification
Jefferson-Jackson Streetscapes project	2012	2015	\$1,300,000	\$0	SPLOST 07 (30%), SPLOST 13 (40%), TE-Grant (30%)	Beautification
Develop an 11-acre East Side Park	2016	2019	\$2,700,000	\$2,700,000	Impact Fees (100%)	Beautification
Acquire a trolley	2015	2017	\$200,000	\$0	SPLOST 13 (100%)	Business Development
Implement gateway signage master plan and install signage	2014	2017	\$250,000	\$0	SPLOST 13 (100%)	Business Development, Beautification
Construct and implement municipal complex redevelopment plan	2014	2018	\$2,300,000	\$0	City (100%)	Business Development, NCAC
Wadsworth Auditorium lighting upgrades	2014	2015	\$100,000	\$0	SPLOST 13 (100%)	City Manager
Build Quick response fire station #4	2014	2017	\$1,850,000	\$600,000	SPLOST 13 (68%), Impact Fees (32%)	City Manager
Improvements to City Hall	2014	2016	\$200,856	\$0	SPLOST 07 (100%)	City Manager
Construct McIntosh Parkway	2014	2017	\$6,993,000	\$1,000,000	Impact Fees (14%), SPLOST 07 (38%), SPLOST 13 (23%), GTIB Grant (25%)	Engineering
Improve Greenville Street/Sewell Road intersection	2015	2017	\$350,000	\$350,000	Impact Fees (100%)	Engineering

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Jackson/Jefferson/Clark/Bullsboro segment traffic study	2015	2016	\$55,000	\$0	LCI, City, Match Amount is \$11,000	Engineering
Jackson Street (North) from Elm Street to Clark Street	2018	2018	\$355,350	\$0	TBD, City, Match Amount is \$71,070	Engineering
Jackson Street Bike Facility (striping/signage only) from Clark Street to Madison Street	2017	2017	\$80,500	\$0	City (100%)	City
E. Washington Street from Farmer Street to Perry Street	2019	2020	\$1,234,170	\$0	LCI, City, Match Amount is \$246,834	City
Andrew Street Extension from Augusta Drive to E. Broad Street	2018	2019	\$4,549,000	\$0	City	City
Posey/Jefferson Signal	2015	2015	\$130,000	\$0	City (100%)	City
E. Broad/Farmer Signal	2016	2016	\$130,000	\$0	City (100%)	City
Intelligent traffic operations center	2016	2016	\$800,000	\$0	SPLOST 13 (100%)	Engineering
Obtain fire engine for fire station #4	2016	2017	\$500,000	\$0	SPLOST 13 (100%)	Fire
Obtain light duty response truck	2016	2017	\$200,000	\$0	SPLOST 13 (100%)	Fire
Work with the Historical Society to develop an educational program extolling the benefits of historic preservation and historic tourism	2014	2015	Staff Time, Other materials	\$0	City, Historical Society, Hotel/Motel Tax, Grants (Shares Unknown)	Historical Society, Convention & Visitors Bureau, PIO, Business Development
Establish scope of media upgrades to Council Chambers and Conference Room	2013	2015	Staff Time	\$0	City (100%)	Information Technology
Consider housing improvement programs to promote homeownership (especially infill areas). Programs may include: repair fairs, block associations, neighborhood improvement committees, tool lending libraries, improvement grant/loan workshops, design competitions, and similar mechanisms	2008	2017	Staff Time	\$0	City (100%)	NURA, Housing Authority, Planning & Zoning
Obtain National Register District designation for Chalk Level Neighborhood	2013	2016	\$2,000	\$0	NURA (100%)	NURA, Planning & Zoning
Develop Phase II of the Newnan bicycle and pedestrian plan consistent with Phase I and the County plan	2013	2015	Staff Time	\$0	City (100%)	Planning & Zoning, Engineering, Coweta County
Review and update ordinances for effectiveness and amend as necessary	2013	2016	Staff Time	\$0	City (100%)	Planning & Zoning, Engineering, Beautification, Business Development
Continue Neighborhood Stabilization Program Grant III	2011	2016	\$1,275, 483	\$0	Neighborhood Stabilization Program Grant (100%)	Planning & Zoning, Housing Authority

