



**Welcome Home**

**March Monthly Reports  
April 2013**

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**AGENDA**  
**WORK SESSION**

THURSDAY, APRIL 4<sup>TH</sup>

WORK SESSION  
@ 8:15 AM

**MEETING CALLED TO ORDER**

**PUBLIC HEARING (IF NEEDED OR REQUIRED)**

**AGENDA REVIEWED IN ITS ENTIRETY BEFORE DISCUSSION**

**PUBLIC COMMENT ON AGENDA ITEMS (FORM REQUIRED)**

**OLD BUSINESS**

**NEW BUSINESS**

- Planning Board Appointments
- Downtown Master Plan
- Annexation of Beall Property
- 911 Phone System Upgrade
- Amend City Retirement Plan
- Library Contracts
- 

**CONSIDER ITEMS FOR BUSINESS MEETING** (Create Business Meeting Agenda)

- Proclamation for Valley Haven
- Planning Board Appointments
- Downtown Master Plan
- Annexation of Beall Property
- 911 Phone System Upgrade
- Amend City Retirement Plan
- Library Contracts
- 

**MAYOR & COUNCIL COMMENTS**

**ADJOURNED**

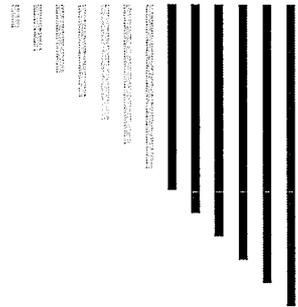
Next Meetings

GA CITIES BUS TOUR  
Council Meeting:

3PM @ Depot  
Monday, April 8<sup>th</sup> @ 6:00 PM

GA CITIES BUS TOUR  
Council Meeting:

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# MINUTES



The regular meeting of the Mayor and Council was held in the Council room of West Point City Hall March 11, 2013 at 6:00 P.M. with Mayor A. Drew Ferguson IV presiding.

Members Present:

Councilmember Joseph R. Downs III  
Councilmember Gerald W. Ledbetter  
Councilmember Sandra Thornton  
Councilmember Benjamin F. Wilcox  
Councilmember Judy L. Wilkinson

Members Absent:

Councilmember Gloria R. Marshall

Mayor Ferguson called Father Antoo G. Alappat of the Holy Family Catholic Church for opening prayer.

Mayor Ferguson called the meeting of the Mayor and City Council to order and welcomed everyone.

MINUTES

Mayor Ferguson asked for a motion to approve the minutes from the February 14, 2013 regular meeting. Councilmember Gerald W. Ledbetter made said motion and was seconded by Councilmember Judy L. Wilkinson; the minutes were **approved unanimously without change.**

FINANCIAL REPORT

Councilmember Benjamin F. Wilcox presented the February financial report with the March cash position and forecast and made a motion to accept the report; motion seconded by Councilmember Judy L. Wilkinson and **passed unanimously.**

AGENDA

Mayor Ferguson asked for a motion to approve the agenda. Councilmember Judy L. Wilkinson made said motion and seconded by Councilmember Joseph R. Downs III and **passed unanimously.**

## **CERTIFICATE FOR POLICE CHIEF CATO**

Councilmember Sandra Thornton read a certificate from St. James Church honoring Chief Jeffrey Cato for his contribution to the citizen of our community during a Black History Celebration on February 21, 2013. Councilmember Sandra Thornton was also awarded a certificate. Chief Jeffrey Cato is the first African American appointed Chief of Police in the City of West Point. Councilmember Sandra Thornton was recognized for her many years serving as a city council member.

## **RESOLUTION DECLARING ITS OFFICIAL INTENT TO ISSUE REVENUE BONDS**

Councilmember Judy L. Wilkinson made a motion to pass a resolution declaring the City of West Point official intent to issue revenue bonds in the aggregate principal amount of approximately \$22,545,000 to refund certain outstanding bonds and obligations of the city related to its Water and Sewer System. Councilmember Benjamin F. Wilcox seconded the motion; motion **carried unanimously**.

## **AMENDMENTS TO PERSONNEL POLICY**

Councilmember Joseph R. Downs III made a motion to approve amendments to the City of West Point Personnel Policy:

- 1. Page 11-3.5 Reemployment delete section 3.5.3
- 2. Page 20-5.7 Workers Compensation added to this section will be the statement "the employee has 24 hours after the injury to file"
- 3. Page 40-7.5 Standards of Conduct correction change 3.5.3 to 7.5.1
- 4. Page 44-8.1.2 Adverse Acton change all sections. Sections changed to state "will be determined by the City Manager or Director"

Councilmember Gerald W. Ledbetter seconded the motion; motion **carried unanimously**.

## **COMMUNITY ACTON FOR IMPROVEMENT LEASE AGREEMENT**

Councilmember Sandra Thornton made a motion to approve a lease agreement between the City of West Point and Community Action for Improvement "CAFI" The agreement will allow CAFI to continue the use of the City building located 1004 E 11<sup>th</sup> Street parcel number 094-30-002-013. Councilmember Benjamin F. Wilcox seconded the motion; motion **carried unanimously**.

## **HAWKES LIBRARY BOARD APPOINTMENT**

Councilmember Gerald W. Ledbetter made a motion to appoint Michael Markel Andrew and Monica Barber to the Board of Trustees of Hawks Library. Councilmember Judy L. Wilkinson seconded the motion; motion **carried unanimously**.

## AMUSEMENT DEVICES ORDINANCE

Councilmember Joseph R. Downs III made a motion to amend the Business Regulations Chapter of the City of West Point ordinance in order to modify the number of bona fide coin-operated amusement machines at a location within the city pursuant to State law; to repeal conflicting ordinances; to fix an effective date; and for other purposes. Sec. 6-327 will change the number of bona fide coin-operated amusement machines that an establishment can operate in the City from (3) three to (9) nine in accordance with O.C.G.A. § 16-12-35(d)(1)(B), (C) or both at the same location. After a hearing, the mayor and council may, upon consideration of the nature and character of the business at issue, waive the applicability of this provision to an individual location. Councilmember Sandra Thornton seconded the motion; motion **carried unanimously**.

## CHARTER AMENDMENT

City Attorney Jeffery Todd read the second reading of an ordinance for the Mayor and Council to amend the City's Charter Section 14, regarding election of officers, in its entirety, inserting in lieu thereof a new Section 14 that reads "Sec. 14. Election of City Officers. At the first regular meeting of the mayor and council of said city in January of each year, they shall elect a municipal court judge, a recorder pro tempore, and a city attorney. Each of said officers shall take such oath, give such bond, receive such salary and perform such duties as the mayor and city council may prescribe."

Mayor Ferguson asked for a motion to adopt an ordinance to amend the City of West Point Charter Section 14, regarding election of officers, delete in its entirety, inserting in lieu thereof a new Section 14 that reads "Sec. 14. Election of City Officers. At the first regular meeting of the mayor and council of said city in January of each year, they shall elect a municipal court judge, a recorder pro tempore, and a city attorney. Each of said officers shall take such oath, give such bond, receive such salary and perform such duties as the mayor and city council may prescribe." Councilmember Benjamin F. Wilcox made said motion; motion seconded by Councilmember Judy L. Wilkinson; motion **carried unanimously**.

## OTHER

## ADJOURN

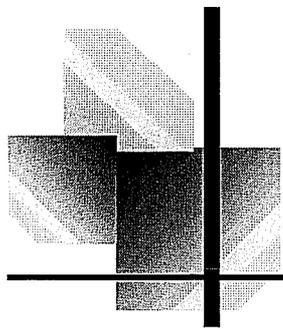
There being no further business, the meeting was adjourned.

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Richard McCoy  
City Clerk

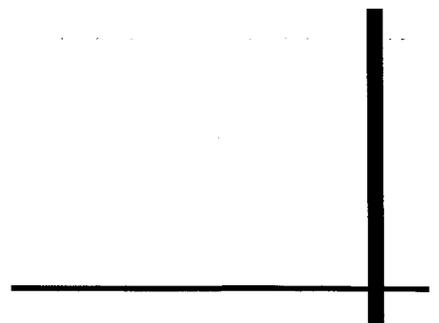
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A. Drew Ferguson IV  
Mayor



