

**CITY OF GRANTVILLE, GEORGIA**  
**CITY COUNCIL WORK SESSION MEETING AGENDA**  
**MONDAY, JUNE 13, 2022 AT 6:30 P.M.**

**Glanton Municipal Complex, City Council Chambers, 123 Lagrange Street, Grantville, GA 30220**

**Meeting will be available by Audio Conference Dial: 425-436-6364 Access Code: 336977#**

**Call to Order**

**Invocation and Pledge of Allegiance**

**Citizen Comment Regarding Agenda Items**

**Approval of Agenda**

**Discussion/Decision on Development Agreement between the City of Grantville and RW Grantville II Industrial Owner, LLC for Sewer infrastructure upgrades/improvements (Exhibits B & C attached)**

**Discussion/Decision on Substituting Classic Road Reclamation project for Griffin Street Repaving as our 2022 LMIG Project**

**Discussion/Decision on Maintaining Street Lights in Subdivisions**

**Discussion/Decision on Letter to CSX Railroad Supporting the Movement of a Railroad Crossing (Development of the Lalitha Industrial Site)**

**Discussion/Decision on appointing Selma Coty, Barham Lundy, Sandra Luttrell and Rodney Mowery as Trustees of the Grantville Cemetery Trust**

**Discussion/Decision on Application for Special Event Permit: Fireworks Festival, Sunday, July 3, 2022 from 3 p.m. to 11 p.m. on Main Street sponsored by the Grantville Police Department**

**Discussion/Decision on Mayor's Travel Expenses to the ECG Economic Development Summit**

**Discussion/Decision on Mayor's Attorney Fees (\$9,425.00-\$14,736.65) regarding Order on the Plaintiff's Motion for Summary Judgment in Jewell v. Sells et. al**

**Second Reading: Ordinance No. 2022-05 to Designate Reese Street a One-Way Street from Lagrange Street to Highway 29 / SR-14**

**City of Grantville, Georgia**

**City Council Work Session Meeting Agenda**

**Monday, June 13, 2022**

**Page 2**

**Announcements**

**First Notice of 2022 MEGA Power Annual Election**

**Notice of Renegotiation of Local Option Sales Tax Distribution: June 15, 2022 at 6 p.m. Coweta County Commission Chambers**

**Citizen Comments**

**City Council and Staff Comments**

**Adjournment**

**DEVELOPMENT AGREEMENT**

This Development Agreement (this "**Agreement**") is made as of \_\_\_\_ day of \_\_\_\_\_, 2022 (the "**Effective Date**"), by and between the **CITY OF GRANTVILLE, GEORGIA**, a municipal corporation of the State of Georgia, acting by and through its duly elected Mayor and City Council (hereinafter referred to as "**the City**") and \_\_\_\_\_, a \_\_\_\_\_ **RW GRANTVILLE II INDUSTRIAL OWNER, LLC**, a Georgia limited liability company (hereinafter referred to as "**Owner**").

**WITNESSETH:**

**WHEREAS**, Owner is or will be the owner of approximately eighty-six (86) acres of property located on Highway 29, Grantville, Coweta County, GA, being designated as Tax Parcels G082246011, G082246012, and G082246045, as more particularly described in Exhibit "A" attached hereto (collectively, the "**Property**");

**WHEREAS**, Owner intends to develop the Property by constructing an industrial warehouse building consisting of approximately 1,100,000 square feet (the "**Project**");

**WHEREAS**, as part of the development of the Project, Owner would need to provide certain infrastructure for the development of the Property specifically including the design and construction of an independent, on-site sewage treatment facility and related sewer infrastructure on the Property to service the Project for up to 15,000 gallons of wastewater per day; and

**WHEREAS**, the parties have agreed on a plan to provide sewer infrastructure and on-site treatment facility in a manner mutually beneficial to both the City and the Property.

**NOW, THEREFORE**, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties do hereby agree as follows:

1. Scope of Owner Work.

Upon payment of funds by Owner into the "Escrow Account" as described hereinbelow in Section 2, Owner shall undertake the bidding, contract administration, and installation of a certain independent, on-site sewage treatment facility and pump station, along with all related sewer infrastructure necessary to support such facilities (the "**Improvements**"). The preliminary plans for said Improvements are referenced in Exhibit "B" attached hereto and by this reference made a part hereof. The location of the Improvements on the Property is shown in the site plan attached hereto as Exhibit "C" and by this reference made a part hereof. Owner agrees that it will construct the Improvements in compliance with all applicable laws, rules and regulations including without limitation the codes and ordinances of the City of Grantville, Georgia.

2. Payment of Estimated Project Improvement Cost by the City.

(a) Within \_\_\_\_ ( ) days after Owner receives a land disturbance permit from the applicable governmental authority permitting the development of the Project on the Property, Owner shall deposit an amount equal to \_\_\_\_\_ (\$) in accordance with subsection (b) hereinbelow, which amount is agreed by the parties to be one hundred percent (100%) of the estimated cost of the Improvements to be born by Owner in order to serve the Project. This cost has been estimated as the



stand-alone costs for necessary sewer improvements to develop the Property. Said estimated costs are based upon the agreement of the parties of the estimated flows associated with the proposed Project.

(b) Owner shall deposit said funds in an account (the "**Escrow Account**") with Owner's construction lender. Owner shall be authorized to draw from the Escrow Account for the purpose of paying for any and all costs associated with design and construction of the Improvements. Owner shall maintain records to document any expenditure from the Escrow Account.

(c) Within \_\_\_\_\_ ( ) days of depositing said funds into the Escrow Account, Owner shall be obligated to commence design and construction of the Improvements and undertake reasonable efforts to complete such work, and shall undertake all reasonable efforts to substantially complete the Improvements within \_\_\_\_\_ ( ) months from the Effective Date.

### 3. Transfer of Ownership Upon Completion.

(a) Upon Owner's completion of construction of the Improvements, Owner shall transfer and dedicate, for nominal consideration, all of its rights, title and interest in and to the Improvements to the City. Owner and the City agree to use good faith and commercially reasonable efforts to agree upon the form of all such transfer documents. The parties hereto acknowledge and agree that the transfer documents shall provide, in part, that Owner shall retain all right, title and interest to the Property, and shall grant the City an access easement across the Property to provide access by the City and those employees and agents of the City who will require access to the Improvements in the ordinary course of its intended use. The City agrees to maintain, repair and replace the Improvements as necessary, at its sole cost and expense.

(b) Following the transfer of ownership of the Improvements contemplated in subsection (a), the City shall service, repair, and maintain the Improvements subject to the payment of standard fees commensurate with such services in accordance with the metered use thereof. For the avoidance of doubt, Owner shall be a utility customer of the City with respect to its use of the Improvements and shall have no other rights, interests or obligations with respect to the Improvements above and beyond its use as a customer.

### 4. Consideration.

In consideration of its contribution to the cost of the Improvements, Owner shall be authorized to employ the improvements in its capacity as a utility customer of the City and connect the Improvements to the Project.

### 5. Permitting.

Owner will obtain all permits and easements required for installation of the Improvements and the City shall provide to Owner any easements reasonably necessary for the completion thereof. Owner shall identify said easements to the City in a timely manner and the City and Owner shall immediately begin the process of obtaining the necessary easements to construct the Improvements and serve the Project. In the event easements from unrelated third parties are required in order to construct the Improvements, Owner's obligation to construct the Improvements shall be conditioned upon Owner's ability to obtain necessary easements from those unrelated third parties.

### 6. Obligations Run with Land.

Owner agrees and covenants that the terms and conditions of this Agreement shall run with the land and shall bind and inure to the benefit of the heirs, executors, successors in title and assigns of Owner. However, Owner shall not assign this Agreement without the written consent of the City, which



shall not be unreasonably withheld, conditioned upon the fact that nothing contained herein shall prohibit Owner or its successors in title from connecting to the public wastewater system, subject to the payment of standard fees and satisfaction of customary permitting requirements.

7. Expenses of the Agreement.

Each party hereto shall pay its own expenses incident to the negotiation, preparation, and consummation of this Agreement and all other agreements executed and delivered by it hereunder or in connection herewith including all fees and expenses of its or their respective counsel and accountants.

8. Miscellaneous.

(a) Modification. This Agreement may be amended or modified only by a written instrument executed by the City and Owner.

(b) Entire Agreement. This Amendment represents the entire agreement between the parties with respect to the subject matter hereof. the City and Owner agree that there are no collateral or oral agreements or understandings between them with respect to the Property or Improvements other than this Agreement. This Agreement supersedes all prior negotiations, agreements, letters, or other statements with respect to the matters addressed herein.

(c) Section Headings. Section headings contained in this Agreement are for convenience of reference only and shall not be deemed to have any substantive effect or to limit or define the provisions contained herein.

(d) Governing Law. This Agreement shall be governed by and construed in accordance with the internal laws of the State of Georgia, without reference to the conflicts of laws or choice of law provisions thereof.

(e) Binding Effect. This Agreement shall not be valid and binding on the City and Owner unless and until it has been completely executed by and delivered to both parties.

(f) Time of the Essence. Time shall be of the essence of each and every term and condition of this Agreement.