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Continue Neighborhood Stabilization Program (NSP I)	2013	2016	\$100,000	\$0	NSP Revenue (70%) NSP Grant (30%)	Planning & Zoning, Housing Authority, Habitat for Humanity
Renovate Howard Warner School on Savannah Street for new gym/community center	2013	2017	\$3,600,000	\$0	SPLOST 07 (15%), SPLOST 13 (35%), City (50%)	Planning & Zoning, Howard Warner Committee
Continue to upgrade public works equipment	2006	2017	\$850,000	\$0	SPLOST 13 (100%)	Public Works
Traffic control devices, inventory, replacement, and programmed maintenance	2014	2016	\$250,000	\$0	SPLOST 13 (100%)	Public Works
Street, sidewalk, bridge, culvert, and drainage maintenance	2014	2018	\$4,900,000	\$0	SPLOST 07 (45%) SPLOST 13 (55%)	Public Works
Street, intersection, sidewalk, and parking improvements	2014	2018	\$4,485,000	\$0	SPLOST 07 (31%), SPLOST 13 (69%)	Public Works
Sidewalks along Greison Trail	2014	2016	\$400,000	\$0	SPLOST 13 (100%)	Public Works
Sidewalks along Sprayberry Road	2014	2016	\$278,000	\$0	SPLOST 13 (100%)	Public Works

Source: City of Newnan

Note: Building, Planning & Zoning, Public Works, Beautification, Information Technology, Police, Fire, Engineering, Business Development refer to those respective departments of the City of Newnan. County refers to Coweta County. Acronyms used refer to: RC- Three Rivers Regional Commission, ARC- Atlanta Regional Commission, GRTA- Georgia Regional Transportation Authority, PIO- Public Information Officer, NURA- Newnan Urban Redevelopment Agency, UWG – University of West Georgia, NCAC – Newnan Cultural Arts Commission, NH – Newnan Hospital. Other groups referenced, like the Historical Society, represent those organizations servicing either Newnan or Coweta County as a whole.

## IMPROVEMENTS | STWP ADDENDUM LONG-TERM, INDEFINITE, AND CONTINUOUS ACTIVITIES\*

Project or Activity	Project Start Date	Project Completion Date	Estimated Project Cost	Portion Chargeable to Impact Fees	Sources of Funds (& Share)	Responsible Party
Replace and obtain new Christmas decorations	2010	Continuous	\$10,000 annually	\$0	City (100%)	Beautification
Recreation Improvements	2020	2020	\$458,500	\$0	SPLOST 13 (100%)	Beautification
Acquire a heavy duty vehicle for fire department	2020	2020	\$550,000	\$550,000	Impact Fees (100%)	Fire

Source: City of Newnan

Note: Beautification, Fire, Engineering refer to those respective departments of the City of Newnan.

\*Long-Term means any activity that is to begin in or more than five years (2020) from the current year (2015). All activities that have an indefinite or continuous end date, but a known start date prior to 2020, are included here to have the STWP represent only activities with known start end dates. Also, it is conceivable that many of the activities with unknown end dates are or may become permanently ongoing activities.

## III. Impact Fee Financial Report Updates

The purpose of annually reporting on the financial state of impact fees is to provide an overview of impact fees collected and spent by category of public facility and service area. As seen below, there is a report for 2014, which is the last completed year.