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# FINANCIAL REPORT



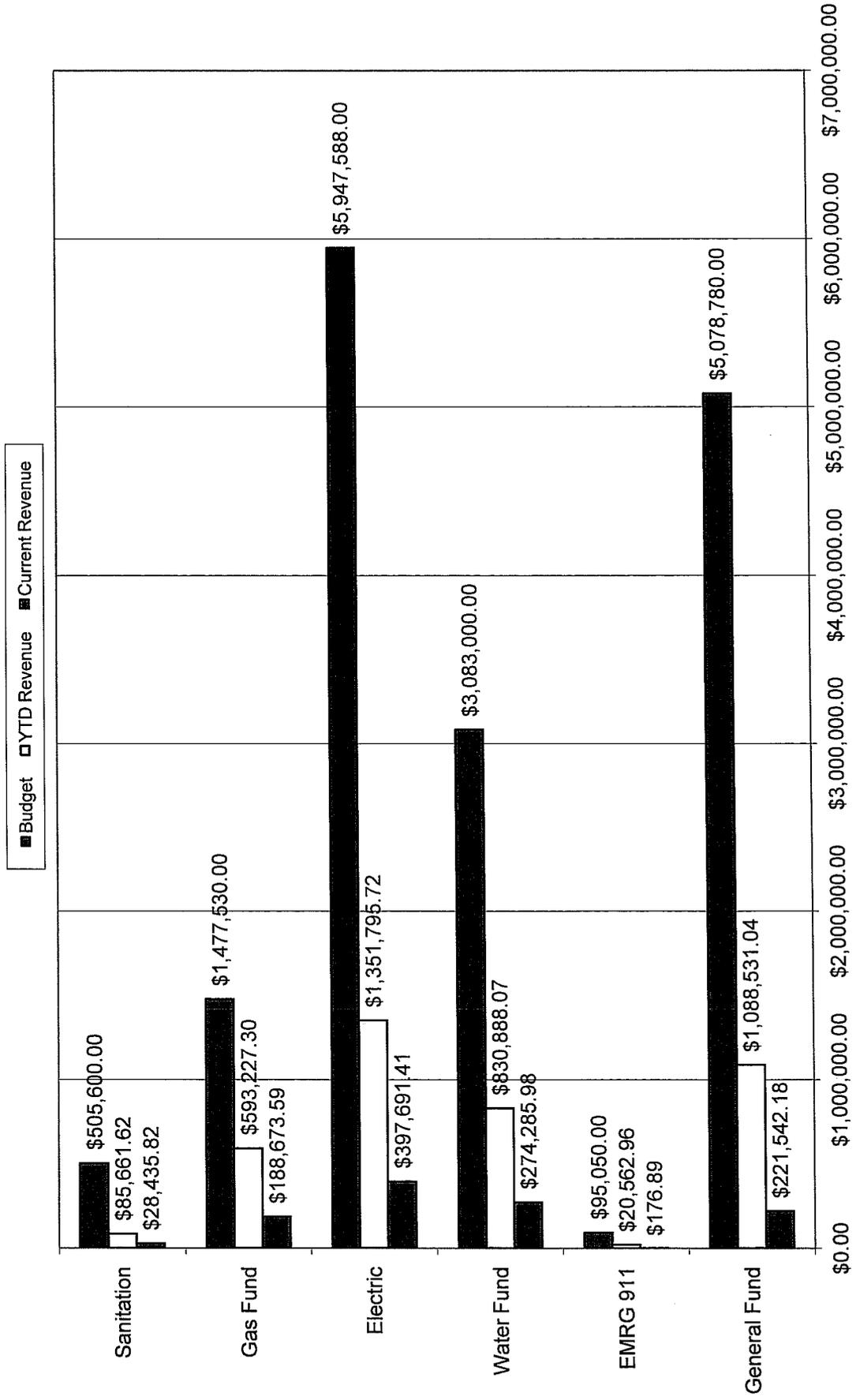


# City of West Point Financial Report March, 2013

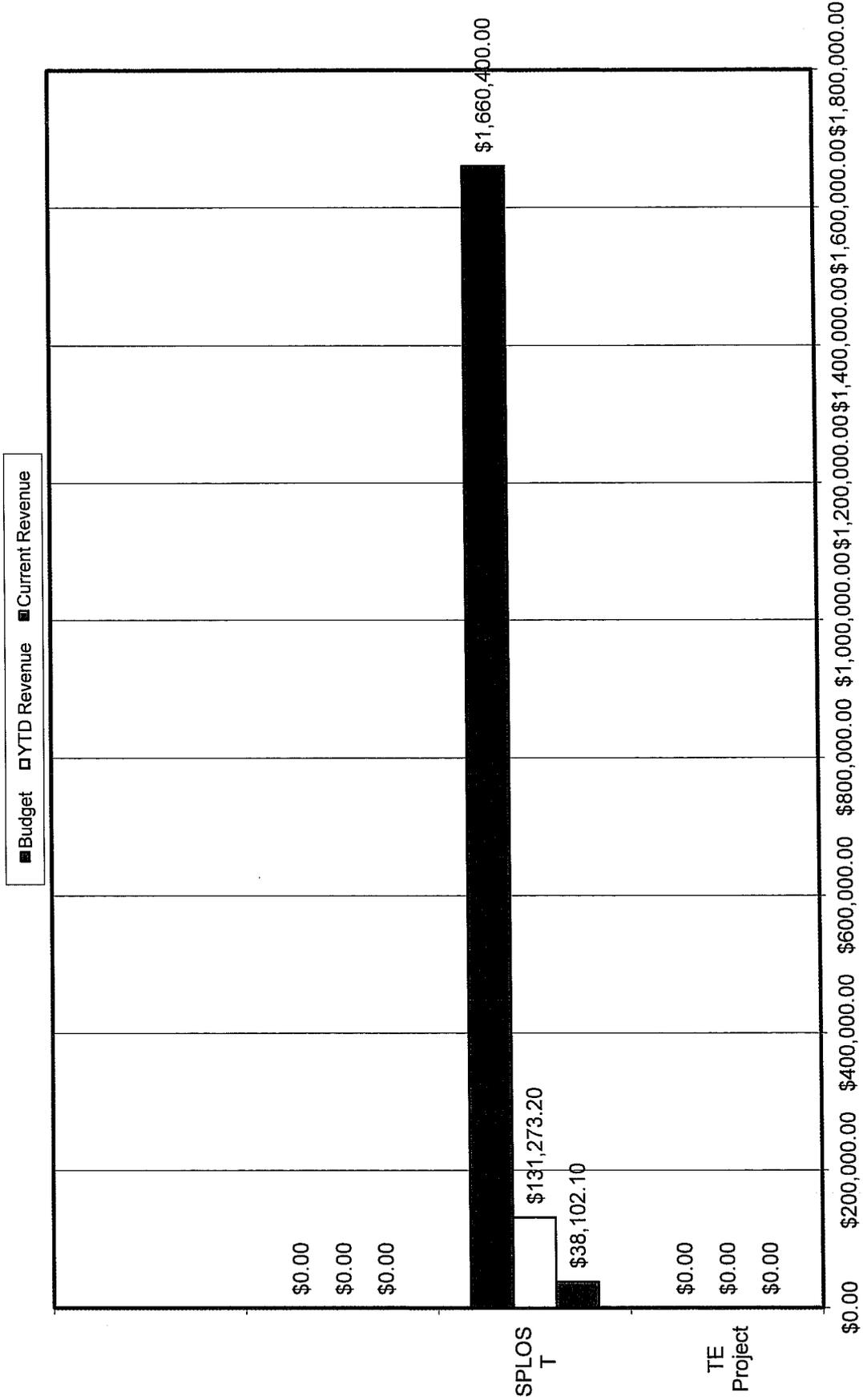
## REVENUES

<b>General Fund</b>	<b>EMRG 911</b>	<b>Water Fund</b>
Current Revenue	\$176.89	\$274,285.98
YTD Revenue	\$20,562.96	\$830,888.07
<b>Budget</b>	<b>\$95,050.00</b>	<b>\$3,083,000.00</b>
Percentage Budget	21.63%	26.95%
<b>Electric Fund</b>	<b>Gas Fund</b>	<b>Sanitation</b>
Current Revenue	\$188,673.59	\$28,435.82
YTD Revenue	\$593,227.30	\$85,661.62
<b>Budget</b>	<b>\$1,477,530.00</b>	<b>\$505,600.00</b>
Percentage Budget	40.15%	16.94%
<b>TE Project</b>	<b>USDA</b>	<b>SPLOST</b>
Current Revenue	\$0.00	\$38,102.10
YTD Revenue	\$0.00	\$131,273.20
<b>Budget</b>	<b>\$0.00</b>	<b>\$1,660,400.00</b>
Percentage Budget	#DIV/0!	7.91%
<b>Total All Departments</b>	<b>Total YTD Revenue</b>	<b>Total All Departments</b>
Current Revenues	\$1,148,907.97	\$4,101,939.91
Current Expense	\$1,450,601.93	\$4,253,645.02
over/under	(\$301,693.96)	(\$151,705.11)
<b>YTD Revenue</b>	<b>YTD Revenue</b>	<b>YTD Revenue</b>
<b>Budget</b>	<b>Budget</b>	<b>Budget</b>
<b>Percentage</b>	<b>Percentage</b>	<b>Percentage</b>
	\$4,101,939.91	\$4,101,939.91
	\$17,847,948.00	\$4,253,645.02
	22.98%	(\$151,705.11)