(g) Counterparts; PDF Delivery. This Agreement may be executed and delivered by the parties hereto in separate counterparts, each of which when so executed and delivered shall be deemed an original, but all such counterparts shall together constitute one and the same instrument. Delivery of an executed counterpart of the signature page to this Agreement by electronic means shall be as effective as delivery of a manually executed counterpart of this Agreement and shall be given full legal effect in accordance with applicable laws.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]



My Commission Expires:

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## EXHIBIT "A":

### LEGAL DESCRIPTION OF PROPERTY

All that tract or parcel of land lying and being in Land Lot 246 Second District, Coweta County, Georgia, as shown on plat for Southern States Land Fund Co., by Metro Engineering and Surveying Co., Inc., dated December 22, 1971, last revised June 27, 1972, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, Begin at the intersection of the southeastern right of way line of U. S. Highway No. 29 and the southwestern right of way line of Interstate Highway No. 85, being also the southwestern right of way line of a County Road, U. S. Highway No. 29 having a right of way of 130 feet at this point, and run along the southeastern right of way line of said U. S. Highway No. 29 and along a course South 65 degrees 09 minutes West a distance of 74.7 feet to a point; run thence along the southeastern right of way line of said Highway 29 and along a course South 64 degrees 51 minutes West a distance of 70.9 feet to a point, said point being the intersection of the southeastern right of way line of said Highway 29 and the western line of property formerly belonging to Mrs. Lucille G. Drake and being the True Point of Beginning; and running thence along the southeasterly right of way line of said Highway 29 and along a course South 64 degrees 51 minutes West a distance of 8.9 feet to a point; running thence along an inset in the right of way of said Highway No. 29 and along a course North 25 degrees 09 minutes West a distance of 15 feet to a point located on the southeastern right of way line of said Highway No. 29, said point being marked by an iron pin; running thence along the southeasterly right of way line of said Highway 29 and along a course South 64 degrees 46 minutes West a distance of 125 feet to a point marked by an iron pin; running thence along the southeastern right of way line of said Highway No. 29 and along a course South 64 degrees 46 minutes West a distance of 732.1 feet to a point marked by an iron pin; running thence along a course South 04 degrees 06 minutes West a distance of 358.5 feet to a point marked by an iron pin; running thence along a course South 04 degrees 06 minutes West and along the eastern line of property belonging to Mrs. Frances Banks Brasch and Mrs. Alice Banks Key and continuing along the eastern line of property formerly belonging to John Stepp and Mary B. Stepp a total distance of 1882.7 feet to a point on the southern line of said Land Lot 246, said point being marked by an iron pin; running thence along the southern line of said Land Lot 246 and along a course South 86 degrees 22 minutes East a distance of 656.9 feet to a point marked by an iron pin; running thence along a course North 06 degrees 36 minutes East a distance of 2203.6 feet to a point at the southwestern corner of property formerly belonging to Mrs. Lucille G. Drake; running thence along the western line of property formerly belonging to Mrs. Lucille G. Drake and along a course North 05 degrees 16 minutes West a distance of 445.8 feet to the point of beginning, containing 39.971 acres.

#### TOGETHER WITH:

All that tract or parcel of land situate, lying and being in the Southeast quarter of Land Lot 246 of the Second Land District of Coweta County, Georgia, containing 50 acres, more or less, and being property designated as the Stepp Estate on a plat of survey made by T. Y. Mattox, as amended, dated May, 1948, and recorded in Deed Book 50, Page 443, Office of the Clerk of the Superior Court of Coweta County, Georgia.

The property hereby is more particularly described according to a more recent survey made by Edgar W. Brown dated February 14, 1974, and recorded in Plat Book 18, Page 223, Coweta County, Georgia Records as follows:

Begin at an iron pin located at the intersection of the westerly boundary line of said Land Lot 246 with the southerly right of way of U.S. Highway No. 29; thence run South 1 degree 12 minutes 20 seconds

West a distance of 1452.15 feet along the westerly boundary line of said Land Lot 246 to an iron pin located at the Southwest corner of said Land Lot 246; thence run South 88 degrees 04 minutes 35 seconds East along the southerly boundary line of said Land Lot 246 a distance of 1471.02 feet to an iron pin; thence run North 1 degree 49 minutes 10 seconds East a distance of 1472.64 feet to an iron pin; thence North 87 degrees 44 minutes 55 seconds West a distance of 1426.20 feet to an iron pin on the southerly right-of-way line of U.S. Route 29; thence South 66 degrees 20 minutes West along the southerly right-of-way line of said U. S. Highway 29 a distance of 66.94 feet to and iron pin and the point of beginning.

Said lands being all the lands described in Deed Under Power from the Federal Land Bank of Columbia as Attorney in Fact for C. D. Milam to the Federal Land Bank of Columbia dated February 6, 1979, recorded in Deed Book 301, Page 175, public records of Coweta County, Georgia.

LESS AND EXCEPT:

All those tracts or parcels of land situate, lying and being in Land Lots 245 and 246 of the Second Land District, Coweta County, Georgia, being more particularly identified as Tract B, containing 19.734 acres and Tract C, containing 5 acres, all as shown on plat of property dated 3/12/05 prepared for Charles Douglas by W. W. Flowers, Georgia Registered Land Surveyor, said plat of record in Plat Book 83, Page 162, Office of the Clerk, Coweta County Superior Court, reference to which plat is hereby made for a more particular description of said Tract B and Tract C.

TOGETHER WITH:

All those tracts or parcels of land situate, lying and being in Land Lots 245 and 246 of the Second Land District, Coweta County, Georgia, being more particularly identified as Tract B, containing 19.734 acres, and Tract C, containing 5 acres, all as shown on plat of property, dated 3/12/2005 prepared for Charles Douglas by W.W. Flowers, Georgia Registered Land Surveyor, said plat of record in Plat Book 83, Page 162, Office of the Clerk, Coweta County Superior Court, reference to which plat is hereby made for a more particular description of said Tract B and C herein conveyed.

**EXHIBIT "B":  
PRELIMINARY DESIGN PLANS AND SPECIFICATIONS**

**(to be inserted)**



**EXHIBIT "C":  
PROPOSED LOCATION OF IMPROVEMENTS**

(to be inserted)

## Al Grieshaber

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**From:** Brennan Jones <brennan.jones@bjeallc.com>  
**Sent:** Tuesday, May 3, 2022 3:07 PM  
**To:** Robi Higgins  
**Cc:** Al Grieshaber  
**Subject:** RE: Classic Rd asphalt

Robi and Al,

Based on the photos provided in the email I would agree that the road pavement and base needs to be reconstructed. Significant alligator cracking and potholes are a sign of pavement base failure. For pavements serving residential areas, the most cost effective approach to restoring pavement in this condition is using 8-inch thick full depth reclamation with a 1.5-inch thick 9.5mm Superpave asphalt wearing surface.

From the photos provided and at least in the areas where photos were taken, this pavement appears to be in worse condition than Griffin Street or LaGrange Street.

Kind Regards,

Brennan

\*\*\*\*\*

**Brennan D. Jones, P.E.**  
**Brennan Jones Engineering Assoc., LLC**  
7513 Mason Falls Dr  
Winston, Georgia 30187  
ph: 770.688.5148  
fx: 770.577.0300  
email: [brennan.jones@bjeallc.com](mailto:brennan.jones@bjeallc.com)

**From:** Robi Higgins <[rhiggins@grantvillega.org](mailto:rhiggins@grantvillega.org)>  
**Sent:** Tuesday, May 3, 2022 1:11 PM  
**To:** Brennan Jones <[brennan.jones@bjeallc.com](mailto:brennan.jones@bjeallc.com)>  
**Cc:** Al Grieshaber <[agrieshaber@grantvillega.org](mailto:agrieshaber@grantvillega.org)>  
**Subject:** Classic Rd asphalt

fyi

**From:** Tommy Youngblood  
**Sent:** Tuesday, May 03, 2022 12:23 PM  
**To:** Robi Higgins <[rhiggins@grantvillega.org](mailto:rhiggins@grantvillega.org)>; Ruby Hines <[ruby.hines@grantvillega.org](mailto:ruby.hines@grantvillega.org)>; Doug Jewell <[mayor@grantvillega.org](mailto:mayor@grantvillega.org)>; Al Grieshaber <[agrieshaber@grantvillega.org](mailto:agrieshaber@grantvillega.org)>  
**Subject:** Classic Rd asphalt

Good morning,

Classic road of Grantville is in need of repair and repaving. Street is littered with pot holes, sunk in and raised areas in the asphalt. Asphalt is popping out of place the size of my hand.























































Sent from my iPhone



# City of Grantville

123 LaGrange Street  
P.O. Box 160  
Grantville, GA 30220

770-583-2289  
Telephone

770-583-2280  
Telefax

June 8, 2022

Todd Allton  
CSX Transportation, Inc.  
Project Manager II  
Project Management - D&C System  
1590-A Marietta Blvd.  
Atlanta Svc. Center  
Atlanta, Georgia 30318-3699

Re: Request for Relocation of Rail Crossing; Grantville, GA. Near Industrial Site.

Mr. Allton,

The owner of the attached 296 acre industrial site (Lalitha, LLC) and the potential industrial developer (CA Industrial Holdings, LLC) would like to request the CSX Railroad to consider allowing the relocation of the existing rail crossing at Patterson Road to a safer and improved site located on Georgia Highway 29 near the intersection of I-85 in Grantville, Georgia (see graphics, photos and video).

In addition to facilitating the industrial development of the property, we believe that relocating the existing crossing would improve vehicular and rail safety. The existing Charlie Patterson Road crossing is very rough for vehicular traffic with a two to three foot (2'-3') elevation differential between the roadway surface and the rail line (see graphics) with limited site distance for vehicular as well as rail traffic. This elevation difference causes a "hump" in the road at the railroad crossing which can slow traffic and cause long trucks and equipment to get stuck on the rail line. The crossing is also in a curve in the rail line. There has been consideration about revising the crossing to eliminate the hump and making the crossing safer. It seems reasonable if the crossing is improved it should at the same time be relocated to a safer location. The proposed rail crossing would be located 853.1 feet east of the existing crossing. The proposed crossing would be an "at grade" crossing that would be much smoother than the Patterson Road location thus eliminating large vehicles from getting stuck on the rails and making the entire crossing safer for everyone. It would also improve traffic flow. In addition, the new location would place the crossing in a straight section of the rail line improving rail visibility.

The distance from the edge of the pavement of US 29 to the rails at this location would be 120.8 feet with less than 2 feet difference in elevation over that distance. That elevation would be the same across



US 29 and to the ramp from I-85 that is directly south of the proposed crossing site making the entire intersection much smoother and safer.

The developer will install traffic signals at the proposed crossing which would greatly improve safety for vehicular and rail traffic and control traffic flow for auto crossings. Site distance would be improved for both rail and vehicular traffic.

Visuals accompanying this request are:

- 1). Eberly Associates preliminary site plan
- 2). Potential Railroad Crossing Improvement and Frontage Road sketch
- 3). Grantville Railroad Crossing drone video presentation
- 4). Grantville Railroad Crossing Pictures (05102022)

CC:

Aubrey Brown, CSX Transportation.