ANNUAL FINANCIAL REPORT FOR 2014					
Public Facility Type	Parks and Recreation	Fire Services	Police Protection	Roads, Streets, and Bridges	Total
Service Area	City of Newnan	City of Newnan	City of Newnan	City of Newnan	
Beginning Impact Fee Fund Balance	\$906,374.13	\$419,657.66	\$187,531.33	\$831,889.53	\$2,345,452.65
Impact Fees Collected	\$192,782.22	\$88,322.03	\$38,383.97	\$96,724.16	\$416,212.38
Accrued Interest	\$1,059.44	\$443.90	\$661.00	\$909.05	\$3,073.39
Project Expenditures	\$0	\$410,800.00	\$182,484.30	\$0	\$593,284.30
Impact Fee Refunds	\$0	\$0	\$0	\$0	\$0
Ending Impact Fee Fund Balance	\$1,100,215.79	\$97,623.59	\$44,092.00	\$929,522.74	\$2,171,454.12
Impact Fees Encumbered	\$0	\$0	\$0	\$0	\$0

Source: City of Newnan Finance Department – Fund 375 Impact Fees

### Administrative Fees

Three percent of each impact fee is added to the final amount as an administrative fee. This portion of the impact fee pays for banking fees to maintain the impact fee account and helps fund the salaries of the administrator who collects the impact fees and other staff members of the Planning and Zoning Department who update the CIE, prepare financial reports, and other related activities. For 2014, the only costs associated with implementation were banking fees and the salaries of those various employees. The amount collected in administrative fees was \$12,093.63.



## IV. Capital Improvements Element (CIE) Project Updates

A capital improvement is an improvement that increases the service capacity of a public facility and has a useful life of ten or more years due to new construction or some other action. The CIE projects tables below show all planned capital improvements with expected completion dates within the current five-year period.

### Capital Improvements Projects: Parks and Recreation

Newnan		Capital Improvements Projects - 2015					
Public Facility:		Parks and Recreation					
Service Area:		City Limits					
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Portion Chargeable to Impact Fees	Funding Sources	Responsible Party	Status
Develop an 11-acre East Side Park	2016	2019	\$2,700,000	\$2,700,000	Impact Fees	Beautification	Planning
Develop a 1.8-acre Newnan Conference Centre Trail	2016	2019	\$300,000	\$300,000	Impact Fees	Beautification	Planning

Source: City of Newnan Planning and Zoning Department

### Capital Improvements Projects: Fire Services

Newnan		Capital Improvements Projects - 2015					
Public Facility:		Fire Services					
Service Area:		City Limits					
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Portion Chargeable to Impact Fees	Funding Sources	Responsible Party	Status
Acquire a heavy duty vehicle for fire department	2020	2020	\$550,000	\$550,000	Impact Fees	Fire	Planning
Build Quick response fire station # 4	2014	2017	\$1,850,000	\$600,000	Impact Fees, SPLOST 13	Fire	Planning

Source: City of Newnan Planning and Zoning Department

### Capital Improvements Projects: Police Protection

Newnan		Capital Improvements Projects - 2015					
Public Facility:		Police Protection					
Service Area:		City Limits					
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Portion Chargeable to Impact Fees	Funding Sources	Responsible Party	Status
None	None	None	None	None	None	None	None

Source: City of Newnan Planning and Zoning Department

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## Capital Improvements Projects: Roads, Streets, and Bridges

Newnan		Capital Improvements Projects - 2015						
Public Facility:		Roads, Streets, and Bridges						
Service Area:		City Limits						
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Portion Chargeable to Impact Fees	Funding Sources	Responsible Party	Status	
Construct McIntosh Parkway	2014	2017	\$6,993,000	\$1,000,000	Impact Fees, SPLOST 07, SPLOST 13, GTIB Grant	Engineering	Design	
Improve Greenville Street/Sewell Road intersection	2015	2017	\$350,000	\$350,000	Impact Fees	Engineering	Planning	

Source: City of Newnan Planning and Zoning Department

\* McIntosh Parkway was referred to as East Washington Extension and Greison Trail/Bypass Connector, respectively, in earlier CIEs.