## Budget Revenue Comparison March, 2013



# Budget Revenue Comparison March, 2013



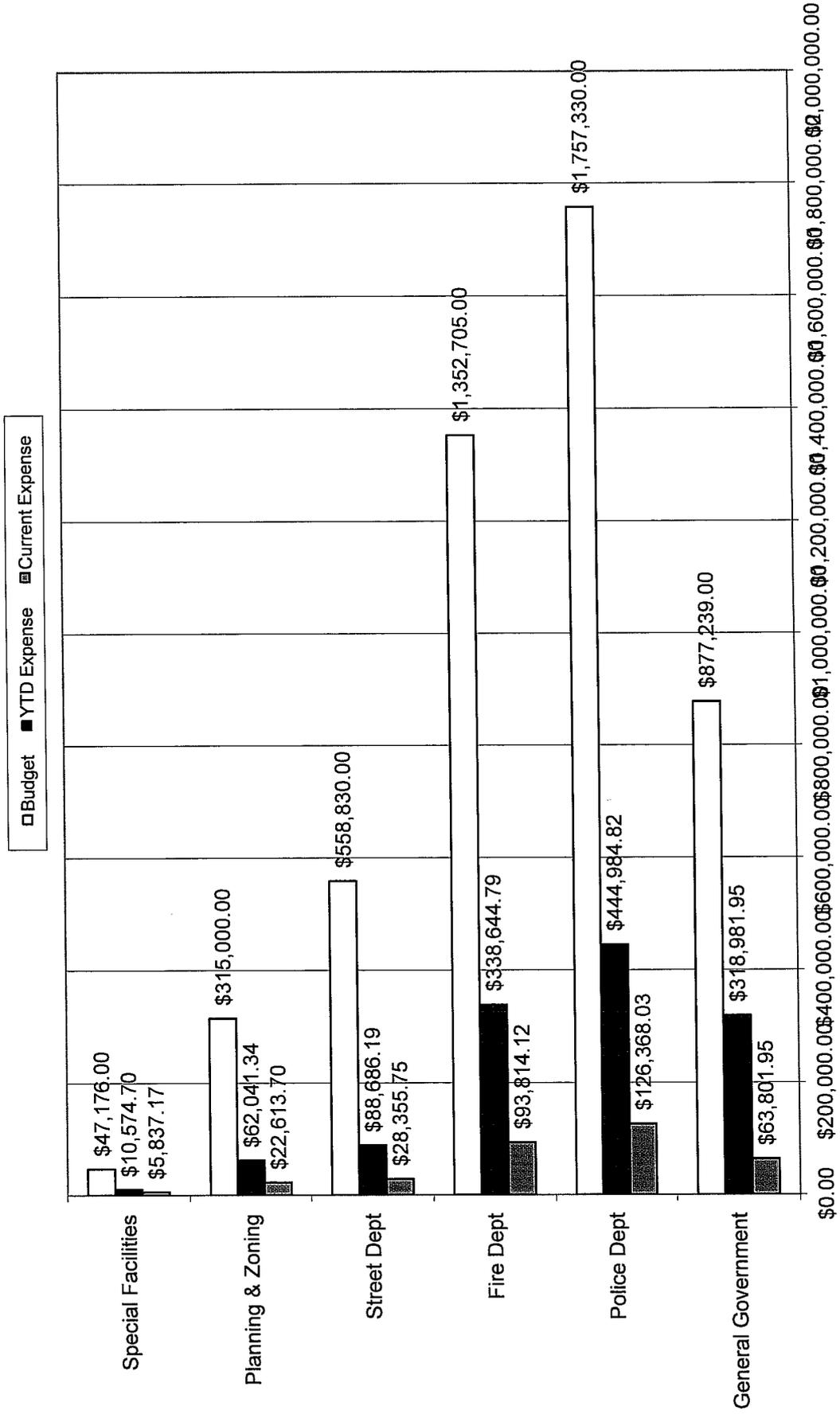


# City of West Point Financial Report March, 2013

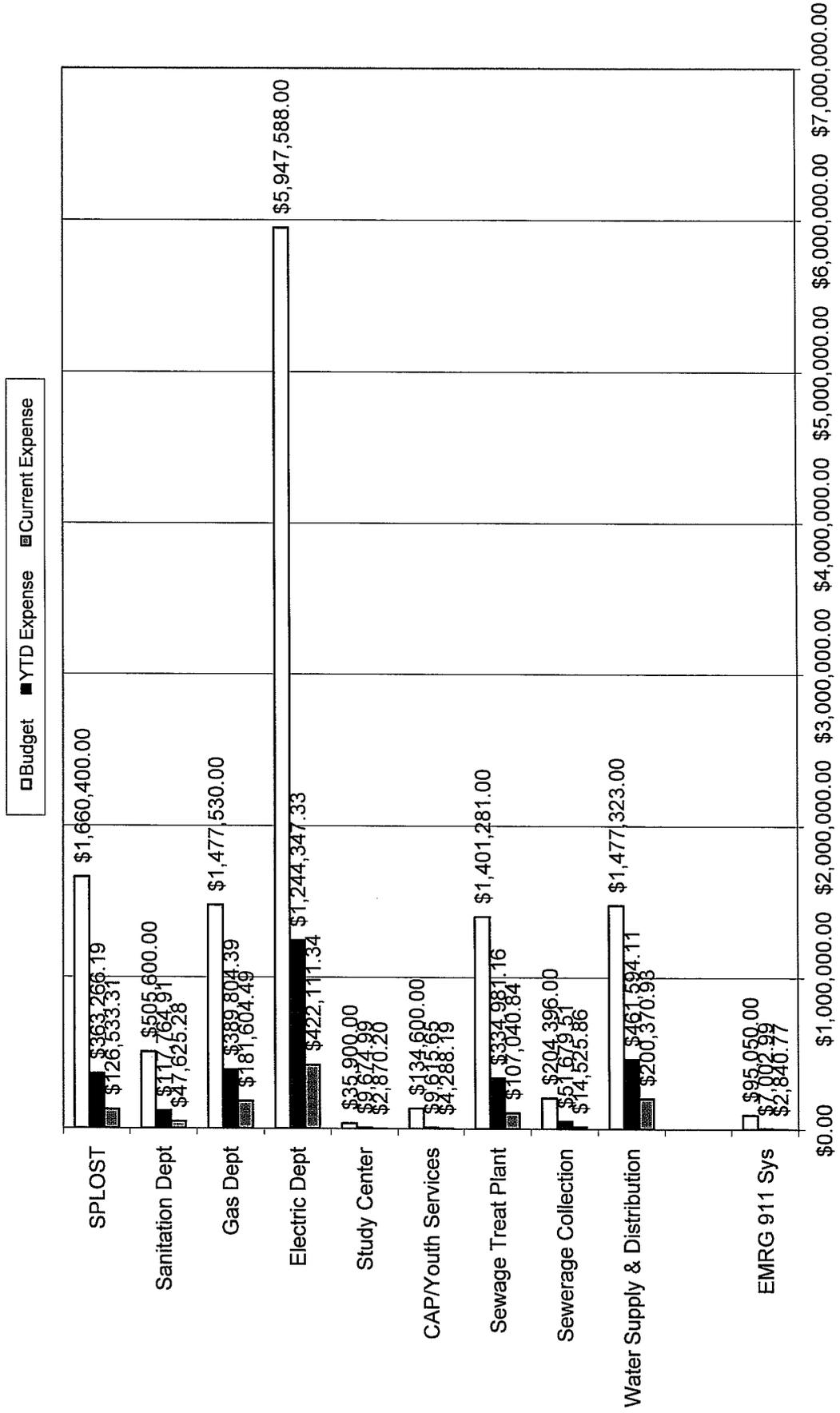
## EXPENSES

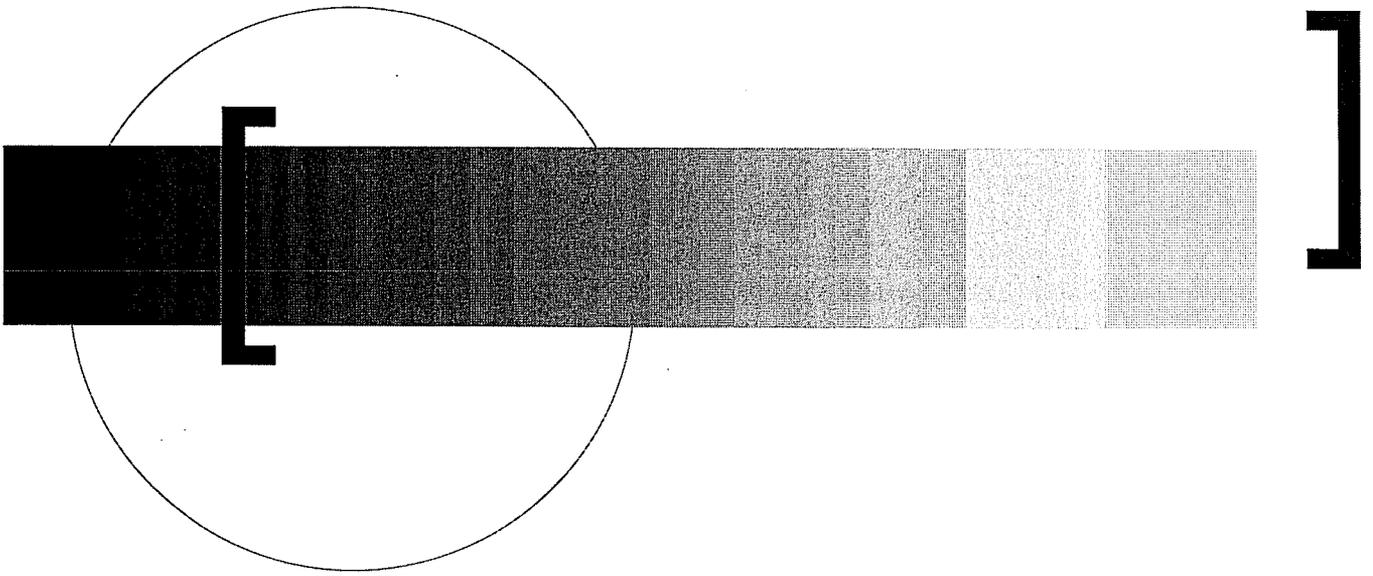
Current Expense	<b>General Government</b>	<b>Police Dept</b>	<b>Fire Dept</b>	<b>Street Dept</b>
YTD Expense	\$63,801.95	\$126,368.03	\$93,814.12	\$28,355.75
<b>Budget</b>	\$318,981.95	\$444,984.82	\$338,644.79	\$88,686.19
Percentage Budget	<b>\$877,239.00</b>	<b>\$1,757,330.00</b>	<b>\$1,352,705.00</b>	<b>\$558,830.00</b>
	36.36%	25.32%	25.03%	15.87%
Current Expense	<b>Planning &amp; Zoning</b>	<b>Tech Center</b>	<b>EMRG 911 SYS</b>	<b>Water Dept</b>
YTD Expense	\$22,613.70	\$5,837.17	\$2,840.77	\$200,370.93
<b>Budget</b>	\$62,041.34	\$10,574.70	\$7,002.99	\$461,594.11
Percentage Budget	<b>\$315,000.00</b>	<b>\$47,176.00</b>	<b>\$95,050.00</b>	<b>\$1,477,323.00</b>
	19.70%	22.42%	7.37%	31.25%
Current Expense	<b>Sewer/ Sewer Disp</b>	<b>Electric Dept</b>	<b>Gas Dept</b>	<b>Sanitation Def</b>
YTD Expense	\$121,566.70	\$422,111.34	\$181,604.49	\$47,625.28
<b>Budget</b>	\$386,660.67	\$1,244,347.33	\$389,804.39	\$117,764.91
Percentage Budget	<b>\$1,605,677.00</b>	<b>\$5,947,588.00</b>	<b>\$1,477,530.00</b>	<b>\$505,600.00</b>
	24.08%	20.92%	26.38%	23.29%
Current Expense	<b>SPLOST</b>	<b>Study Center</b>	<b>CAP/Youth Services</b>	
YTD Expense	\$126,533.31	\$2,870.20	\$4,288.19	
<b>Budget</b>	\$363,266.19	\$9,674.99	\$9,615.65	
Percentage Budget	<b>\$1,660,400.00</b>	<b>\$35,900.00</b>	<b>\$134,600.00</b>	
	21.88%	26.95%	7.14%	
<b>Current Revenues</b>	<b>All Funds</b>	<b>Total All Departments</b>	<b>Total YTD Expenses</b>	<b>Total YTD Expenses</b>
<b>Current Expense</b>	\$1,148,907.97	\$4,101,939.91	<b>Budget</b>	<b>\$4,253,645.02</b>
<b>over/under</b>	\$1,450,601.93	\$4,253,645.02	<b>Percentage</b>	<b>\$17,847,948.00</b>
	(\$301,693.96)	(\$151,705.11)		<b>23.83%</b>

### Budget Expense Comparison March, 2013



### Budget Expense Comparison March, 2013





# DEPARTMENT REPORTS

Fire Department

Planning Department

Police Department

Public Works

Utility Department

**City of West Point  
Fire Department  
P.O. Box 487  
West Point, GA 31833**

**MONTHLY ACTIVITY REPORT**

**March 2013**

**FIRE RESPONSES**

Structure / Residential	2
Structure / Business	2
Vehicle	0
Ground Cover, Trash	0
Hazardous Materials	1
Rescue, M.V.A.	11
False Alarms	0
Mutual Aid Responses	1
Other Responses	0
<b>Total Fire Responses</b>	<b>17</b>

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**EMERGENCY MEDICAL SERVICE RESPONSES**

<b>FACILITY</b>	<b>TRIPS</b>
Lanier Memorial	35
West Ga. Medical	24
East Al. Medical	2
Columbus Medical Center	0
Landing Zone	0
Non-Transport	20
<b>Total E.M.S. Responses</b>	<b>81</b>



**Building Department Activity**  
March 1 – 31, 2013

**Permits Issued – 17**  
Elec. Water, Gas 9  
Building 8

**Inspections - 45**  
Industrial 4  
New Commercial 0  
Remodel Comm. 3  
New Residential 6  
Remodel Res. 32

**Certificate of Occupancy- 21**

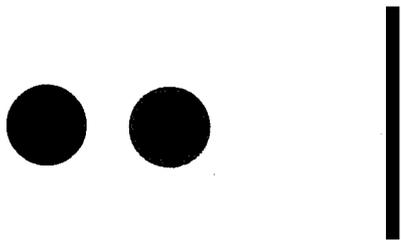
**Code Enforcement - 39**  
Burn Removal 0  
Illegal Dumping 2  
No Utilities 2  
Property Maint. 4  
Warnings/Citations 2  
Grass & Weeds 0  
Signs 6  
Vehicles 3  
Other 20

**Animal Control- 52**  
Meet in Person 15  
Deliver/Set Traps 22  
Other 9  
Transports to Animal Shelter- Dogs- 3 Cats- 3

**Hearings - 0**  
~~No Shows~~ 0

**Public Notices- 0**

**Structures Demolished- 0**



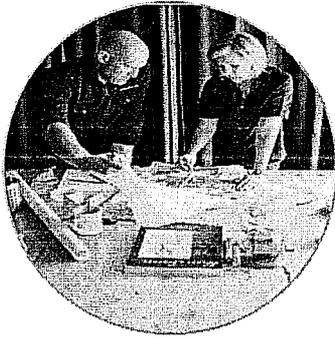
# NEW BUSINESS



## Municipal Planning Board

- | <u>Members:</u>   | <u>Term Expires:</u>  |
|---|---|
| <p>1) <b>Bill Gladden (Chairman)</b><br/>Mailing Address: 125 Hillcrest Road<br/>West Point, GA 31833<br/>Daytime Phone #: (706) 645-3273<br/>Email Address: <a href="mailto:BGladden@charterbank.net">BGladden@charterbank.net</a></p> | <p><b>March 15, 2013</b><br/><br/><br/><br/>Evening Phone #: (706) 643-1142</p> |
| <p>2) <b>Ralph Davidson</b><br/>Mailing Address: 1203 Eastwood Lane<br/>West Point, GA 31833<br/>Cell Phone #: (706) 518-8020<br/>Email Address: <a href="mailto:maddodo01@charter.net">maddodo01@charter.net</a></p>                   | <p><b>March 15, 2014</b><br/><br/><br/><br/>Evening Phone #: (706) 645-4988</p> |
| <p>3) <b>Trudye Johnson</b><br/>Mailing Address: PO Box 717<br/>West Point, GA 31833<br/>Daytime Phone #: (706) 645-9419<br/>Email Address: <a href="mailto:trudye.johnson@charter.net">trudye.johnson@charter.net</a></p>              | <p><b>March 15, 2015</b><br/><br/><br/><br/>Evening Phone #: (706) 645-9419</p> |
| <p>4) <b>Joel Finlay</b><br/>Mailing Address: 109 Springvale Road<br/>West Point, GA 31833<br/>Daytime Phone #: (404) 787-5597<br/>Email Address: <a href="mailto:jfinlay@batson-cook.com">jfinlay@batson-cook.com</a></p>              | <p><b>March 15, 2012</b><br/><br/><br/><br/>Evening Phone #: (706) 645-3808</p> |
| <p>5) <b>Anita Jones (Vice Chairman)</b><br/>Mailing Address: 1107 5<sup>th</sup> Avenue<br/>West Point, GA 31833<br/>Daytime Phone #: (706) 643-9471<br/>Email Address: <a href="mailto:jbjiii@knology.net">jbjiii@knology.net</a></p> | <p><b>March 15, 2012</b><br/><br/><br/><br/>Evening Phone #: (706) 643-9471</p> |

# WHO we are



Market + Main is a collaborative City Planning consulting company based in Atlanta, GA. Four core beliefs define who we are as a company. We believe that community plans should be rooted in market realities so that plans do not become “pie in the sky” and end up just sitting on a shelf when they are done. While rooted in reality, we believe no community should settle for a future that is not what they desire to be. Because of this, we believe that every plan should ask its participants to dream big, to be bold and to be innovative. And lastly, we believe fundamentally that the process of planning should be highly inclusive, reaching out to all community stakeholders and constituents. We believe in community!

## Aaron Fortner AICP

Aaron Fortner is a co-founder and a Principal Partner of Market + Main. A city planner and place maker, Aaron works with local governments, developers, neighborhoods, corporations, churches, and community non-profits to create vibrant and healthy communities.

Aaron is also a passionate writer and speaker on the topic of community building. He has worked for both public sector and private sector agencies in the Atlanta area and, as a result, possesses the experience and skill set to achieve realistic and implementable planning solutions. In particular, Aaron formerly worked at the City of Atlanta Office of Planning, Urban Design Studio.

## Lakey Boyd AICP, CEcD

Lakey Boyd is a co-founder and a Principal Partner of Market + Main. A city planner and community strategist, she feels led to help communities become empowered – empowered in the true sense of being self-sustaining and economically viable. Lakey is focused on ensuring communities are truly moved forward through her work. She offers extensive experience in community and economic development, urban planning, and in creating effective, implementable strategies at local, regional and state levels. Her experience is focused in urban redevelopment, economic analysis, and policy/strategy development. Lakey has worked in the public, non-profit, and private sectors during her career, providing her with a distinct perspective on how effective economic development and planning really gets done.

# WHAT we'll do

Market + Main has extensive experience in creating community master plans, including several such projects that have been successfully completed and implemented for other similar types of small-town communities. We are not only familiar with community planning processes, we also have had the pleasure of becoming familiar with the West Point community as well. It is this experience of working with the community in crafting the vision for the 10th Street Corridor that has endeared us to West Point and we look forward to continuing that relationship by developing a refined vision for the future of the Downtown area. The following is a detailed breakdown of our proposed scope of work for this project.



## Existing Conditions

The first step of work will focus on establishing an inventory of **Existing Conditions** (zoning, land use, urban design, civic, historic locations, environmental features, transportation, connectivity). In addition, we will complete a review of the area's **Previous Plans & Studies** so as to understand any previously established concepts or visions for the study area.



## Public Involvement

Successfully involving a community in the planning for its collective future is critical to any planning process. Community engagement is not an "add-on" or a "box to check off" for our work --- it is essential.

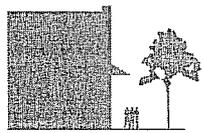
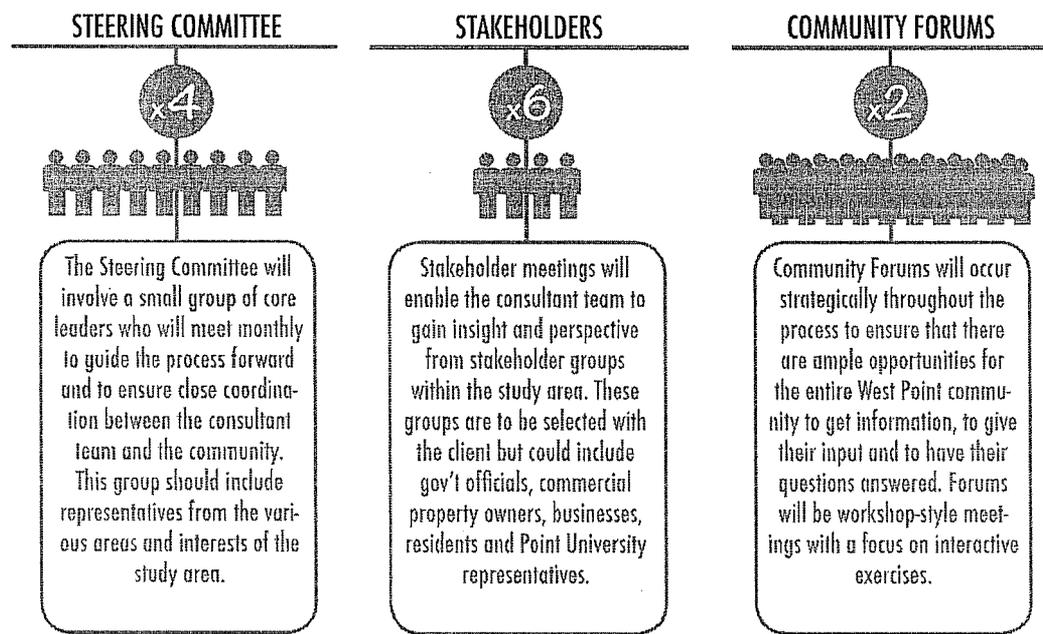
We will leverage 3 different types of involvement as part of our strategy for the study area: a **Steering Committee**, **Stakeholder** meetings and **Community Forums**. These different types of outreach will enable us to reach various types of community stakeholders throughout the process and are as further described herein.

Our team will manage these meetings including the production of materials and resources for each one. We will further facilitate public access to information, utilizing existing City mechanisms for the distribution of updates and information related to the planning process.

