



March Monthly Reports
April 2015

AGENDA WORK SESSION

THURSDAY, APRIL 9TH
WORK SESSION
@ 8:15 AM

PUBLIC HEARING:

- Amendment to Zoning Ordinance
- Annexation Request, West Point Sewage Treatment Plant
- Annexation Request, Georgia Welcome Center

MEETING CALLED TO ORDER

AGENDA REVIEWED IN ITS ENTIRELY BEFORE DISCUSSION

PUBLIC COMMENT ON AGENDA ITEMS (FORM REQUIRED)

NEW BUSINESS

- Keep Troup Beautiful Proclamation (Council Meeting)
- Valley Haven Proclamation (Council Meeting)
- Malt Beverage, Wine, & Liquor License Application for Youngs Garden
- Malt Beverage, Wine, & Liquor License Application for West Point Grocers
- Electric Cities of Georgia Resolution
- Electric Cities of Georgia Agreement
- Amendment to Zoning Ordinance
- Annexation & Rezoning Request, West Point Sewage Treatment Plant
- Annexation Request, Georgia Welcome Center
- Cemetery Ordinance Amendment
- Street Name Change
- Library Contracts
- Board and Committee Appointments
- Downtown River Park
- MEAG Power Resolution

CONSIDER ITEMS FOR BUSINESS MEETING (Create Business Meeting Agenda)

MAYOR & COUNCIL COMMENTS

ADJOURNED

Next Meeting:
Council Meeting - Monday, April 13th @ 6:00 PM

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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 9, 2015 at 6:00 P.M. with Mayor A. Drew Ferguson IV presiding.

Members Present:

Councilmember Gerald W. Ledbetter
Councilmember Gloria R. Marshall
Councilmember Sandra Thornton
Councilmember Benjamin F. Wilcox
Councilmember Steven M. Tramell

Members Absent:

Councilmember Joseph R. Downs III

Mayor Ferguson called Councilmember Gerald W. Ledbetter for opening prayer.

Chief Tony Bailey led the Pledge of allegiance.

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 9, 2015 regular meeting. Councilmember Gloria R. Marshall made said motion and was seconded by Councilmember Benjamin F. Wilcox; the minutes were **approved unanimously without change**. Mayor Ferguson asked for a motion to approve the minutes from the March 5, 2015 Executive Session. Councilmember Gerald W. Ledbetter made said motion and seconded by Councilmember Steven M. Tramell; **carried unanimously**.

FINANCIAL REPORT

Councilmember Gloria R. Marshall presented the February financial report with the March cash position and forecast and made a motion to accept the report; motion seconded by Councilmember Gerald W. Ledbetter and **passed unanimously**.

AGENDA

Mayor Ferguson reviewed the listed agenda and added an Ante Litem Notice from Kanner & Pinaluga, P.A. Accident Attorneys representing Lashantrice Davidson. Mayor Ferguson asked for a motion to approve the agenda. Councilmember Benjamin F. Wilcox

made said motion and seconded by Councilmember Sandra Thornton; **carried unanimously.**

RESOLUTION 2013 HOUSING REHABILITATION PROGRAM LEAD INSPECTOR/RISK ASSOR

Councilmember Steven M. Tramell made a motion to adopt a resolution to approve Home Diagnostic Solutions, LLC as contractor for the Housing Rehabilitation Program. Councilmember Sandra Thornton seconded the motion; **carried unanimously.**

RESOLUTION 2013 HOUSING REHABILITATION PROGRAM ENERGY AUDIT SERVICE PROVIDER

Councilmember Sandra Thornton made a motion to adopt a resolution to approve Geotechnical and Environmental Consultants, Inc. as contractor for the lead risk assessment services. Councilmember Gloria R. Marshall seconded the motion; **carried unanimously.**

MALT BEVERAGE, & WINE, APPLICATION PRIME TIME RESTAURANT AT 724 3RD AVENUE.

Councilmember Benjamin F. Wilcox made a motion to approve an off premise malt beverage and wine license application for Prime Time Restaurant at 724 3rd Avenue. The motion was seconded by Councilmember Steven M. Tramell; **carried unanimously.**

DIVERSE POWER TOWER SITE AGREEMENT

Councilmember Gerald W. Ledbetter made a motion to approve a lease agreement between the City of West Point and Diverse Power Incorporated for the lease of City property for the purpose of locating a communication tower, antennas and related facilities and give the mayor the authority to sign the agreement once a final draft is received. The motion was seconded by Councilmember Steven M. Tramell; **carried unanimously.**

CHARTER POLE ATTACHMENT AGREEMENT

Councilmember Steven M. Tramell made a motion to approve a pole attachment agreement between the City of West Point and Marcus Cable Associates LLC d/b/a Charter Communications for the purpose of regulating the use of city utility poles and give the mayor the authority to finalize the property purchase and sign all documents related to the purchase of the property. The motion was seconded by Councilmember Gloria R. Marshall; **carried unanimously.**

PROCLAMATION BOB HICKS & HPC PLAQUE

Mayor Ferguson read a proclamation recognizing Mr. Robert Hicks for his devoted service to the City of West Point and surrounding communities. Mr. Hicks served as the Vice Chairman of the Historic Preservation Committee. Mayor Ferguson presented the

proclamation to his wife Cassandra Hicks. Mrs. Hicks stated Bob Hicks loved working with the Historic Preservation Committee and he loved the people. Larry Duncan presented Mrs. Hicks with a plaque from the Historic Preservation Committee for Mr. Robert Hicks many years of service.