## V. Wastewater Collection and Treatment Updates

As with the Comprehensive Plan, wastewater collection and treatment is being reported separately from the other public facilities. This is due to the fact that Newnan Utilities, the City's appointed authority for administering public utilities, provides service for this specific category. The other public facilities included in this update are direct operations of the City. Newnan Utilities provides all the information for wastewater collection and treatment concerning the Comprehensive Plan and CIE updates. They also levy and collect the impact fees for wastewater collection and treatment.

Similar to previous public facilities, those items for wastewater collection and treatment that have completion dates beyond 2019 are not shown in the CIE and STWP.

ANNUAL FINANCIAL REPORT FOR 2014	
Public Facility Type	Wastewater Collection and Treatment
Service Area	City of Newnan
Beginning Impact Fee Fund Balance	\$6,354,268.82
Impact Fees Collected	\$874,374.00
Accrued Interest	\$5,225.85
Project Expenditures	\$104,196.00
Administrative Costs	\$26,231.22
Impact Fee Refunds	\$0
Ending Impact Fee Fund Balance	\$7,103,441.45
Impact Fees Encumbered	\$0

Source: Newnan Utilities

IMPROVEMENTS   STWP ADDENDUM						
Project or Activity	Project Start Date	Project Completion Date	Estimated Project Cost	Portion Chargeable to Impact Fees	Sources of Funds (& Share)	Responsible Party
Influent & Diversion Pump Stations	2015	2016	\$3,000,000	\$3,000,000	Impact Fees (100%)	Newnan Utilities
Mineral Springs Upgrade	2015	2017+	\$11,000,000	\$11,000,000	Impact Fees (100%)	Newnan Utilities
Wahoo Creek Upgrade	2018+	2018+	\$1,000,000	\$1,000,000	Impact Fees (100%)	Newnan Utilities
Collection System Improvements	2018+	2018+	\$1,000,000	\$1,000,000	Impact Fees (100%)	Newnan Utilities
Compost Site Improvements	2018+	2018+	\$250,000	\$250,000	Impact Fees (100%)	Newnan Utilities

IMPROVEMENTS-STWP ADDENDUM LONG-TERM, INDEFINITE, AND CONTINUOUS ACTIVITIES*						
Project or Activity	Project Start Date	Project Completion Date	Estimated Project Cost	Portion Chargeable to Impact Fees	Sources of Funds (& Share)	Responsible Party
Phase II – Diversion of Flow & Construction of Land Treatment Facilities	Indefinite	Indefinite	\$14,130,300.00	\$14,130,300.00	Impact Fees (100%), Other Sources	Newnan Utilities
Phase III – Expansion of Mineral Springs WPCP & Land Treatment	Indefinite	Indefinite	\$6,931,500.00	\$6,931,500.00	Impact Fees (100%), Other Sources	Newnan Utilities
Phase IV – Expansion and Conversion of Wahoo Creek to Water Reclamation Facility	Indefinite	Indefinite	\$18,449,800.00	\$18,449,800.00	Impact Fees (100%), Other Sources	Newnan Utilities
Phase V – Expansion Wahoo Creek	Indefinite	Indefinite	\$15,131,900.00	\$15,131,900.00	Impact Fees (100%), Other Sources	Newnan Utilities
Collection System Construction	Indefinite	Indefinite	\$21,532,400.00	\$21,532,400.00	Impact Fees (100%), Other Sources	Newnan Utilities

Source: Newnan Utilities and Wiedeman and Singleton, Inc.

\*Long-Term means any activity that is to end more than five years (2020) from the current year (2015). It is conceivable that many of the activities with unknown end dates are or may become permanently ongoing activities. In addition, the figures are not exact totals for the projects they represent. They are estimates as used in the "Calculation of Impact Fee in 2005" table.