# WHAT we'll do

The Steering Committee meetings, Stakeholder meetings and Community Forums will take place throughout the duration of the process. These community engagement opportunities will serve as a foundation to the entire process, ensuring that our planning team is rooted in community consensus and sensitivities. Further detail on the nature of these community engagement opportunities are listed below.

## COMMUNITY ENGAGEMENT OPPORTUNITIES



## Preliminary Concepts

The initial weeks of community meetings and conversations will lead to the project's Preliminary Concepts of plans and strategies. These initial ideas will be targeted to strategically address the feedback from the community regarding hopes, fears, opportunities, issues and overall vision for the area. These concepts will represent a preliminary stage of thinking in terms of documenting opportunities and new ideas, and will include sample photos, notated maps and summarized text.

# WHAT we'll do

The study area will be further broken down into a series of more specific neighborhoods or districts that share a common theme or identity. This will enable the planning process to better address the specific needs inherent in each of the unique and differing subareas of the Downtown. These subareas are as identified below.

## **Uptown Neighborhood**

The primarily residential community north of 10th Street

## **Point University**

The area adjacent to 9th Street containing the newly located college

## **Commercial Core**

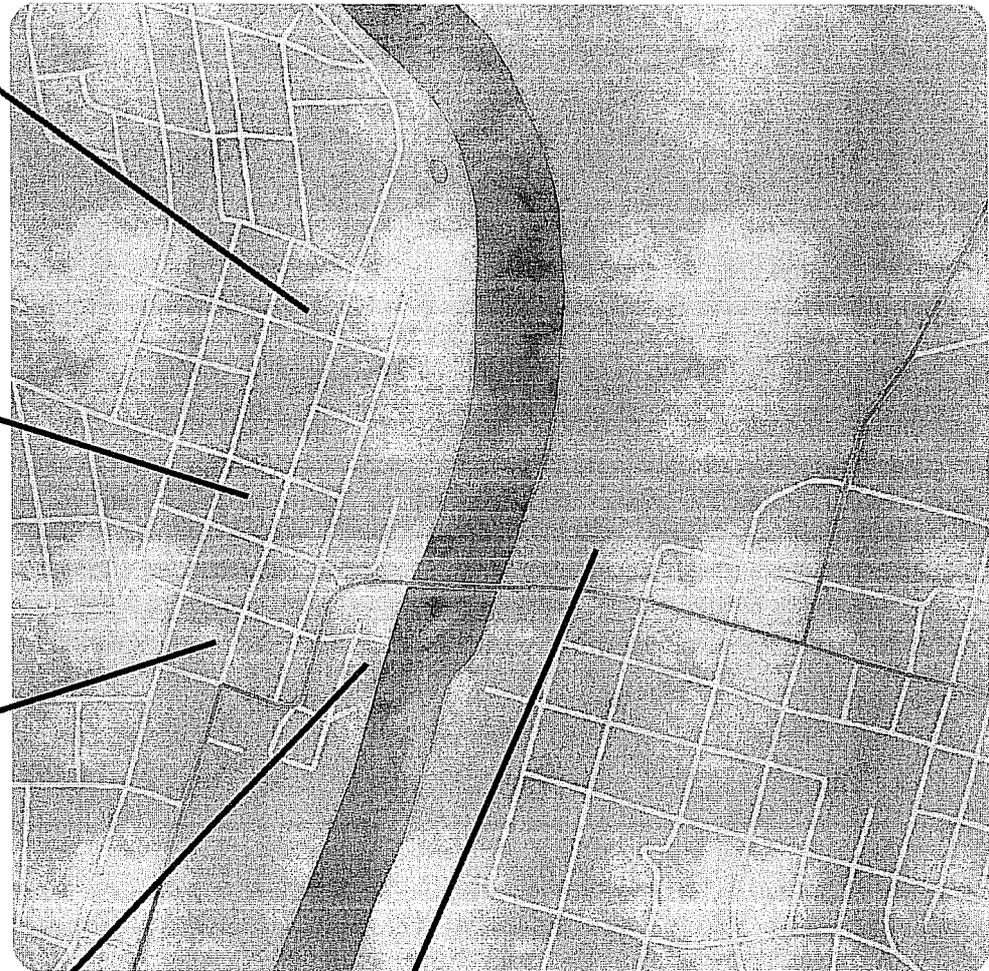
The historic heart of the downtown, including 3rd and 4th Avenues

## **Riverfront**

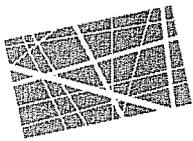
The western riverfront south of the bridge, currently owned predominantly by the City of West Point.

## **Recreation Campus**

The eastern riverfront north of the bridge, currently the site of phase 1 of the City of West Point recreation expansion



# WHAT we'll do



## Plan Finalization

The preliminary concepts of the planning process will be further refined through the **Plan Finalization** phase of the process. Utilizing the continued public engagement groupings, the concepts will be crystallized through this process into a final planning document. The plan will include the following components:

- **Entire Study Area**      *Community Vision and Goals, Summary of Public Involvement, Proposed Land Uses, Zoning Revisions, Urban Design Recommendations, Comprehensive Plan Updates and Project Implementation List*
- **Uptown**      *Proposed Streetscape Improvements*
- **Point University**      *Proposed Public Space Location*
- **Commercial Core**      *Proposed Target Market Strategy*
- **Riverfront subarea**      *Transportation Improvements*
- **Recreation Campus**      *Phase 2 Implementation Strategy*

Digital copies of the Final Plan, as well as an Executive Summary of the Final Plan, will be provided to the City. Five hard copies of the Final Plan and 10 hard copies of the Executive Summary of the Final Plan will also be included.



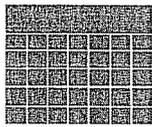
## Plan Adoption

The final step of the planning process will be the **Plan Adoption** by the City Council. The plan will be introduced to the Council for their formal approval and adoption of the plan as a way of endorsing the recommendations of the plan as new City policy.

# WHAT we'll do

## Schedule & Budget

A 14-week process will be leveraged for this project. Week 1 will focus on data collection and Existing Conditions; weeks 2-8 are the heart of the planning process where the Preliminary Concepts will emerge; weeks 9-13 are dedicated to Plan Finalization; and the final week 14 of the project will conclude with the formal Plan Adoption by the City Council. The estimated budget for the work of this proposal is **\$45,000**.



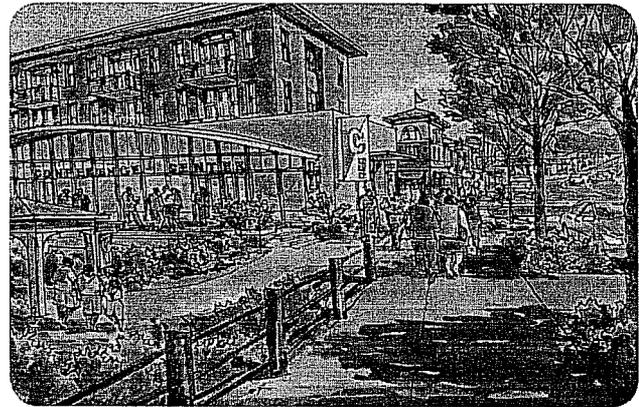
- WEEK 1  Existing Conditions
- WEEK 2  Steering Committee
- WEEK 3  Stakeholder meetings, Community Forum
- WEEK 4  Preliminary Concepts
- WEEK 5  Steering Committee
- WEEK 6  Preliminary Concepts
- WEEK 7  Stakeholder meetings, Community Forum
- WEEK 8  City Council Work Session
- WEEK 9  Steering Committee
- WEEK 10  Plan Finalization
- WEEK 11  Steering Committee
- WEEK 12  City Council Work Session
- WEEK 13  Plan Finalization
- WEEK 14  Plan Adoption

# WHAT we've done

Market + Main has extensive experience completing highly successful master planning processes. Our work is innovative, collaborative, achievable and in many cases has already been implemented. Listed below is a very short selection of some of this work that briefly exemplifies our unique qualifications and experience.

## 10th Street Redevelopment Plan

Market + Main led a multi-disciplinary team in this redevelopment plan for the City of West Point; a small town on the Georgia/Alabama border that is home to the first Kia manufacturing facility in America. The redevelopment plan was focused on the central core area of the City, ranging from Interstate interchange through residential areas, commercial corridor, recreation areas, and riverfront. The plan focused on improving the Community Elements of Education, Jobs, Housing, Shopping, Recreation, and Mobility. The plan articulates the vision of the community, gathered through extensive community outreach and interaction, and establishes West Point as a place for all ages, all incomes & all stages of life. (2010-11)



## Edgewood Master Plan

Market + Main completed this project working along side the Organized Neighbors of Edgewood, NPU O and the Zeist Foundation. This plan was unanimously approved by the community and the City and much of it has been implemented today. Dilapidated duplexes have been replaced by modern townhomes, a community garden has been built and traffic calming mechanisms have been installed. (2008)



# WHAT we've done

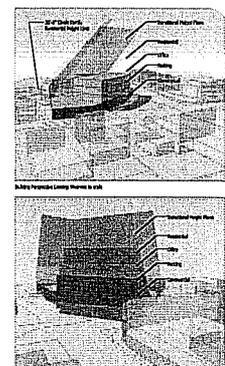
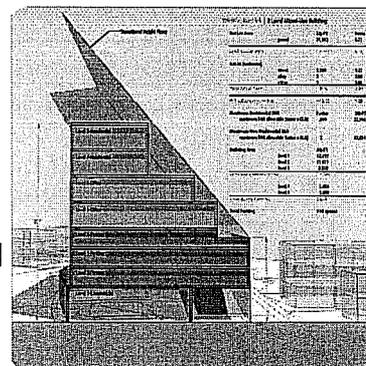
## Fountain Inn Market Analysis

Small city in metro Greenville area of South Carolina selected Market + Main to return after previous master plan work to conduct more detailed analysis for the downtown area of the City and to focus on retail market dynamics. Conducted interviews, focus groups, and update meetings with downtown merchants. Recommendations were made related to: strategically positioning downtown as a retail destination; appropriate merchant mix; and City and merchant-related actions that will lead to a more viable downtown commercial district.



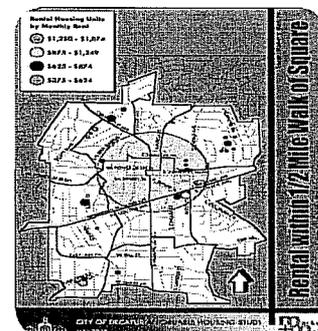
## Virginia Highland NC Districts

Market + Main worked with the Virginia Highland Civic Association, Virginia Highland Business Association and the City of Atlanta to rezone 3 of the North Highland Ave commercial nodes to a new Neighborhood Commercial zoning district designation. This work preserved the character of the districts while still enabling future development at a viable scale. (2007-8)



## Decatur Strategic Plan

Market + Main conducted a market analysis for the City of Decatur, assessing and projecting housing, retail and commercial demands. A city-wide economic base analysis was also generated to consider characteristics and assess strengths and weaknesses related to workers, jobs, and money. (2012)





**CITY OF WEST POINT, GEORGIA**  
**Planning and Zoning Department**  
 Post Office Box 487  
 West Point, Georgia 31833  
 Office (706) 645-2226  
 Fax (706) 643-8150

**APPLICATION FOR ANNEXATION**

*The purpose of the Annexation Zoning Policy is to provide a mechanism whereby and which is subject to annexation by the City of West Point, shall be evaluated and a zoning district be decided upon to apply to said land upon the annexation becoming final.*

Name of Applicant	Bruce Beall
Mailing Address	P.O. Box 231
Telephone	706 773 4671 Fax 706 644 30264
Property Owner (Use back if multiple names)	Estate of Marjorie Beall
Mailing Address	P.O. Box 231 West Point GA 31833
Telephone	706 773 4671 Fax 706 644 30264
Address/Location of Property	1599 Old West Point Road
County Zoning Classification	AS-A6 Requested Zoning Classification R-1 Residential
Present Land Use	AS-Agriculture <del>001-002</del> - Residential 001-002 001A-099 - Vacant Land

Upon receipt of this application for annexation of property to the City, such application shall be placed on an agenda of the City Council meeting within 60 days of the filing of such application.

Petitioners for annexation must present to the Planning & Zoning Department the following information:

A petition for annexation into the City of West Point, Georgia, which shall be in the form of a letter and include:

- Petitioner's Name
- Mailing Address
- Contact Telephone Number
- Address or Tax Map Number of the property(s) proposed for annexation
- County Zoning Classification(s)
- Requested Zoning Classification(s)
- Present Land Use of the property(s)
- Proposed Land Use of the property(s)

A completed property owners authorization form (attachment A). If multiple properties are being requested a separate application shall be submitted.

A legal description of the property(s) and a legal description for each zoning classification being requested.

**Application for Annexation Zoning**

**City of West Point, Georgia**

A survey by a licensed and registered land surveyor (which shall show, at a minimum, the extents of the property, size in acres, adjacent property owners, and the existing city limits line). One (1) plat 18" x 24" minimum and one (1) 8 1/2" x 11" shall be submitted with the application for annexation.

Fees for the Annexation application shall be made payable to the City of West Point in the amount shown in the fee schedule.