ANTE LITEM NOTICE Lashantrice Davidson v City of West Point

City Attorney Jeffrey Todd stated his recommendation to the Mayor and Council is to deny the Ante Litem Notice from Lashantrice Davidson. Mayor Ferguson asked for a motion to deny the Ante Litem Notice from Kanner & Pinaluga, P.A. Accident Attorneys representing Lashantrice Davidson. Councilmember Gerald W. Ledbetter made said motion and seconded by Councilmember Steven M. Tramell motion **carried unanimously**.

OTHER

Councilmember Sandra Thornton extended condolences to the Dozier and Marshall family for the death of Councilmember Gloria Marshall sister who passed last week. Councilmember Sandra Thornton thanked everyone for making the Black History Program a success. She also reminded everyone of the Hospital Fashion Show that is taking place tomorrow at the Depot.

- **Executive Session**

Mayor Ferguson asked for a motion to inter into executive session to discuss the purchase of land and property. Councilmember Gerald W. Ledbetter made said motion and seconded by Councilmember Steven M. Tramell motion **carried unanimously**.

OTHER

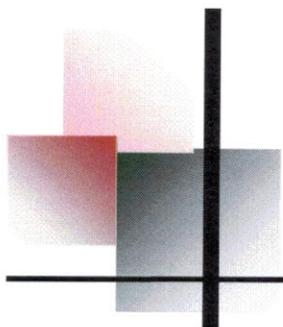
Mayor Ferguson called the meeting back into session. Mayor Ferguson asked for a motion to authorize the City Manager to sign a contract to purchase the property located at 206 W. 9th Street upon reaching an agreement about the parking surrounding the building. The purpose of the property will be for the use of a police station. Councilmember Gerald W. Ledbetter made said motion; seconded by Councilmember Gloria R. Marshall **carried unanimously**.

ADJOURN

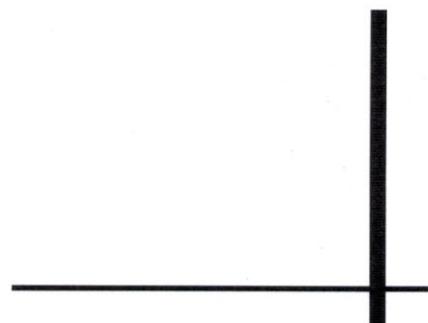
There being no further business, the meeting was adjourned.