Peggy Smith, CSX Transportation

Meghan Hennessy, CSX Transportation

Eric Horton, CSX Transportation

Charan Kantipudi, Property Owner

James Phillipott: Cushman Wakefield

Steven J. Rowley, CA Industrial Holdings, LLC.

## List of Recipients for Letter to CSX From the City of Grantville

1). Aubrey Brown

Senior Business Development Manager

CSX Transportation, Inc.

500 Water Street

Jacksonville, FL 32202

Aubrey Brown

(904) 334-8615

[Aubrey.Brown@CSX.com](mailto:Aubrey.Brown@CSX.com)

2). Peggy Smith

[Peggy\\_smith@CSX.com](mailto:Peggy_smith@CSX.com)

3). Meghan Hennessy

[Megan\\_hennesy@csx.com](mailto:Megan_hennesy@csx.com)

4). Eric Horton X

[Eric\\_horton@CSX.com](mailto:Eric_horton@CSX.com)

5). Charan Kantipudi, property owner

2056 Shaudi Lane

Atlanta, Georgia 30345

(404) 274-1965

[oldmiltonmall@gmail.com](mailto:oldmiltonmall@gmail.com)

6). James Phillipott: Cushman Wakefield

7). Steven J. Rowley, CA Industrial Holdings, LLC.

Senior Vice President

8). Vicki Matts

Associate/Project Director – Rail Division

5200 Belfort Road, Suite 400

Jacksonville, FL 32256-6054

Office : 904-383-3919

Cell : 904-651-0902

[Victoria.Matts@stvinc.com](mailto:Victoria.Matts@stvinc.com)

9). Kelly Wisely

5200 Belfort Road, Suite 400

Jacksonville, FL 32256-6054

Office : 904-383-3919

[Kelly.Wisely@stvinc.com](mailto:Kelly.Wisely@stvinc.com)

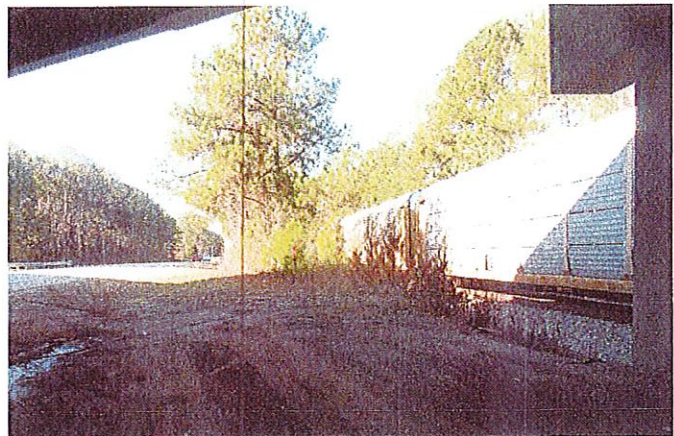
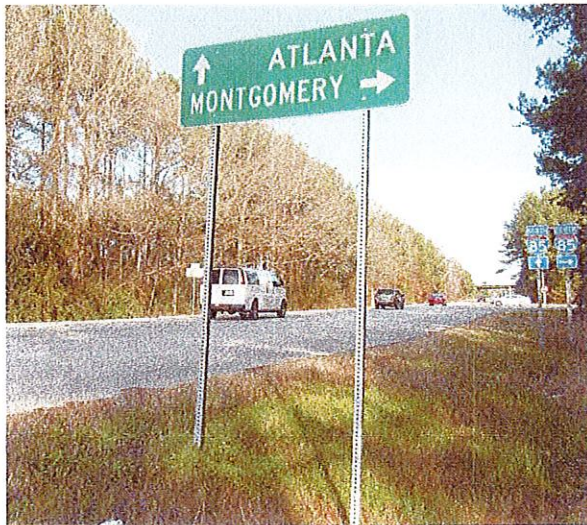




## LALITHA INDUSTRIAL SITE

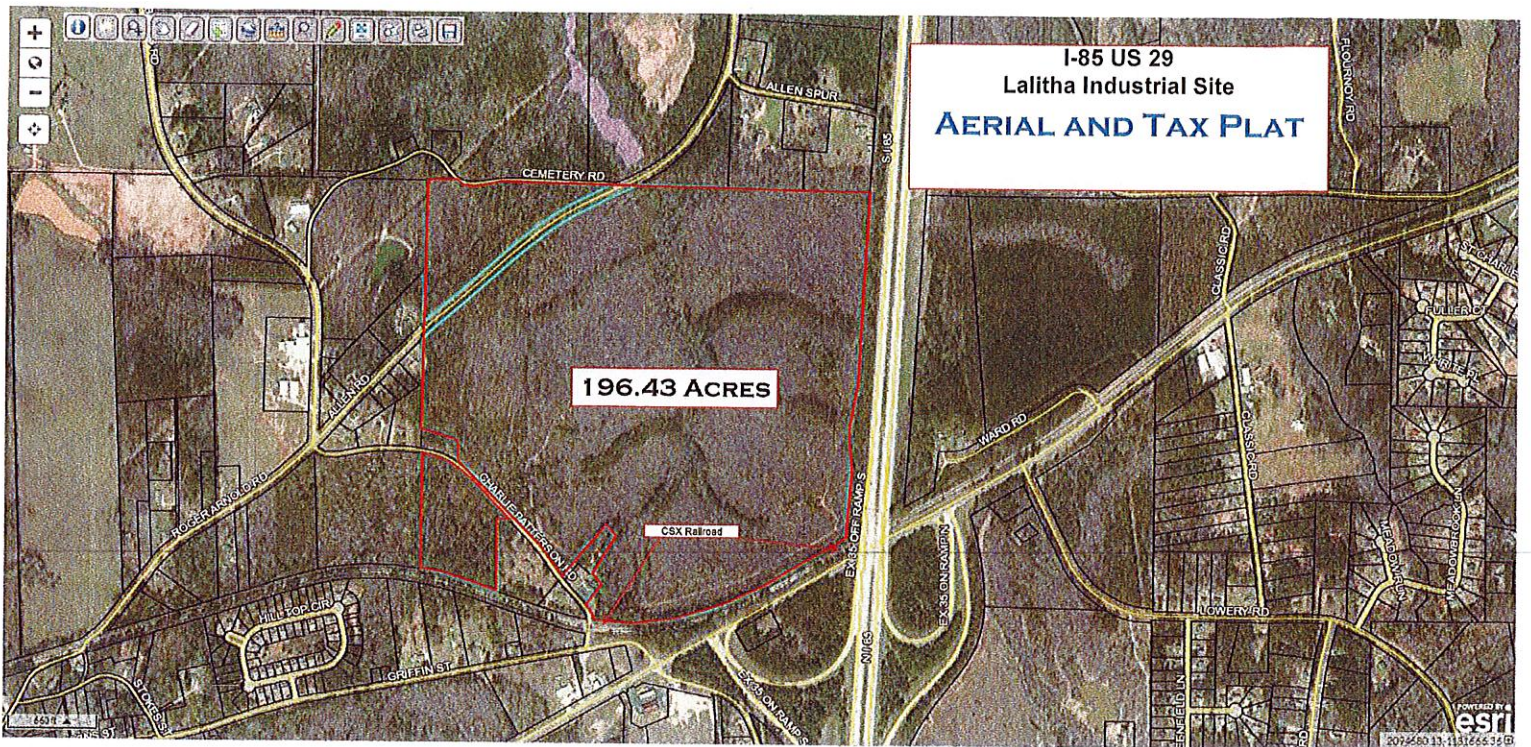
I-85 at US 29; Grantville, GA

- 196.43 Acres.
- Gently Rolling Topo.
- Recent Phase I Completed.
- Adjacent to I-85.
- Adjacent to CSX Rail Line.
- Near Kia Plant and CSX Intermodal Facility.
- 7 Miles to the Newnan Airport; 25 Miles to Atlanta International.



COURSEY PROPERTIES, INC.  
1239 Martin Mill Road  
Moreland Georgia, 30259  
Cell: (770) 560-0626  
Cell: (770) 296-4748  
Off: (770) 755-6588  
Email: [monly@courseyproperties.com](mailto:monly@courseyproperties.com)  
Email: [chip@courseyproperties.com](mailto:chip@courseyproperties.com)