The City shall notify Troup or Harris County of intent to annex within 5 business days of receipt of the request for annexation. This notification shall include all relevant data pertaining to the proposed land use of the area to be annexed. The Planning Commission will consider zoning and other relevant planning issues including whether the proposed annexation meets the intent of the Comprehensive Plan and whether the property should be annexed. Upon receiving a recommendation from the Planning Commission, the City Council may choose to proceed with annexation of the property. Upon approval of annexation of the property and placing a zoning designation with the property, the City shall submit the proposed annexation to the U.S. Department of Justice (DOJ) for review. Upon review and favorable comment from DOJ, the annexation is officially in place. The annexation shall be effective on the last day of the calendar quarter during which the annexation occurred.

The zoning classification approved by the City following the hearing shall become effective on the later of:  
• The date the zoning is approved by the Council, and  
• The date the annexation becomes effective pursuant to O.C.G.A. §30-30-4.

All annexation into the City of West Point shall meet all of the requirements for resolution of land use conflicts as required by State House Bill 489.

**Building Permits**

No permits shall be issued for construction of a building on newly annexed property until the City of West Point receives clearance on the annexation request from the U.S. Department of Justice as required by the Voting Rights Act of 1965, as amended.

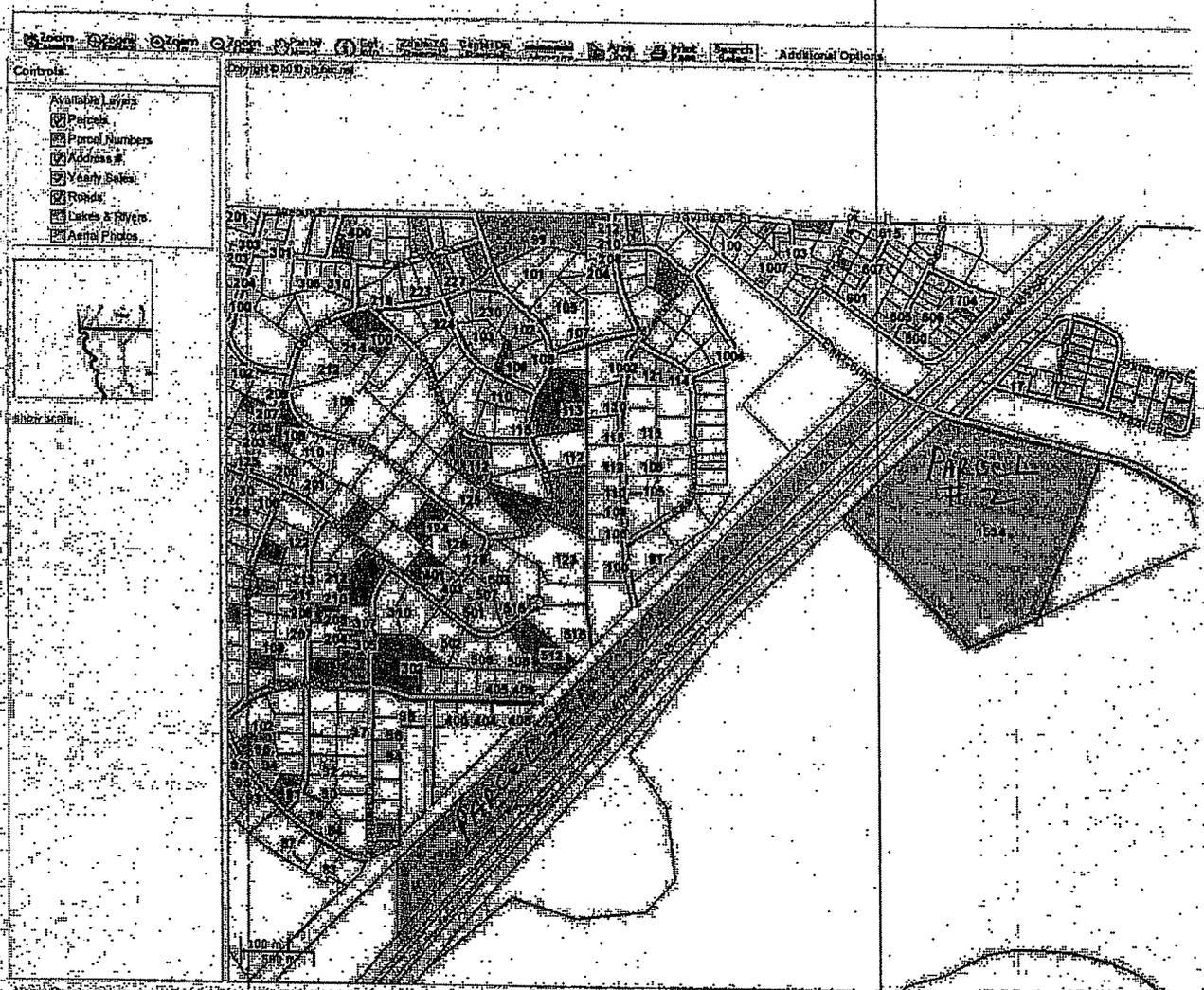
I do hereby certify that the information provided herein is both complete and accurate to the best of my knowledge, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application.

*[Signature]*  
Applicant's Signature

1-18-13  
Date

<b>FOR OFFICIAL USE ONLY</b>	
DATE RECEIVED	1/30/2013
RECEIVED BY	Sammy Debraire

pd by check 6104  
\$ 300.00



Harris County makes every effort to present the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the

BEALL Property - Two (2) Annexations

Parcel # 1 - 001 A 099 - 36 ACRES

Parcel # 2 - 001 B 113 - 32 ACRES



### Review of RFP and Bids

- Sherrie Dixon, Communication's Supervisor and Milton Smith, Fire Chief reviewed all RFP's submitted and invited representatives of all bidding companies to an interview and review of actual submitted documentation.
- Sherrie Dixon, Barbara Hightower, Communications Officer, and Milton Smith traveled to several of the references that were provided by the bidding companies.
- Sherrie Dixon and Milton Smith contacted by phone multiple references that were provided by the bidding companies.

### Further review

- All companies that offered RFP's with bidding were allowed to update or modify their proposals after the initial interview.
- Sherrie Dixon and Milton Smith reviewed the modified proposals and called in 2 companies: Motorola and Ryan's Public Safety Solutions for a second interview and further comparison.

CATEGORY	WEIGHT FACTOR	AT&T	AT&T SCORE	GECONEX	GECONEX SCORE	MOTOROLA	MOTOROLA SCORE	RFP'S	RFP'S SCORE
GENERAL	15%	1.0	1.5	1.0	1.5	1.0	1.5	1.0	1.5
QUALITY	25%	1.0	1.5	1.0	1.5	1.0	1.5	1.0	1.5
EXPERIENCE	20%	1.0	1.5	1.0	1.5	1.0	1.5	1.0	1.5
INSTALLATION	20%	1.0	1.5	1.0	1.5	1.0	1.5	1.0	1.5
TRAINING	20%	1.0	1.5	1.0	1.5	1.0	1.5	1.0	1.5
SAFETY	15%	1.0	1.5	1.0	1.5	1.0	1.5	1.0	1.5
PRICE	25%	1.0	1.5	1.0	1.5	1.0	1.5	1.0	1.5
REFERENCE	20%	1.0	1.5	1.0	1.5	1.0	1.5	1.0	1.5
TOTAL	100%	1.0	1.5	1.0	1.5	1.0	1.5	1.0	1.5

### Second Interview and justification points

- Motorola
- Equipment bid is Cassidian platform equipment.
- Motorola is a very financially stable world wide company
- Columbus Communications is the local service provider with reps in Smiths Station, Alabama, Columbus, Georgia, and Atlanta, Georgia
- The after hour technician for Motorola is based in Lawrenceville, Georgia.
- The greater area (Columbus to Lagrange) currently has Motorola equipment and can provide a resource of equipment and subject matter experts with questions and answers.
- With so many 911 Centers using Motorola equipment in the greater area there is a greater supply of "spare parts" readily available.
- Training will consist of 1 day onsite.

### Second Interview and justification points

- Ryans Public Safety Solutions (RPSS)
- Equipment bid is Cassidian platform equipment.
- RPSS is a fully staffed company with the owners and staff having over 75 years of experience in the 911 industry.
- RPSS base office is in Guntersville, AL with a service tech located in the Opelika, AL
- After hours calls to RPSS are answered by a central recording point in Guntersville by a service tech on call. The service tech is trained to attempt to remotely access the local 911 center to begin diagnostic checks while dispatching a service tech to the location of the call.
- Onsite training for administrators consist of a minimum of 1 day and an additional 1/2 day of training for call takers.
- RPSS will have technicians onsite for a minimum of 24 hours after "cut over" for training or for the 1 time per quarter to provide preventive maintenance and clearing of equipment.
- RPSS will remotely log into local system every 2 week to check the "health and well being" of the local system.
- RPSS offers 1 day AHS training after 30 days of data gaining by local system.

<b>Companies:</b>	<b>AT&amp;T</b>	<b>GeoConex</b>	<b>Motorola</b>	<b>RPSS</b>
• Base Price with Laptop	\$206,377.00	\$182,351.80	\$185,605.23	149,549.00
• Warranty/Maintenance	\$73,400.00	\$50,515.26	\$96,390.77	\$54,168.00
• Mapping by GeoConex	\$40,625.30	\$40,625.30	\$40,625.30	\$40,625.30
<b>Total</b>	<b>\$320,402.30</b>	<b>\$273,492.36</b>	<b>\$322,621.30</b>	<b>\$244,342.30</b>



March 1, 2013

RISK MANAGEMENT AND  
EMPLOYEE BENEFIT SERVICES  
BOARD OF TRUSTEES

**TRANSMITTED VIA EMAIL AND U.S. MAIL**

**Chairperson**  
John Bennett  
*City Manager, Rome*

Mr. Richard McCoy  
City Clerk  
City of West Point  
P.O. Box 487  
West Point, GA 31833-0487

**Vice Chairperson**  
Elizabeth M. English  
*Mayor Pro Tem, Vienna*

**Secretary-Treasurer**  
Lamar Norton  
*GMA Executive Director*

**RE: City of West Point Georgia Municipal Employees Benefit System Defined Benefit Retirement Plan; Amendment to Freeze Participation for Elected Officials Effective April 1, 2013**

**Trustees:**

Boyd Austin  
*Mayor, Dallas*

Dear Mr. McCoy:

Linda Blechinger  
*Mayor, Auburn*

Per the City's request, enclosed please find two (2) copies of a draft Adoption Agreement and two (2) copies of a draft General Addendum for the City of West Point's Georgia Municipal Employees Benefit System (GMEBS) Defined Benefit Retirement Plan ("Plan"). The amendment to the City's Adoption Agreement and General Addendum would freeze participation under the Plan for current elected officials (Mayor and Board of Aldermen), and it would provide that elected officials who initially take office or return to office on or after April 1, 2013 may not participate in the Plan.

Keith Brady  
*Mayor, Newnan*

Ronnie Dixon  
*Mayor, Vidalia*

Billy Edwards  
*City Manager, Hinesville*

Myrde Figueras  
*Councilmember, Gainesville*

Meg Kelsey  
*Deputy City Manager  
Finance Officer, LaGrange*

Joe Marton  
*City Manager, Fayetteville*

David Nunn  
*City Manager, Madison*

James F. Palmer  
*Mayor, Calhoun*

W.D. Palmer, III  
*Councilmember, Camilla*

Kenneth E. Smith, Sr.  
*Mayor, Kingsland*

Kenneth L. Usry  
*Mayor, Thomson*

Under the freeze amendment, current elected officials will not be eligible to participate in or accrue any further benefit under the plan with respect to their service on or after April 1, 2013 (see Adoption Agreement, pp. 3, 5 – 6, 27 and General Addendum Section 2). However, the draft documents provide that a current elected official's normal retirement benefit accrued as of March 31, 2013 will be treated as 100% vested to the extent funded (see Adoption Agreement, p. 27 and General Addendum Section 2). The normal retirement benefit under the current terms of the Plan is payable at age 60, provided the participant has at least 10 years of credited service. Because current elected officials will be treated as 100% vested in their normal retirement benefit accrued up until March 31, 2013, they will not have to satisfy the 10-year cliff vesting requirement in order to be eligible to receive a normal retirement benefit under the Plan. However, they will have to terminate service and satisfy the minimum age requirement for receipt of a normal retirement benefit (or early retirement benefit, if applicable) before they can begin receiving a retirement benefit under the Plan, unless they qualify for a "small benefit" cash-out upon their termination of service. Please note that an "in-service" distribution of retirement benefits is not permitted under the terms of the Plan.

The amendment also provides that service by current elected officials on or after April 1, 2013 will not count toward meeting the minimum service requirements for benefit eligibility (i.e., qualifying for early retirement benefits or alternative normal retirement benefits) under the Plan. Service on or after April 1, 2013 will also not count for purposes of computing the amount of any benefit payable under the Plan.

Mr. Richard McCoy  
March 1, 2013  
Page 2

The amendment also provides that elected or appointed members of the Governing Authority who first hold office or who return to office on or after April 1, 2013 will not be eligible to participate in or accrue any benefits under the Plan with respect to service as an elected official on or after April 1, 2013. The amendment further provides that vested status, eligibility for benefits, and the amount of any benefit payable to or on behalf of a former elected official who is not in office as of March 31, 2013 will be determined based only upon the elected official's credited service prior to April 1, 2013 (see General Addendum Section 2).

The draft amended Adoption Agreement and General Addendum would become effective on April 1, 2013.