Richard McCoy
City Clerk

A. Drew Ferguson IV
Mayor



FINANCIAL REPORT



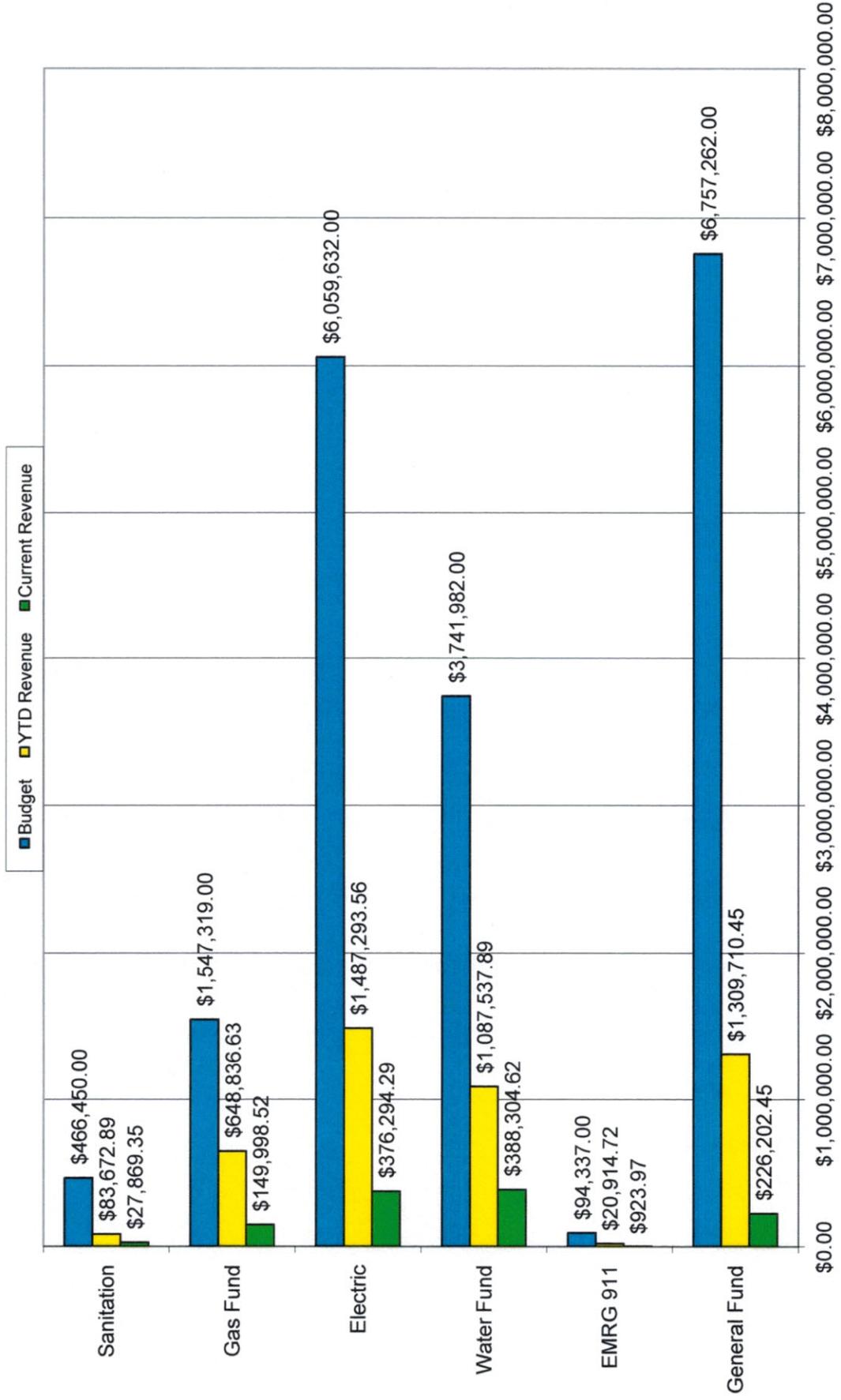


City of West Point Financial Report March, 2015

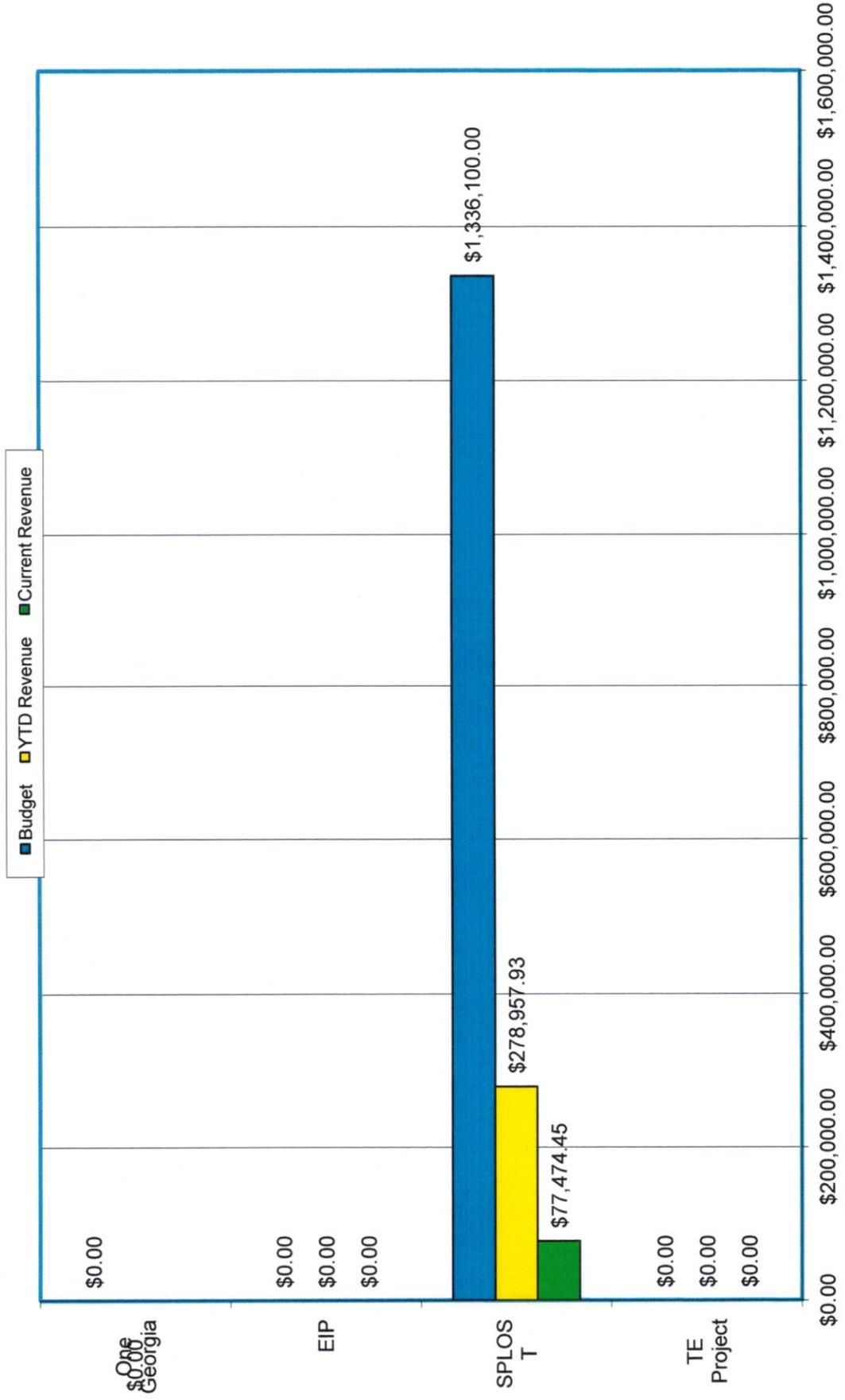
REVENUES

Current Revenue	General Fund	EMRG 911	Water Fund
YTD Revenue	\$226,202.45	\$923.97	\$388,304.62
Budget	\$1,309,710.45	\$20,914.72	\$1,087,537.89
Percentage Budget	\$6,757,262.00	\$94,337.00	\$3,741,982.00
	19.38%	22.17%	29.06%
Current Revenue	Electric Fund	Gas Fund	Sanitation
YTD Revenue	\$376,294.29	\$149,998.52	\$27,869.35
Budget	\$1,487,293.56	\$648,836.63	\$83,672.89
Percentage Budget	\$6,059,632.00	\$1,547,319.00	\$466,450.00
	24.54%	41.93%	17.94%
Current Revenue	One Georgia	EIP	SPLOST
YTD Revenue	\$0.00	\$0.00	\$77,474.45
Budget	\$0.00	\$0.00	\$278,957.93
Percentage Budget	#DIV/0!	#DIV/0!	\$1,336,100.00
			20.88%
Total All Departments			Total All Departments
Current Revenues	\$1,247,067.65	Total YTD Revenue	\$4,916,924.07
Current Expense	\$1,468,281.88	Total YTD Expenses	\$4,363,292.60
over/under	(\$221,214.23)	over/under	\$553,631.47
YTD Revenue	\$4,916,924.07	YTD Revenue	\$4,916,924.07
Budget	\$20,003,082.00	Budget	\$20,003,082.00
Percentage	24.58%	Percentage	24.58%