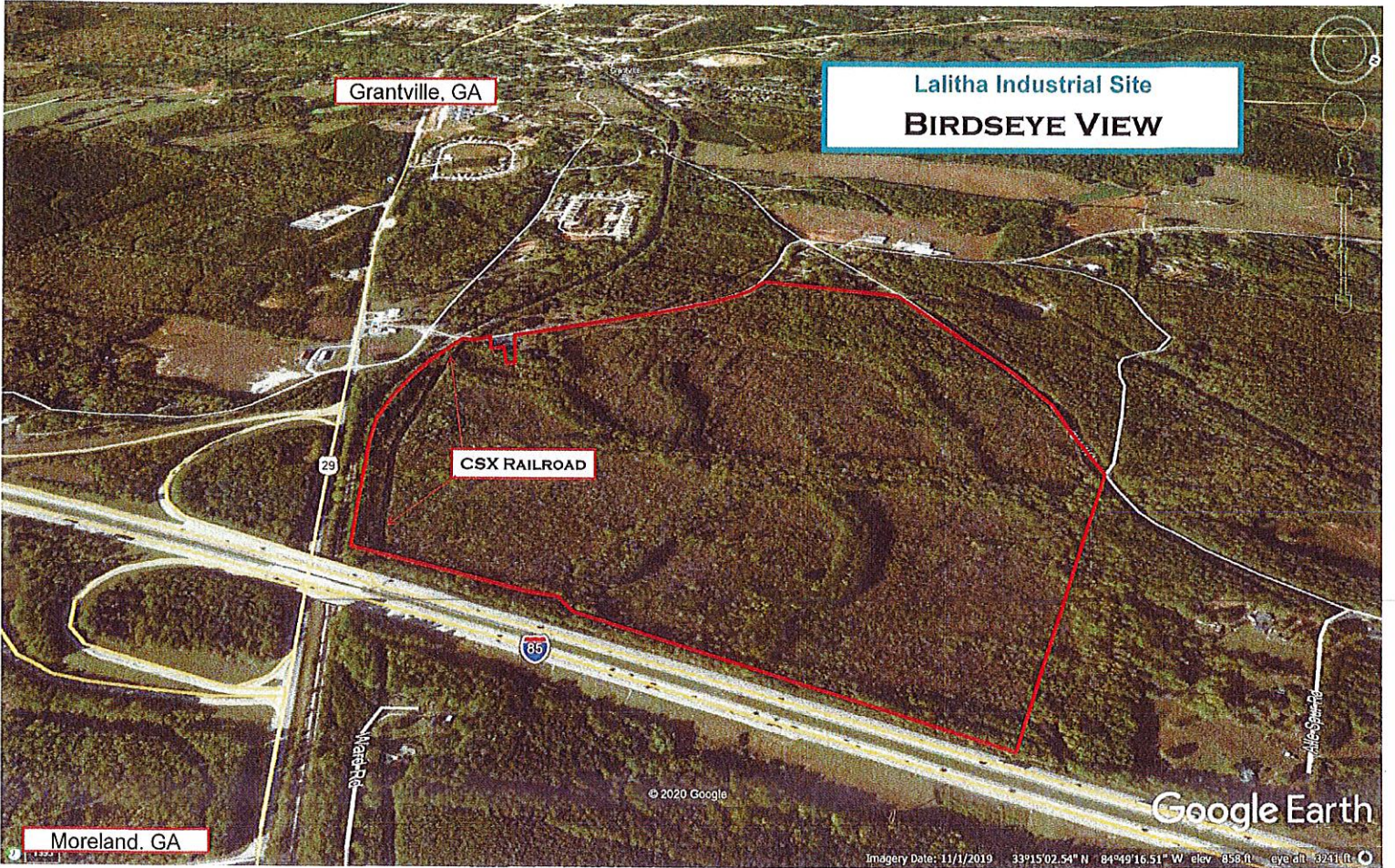




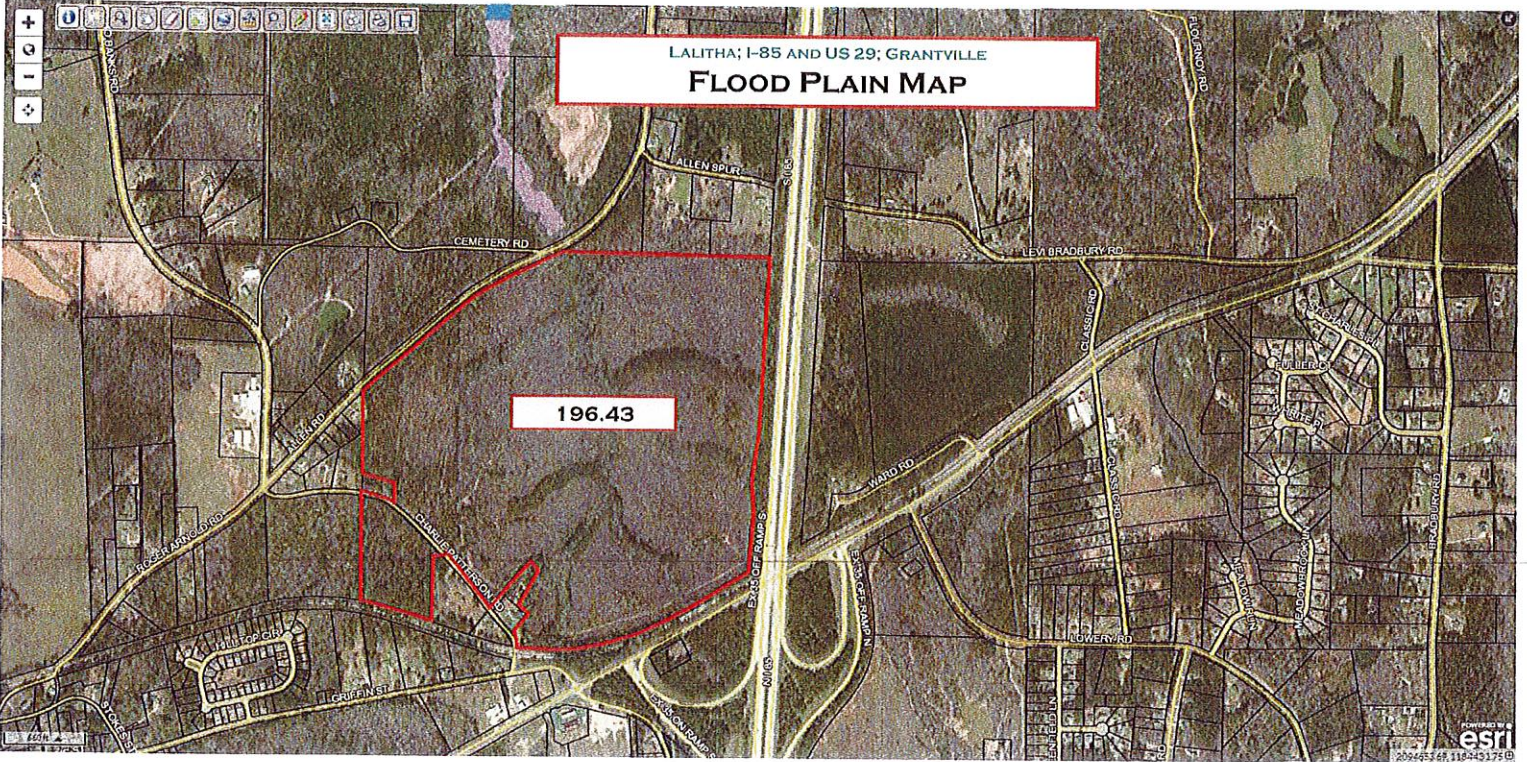






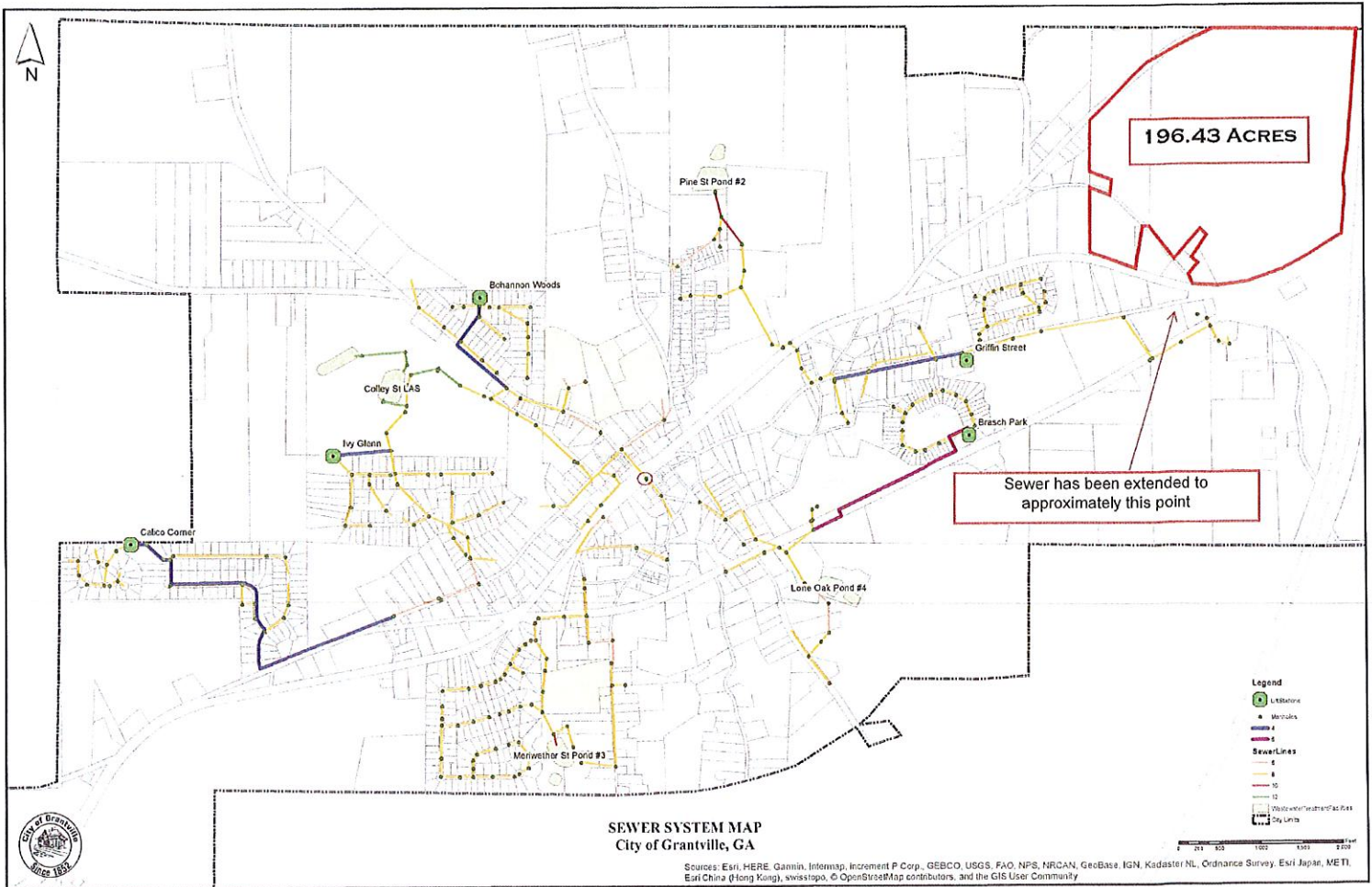






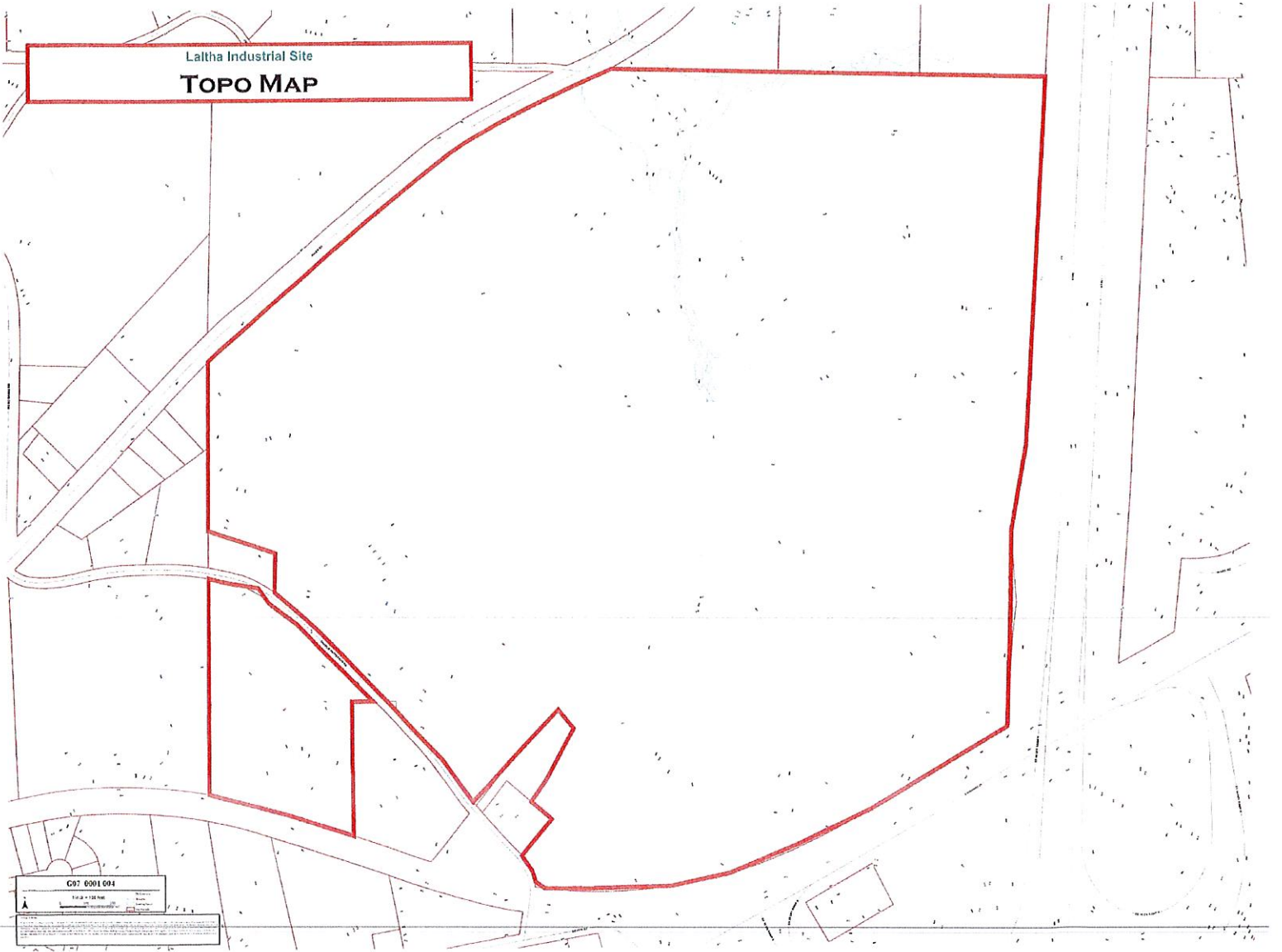
LALITHA; I-85 AND US 29; GRANTVILLE  
FLOOD PLAIN MAP

196.43





Laltha Industrial Site  
**TOPO MAP**

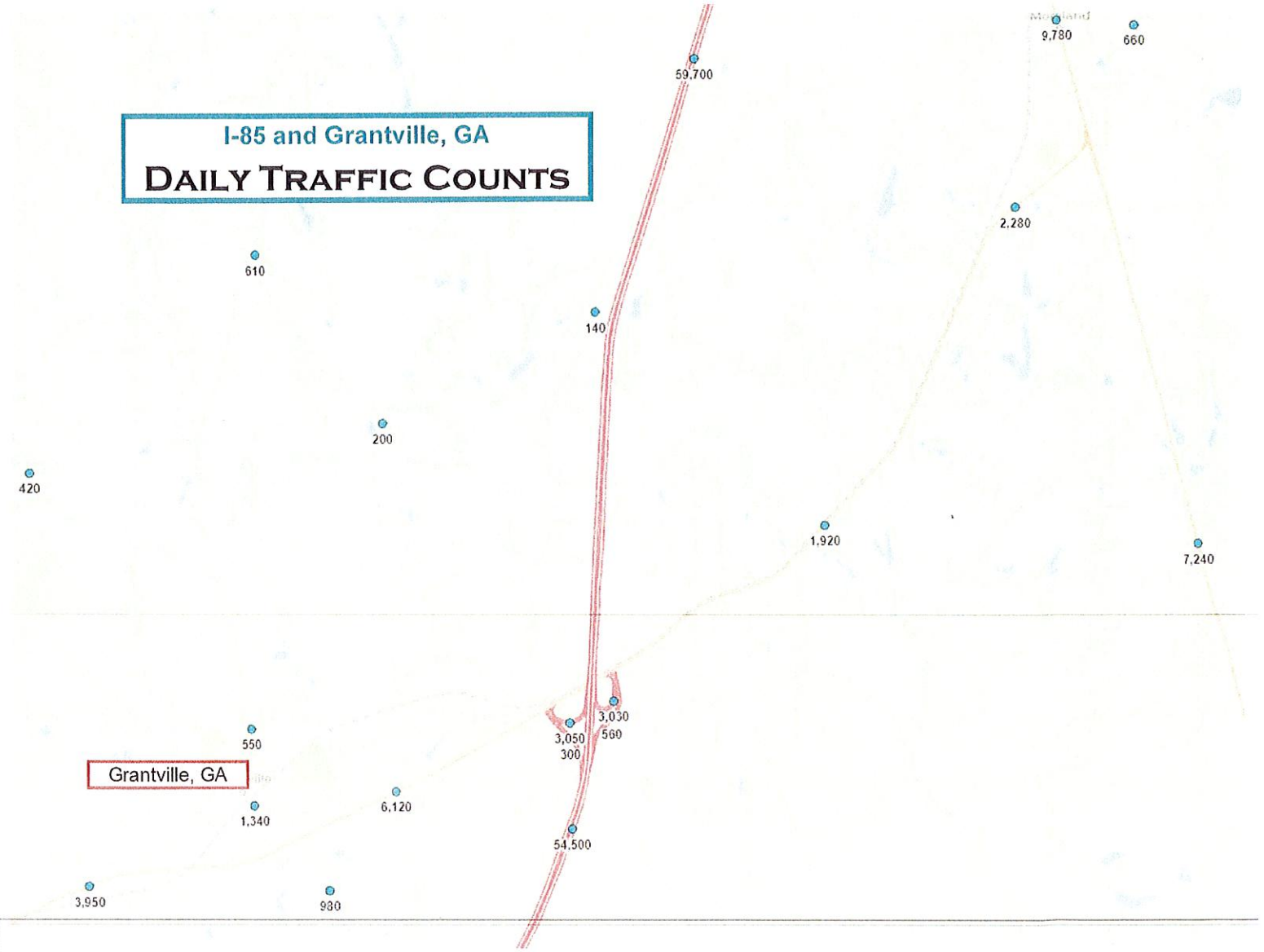


C97 001 004

Scale	1:50,000
Projection	UTM
Zone	48N
Datum	WGS 84
Units	Meters

© 2000 Survey of India

# I-85 and Grantville, GA DAILY TRAFFIC COUNTS





# NEIGHBORHOOD LOCATION MAP

**SITE**



# ATLANTA AREA LOCATION MAP

CSX Intermodal Facility

Atlanta International Airport

**SITE**

Kia Plant





## ACKNOWLEDGEMENTS

Coweta County  
[www.coweta.ga.us](http://www.coweta.ga.us)

Coweta County Planning and Zoning  
Department  
[www.coweta.ga.us](http://www.coweta.ga.us)

Coweta County Tax Accessory  
Office  
[www.cowetatax.com](http://www.cowetatax.com)

Coweta County Development  
Authority  
[www.developcoweta.com](http://www.developcoweta.com)

Georgia Department of  
Transportation  
[www.dot.state.ga.us](http://www.dot.state.ga.us)

Newnan-Coweta Chamber of  
Commerce  
[www.newnancowetachamber.org](http://www.newnancowetachamber.org)

Coursey And Associates, Architects  
[www.courseyarchitects.com](http://www.courseyarchitects.com)

Atlanta Regional Commission  
[www.atlantaregional.com](http://www.atlantaregional.com)

CoStar Group  
[www.costar.com](http://www.costar.com)

LoopNet  
[www.loopnet.com](http://www.loopnet.com)

City Data  
[www.city-data.com](http://www.city-data.com)