If the amended Adoption Agreement and General Addendum are acceptable as drafted, please have the designated representatives sign and date two copies of the Adoption Agreement and General Addendum where indicated (p. 34 and p. 12, respectively) and return all executed originals of the Adoption Agreement and General Addendum to:

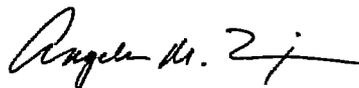
Ms. Gina Shirley  
GMEBS Legal Assistant  
c/o Georgia Municipal Association  
P.O. Box 105377  
Atlanta, GA 30348

We will then countersign each document. We will keep one original executed Adoption Agreement and General Addendum for our files, and we will return the other original executed Adoption Agreement and General Addendum to you.

Upon adoption, the executed Adoption Agreement and General Addendum will replace the previous documents which became effective February 1, 2012. If you wish to keep the previous Adoption Agreement and General Addendum for record-keeping purposes, we suggest that you mark them, "superseded by April 1, 2013 Adoption Agreement and General Addendum."

Please let me know if you have any questions or revisions to the draft Adoption Agreement or General Addendum.

Sincerely,



Angela Nixon  
GMEBS Legal Counsel

Encl.

- C: Mr. Jeffrey Todd, City Attorney, City of West Point (w/ encl.)
- Ms. Gwin Hall, GMEBS Associate Legal Counsel (w/o encl.)
- Ms. Linda Gady, Director, Employee Benefit Services (w/o encl.)
- Mr. Randy Logan, Manager, Employee Benefits Development (w/o encl.)

March 6, 13  
**DRAFT**

**CONTRACT FOR LIBRARY SERVICES**

THIS AGREEMENT (hereinafter referred to as "Agreement") made and entered this \_\_\_\_\_ day of \_\_\_\_\_, 2013, by and between the **CITY OF WEST POINT, GEORGIA**, a municipal corporation of Troup and Harris Counties, Georgia (hereafter referred to as "West Point"), and **CHAMBERS COUNTY LIBRARY**, a \_\_\_\_\_ (hereinafter referred to as "Library").

WHEREAS, pursuant to its Charter, ordinances and the laws of the State of Georgia, West Point has the authority to provide for its citizens library services, all for the general welfare of the government of the City and its inhabitants;

WHEREAS, Library is organized and equipped to provide such services to area residents, and its willing to provide such services to the citizens of West Point;

WHEREAS, the parties desire to set forth in writing the scope of services and responsibilities of both West Point and Library relating to the provision of library services as set forth herein:

NOW, THEREFORE, for and in consideration of the mutual promises and benefits accruing to each of the parties as a result of ongoing cooperation for the efficient delivery of library services to local area citizens, the parties hereby agree as follows:

1.

Library shall makes its facilities, functions and services available to residents of West Point upon the same terms and conditions as the same are made available to the residents of Chambers County, Alabama.

2.

For the services rendered by Library, West Point shall pay to Library the sum of \$\_\_\_\_\_ per month for the period from \_\_\_\_\_, 2013, through and including \_\_\_\_\_, 2014, which sum shall be due and payable by the 15<sup>th</sup> of each month of the term, or any renewal term, of this Agreement.

3.

The initial term of this Agreement shall begin \_\_\_\_\_, 2013, and shall continue for one (1) year through \_\_\_\_\_, 2014. This Agreement shall be automatically renewed from year

to year unless either party hereto shall give written notice to the other party of termination at least fifteen (15) days prior to the end of any then current term.

4.

Notwithstanding anything to the contrary contained herein, this Agreement may be cancelled with or without cause by either party by the given of \_\_\_\_\_ days' written notice to the other party of its desire to terminate the agreement.

5.

Neither this Agreement nor any duty hereunder may be assigned by either party without the prior written consent of the other party.

6.

This Agreement contains the entire agreement of the parties and shall not be altered or amended except in writing duly executed by the parties.

IN WITNESS WHEREOF, West Point and Library, acting by and through their duly authorized officers, have caused their respective names and seals to be hereunto affixed, in duplicate counterparts, each of which shall be considered an original, on the day and year first above-written.

**CITY OF WEST POINT, GEORGIA** (SEAL)

BY: \_\_\_\_\_  
Mayor

ATTEST: \_\_\_\_\_  
Clerk

**CHAMBERS COUNTY LIBRARY** (SEAL)

BY: \_\_\_\_\_

ATTEST: \_\_\_\_\_

## CONTRACT FOR LIBRARY SERVICES

THIS AGREEMENT (hereinafter referred to as "Agreement") made and entered this \_\_\_\_\_ day of \_\_\_\_\_, 2013, by and between the **CITY OF WEST POINT, GEORGIA**, a municipal corporation of Troup and Harris Counties, Georgia (hereafter referred to as "West Point"), and **HAWKES LIBRARY**, a \_\_\_\_\_ (hereinafter referred to as "Library").

WHEREAS, pursuant to its Charter, ordinances and the laws of the State of Georgia, West Point has the authority to provide for its citizens library services, all for the general welfare of the government of the City and its inhabitants;

WHEREAS, Library is organized and equipped to provide such services to area residents, and its willing to continue to provide such services to the citizens of West Point;

WHEREAS, the parties desire to set forth in writing the scope of services and responsibilities of both West Point and Library relating to the provision of library services as set forth herein:

NOW, THEREFORE, for and in consideration of the mutual promises and benefits accruing to each of the parties as a result of ongoing cooperation for the efficient delivery of library services to local area citizens, the parties hereby agree as follows:

**1.**

Library shall continue throughout the term of this Agreement to make its facilities, functions and services available to residents of West Point.

**2.**

For the services rendered by Library, West Point shall pay to Library the sum of \$ \_\_\_\_\_ per month for the period from \_\_\_\_\_, 2013, through and including \_\_\_\_\_, 2014, which sum shall be due and payable by the 15<sup>th</sup> of each month of the term, or any renewal term, of this Agreement. Moreover, for the term of this Agreement West Point shall continue to provide lawn care services and supply all utilities with the exception of telecommunications and pest control.

3.

The initial term of this Agreement shall begin \_\_\_\_\_, 2013, and shall continue for one (1) year through \_\_\_\_\_, 2014. This Agreement shall be automatically renewed from year to year unless either party hereto shall give written notice to the other party of termination at least fifteen (15) days prior to the end of any then current term.

4.

Notwithstanding anything to the contrary contained herein, this Agreement may be cancelled with or without cause by either party by the given of \_\_\_\_\_ days' written notice to the other party of its desire to terminate the agreement.

5.

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IN WITNESS WHEREOF, West Point and Library, acting by and through their duly authorized officers, have caused their respective names and seals to be hereunto affixed, in duplicate counterparts, each of which shall be considered an original, on the day and year first above-written.

**CITY OF WEST POINT, GEORGIA** (SEAL)

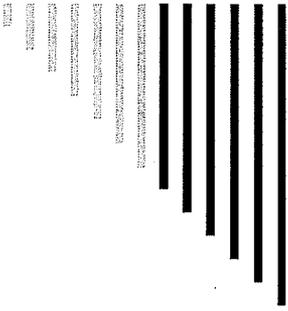
BY: \_\_\_\_\_  
Mayor

ATTEST: \_\_\_\_\_  
Clerk

**HAWKES LIBRARY** (SEAL)

BY: \_\_\_\_\_

ATTEST: \_\_\_\_\_



# INFORMATION



Downtown West Point Development Authority Minutes  
Feb. 5, 2013

Present: Joe Hill, Cheryl Magby, April Ross, Bill Nixon, Steve Tramell, Lance Francis, Buffy Ferguson, and Drew Ferguson

Julie Ambrose was also in attendance for the last time to announce her resignation of Chairman of the Promotions committee.

Tom Oswalt and Wayne Scroggs were present to nominate the Property's Owner's group. Nominees: April Ross, Steve Tramell, Gus Darden and Lance Francis.

Joe Hill called the meeting to order, and the minutes from the previous meeting were approved.

The Treasurer, Steve Tramell, reported that the year started out with \$36,063.71 and \$36,349.20 collected in taxes. Before some checks were cut the account balance was \$71,472.64.

Committee Report:

BHT Promotions Committee- No report

BHT Economic Committee- No report

BHT Design Committee- Working on one building and the Ben Wilcox, attorney that's moving downtown he wants to do some work but waiting on approval for façade grant. Railroads will be turning in their receipts for the work done.

BHT Manager's report- Opening of the Visitor's Center at the Depot. Looking for volunteers to open it 8 hrs. a day if possible. Cheryl will be attending the Main Street Institute March 20-21<sup>st</sup> in Tifton, Ga. Would also be a recommended training for board members as well.

Old Business:

Caucus elections were held for the Business Owner's group and Joe Hill, Steve Wheeler, Karen Meadows and Bill Nixon were elected to serve a two year term starting Mar 2013. Caucus elections were held for the Property Owners Group and Steve Tramell, Lance Francis, Gus Darden and April Ross were elected to serve a two year term also. Following the elections, Joe Hill was elected to continue to serve as Chairman, Steve Tramell was selected to serve as Treasurer, April Ross was chosen as Secretary, and the recording secretary will be Cheryl Magby.

The planning meeting was held to bring together all the various city organizations to discuss how everyone can work together for the betterment of West Point.

The Nader's event was a success; it was a rewarding day that made Harris feel much appreciated.

**New Business:**

Decision was made to put on the Back to School Bash again, and to go ahead and hire Michael Blair now for the MC. Recruiting volunteers to man the BHT Promotions chairman and work the B2SB. Drew has some people in mind that he has in consideration. The board voted the B2SB will happen again, due to its great exposure for Downtown. Winter Carnival will be decided at a later date if that will be an annual event.

There is no further business, Joe adjourned meeting. The next meeting will be March 12<sup>th</sup> at 8:00am.

Submitted by Cheryl Magby, recording secretary

West Point Development Authority

Agenda

March 14, 2013

1. Invocation ✓
2. Minutes ✓
3. Financial Report ✓ Attached
4. Executive Director's Report ✓
5. Old Business ✓
6. New Business ✓
7. Adjournment

Board Agreed to fund

- Opposite zone - \$9,000
- Downtown Plan - \$15,000

\* \$24,000 of assistance to city.

WEST POINT DEVELOPMENT AUTHORITY  
February 14, 2013

Members Present: Craig Berlin, Lionel Johnson, Griggs Zachry, Josh Moon and Wiky Gladden. Also present was WPDA attorney, Drexel Meadors, Joe Hill and Ed Moon.

Meeting was called to order by Craig Berlin and invocation given by Lionel Johnson.

Motion was made by Josh Moon and seconded by Wiky Gladden to approve the minutes of the January 10, 2013 meeting. Vote to approve was unanimous.

Josh Moon made a motion to accept the financial report for January as presented. Motion was seconded by Wiky Gladden. Vote to approve was unanimous.

Chairman Craig Berlin reported for Executive Director David Lyons on his activity for the month of January.

WPDA has a certificate of deposit at CharterBank that needs to be renewed. Motion was made by Wiky Gladden and seconded by Griggs Zachry to deposit into checking until a decision is made at the Strategic Planning Session in March as how to invest the funds.

WPDA will have a Strategic Planning Session on March 14<sup>th</sup> from 10:00 – 12:00. The regular scheduled monthly meeting will be held at 12:00. Ads will be placed in the Valley Times News and the LaGrange Daily News.

Griggs Zachry made a motion to approve an expenditure for David Lyons to purchase a Tablet PC for presentations, etc. Wiky Gladden seconded the motion. Vote to approve was unanimous.

There was discussion to lease the CB&T office building located at East 11<sup>th</sup> Street, West Point from Synovus to sublease to Point University. All members were in favor but will continue discussion when more information is available.

The board discussed the possibility of changing the Bylaws for number of signatures required for signing checks. No action was taken.

There was discussion for a pay increase for David Lyons, Executive Director. It was suggested to use a similar Personnel Pay Plan that is used by the City of West Point. There was no decision made as to establish a guideline for the pay plan. However, when a decision is made, the board agreed to make the increase retroactive to February 14, 2013.

There being no further business, the meeting was adjourned.