Budget Revenue Comparison March, 2015



Budget Revenue Comparison March, 2015



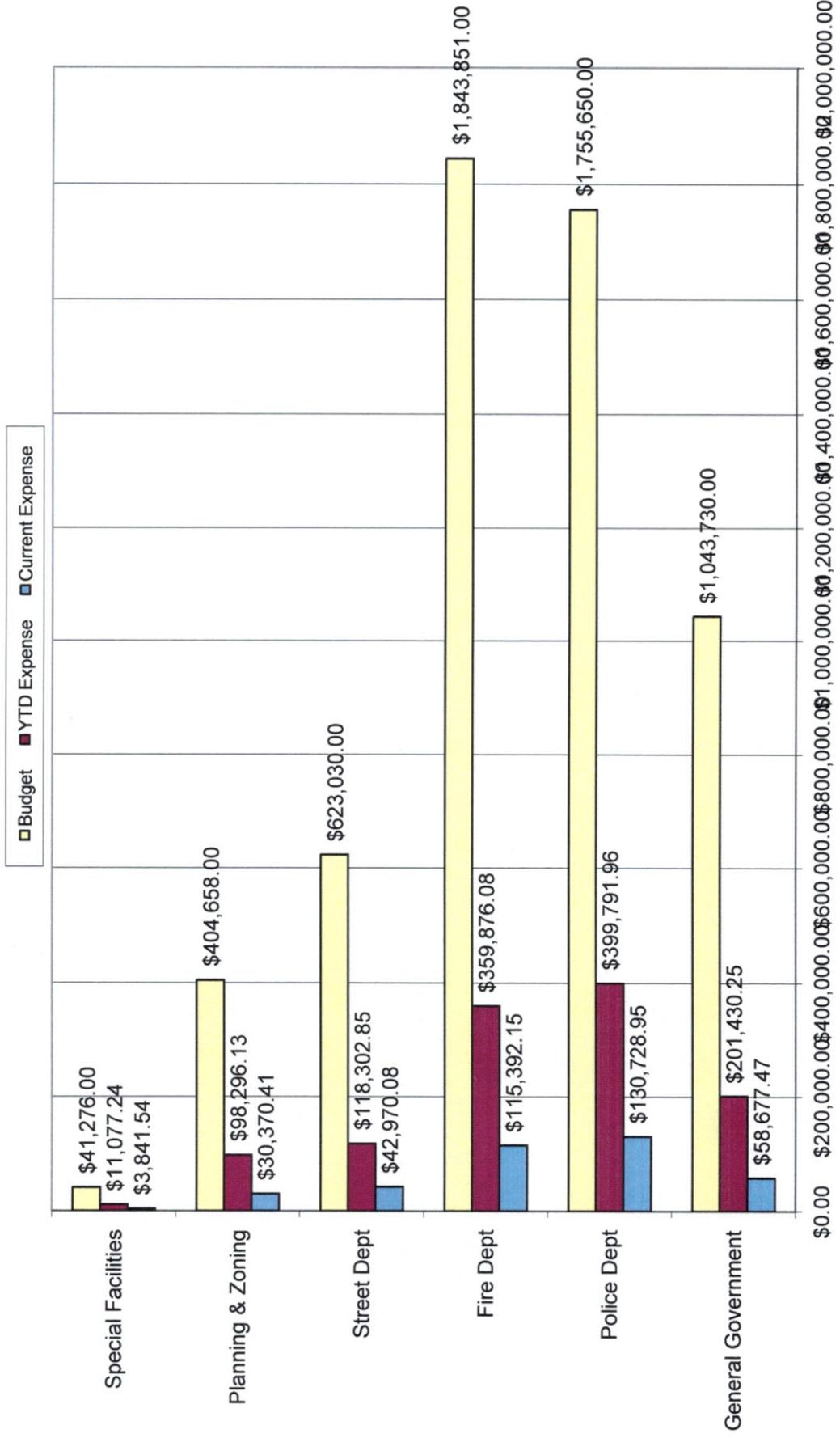


City of West Point Financial Report March, 2015

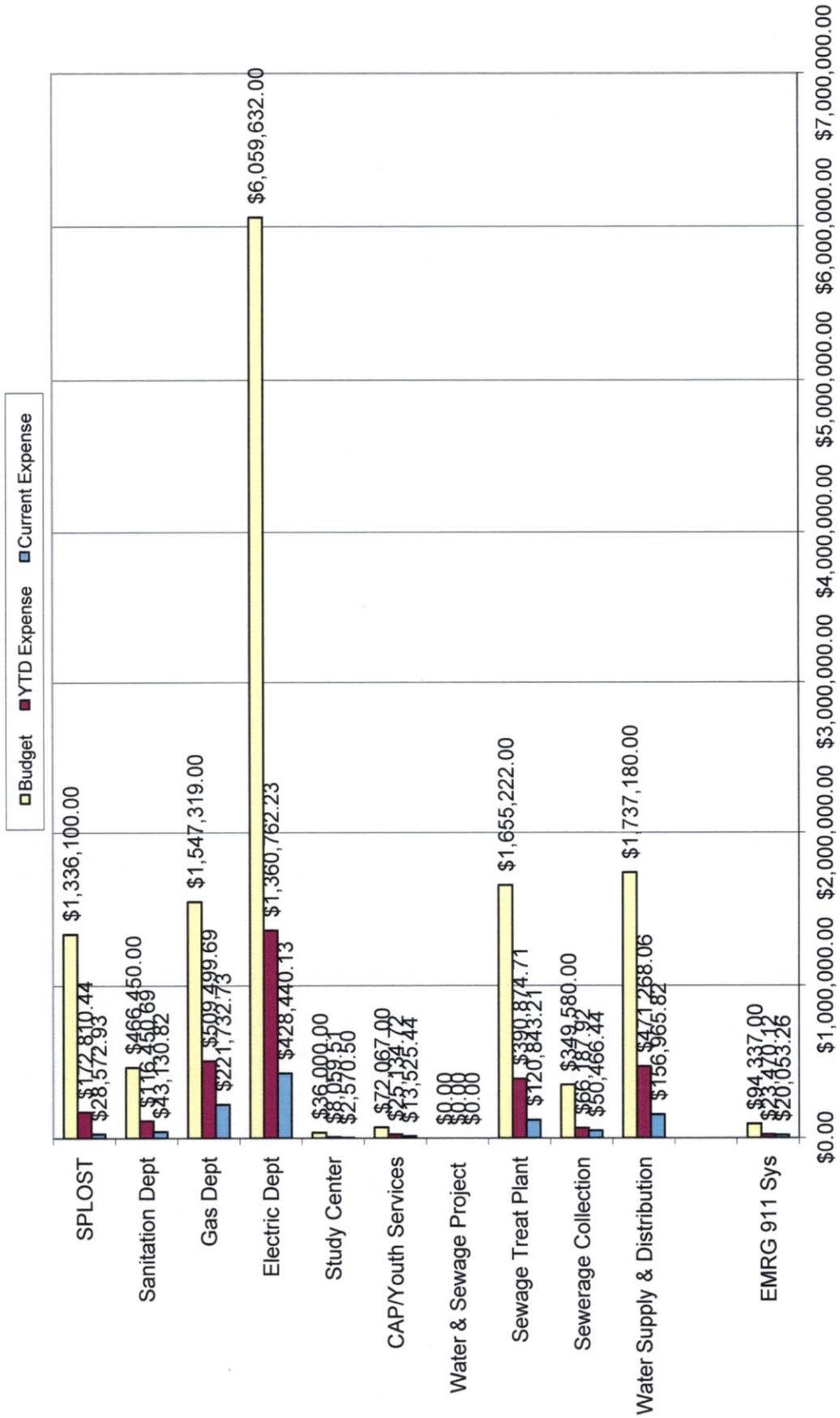
EXPENSES

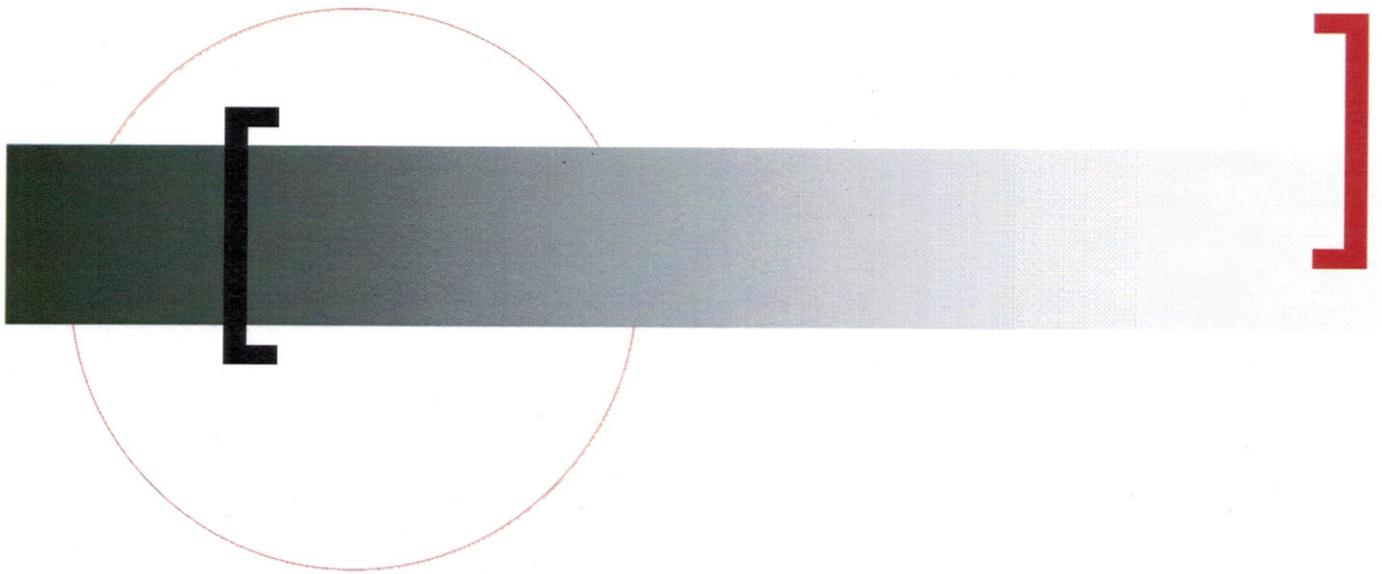
General Government	Police Dept	Fire Dept	Street Dept
Current Expense \$58,677.47	\$130,728.95	\$115,392.15	\$42,970.08
YTD Expense \$201,430.25	\$399,791.96	\$359,876.08	\$118,302.85
Budget \$1,043,730.00	\$1,755,650.00	\$1,843,851.00	\$623,030.00
Percentage Budget 19.30%	22.77%	19.52%	18.99%
Planning & Zoning	Special Facilities	EMRG 911 SYS	Water Dept
Current Expense \$30,370.41	\$3,841.54	\$20,053.26	\$156,965.82
YTD Expense \$98,296.13	\$11,077.24	\$23,470.12	\$471,268.06
Budget \$404,658.00	\$41,276.00	\$94,337.00	\$1,737,180.00
Percentage Budget 24.29%	26.84%	24.88%	27.13%
Sewer/ Water	Electric Dept	Gas Dept	Sanitation Dep
Current Expense \$171,309.65	\$428,440.13	\$221,732.73	\$43,130.82
YTD Expense \$457,062.63	\$1,360,762.23	\$509,499.69	\$116,450.69
Budget \$2,004,802.00	\$6,059,632.00	\$1,547,319.00	\$466,450.00
Percentage Budget 22.80%	22.46%	32.93%	24.97%
SPLOST	Study Center	CAP/Youth Services	Economic Dev
Current Expense \$28,572.93	\$2,570.50	\$13,525.44	\$0.00
YTD Expense \$172,810.44	\$8,059.51	\$25,134.72	\$30,000.00
Budget \$1,336,100.00	\$36,000.00	\$72,067.00	\$937,000.00
Percentage Budget 12.93%	22.39%	34.88%	3.20%
All Funds	Total All Departments	Total YTD Expenses	Total YTD Revenue
\$1,247,067.65	\$4,916,924.07	\$4,363,292.60	\$4,916,924.07
\$1,468,281.88	\$4,363,292.60	over/under	over/under
(\$221,214.23)	\$553,631.47		
		Budget	\$4,363,292.60
		Percentage	\$20,003,082.00
			21.81%