MSN Maps  
<http://www.bing.com>

MapQuest Maps  
<http://www.mapquest.com/>

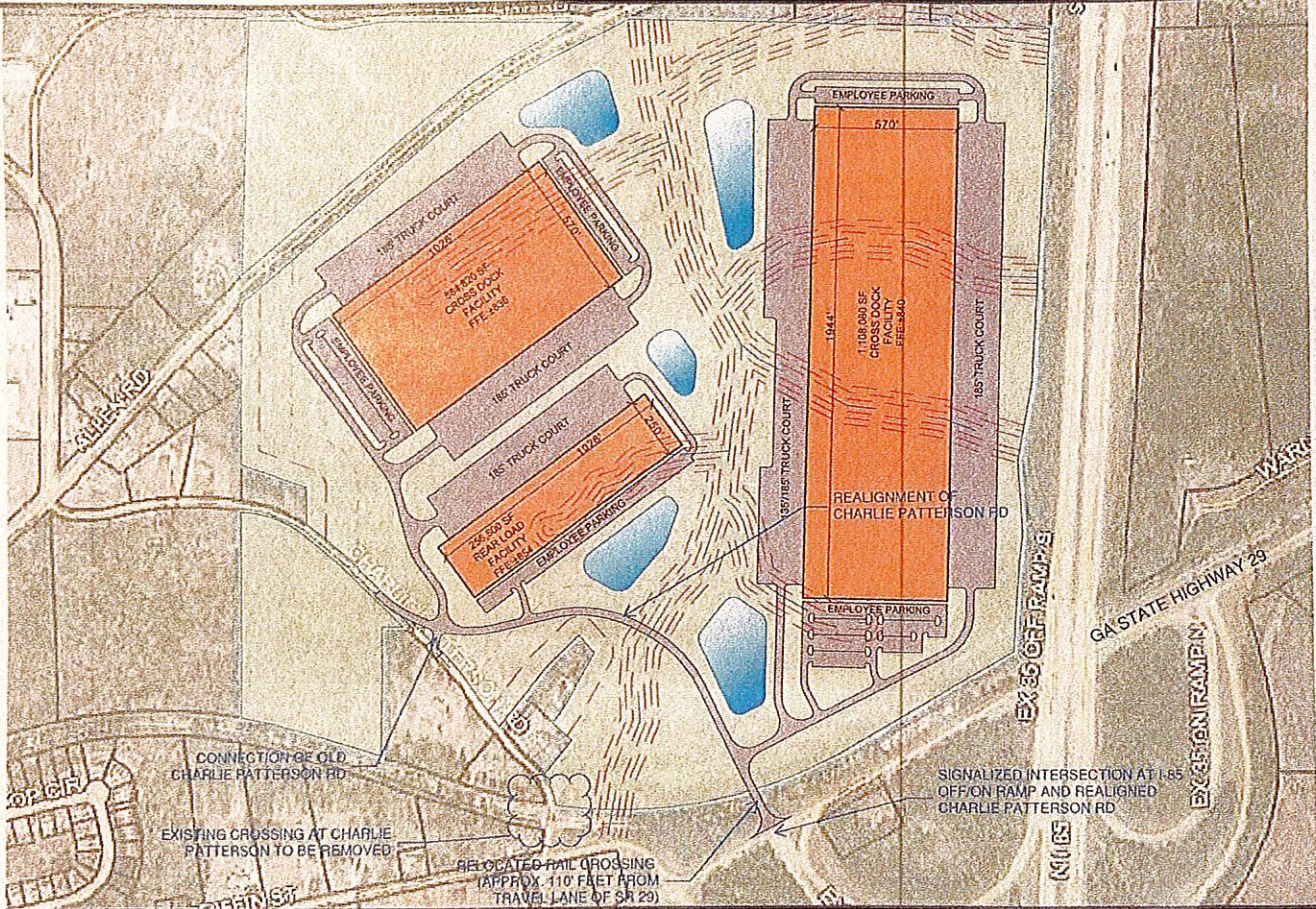
Google Maps  
<http://maps.google.com/>

land.plans  
[drewyer@numail.org](mailto:drewyer@numail.org)

**NOTE:** The information used in the assembly of this presentation was derived from the above listed sources (among others). Coursey Properties, Inc. assumes no responsibility for the accuracy or completeness of this data.

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GRAPHIC SCALE



( IN FEET )  
1 inch = 400 ft.

# HIGHWAY 29 GRANTVILLE, GA

3/17/22



TEL 770 452 7849  
 2551 FLOWERS ROAD SOUTH, SUITE 119  
 ATLANTA, GEORGIA 30341  
 WWW.EBERLY.NET

- ▼ LAND PLANNING
- ▼ CIVIL ENGINEERING
- ▼ LANDSCAPE ARCHITECTURE





# LINK TO DRONE VIDEO PRESENTATION

[https://www.dropbox.com/sh/04s2cuhluyfcks6/AAAiOWxZ4TAqNENEngNqLpBVa/Grantville\\_Final4K\\_1m15s.mp4?dl=0](https://www.dropbox.com/sh/04s2cuhluyfcks6/AAAiOWxZ4TAqNENEngNqLpBVa/Grantville_Final4K_1m15s.mp4?dl=0)

l=0

## *Grantville Cemetery Trust*

To: Grantville City Council

Date: May 8, 2022

Re: Application to Appoint Successor Trustees to the Grantville Cemetery Trust

According to the Grantville Cemetery Trust's Corporate Resolution, whenever a vacancy on the Trust Board is not filled within three months, the Grantville City Council is charged with making the appointments to fill these vacancies.

On December 20, 2017, all of the Trustees, except Mr. Marion Cieslik resigned. Even though Mr. Rodney Mowery's name is listed as being absent at the December 20, 2017, meeting, he had declined the appointment because of his wife's health. As a result, this left Mr. Cieslik as the only member on the Trust. Mr. Cieslik resigned in February, 2022.

These referenced seats have been vacant more than three months and need to be filled. I am asking your concurrence in appointing me, Selma Coty, along with Mr. Barham Lundy, Mrs. Sandy Luttrell, and Mr. Rodney Mowery as Trustees of the Grantville Cemetery Trust.

A number of decisions need to be made about our city cemetery and it is imperative that these appointments be made ASAP.

Thank you,

Selma Coty,  
Acting Chairman •

---



**CITY OF GRANTVILLE**  
**APPLICATION FOR SPECIAL EVENT PERMIT**  
(Please Print or Type All Information)

Revised April 2021

Return completed application and other required forms and information to: City of Grantville, P.O. Box 160, 123 LaGrange Street, Grantville, Georgia 30220. For assistance or information please call 770-583-2289.  
**REFER TO THE SPECIAL EVENTS ORDINANCE FOR SPECIFIC REGULATIONS**

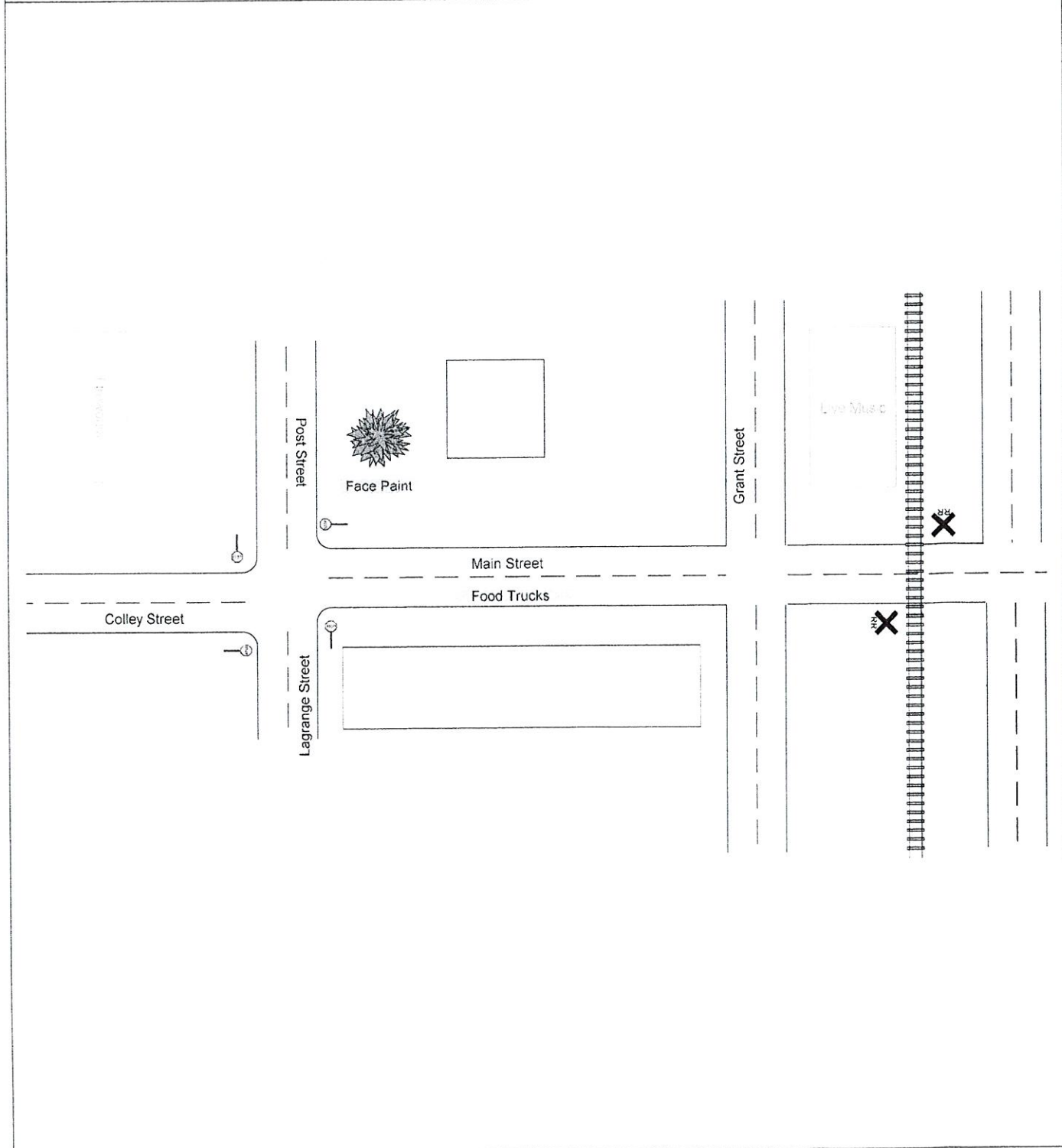
Name of Event: <span style="font-size: 1.2em; font-family: cursive;">Fireworks Festival</span>
Type and Purpose of Event (Check all that apply): <input checked="" type="checkbox"/> Festival <input type="checkbox"/> Rally/Demonstration <input type="checkbox"/> Race/Walkathon <input checked="" type="checkbox"/> Concert/Street Dance <input type="checkbox"/> Sale/Auction <input checked="" type="checkbox"/> Fireworks <input type="checkbox"/> Parade/March <input type="checkbox"/> Sidewalk Exhibit <input type="checkbox"/> Other (specify)
Purpose/Description of Event (attach additional sheets if needed): <span style="font-size: 1.2em; font-family: cursive;">Entertainment For Citizens</span>
Name of Director/Sponsor ("Producer"): <span style="font-size: 1.2em; font-family: cursive;">Grantville PD</span>
Complete Address: <span style="font-size: 1.2em; font-family: cursive;">123 LaGrange St Grantville GA 30220</span>
Telephone: (Work): <span style="font-size: 1.2em; font-family: cursive;">705832289</span> (Home):
<b>** Attach additional sheet(s) listing Contact information for ALL individuals and/or organizations sponsoring the event. . . include name, complete address, &amp; phone numbers)</b>
Date(s) and Time(s) of Event (including time for set up prior to, and clean up following, the event) : <span style="font-size: 1.2em; font-family: cursive;">July 3<sup>RD</sup> 3pm until 11pm</span>
Location(s) of Event (be specific): <span style="font-size: 1.2em; font-family: cursive;">main st</span>
Peak Crowd Estimate: <span style="font-size: 1.2em; font-family: cursive;">2000</span>