---

J. Griggs Zachry, III  
Secretary

Monthly Budget - Feb 2013

2/1/2013 through 2/28/2013 Using Budget 2013

Category	2/1/2013 Actual	Budget	2/28/2013 Difference
<b>OUTFLOWS</b>			
Cell Phone	61.96	50.00	-11.96
Community Development	123.05	1,167.00	1,043.95
Computer and Website Maintenance	175.00	175.00	0.00
Contract Labor	4,286.83	4,916.00	629.17
Education-	0.00	167.00	167.00
FICA	219.56	196.00	-23.56
Health Insurance	165.00	458.33	293.33
Insurance	0.00	0.00	0.00
Legal & Closing	410.20	416.67	6.47
Marketing	0.00	833.33	833.33
Miscellaneous	0.00	83.33	83.33
Office Expenses	146.43	229.00	82.57
Postage	0.00	17.00	17.00
Professional Dues & Subscriptions	225.00	417.00	192.00
Project Development	0.00	1,667.00	1,667.00
Travel	242.79	583.00	340.21
<b>TOTAL OUTFLOWS</b>	<b>6,055.82</b>	<b>11,375.66</b>	<b>5,319.84</b>
<b>OVERALL TOTAL</b>	<b>-6,055.82</b>	<b>-11,375.66</b>	<b>5,319.84</b>

WEST POINT DEVELOPMENT AUTHORITY  
Income Statement with Budgets and Variances  
1 Month Period Ending  
February 28, 2013 And Year To Date

	Actual	Current Period Budget	Variance	Actual	Year to Date Budget	Variance	Annual Budget
Revenues:							
Development Authority (12/31/12 Balance)	325,293.11						
Intergovernmental				0.00	140,000.00	140,000.00	140,000.00
Interest Income	6.97			6.97			
Other	0.00						
Total Revenues	325,300.08						
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expenses							
Cell Phone	61.96	50.00	-11.96	114.59	600.00	485.41	600.00
Community Development	123.05	1,166.67	1,043.62	295.99	14,000.00	13,704.01	14,000.00
Computer and Website Maintenance	175.00	175.00	0.00	350.00	2,100.00	1,750.00	2,100.00
Contract Labor	4,286.83	4,916.67	629.84	8,573.66	59,000.00	50,426.34	59,000.00
Education	0.00	166.67	166.67	0.00	2,000.00	2,000.00	2,000.00
FICA	219.56	195.83	-23.73	439.12	2,350.00	1,910.88	2,350.00
Health Insurance	165.00	458.33	293.33	305.77	5,500.00	5,194.23	5,500.00
Insurance	0.00	291.67	291.67	0.00	3,500.00	3,500.00	3,500.00
Legal and Closing	410.20	416.67	6.47	660.20	5,000.00	4,339.80	5,000.00
Marketing	0.00	833.33	833.33	0.00	10,000.00	10,000.00	10,000.00
Miscellaneous	0.00	83.33	83.33	0.00	1,000.00	1,000.00	1,000.00
Office Expenses	146.43	229.17	82.74	472.61	2,750.00	2,277.39	2,750.00
Postage	0.00	16.67	16.67	75.64	200.00	124.36	200.00
Professional Dues/Subscriptions	225.00	416.67	191.67	2,103.95	5,000.00	2,896.05	5,000.00
Project Development	0.00	1,666.67	1,666.67	477.73	20,000.00	19,522.27	20,000.00
Travel	242.79	583.33	340.54	1,106.28	7,000.00	5,893.72	7,000.00
Total Operating Expenses	6,055.82	11,666.67	5,610.85	14,975.54	140,000.00	125,024.46	140,000.00
Remaining Balance	319,244.26						

Executive Director Report

Attended Credit Analysis Class at Georgia Tech

Met with Drew about several projects

Met with Mr. Lee about his projects

Met with Quickstart and Kochs

Attended the Valley Partnership meeting

Prospect Dollar toured the community ✓

Working on maps and information

Working on Survey of Downtown Merchants ✓

Waiting on Project Rose ✓

Project C is hold ✓

Project G is on hold ✓

Project K visited the NWHBP and the Community and asked for a proposal that we have already sent ✓

Met with some commercial and housing prospects with Drew ✓

Conference Calls with Kochs

West Point Development Authority  
Goal Planning Matrix

- Clif - Old school -  
He has heard nothing near  
is to put 10 year -

Strategic goals - Desired State

- Improve the social and community infrastructure
- Enhance industrial and commercial base
- Capture growth opportunities in the region
- Build a strong, vital community ie: housing, schools, churches, recreation
- Continue to focus on downtown development

Objective	Action	Lead Member	Timeframe	Status
<del>Continue to maximize the potential of Point University</del>	<del>Incorporate a committee responsible to monitor and network with school officials</del>	MK: Gladden Josh Mear	Continuous	On Going
<del>Economic Development momentum</del>	<del>Pick up a quick economic development announcement</del>	David	Had success with this. Remove from <del>Ballot</del> Plan.	
<del>Improve Downtown economic development</del>	<del>Identify what role the development authority will play in downtown development</del>			
	<del>Pursue hotel development</del>	David	December 2012	
Enhance Marketing and Communications Initiative	Develop a scorecard/reporting system to report jobs, C/I	David	YES / CONTINUE	

	Update website and marketing materials	David - CONTINUE -		
<u>Improving the Product</u> Business Park Development / Property Management	Identify and inventory (record) property and property owners for future growth opportunities	David and Development Authority <del>CONTINUE</del> ←		
	Identify funding mechanism to acquire property and provide infrastructure	Development Authority CONTINUE #	"Line of Credit"	
Incorporate synergy between IDA and Downtown Development Authority	Combine the role of Executive Director between the IDA and DDA	Ed & Craig /	July 31, 2012 COMPLETE	
"Redevelopment Plan" Help increase activity and economic development opportunities	Identify properties suitable for light industrial rezoning if necessary. 4 <sup>th</sup> Avenue	- COMPLETE -		
Strengthen business relationships with existing industries	Identify significant existing companies within the Valley	- CONTINUE - <del>COMPLETE</del>		
	Visit companies on a quarterly or bi-annual basis	#		
	Determine any needs or issues impacting the company and assist if appropriate	#		

<p>Educate the general public on economic development issues, impacts, and successes</p>	<p>Develop a database / website to report findings and make available to community leadership Determine company's suppliers for possible recruitment into the area</p>	<p><u>No Need</u></p>	<p>David and the Development Authority</p>	<p>On Going</p>

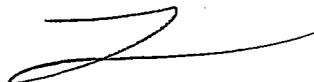
Annual Report to Council →

- Objectives -
- \* Non auto Related industry + commercial + retail
  - \* What is the next project
    - ~~West Point Fire~~
    - Identifying Properties

**The Housing Authority of the City of West Point, Georgia**  
**Regular Meeting**  
**Thursday, March 21, 2013**  
**4:00 P.M.**  
**AGENDA**

	<b>Page</b>
1. Invocation	
2. Introduction of Guests	
3. Consider Approval of Minutes for Regular Board Meeting of January 17, 2013 (Attached behind Agenda)	
4. Consider Approval of Staff Reports:	
▪ Finance .....	1 – 3
▪ Occupancy.....	4
5. Consider A Resolution Authorizing The Charging Off Of Resident Account Balances .....	5
6. Consider A Resolution Adopting the FY-2012 Budget Revision.....	6
7. Consider A Resolution Adopting the FY-2013 Annual PHA Plan.....	7
8. Executive Director's Report	
9. Any and All Other Matters That May Be Brought Before the Board.	

Respectfully submitted,

  
J. Len Williams  
Secretary-Treasurer

THE HOUSING AUTHORITY OF THE CITY OF WEST POINT  
REGULAR BOARD MEETING  
January 17, 2013

The Commissioners of the Housing Authority of the City of West Point, Georgia met for the regular Board Meeting at the Rental Office Community Room in West Point on the 17th day of January 2013, as allowed by and in compliance with By-laws of the Authority.

Commissioner Ralph Davidson called the meeting to order at 4:00 p.m. and on roll call the following Commissioners answered present:

Wiky Gladden  
Lionel Johnson

The following Commissioner(s) were absent:

Burt Winston  
Nekos Davis

OTHERS PRESENT

Len Williams, Fred Hunt, Lisa Walters, Robert Sellers, Jackie White, Temekia Carr,  
Suzette Moore

INVOCATION

Commissioner Wiky Gladden delivered the invocation

INTRODUCTION OF GUESTS

None

APPROVAL OF MINUTES FROM BOARD MEETING OF NOVEMBER 15, 2012

There were no corrections to the minutes. Motion was made by Commissioner Gladden and seconded by Commissioner Johnson, the board unanimously approved the minutes.

APPROVAL OF STAFF REPORTS

Following discussion and on motion by Commissioner Johnson, seconded by Commissioner Gladden, the board unanimously accepted the finance and occupancy report.

CONSIDER A RESOLUTION AUTHORIZING THE CHARGE OFF OF RESIDENT ACCOUNT BALANCES

The Following Resolution was introduced and duly considered:

RESOLUTION NO: 1006-66

(The original of this Resolution is filed in the Resolution Binder)

Following discussion and on motion by Commissioner Gladden, seconded by Commissioner Johnson, the board unanimously agreed to charge off resident's account balance in the amount of \$1,825.89.

CONSIDER AUTHORIZATION FOR THE CITY OF WEST POINT TO BUILD A BUS STOP PAVILION ON/OR ADJACENT TO THE HOUSING AUTHORITY PROPERTY FOR THE RESIDENTS OF WEST POINT AT NO COST TO THE HOUSING AUTHORITY

Following discussion and on motion by Commissioner Gladden, seconded by Commissioner Davidson, the board unanimously agreed to consider the bus stop pavilion. Robert Sellers passed out a photo example of the pavilion.

EXECUTIVE DIRECTOR'S REPORT

Len Williams informed the board of a proposal from Charter Communication Cable Company to use their services at a cost of \$24,530 for an exchange for seven (7) years of free cable and internet services. The board declined due to 2 other competitive cable companies in the development. They will have further discussion when more information is received after speaking with the other cable company which is Knology.

Robert explained the revision of the 2012 budget which was originally going to renovate the Rental Office. After discussion, parking spaces in Pine Ridge Apartments and roofing repair for OJ Cooks Apartments is needed at this time. He informed the board that 2013 budget will include renovation of the Rental Office, cameras and fencing.

ANY AND ALL OTHER MATTERS THAT MAY BE BROUGHT BEFORE THE BOARD

Suzette Moore, the ROSS Program Coordinator shared progress concerning the program.

With no further discussion the meeting was adjourned at 5:20 p.m.

\_\_\_\_\_  
Ralph Davidson, Chairperson

\_\_\_\_\_  
J. Len Williams, Secretary-Treasurer

**THE HOUSING AUTHORITY OF THE CITY OF WEST POINT, GA**  
**BALANCE SHEET**  
**FEBRUARY 28, 2013**

**Assets**

Cash		\$ 9,552
Tenant Accounts Receivable (Net)		4,705
Investments		1,003,000
Prepaid Expenses and Other Assets		55,038
Land, Structures & Equipment	\$ 11,458,140	
Less: Accumulated Depreciation	<u>(8,406,266)</u>	
		<u>3,051,874</u>
<b>Total Assets</b>		<b><u><u>\$ 4,124,169</u></u></b>

**Liabilities**

Tenant Security Deposits	\$ 39,520	
Accounts Payable - Vendor	92	
Accounts Payable - HACG	67,509	
Accrued Compensated Absences	52,302	
Other Liabilities	<u>8,522</u>	
<b>Total Liabilities</b>		<b><u>\$ 167,945</u></b>

**Surplus**

HUD-PHA Contributed Assets	\$ 3,051,874	
Operating Reserve	<u>904,350</u>	
<b>Total Surplus</b>		<b><u>\$ 3,956,224</u></b>
<b>Total Liabilities and Surplus</b>		<b><u><u>\$ 4,124,169</u></u></b>

**THE HOUSING AUTHORITY OF THE CITY OF WEST POINT, GA  
INCOME STATEMENT**

As of  
FEBRUARY 28, 2013

REVENUES	YEAR-TO-DATE			ANNUAL BUDGET
	Actual	Budget	Favorable/ (Unfavorable) Variance	
Rental Income	\$ 416,944	\$ 413,087	\$ 3,857	\$ 619,630
Other Income	\$ 17,877	\$ 15,867	\$ 2,010	\$ 23,800
HUD Subsidy	\$ 681,517	\$ 716,343	\$ (34,826)	\$ 1,074,515
CFP Operating Transfer	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ 1,116,338</b>	<b>\$ 1,145,297</b>	<b>\$ (28,959)</b>	<b>\$ 1,717,945</b>
<b>EXPENSES</b>				
Administrative	\$ 90,510	\$ 90,143	\$ (367)	\$ 135,215
Property Mgmt and Accounting Fee	\$ 124,911	\$ 123,787	\$ (1,124)	\$ 185,680
Resident Service	\$ 7,995	\$ 5,820	\$ (2,175)	\$ 8,730
Utilities	\$ 352,337	\$ 403,763	\$ 51,426	\$ 605,645
Ordinary Maintenance	\$ 300,293	\$ 255,930	\$ (44,363)	\$ 383,895
General Expenses	\$ 123,947	\$ 113,906	\$ (10,041)	\$ 170,859
Extra-Ordinary Maintenance	\$ 23,978	\$ 133,333	\$ 109,355	\$ 200,000
Capital Expenditures	\$ -	\$ 13,867	\$ 13,867	\$ 20,800
<b>Total Expenses</b>	<b>\$ 1,023,971</b>	<b>\$ 1,140,549</b>	<b>\$ 116,578</b>	<b>\$ 1,710,824</b>
<b>Net Income/ (Deficit) from Operations</b>	<b>\$ 92,367</b>	<b>\$ 4,747</b>	<b>\$ 87,620</b>	<b>\$ 7,121</b>

**THE HOUSING AUTHORITY OF THE CITY OF WEST POINT, GA**  
**Grant Funding**  
**FEBRUARY 28, 2013**

<b>Grant Funding</b>	<b>Program End Dates</b>	<b>Approved Budget</b>	<b>Total Obligated</b>	<b>Actual Expenditures</b>	<b>Remaining to Obligate</b>	<b>Remaining to Disburse</b>
CFP - FY'09 (978)	9/14/11 Obligate 9/14/13 Disburse	356,495	326,554	326,554	29,941	29,941
CFP - FY'11 (987)	8/3/13 Obligate 8/2/15 Disburse	302,176	301,668	127,466	508	174,710
CFP - FY'12 (989)	3/12/14 Obligate 3/12/16 Disburse	269,087	29,515	29,515	239,572	239,572
ROSS - FY'09 (979)	6/13/10 Effective 6/13/13 Disburse	174,000	134,882	134,882	39,118	39,118
ROSS - FY'12 (992)	8/31/12 Effective 8/31/15 Disburse	191,565	-	-	191,565	191,565
<b>Total Grants</b>		<b>\$ 1,293,323</b>	<b>\$ 792,619</b>	<b>\$ 618,417</b>	<b>\$ 500,704</b>	<b>\$ 674,906</b>