Budget Expense Comparison March, 2015



Budget Expense Comparison March, 2015





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 2015

FIRE RESPONSES

Structure / Residential	2
Structure / Business	1
Vehicle	1
Ground Cover, Trash	1
Hazardous Materials	2
Rescue, M.V.A.	4
False Alarms	1
Mutual Aid Responses	0
Other Responses	0
Total Fire Responses	12

EMERGENCY MEDICAL SERVICE RESPONSES

FACILITY	TRIPS
East AL Medical-Lanier	22
West Ga. Medical	20
East AL Medical-Opelika	1
Columbus Medical Center	0
Landing Zone	2
Non-Transport	16
Total E.M.S. Responses	61

Community Development Dept

March 1 – 31, 2015

Permits Issued – **12**
 Elec. Water, Gas 7
 Building 5

Inspections - **32**
 Industrial 6
 New Commercial 0
 Remodel Comm. 4
 New Residential 8
 Remodel Res. 12
 Soil& Erosion 2

Certificate of Occupancy- **6**

Code Enforcement - **42**

Burn Removal	2	Grass & Weeds	4
Illegal Dumping	1	Signs	3
No Utilities	2	Vehicles	10
Property Maint.	0	Other	18
Warnings/Citations	4		

Animal Control- **47**

Meet in Person	13		
Deliver/Set Traps	20	Transports to Animal Shelter-	Dogs- 2 Cats- 3
Other	9		

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

Public Notices- **0**

Structures Demolished- **0**

Statistical Counts Report

For records with dates between 3/1/2015 and 3/31/2015

Incident Reports Created	<u>ALL</u> 102	<u>INCIDENTS</u> 78	<u>MISC.</u> 16	<u>FAMILY VIOL.</u> 8
Incident Reports Cleared	<u>ALL</u> 63	<u>BY ARREST</u> 21	<u>UNFOUNDED</u> 40	<u>EXCEPTIONALLY</u> 2
Property Involved			<u>STOLEN</u> \$20,186	<u>RECOVERED</u> \$10,350
Incident Type Level			<u>FELONY</u> 20	<u>MISDEMEANOR</u> 65
Investigative Files Opened				15
Investigative Files Assigned				17
Investigative Files Cleared				4
Drug Related Investigative Files Opened				3
Drug Related Investigative Files Cleared				0
Arrests / Booking Records				30
Citations Issued				168
Warnings Issued				35
Ordinance Violations				1
<u>Court Services</u>			<u>RECEIVED</u>	<u>SERVED</u>
Civil Papers			0	0
Subpoenas			0	0
Warrants			27	33
Accident Reports		<u>ALL</u> 36	<u>CRASH</u> 22	<u>PRIV PROP</u> 14

City of West Point, Georgia
9-1-1 Call Volume by Day - March 2015

	Daily Call Total	Call Category		Call Origin		Abandoned*
		Emergency	Non-Emergency	Incoming	Outgoing	
1	13	12	1	12	1	0
2	10	8	2	8	2	2
3	10	9	1	9	1	1
4	10	7	3	8	2	0
5	10	10	0	10	0	0
6	12	11	1	11	1	1
7	9	9	0	9	0	0
8	22	17	5	17	5	5
9	21	15	6	15	6	5
10	6	6	0	6	0	0
11	14	12	2	12	2	2
12	12	10	2	10	2	2
13	7	7	0	7	0	0
14	18	13	5	14	4	4
15	11	11	0	11	0	0
16	18	17	1	18	0	0
17	16	11	5	11	5	4
18	11	9	2	9	2	1
19	16	13	3	14	2	2
20	20	19	1	19	1	1
21	15	13	2	13	2	2
22	11	10	1	10	1	1
23	6	5	1	5	1	1
24	26	23	3	23	3	3
25	11	10	1	10	1	1
26	16	15	1	15	1	1
27	14	12	2	12	2	1
28	15	14	1	14	1	1
29	11	11	0	11	0	0
30	21	18	3	18	3	2
31	17	14	3	14	3	3
		371	58	375	54	46
Total	429	429		429		46