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## Wastewater Collection and Treatment CIE

Newnan	Capital Improvements Projects -- 2015				
Public Facility:	Wastewater Collection and Treatment				
Service Area:	City Limits				
Project Description	Project Start Date	Project End Date	Estimated Cost of Project*	Funding Sources	Status
Influent & Diversion Pump Stations	2015	2016	\$3,000,000	Impact Fees (100%)	Bid and Awarded
Mineral Springs Upgrade	2015	2017+	\$11,000,000	Impact Fees (100%)	Planning
Wahoo Creek Upgrade	2018+	2018+	\$1,000,000	Impact Fees (100%)	Planning
Collection System Improvements	2018+	2018+	\$1,000,000	Impact Fees (100%)	Planning
Compost Site Improvements	2018+	2018+	\$250,000	Impact Fees (100%)	Planning

**ORDINANCE TO AMEND ORDINANCE NUMBER 2004-18, THE CITY  
OF NEWNAN'S DEVELOPMENT IMPACT FEE ORDINANCE  
ADOPTED SEPTEMBER 28, 2004, PROVIDING FOR  
SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the City of Newnan, pursuant to OCGA §36-71-1 et seq on September 28, 2004 at the Minimum Planning Standards and Procedures and Georgia Planning Act of 1989 adopted Ordinance No. 2004-18 providing for the imposition of impact fees for the costs of improvements of the City's Fire Department (facilities and equipment), Police Department (facilities and equipment), Parks and Recreation, and Transportation (streets and bridges) and the imposition and charging of impact fees for such improvements and to update the City's sewer system needs; and

WHEREAS, the City has completed the project improvements listed in the Capital Improvements Element to the Development Impact Fee Ordinance for Police Department (facilities and equipment) and desires to amend the Development Impact Fee Ordinance to suspend the imposition and charging of the Police Impact Fee for such improvements.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Newnan and by the authority thereof:

Section 1. That Appendix A of Section 21-153 (64) of Division 3 of Chapter 21, Article IV be and is hereby amended by suspending the imposition and charging of the Police Impact Fee referenced therein until further action by the City Council of the City of Newnan.

Section 2. The effective date of the Amendment to the City of Newnan's Development Impact Fee Ordinance shall be FEBRUARY 24, 2015.

Section 3. All Ordinances or parts of Ordinances in conflict or inconsistent with this Ordinance hereby are repealed.

Section 4. A copy of this Amending Ordinance shall be forwarded to Three Rivers Regional Commission and to the Georgia Department of community Affairs if required by the Minimum Planning Standards and procedures of the Georgia Planning Act of 1989 and O.C.G.A. §36-71-1 et seq.

DONE, RATIFIED AND PASSED in regular session, this the 24<sup>TH</sup>  
day of FEBRUARY, 2015.

ATTEST:

Della Hill  
Della Hill, City Clerk

L. Keith Brady  
L. Keith Brady, Mayor

Cynthia E. Jenkins  
Cynthia E. Jenkins, Mayor Pro-Tem

Reviewed:

C. Bradford Sears  
C. Bradford Sears, Jr., City Attorney

George M. Alexander  
George M. Alexander, Councilmember

Cleatus Phillips  
Cleatus Phillips, City Manager

Rhodes Shell  
Rhodes Shell, Councilmember

Ray DuBose  
Ray DuBose, Councilmember

Clayton Hicks  
Clayton Hicks, Councilmember

Robert W. Coggin  
Robert W. Coggin, Councilmember

(ABSENT)  
Dustin Koritko, Councilmember

DONE, RATIFIED AND PASSED in regular session, on second reading, this the  
13 day of March, 2015.

ATTEST:

Della Hill  
Della Hill, City Clerk

L. Keith Brady  
L. Keith Brady, Mayor

REVIEWED:

Cleatus Phillips  
Cleatus Phillips, City Manager

Cynthia E. Jenkins  
Cynthia E. Jenkins, Mayor Pro Tem

George M. Alexander  
George M. Alexander, Councilman

Brad Sears  
Brad Sears, City Attorney

Robert W. Coggin  
Robert W. Coggin, Councilman

Ray DuBose  
Ray DuBose, Councilman

absent  
Clayton W. Hicks, Councilman

Dustin Koritko  
Dustin Koritko, Councilman

Rhodes Shell  
Rhodes Shell, Councilman