**\*\* Attach executed "Waiver and Indemnity Agreement"**

**\*\* Attach Map(s) and Plans showing the following:**

1. A site plan showing the layout of the event area, showing the event production area in detail, and specifying the boundaries of the overall event assembly area, including portable toilets to be provided, and show the number of such toilets at each location.
2. Any street closings requested, which streets, who will guard the closed streets, dates and times of closing.
3. Two copies of a drawing with dimensions showing the proposed location of temporary activities, traffic patterns and curb cuts and compliance with Special Events Ordinance.
4. Any temporary outdoor structures proposed to be erected, describing them in detail.
5. Any signs or banners proposed to be erected, giving details.
6. Whether a parade is planned, the time, location and anticipated number of participants. (See "Grantville Parade Ordinance")
7. Any entertainment planned, giving details as to nature, time & place of such entertainment.

Case Number:	Date:
Location:	
Description:	





## Al Grieshaber

---

**From:** Chris Balch <chris@balchlawgroup.com>  
**Sent:** Friday, May 20, 2022 1:06 PM  
**To:** Al Grieshaber  
**Subject:** Grantville Invoices re Mayor's Challenge  
**Attachments:** Invoice\_  
10899.Douglas\_Jewell.Grantville\_Form\_of\_Government\_Challenge.02-18-2020.doc;  
Invoice\_  
10973.Douglas\_Jewell.Grantville\_Form\_of\_Government\_Challenge.03-08-2022.doc;  
Invoice\_  
10985.Douglas\_Jewell.Grantville\_Form\_of\_Government\_Challenge.05-02-2022[83].doc

Al:

Since Mark has recused himself and the Macon lawyers are no longer active in this dispute, I am emailing you directly. If I should communicate with someone else, please advise.

I am attaching the 3 invoices that are subject to reimbursement to Mayor Jewell as a result of his success in his suit against the Council related to the Charter Change. The total due is \$14,736.65. Thank you for your assistance. I will see you on Monday evening.

Best regards,  
Chris

Chris Balch  
Lawyer  
Balch Law Group  
830 Glenwood Ave  
Suite 510-220  
Atlanta, GA 30316  
404-202-5934 (m)

# Balch Law Group

830 Glenwood Ave Suite 510-220 Atlanta, GA 30316

**Phone:** 404.963.0045 | **Fax:** 404.963.0072

## ACCOUNT STATEMENT

**Prepared for:**  
Douglas Jewell

**Previous Balance** \$0.00

**Current Charges** **\$9,425.00**

**New Balance** \$9,425.00

**Adjustments** \$0.00

**RE:**  
Grantville Form of Government  
Challenge

**Payments** (\$1,361.65)

**Now Due** **\$9,425.00**

**Trust Account** \$2,638.35



# Balch Law Group

830 Glenwood Ave Suite 510-220 Atlanta, GA 30316

**Phone:** 404.963.0045 | **Fax:** 404.963.0072

## INVOICE

**Douglas Jewell**

**Invoice Date**

May 02, 2022

**Invoice Number**

10985

**Invoice  
Amount**

**\$9,425.00**

**Matter:** Grantville Form of Government Challenge

### Attorney's Fees

Date	Description	Category	Hours	Amount
8/18/2021	Work on briefing for and draft documents and exhibits for Motion for Summary Judgment	C.B.	3.30	\$825.00
8/20/2021	Continue work on MSJ	C.B.	2.10	\$525.00
9/7/2021	Begin work on Motion for Summary Judgment on violation of Home Rule statute	C.B.	3.60	\$900.00
9/23/2021	Complete work on Motion, brief and supporting documents as exhibits in support of motion for summary judgment	C.B.	5.70	\$1,425.00
10/15/2021	File motion and accompanying documents	C.B.	1.10	No Charge
11/17/2021	Receipt and review of Defendants' cross motion for summary judgment and brief in support	C.B.	1.60	\$400.00
11/24/2021	Work on reply brief in support of motion for summary judgment	C.B.	1.90	\$475.00
11/30/2021	Finalize and file reply brief on Motion for summary judgment	C.B.	1.90	\$475.00
1/4/2022	Telephone call with Court available hearing dates for MSJ; draft Rule Nisi with date for hearing; email draft Rule Nisi for hearing	C.B.	0.70	\$175.00
3/17/2022	Work on preparation for oral argument	C.B.	2.20	\$550.00
3/18/2022	Complete oral argument preparation for hearing on cross motions for Summary Judgment	C.B.	3.30	\$825.00
3/21/2022	Oral argument on cross-motions for Summary Judgment; travel to and from Newnan for argument	C.B.	3.20	\$800.00
3/21/2022	Attend and argue motion for summary judgment; travel to and from Courthouse	C.B.	5.50	\$1,375.00

<b>4/1/2022</b>	Receipt and review order granting Motion for Mayor Jewell; telephone call with client on status and what may happen from here	C.B.	1.60	\$400.00
<b>4/8/2022</b>	Emails from opposing counsel with query to Court; our response to query; email from court that order is final; telephone call with opposing counsel about nature of query	C.B.	1.10	\$275.00
<b>SUBTOTAL</b>			<b>38.80</b>	<b>\$9,425.00</b>

**Costs**

<b>SUBTOTAL</b>				<b>\$0.00</b>
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**Matter Ledgers**

<b>5/20/2021</b>	Balance before last invoice			(\$1,000.00)
<b>3/8/2022</b>	Invoice 10973			\$2,361.65
<b>3/8/2022</b>	Funds transferred from Trust - Payment from Trust			(\$1,361.65)
<b>5/2/2022</b>	Invoice 10985			\$9,425.00
<b>SUBTOTAL</b>				<b>\$9,425.00</b>

**Thankyou. We appreciate your business.**

*Please see following page for invoice summary and payment details.*



# Balch Law Group

*Attorneys at Law*

830 Glenwood Ave Suite 510-220 Atlanta, GA 30316

**Phone:** 404.963.0045 | **Fax:** 404.963.0072

## INVOICE SUMMARY

<b>TOTAL</b>	\$9,425.00
<b>PREVIOUS BALANCE DUE</b>	\$0.00
<b>CURRENT BALANCE DUE AND OWING</b>	<b>\$9,425.00</b>

**PLEASE NOTE** – Payment is due on receipt. Cheques or money orders – made payable to: Balch Law Group

POST NO CASH PLEASE – call us for further details or assistance

**Thankyou.** Please detach and return bottom portion along with your remittance

**Invoice Date:** May 02, 2022

**Invoice Number:** 10985

**Invoice Amount:** \$9,425.00

**Amount Enclosed:** \_\_\_\_\_

Douglas Jewell

Balch Law Group

830 Glenwood Ave  
Suite 510-220  
Atlanta, GA 30316

# Balch Law Group

830 Glenwood Ave Suite 510-220 Atlanta, GA 30316  
**Phone:** 404.963.0045 | **Fax:** 404.963.0072

## ACCOUNT STATEMENT

**Prepared for:**  
Douglas Jewell

<b>Previous Balance</b>	(\$1,000.00)
<b>Current Charges</b>	<b>\$2,361.65</b>
<b>New Balance</b>	\$1,361.65

<b>Adjustments</b>	\$0.00
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**RE:**  
Grantville Form of Government  
Challenge

<b>Payments</b>	(\$3,950.00)
<b>Now Due</b>	<b>\$1,361.65</b>
<b>Trust Account</b>	\$4,000.00



# Balch Law Group

830 Glenwood Ave Suite 510-220 Atlanta, GA 30316

**Phone:** 404.963.0045 | **Fax:** 404.963.0072

## INVOICE

**Douglas Jewell**

**Invoice Date**

March 08, 2022

**Invoice Number**

10973

**Invoice  
Amount**

**\$2,361.65**

**Matter:** Grantville Form of Government Challenge

### Attorney's Fees

Date	Description	Case	Hours	Amount
2/18/2020	Draft Open records Act request to City of Grantville; work on complaint; draft verification; communicate with client re draft complaint	C.B.	4.20	\$1,050.00
2/24/2020	Follow up with City Clerk regarding open records act documents; emails from and to city clerk regarding qualifying documents requested for members of Counsel	C.B.	0.20	\$50.00
2/28/2020	Receipt and review of documents from City Clerk but not certified; receipt and review of documents from City Clerk on qualifying for council members to confirm addresses	C.B.	0.50	\$125.00
3/2/2020	Finalize and file complaint	C.B.	2.10	\$525.00
9/22/2020	Review, identification and organization of Defendants' responses and documents to Plaintiff's discovery (1.5); Preparation of summary of Defendants' documents produced for attorney's review and use. (1.0)	M.L.Q.	2.50	\$375.00
<b>SUBTOTAL</b>			<b>9.50</b>	<b>\$2,125.00</b>

### Costs

3/2/2020	Filing Fees for Complaint			\$236.65
<b>SUBTOTAL</b>				<b>\$236.65</b>

### Matter Ledgers

2/18/2020	Balance before last invoice			\$0.00
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<b>2/18/2020</b>	Invoice 10899	\$2,950.00
<b>4/17/2020</b>	Paid in Full	(\$2,950.00)
<b>5/20/2021</b>	Funds transferred from Trust - Partial payment of invoice for time billed	(\$1,000.00)
<b>3/8/2022</b>	Invoice 10973	\$2,361.65
<b>SUBTOTAL</b>		<b>\$1,361.65</b>