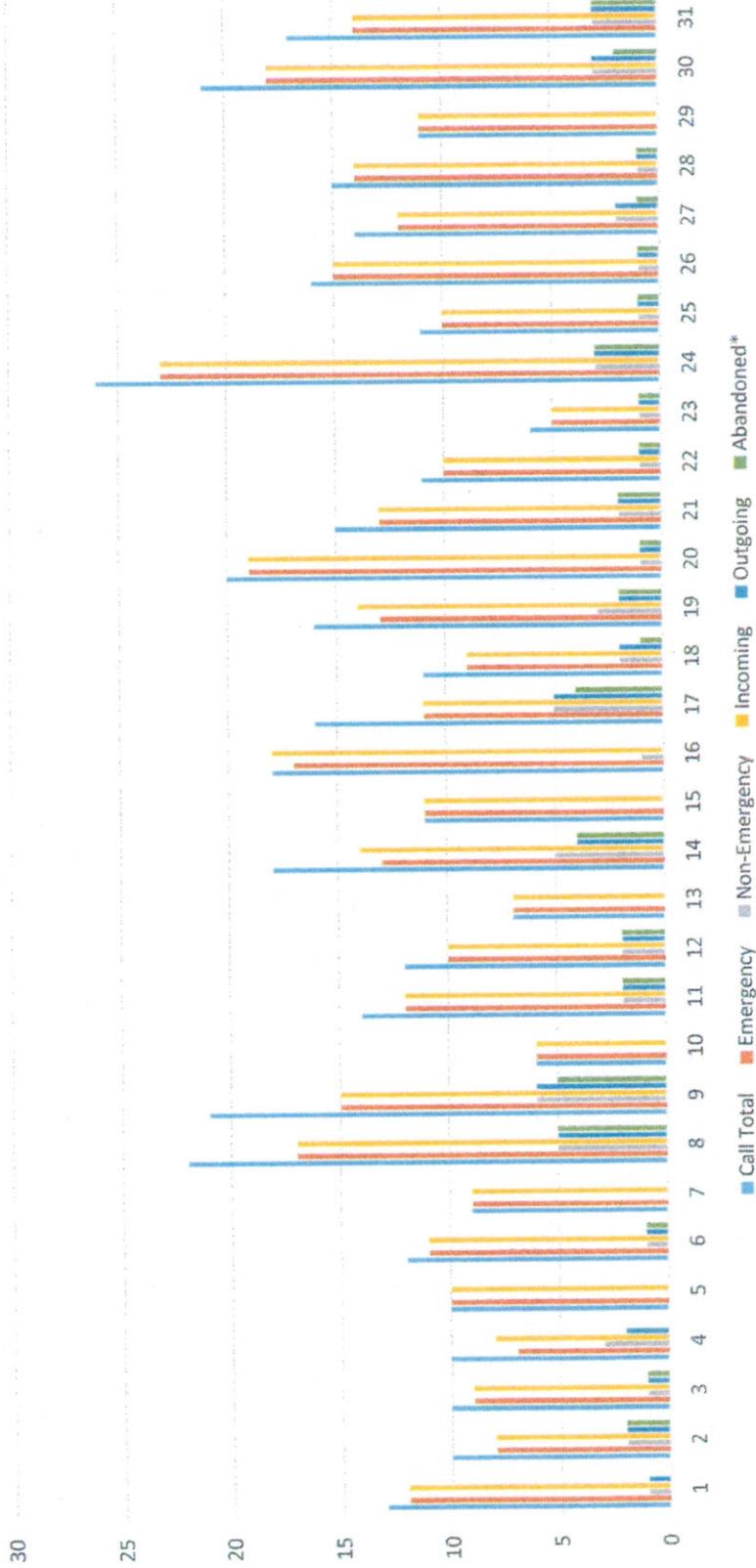
*The Abandoned Call Count total is also included in the Incoming Call Origin Count.

City of West Point, Georgia
9-1-1 Call Volume by Day - March 2015

	Daily Call Total	Call Category		Call Origin		Abandoned*
		Emergency	Non-Emergency	Incoming	Outgoing	
1	13	12	1	12	1	0
2	10	8	2	8	2	2
3	10	9	1	9	1	1
4	10	7	3	8	2	0
5	10	10	0	10	0	0
6	12	11	1	11	1	1
7	9	9	0	9	0	0
8	22	17	5	17	5	5
9	21	15	6	15	6	5
10	6	6	0	6	0	0
11	14	12	2	12	2	2
12	12	10	2	10	2	2
13	7	7	0	7	0	0
14	18	13	5	14	4	4
15	11	11	0	11	0	0
16	18	17	1	18	0	0
17	16	11	5	11	5	4
18	11	9	2	9	2	1
19	16	13	3	14	2	2
20	20	19	1	19	1	1
21	15	13	2	13	2	2
22	11	10	1	10	1	1
23	6	5	1	5	1	1
24	26	23	3	23	3	3
25	11	10	1	10	1	1
26	16	15	1	15	1	1
27	14	12	2	12	2	1
28	15	14	1	14	1	1
29	11	11	0	11	0	0
30	21	18	3	18	3	2
31	17	14	3	14	3	3
		371	58	375	54	46
Total	429	429		429		46

*The Abandoned Call Count total is also included in the Incoming Call Origin Count.