*CFP = Capital Fund Program (Modernization)*  
*ROSS = Resident Opportunity for Self-Sufficiency*

1-Mar-13

MR. J. LEN WILLIAMS, EXECUTIVE DIRECTOR  
 THE HOUSING AUTHORITY OF THE CITY OF WEST POINT, GEORGIA  
 WEST POINT, GEORGIA

DEAR MR. WILLIAMS:

I submit the following "Report on Tenant Selection" for the period 02/01/13 - 02/28/13

PUBLIC HOUSING

No. of Apparently Eligible Applications on Hand last reported period	177
No. of Applications taken during reporting period	5
No. of Applications suspended or withdrawn during reporting period	7
No. of Move-Ins for reporting period	5
No. of Apparently Eligible Applications on Hand for reporting period	170

Applications on Hand

0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
0	84	67	17	2	0

= 170

NO. OF VACANT APARTMENTS AND MOVE-INS

Developments	Total No. of Units	Units Vacant 02/01/13	Moved Out During FEBRUARY	Moved In During FEBRUARY	UNITS AVAILABLE 03/01/13						Total Units Vacant	Percent Units Vacant
					0 BR	1 BR	2 BR	3 BR	4 BR	5 BR		
PINE RIDGE APTS	42	1	0	1	0	0	0	0	0	0	0	0%
GRANT APTS.	8	0	0	0	0	0	0	0	0	0	0	0%
D.J. COOK APTS	110	3	0	3	0	0	0	0	0	0	0	0%
D.J. COOK APTS	55	1	0	1	0	0	0	0	0	0	0	0%
HIGGINS CIRCLE	8	0	0	0	0	0	0	0	0	0	0	0%
<b>Sub-Total</b>	<b>223</b>	<b>5</b>	<b>0</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>
<b>GRAND TOTAL</b>	<b>223</b>	<b>5</b>	<b>0</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>

RESPECTFULLY SUBMITTED,

MISTY MICHELLE STUBBS  
 PUBLIC HOUSING COORDINATOR

RESOLUTION NO. \_\_\_\_\_

RESOLUTION AUTHORIZING THE CHARGE-OFF OF RESIDENT  
ACCOUNT BALANCES TO COLLECTION LOSS FOR  
THE AUTHORITY'S PUBLIC HOUSING DEVELOPMENTS  
FOR THE MONTH ENDED JANUARY 31, 2013

WHEREAS, detailed statements of various resident account balances are of record in the Authority's files;

WHEREAS, the circumstances of the balances due to the Authority have been fully considered, and there is no reasonable prospect of collection without unwarranted expense;

BE IT THEREFORE RESOLVED that the necessary entries are authorized to clear the books and records for vacated resident account balances as follows:

<u>DEVELOPMENT NAME</u>	<u>RENT</u>	<u>RETRO</u>	<u>MAINT</u>	<u>OTHER</u>	<u>TOTAL</u>	<u>COUNT</u>
PINE RIDGE APARTMENTS - 741	0.00	0.00	0.00	0.00	\$ -	0
GRANT APARTMENTS - 742	0.00	0.00	0.00	0.00	\$ -	0
O.J. COOK APARTMENTS - 743	647.00	0.00	0.00	216.18	\$ 863.18	1
O.J. COOK APARTMENTS - 744	0.00	0.00	0.00	0.00	\$ -	0
HIGGINS CIRCLE - 747	0.00	0.00	0.00	0.00	\$ -	0
TOTAL CHARGED TO COLLECTION LOSS	\$ 647.00	\$ -	\$ -	\$ 216.18	\$ 863.18	1

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION ADOPTING THE FY 2012 BUDGET REVISION.**

WHEREAS, the Commissioners of the Housing Authority of the City of West Point, Georgia have reviewed the proposed Budget Revision for FY 2012, and;

WHEREAS, the Commissioners have found the Revision to adequately provide for the needs of the Authority;

THEREFORE BE IT RESOLVED, that the Budget Revision for FY 2012 for the Housing Authority of the City of West Point, Georgia is hereby adopted on this the 21st day of March, 2013.

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION ADOPTING THE FY 2013 ANNUAL PHA PLAN**

WHEREAS, the Commissioners of the Housing Authority of the City of West Point, Georgia have reviewed the proposed Annual PHA Plan for FY 2013, and;

WHEREAS, the Commissioners have found the Plan to adequately provide for the needs of the Authority;

THEREFORE BE IT RESOLVED, that the Annual PHA Plan for FY 2013 for the Housing Authority of the City of West Point, Georgia is hereby adopted on this the 21st day of March, 2013.

**Capital Fund Program—Five-Year Action Plan**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011

<b>Part I: Summary</b>					
PHA Name/Number Housing Authority of The City of West Point, Georgia GA065000001	Locality (West Point/Troup County/Georgia)			<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
	Work Statement for Year 1 FFY: 2013	Work Statement for Year 2 FFY: 2014	Work Statement for Year 3 FFY: 2015		
A. Development Number and Name	Work Statement for Year 1 FFY: 2013	Work Statement for Year 2 FFY: 2014	Work Statement for Year 3 FFY: 2015	Work Statement for Year 4 FFY: 2016	Work Statement for Year 5 FFY: 2017
B. Physical Improvements Subtotal (1450/1460)	Annual Statement	\$463,973	\$397,700	\$470,200	\$439,200
C. Management Improvements			\$2,000		
D. PHA-Wide Non-dwelling Structures and Equipment					
E. Administration 1410		\$30,217	\$30,217	\$30,217	\$30,217
F. Other Cost & Fees 1430		\$30,000	\$30,000	\$30,000	\$30,000
G. Operations 1406					
H. Demolition					
I. Development					
J. Capital Fund Financing – Debt Service					
K. Total CFP Funds		\$524,190	\$459,917	\$530,417	\$499,417
L. Total Non-CFP Funds					
M. Grand Total		\$524,190	\$459,917	\$530,417	\$499,417

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2012	Work Statement for Year: 2 FFY : 2014			Work Statement for Year: 3 FFY : 2015		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	GA065000003 AMP Wide (1450) Retaining walls, steps, sidewalks, water drainage control, sod installation	N/A	\$130,000	GA065000001 AMP Wide (1450) Retaining walls, dumpster enclosures, steps, sidewalks, water drainage control, sod installation		\$106,015
Statement	GA065000003 OJ Cook (1460) Roof replacement	22 buildings	\$224,773	GA065000003 OJ Cook (1460) Roof replacement	16 buildings	\$127,485
	GA065000001 Pine Ridge (1460) Electrical meter replacement	35 units	\$4,200	GA065000001 Pine ridge (1460) Exterior door replacement	12 units	\$30,000
	GA065000004 OJ Cook (1460) Up-grade electrical meter panel and main breaker.	20 units	\$30,000	GA065000002 Grant 1460 Replace vinyl sliding	3 buildings	\$105,000
	GA065000004 OJ Cook (1450) security fencing.	Security Fencing- 600 Ft.	\$75,000	GA065000004 OJ Cook(1450) Security fencing	300 Ft.	\$25,000
				GA065000001 Pine Ridge (1460) Electrical meter replacement	35 units	\$4,200
		Subtotal of Estimated Cost	\$463,973		Subtotal of Estimated Cost	\$397,700

**Part II: Supporting Pages – Physical Needs Work Statement(s)**

Work Statement for Year 1 FFY : 2012	Work Statement for Year : 4 FFY : 2016		Work Statement for Year: 5 FFY : 2017			
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	GA065000001 AMP Wide (1450) Retaining walls, dumpster enclosures, steps, sidewalks, water drainage control, sod installation		\$161,000	GA065000001 AMP Wide (1450) Retaining walls, dumpster enclosures, steps, sidewalks, water drainage control, sod installation		\$160,000
	GA065000003 OJ Cook (1460) Roof replacement	13 buildings	\$100,000	GA065000003 OJ Cook (1460) Roof replacement	10 buildings	\$100,000
	GA065000004 OJ Cook (1460) Renovation for 504 compliance.	2 - 2Bedroom units	\$200,000	GA065000004 OJ Cook (1460) Renovation for 504 compliance.	1 - 2Bedroom units	\$100,000
	GA065000001 Pine Ridge (1460) Electrical meter replacement	35 units	\$4,200	GA065000001 Pine Ridge (1460) Electrical meter replacement	35 units	\$4,200
	GA065000003/4 Site Wide Floor tile abatement	5 units	5,000	GA065000003 OJ Cook (1450) natural gas system up-grade	300 Ft.	25,000
	Subtotal of Estimated Cost		\$470,200	Subtotal of Estimated Cost		\$439,200





Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

Part I: Summary		Grant Type and Number		FFY of Grant: 2013	
PHA Name: Housing Authority of the City of West Point, Georgia		Capital Fund Program Grant No: GA06P06550113		FFY of Grant Approval: 2013	
Date of CFPP:		Replacement Housing Factor Grant No:			
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no: )	
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Final Performance and Evaluation Report	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		Date of CFPP:			
Line	Summary by Development Account	Total Estimated Cost	Obligated	Total Actual Cost <sup>1</sup>	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements	1,179			
4	1410 Administration (may not exceed 10% of line 21)	26,908			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	30,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	137,000			
10	1460 Dwelling Structures	74,000			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>		FFY of Grant: 2013	
PHA Name: Housing Authority of The City of West Point, Georgia		FFY of Grant Approval: 2013	
Grant Type and Number: Capital Fund Program Grant No: GA06P06550113 Replacement Housing Factor Grant No: Date of CFFP:			
Type of Grant			
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Revised Annual Statement (revision no: )	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost <sup>1</sup>
		Original	Revised <sup>2</sup>
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	269,087	
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
<b>Signature of Executive Director</b>		<b>Signature of Public Housing Director</b>	
<b>Date</b>		<b>Date</b>	

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFF Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Part II: Supporting Pages		Federal FFY of Grant: 2013						
PHA Name: Housing Authority of The City of West Point, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P06550113 CFPP (Yes/No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
	Operations	1406		0				
	Management Improvements	1408		\$1,179				
	Personnel training							
	Administration Fee	1410		26,908				
	Fees & Cost	1430						
GA065000003 OJ Cook	Architect Fees Engineering Cost Surveyor Cost	1430		30,000				
GA065000001 Pine Ridge	Construct off-street parking.	1450	20 spaces	\$137,000				
GA065000001 OJ Cook	Shingle roof replacement	1460	15 buildings	\$70,000				
PHA Wide	Floor tile abatement	1460	4 units	\$4,000				
	TOTAL			\$269,087				

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.



Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant: 2012	
PHA Name: Housing Authority of The City of West Point, Georgia		Capital Fund Program Grant No: GA06P06550112		FFY of Grant Approval:	
Date of CFFP:		Replacement Housing Factor Grant No:			
Type of Grant	Original	Revised <sup>2</sup>	Obligated	Total Actual Cost <sup>1</sup>	
<input type="checkbox"/> Original Annual Statement					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:					
<input checked="" type="checkbox"/> Reserve for Disasters/Emergencies					
<input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost			
1	Total non-CFF Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements	\$2,000	0		
4	1410 Administration (may not exceed 10% of line 21)	26,908	26,908	26,908	26,908
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition	\$20,000	\$30,000	616	616
9	1450 Site Improvement	0	\$212,179		
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	\$216,179	0		
13	1475 Non-dwelling Equipment	\$4,000	0		
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFF Grants for operations.

<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>		FFY of Grant: 2012	
<b>PHA Name:</b> Housing Authority of The City of West Point, Georgia	<b>Grant Type and Number</b> Capital Fund Program Grant No: GA06P06550112 Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant Approval:</b>	
<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1 )	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:	<input type="checkbox"/> Final Performance and Evaluation Report		
<b>Line</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>	<b>Total Actual Cost<sup>1</sup></b>
		<b>Original</b>	<b>Obligated</b>
		<b>Revised<sup>2</sup></b>	<b>Expended</b>
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	269,087	27,524
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures	\$20,000	0
<b>Signature of Executive Director</b>		<b>Signature of Public Housing Director</b>	
<b>Date</b>		<b>Date</b>	

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

Part II: Supporting Pages		Federal FFY of Grant: 2012					
PHA Name: Housing Authority of The City of West Point, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P06550112 CFFP (Yes/No): Replacement Housing Factor Grant No:					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>
	Management Improvements	1408		\$2,000	0		
	Personnel training						
	Administration Fee	1410		\$26,908	\$26,908	\$26,908	\$26,908
	Fees & Cost	1430					
GA065000003 OJ Cook	Architect Fees Engineering Cost Surveyor Cost, soils testing.	1430		\$17,000	30,000	616	616
GA065000003 OJ Cook	Clerk of Works	1430		\$3,000	0		
	TOTAL	1430		\$20,000	\$30,000		
GA065000001 Pine Ridge	Construct 25 off-street parking spaces with curb and gutter.	1450		0	\$212,179		
GA065000001 Site Office	Non Dwelling Structures New roof site office, major interior renovations to include new AC units, ceiling interior replacement, new lighting, reconfiguring waiting room, new floor tile, painting, kitchen upgrades enclose back porch reroof building.	1470	1 building	\$216,179	0		
	Non Dwelling equipment	1475					
GA065000001	Office Furniture			\$4,000	0		
	TOTAL			\$269,087	\$269,087	27,524	27,524

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