**Thankyou. We appreciate your business.**

*Please see following page for invoice summary and payment details.*



# Balch Law Group

*Attorneys at Law*

830 Glenwood Ave Suite 510-220 Atlanta, GA 30316  
**Phone:** 404.963.0045 | **Fax:** 404.963.0072

## INVOICE SUMMARY

<b>TOTAL</b>	\$2,361.65
<b>PREVIOUS BALANCE (CREDIT)</b>	(\$1,000.00)
<b>CURRENT BALANCE DUE AND OWING</b>	<b>\$1,361.65</b>

**PLEASE NOTE** – Payment is due on receipt. Cheques or money orders – made payable to: Balch Law Group

POST NO CASH PLEASE – call us for further details or assistance

**Thankyou.** Please detach and return bottom portion along with your remittance

**Invoice Date:** March 08, 2022

**Invoice Number:** 10973

**Invoice Amount:** \$2,361.65

**Amount Enclosed:** \_\_\_\_\_

Douglas Jewell

Balch Law Group

830 Glenwood Ave  
Suite 510-220  
Atlanta, GA 30316

# Balch Law Group

830 Glenwood Ave Suite 510-220 Atlanta, GA 30316  
**Phone:** 404.963.0045 | **Fax:** 404.963.0072

## ACCOUNT STATEMENT

**Prepared for:**  
Douglas Jewell

<b>Previous Balance</b>	\$0.00
<b>Current Charges</b>	<b>\$2,950.00</b>
<b>New Balance</b>	\$2,950.00

<b>Adjustments</b>	\$0.00
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**RE:**  
Grantville Form of Government  
Challenge

<b>Payments</b>	\$0.00
<b>Now Due</b>	<b>\$2,950.00</b>
<b>Trust Account</b>	\$0.00



# Balch Law Group

830 Glenwood Ave Suite 510-220 Atlanta, GA 30316

**Phone:** 404.963.0045 | **Fax:** 404.963.0072

## INVOICE

<b>Douglas Jewell</b>	<b>Invoice Date</b>	February 18, 2020
	<b>Invoice Number</b>	10899
	<b>Invoice Amount</b>	<b>\$2,950.00</b>

### **Matter:** Grantville Form of Government Challenge

				<b>Attorney's Fees</b>
<b>1/15/2020</b>	Review proposed ordinances related to changes to charter for infirmities; meet with client to discuss options; travel to and from Newnan	C.B.	5.30	\$1,325.00
<b>2/17/2020</b>	Review Council agenda related to charter changes; create exhibits to be used for discussion with Council; legal research; appear for City Council meeting; confer with client; travel to and from Grantville	C.B.	6.50	\$1,625.00
<b>SUBTOTAL</b>			<b>11.80</b>	<b>\$2,950.00</b>

		<b>Costs</b>
<b>SUBTOTAL</b>		<b>\$0.00</b>

		<b>Matter Ledgers</b>
<b>2/18/2020</b>	Invoice 10899	\$2,950.00
<b>SUBTOTAL</b>		<b>\$2,950.00</b>

**Thankyou. We appreciate your business.**

*Please see following page for invoice summary and payment details.*

# Balch Law Group

*Attorneys at Law*

830 Glenwood Ave Suite 510-220 Atlanta, GA 30316

**Phone:** 404.963.0045 | **Fax:** 404.963.0072

## INVOICE SUMMARY

<b>TOTAL</b>	<b>\$2,950.00</b>
<b>PREVIOUS BALANCE DUE</b>	<b>\$0.00</b>
<b>CURRENT BALANCE DUE AND OWING</b>	<b>\$2,950.00</b>

**PLEASE NOTE**– Payment is due on receipt. Cheques or money orders – made payable to: Balch Law Group

POST NO CASH PLEASE – call us for further details or assistance

**Thankyou.** Please detach and return bottom portion along with your remittance

**Invoice Date:** February 18, 2020

**Invoice Number:** 10899

**Invoice Amount:** \$2,950.00

**Amount Enclosed:** \_\_\_\_\_

Douglas Jewell

Balch Law Group

830 Glenwood Ave  
Suite 510-220  
Atlanta, GA 30316



**ORDINANCE NO. 2022-05**

AN ORDINANCE BY THE CITY OF GRANTVILLE, GEORGIA  
TO AMEND CHAPTER 41, ARTICLE III OF THE CODE OF ORDINANCES TO  
MAKE REESE STREET A ONE-WAY STREET FROM LAGRANGE STREET TO  
HIGHWAY 29/STATE ROUTE 14 AND FOR OTHER PURPOSES

WHEREAS, the Mayor and City Council of the City of Grantville are charged with safeguarding the safety, health and welfare of the citizens of the City, and

WHEREAS, the Mayor and City Council have determined that the safety, health and welfare of the citizens of the City is better safeguarded by making Reese Street a one way street;

NOW THEREFORE, be it ordained by the Mayor and City Council of the City of Grantville, Georgia, and it is hereby ordained by the authority of the same that the following ordinance is hereby adopted:

**Section 1:** That Article III of Chapter 41 of the Code of Ordinances is amended to read as follows:

**Sec. 41-51. One-way streets designated.**

(g) Reese Street shall be a one-way street from LaGrange Street to US Highway 29/State Route 14.

(h) Any violation of this section shall subject the violator to a fine not to exceed \$500.00.

**Section 2**

That any and all ordinances and parts of ordinances in conflict herewith are hereby waived to the extent of the conflict.

**First Reading:** \_\_\_\_\_

SO ORDAINED in lawfully assembled open session this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
MAYOR

Attest: \_\_\_\_\_  
Clerk

TO: Municipal Electric Authority of Georgia (MEAG Power) Participants  
(Key Contacts List) and Election Committee Members

FROM: J. Clark Boddie, Palmetto, Election Committee Chairperson

DATE: May 12, 2022

RE: First Notice of 2022 MEAG Power Annual Election

---

This memo is a first notice that the 2022 MEAG Power Annual Election will be held on Tuesday, **July 19, 2022**, at **8:00 a.m.** in the Plaza 2 Ballroom of The Ritz-Carlton Resort on Amelia Island. Please note that the Election is once again being held at the location of the MEAG Power Annual Meeting prior to MEAG Power's Annual Board Meeting, which is scheduled for July 20, 2022.

The Election is for the three expiring, three year term board member positions currently held by Patrick Bowie, Steve Rentfrow and Larry Vickery. We have been advised that Steve Rentfrow has elected not to run for re-election to the Board.

Attached is a list of the Election Committee delegates and alternates for each Participant. **If your delegate or alternate is different** from the names on the attached list or **no delegate or alternate is listed** for your community, a certified copy of a resolution naming the delegate and alternate for MEAG Power Elections should be sent to the following address **to be received by July 14th**:

MEAG Power  
1470 Riveredge Pkwy.  
Atlanta, Georgia 30328  
Attn: Peter M. Degnan, Sr. V.P. & General Counsel  
[pdegnan@meagpower.org](mailto:pdegnan@meagpower.org)

If you would like to nominate a person to one of the positions to be filled, have a delegate participate in the Annual Election and prepared to do so. You are still free to contact other members of the Election Committee prior to the Election advising them of persons you plan to nominate. Please note that members of the Election Committee are not eligible to run for election to the MEAG Power board. Accordingly, if you would like to nominate a current member of the Election Committee to run for one of the positions to be filled, please have the resolution mentioned above adopted and returned as indicated appointing a new delegate or alternate, as applicable, in lieu of such current member of the Election Committee.

Also, enclosed is a list showing the distribution of votes for this Election. Please contact Peter M. Degnan at 770-661-2893 or [pdegnan@meagpower.org](mailto:pdegnan@meagpower.org) with any questions. Thank you





Chairman Bob Blackburn, District 3  
Paul Poole, District 1  
Tim Lassetter, District 2  
John Reidelbach, District 4  
Al Smith, District 5  
Michael D. Fouts, County Administrator

March 15, 2022

Mayor Doug Jewel  
City of Grantville  
P.O. Box 160  
Grantville, Georgia 30220

Re: Renegotiation of Local Option Sales Tax Distribution

Dear Mayor Jewel:

In accordance with O.C.G.A. § 48-8-89, counties and cities are required to periodically renegotiate the distribution of revenues from the local option sales tax (LOST). Renegotiation must take place no later than the second year following the year in which the census is conducted. Failure to file a new distribution certificate with the Commissioner of the Georgia Department of Revenue by December 31, 2022, will result in the repeal of the LOST levy for Coweta County and each participating municipality.

In particular, O.C.G.A. § 48-8-89 (d)(2) states that "The eligible political subdivisions shall commence renegotiations at the call of the county governing authority..." made before July 1<sup>st</sup>. It is the responsibility of the county governing authority to issue the call for LOST renegotiations and to notify the Commissioner of the Georgia Department of Revenue that the renegotiation has been initiated. Pursuant to the call, the renegotiation process as required by O.C.G.A. § 48-8-89(d) shall commence June 14, 2022, at a joint meeting between Coweta County and the participating municipalities.

This initial meeting will be held on Tuesday, June 14, 2022, at 6:00 p.m. in the Commission Chambers located at 37 Perry Street, Newnan. At this meeting, the negotiation process, the distribution structure, and the Intergovernmental Agreement (IGA) will be discussed. This notice is being sent to the mayors of Chattahoochee Hills, Grantville, Haralson, Moreland, Newnan, Palmetto, Senoia, Sharpsburg, and Turin issuing the call for renegotiation so that all cities and towns can be present at the meeting. In addition, by copy of each letter, the Commissioner of the Georgia Department of Revenue is hereby notified that the LOST renegotiation process for Coweta County will commence June 14, 2022.

If you have any questions, please contact the County Administrator at 770.254.2601 or via email at [mfouts@coweta.ga.us](mailto:mfouts@coweta.ga.us).

Sincerely,

Bob Blackburn, Chairman

cc: Al Grieshaber, City Manager, Grantville  
Robyn Crittenden, Commissioner, Georgia Department of Revenue