City of West Point, GA
 March 2015



Public Works Department Activity Report

March 2015

Lots of RAIN

Preventive maintenance on storm water collection system

Patch with 3 tons

Grind @ land field

Haul Sludge for the W.P.C.P.

Trim limbs on the R-O-W

Service and repair Equip.

Clean up in town area

Clean recycle area on Stateline Road

Work at 1506 Bld. HWY. 29

Help at new Play Ground

Straighten Signs

Fertilizer and Lime on Park Way and Blvd.

Paint on K I A Parkway and Blv.

Clean up after Railroad

March 2015 Utility Department Reports

Gas Department/Utility Protection

For the month of March, 2015

Task Desc	Gas Crew & Utility Protection	Department Total
LOCATE UNDERGROUND UTILITIES	43	43
INVESTIGATE A REPORTED GAS LEAK	2	2
RETAKE UG LOCATES	3	3
REPORT OF GAS LEAK	2	2
INSTALL, RENEW, RELOCATE, REINSTATE, ABANDON SERVICE	1	1
INSTALL, CHANGE METER	2	2
WITNESS PRESSURE TEST	1	1
MISCELLANEOUS-GAS	1	1
GRAND TOTAL	55	55

Power & Lights

For the month of March, 2015

Task Desc	Electric Crew	Department Total
CHANGE METER	7	7
CHANGE SERVICE	3	3
TEMPORARY POWER	2	2
REPAIR STREET LIGHT	2	2
REPAIR SECURITY LIGHT	1	1
INSTALL SECURITY LIGHT	1	1
POWER OUTAGE	5	5
REPAIR SERVICE LINE	3	3
INSTALL NEW ELECTRIC SERVICE	1	1
GRAND TOTAL	25	25

Sewer Department

For the month of March, 2015

Task Desc	Sewer Crew	Department Total
INVESTIGATE CUSTOMER COMPLAINT	1	1
SEWER BACK UP	1	1
GRAND TOTAL	2	2

March 2015 Utility Department Reports

Water Distribution

For the month of March, 2015

Task Desc	Water Distribution Crew	Department Total
MISCELLANEOUS-WATER	6	7
CHANGE SERVICE	1	1
CHANGE WATER METER LID	1	1
RELOCATE WATER METER	1	1
GRAND TOTAL	9	10

Water Treatment Plant

March, 2015

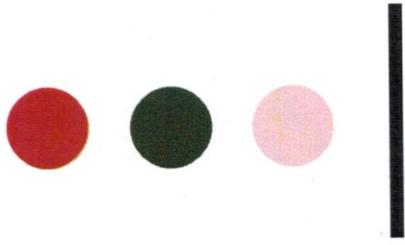
33,199,000 Gallons Withdrawn From River (Average 1,070,935 GPD)

31,865,000 Gallons Pumped to System (Average 1,027,903 GPD)

Wastewater Treatment Plant

March, 2015

42,300,000 Gallons Discharged to River (Average 1,364,516 GPD)



NEW BUSINESS

**City of West Point
P.O. Box 487
West Point, GA 31833
(706) 645-2226**

March 11, 2015

Classified Ads Section
Valley Times-News
Lanett, AL

Dear Sir or Madam:

Please run the following small box ad Thursday, April 2nd, and again on Thursday, April 9th. Send affidavit to the City of West Point, P.O. Box 487, West Point, GA 31833.

LEGAL NOTICE

This is to notify the public that PaeChong Kwak,(Owner) is applying to the City of West Point for on-premises consumption malt beverage, wine, and liquor licenses for Doorione LLC, dba Youngs Garden Restaurant at 305 E 10th Street. Said application will be heard at the next meeting of the Mayor and Council on Monday, April 13, 2015 at 6:00 p.m. in the Council's Chamber located at 730 1st Ave. West Point, GA.

Bill to:

City of West Point, ATTN: Richard McCoy
P.O. Box 487
West Point, GA 31833

Thanks,

Richard McCoy, City Clerk

City of West Point
P.O. Box 487
West Point, GA 31833
(706) 645-2226

March 11, 2015

SUMMARY REVIEW
ON-PREMISES CONSUMPTION
MALT BEVERAGE, WINE, & LIQUOR LICENSE APPLICATIONS

APPLICANT: **PaeChong Kwak, Doorione LLC dba Youngs Garden**
ADDRESS: 2871 Willowstone Drive Duluth, GA 30096
LOCATION: 305 E 10th Street, West Point, GA 31833

Application Review

1. City Applications complete.
2. Financial Statement complete.
3. Sworn statement of qualifications submitted.
4. Malt Beverage, & Wine Applications submitted, complete.
5. Notarized consent for criminal history check submitted.
No criminal history on applicant.
6. Fire, building inspection satisfactory.
7. Advertisement published in Valley Times-News twice prior to meeting.
9. Copy of state malt beverage & wine applications submitted.

Remarks: Ms. Kwak is the owner of the restaurant. All application forms have been submitted and completed.

Richard McCoy
City Clerk

**City of West Point
P.O. Box 487
West Point, GA 31833
(706) 645-2226**

March 11, 2015

Classified Ads Section
Valley Times-News
Lanett, AL

Dear Sir or Madam:

Please run the following small box ad Thursday, April 2nd, and again on Thursday, April 9th . Send affidavit to the City of West Point, P.O. Box 487, West Point, GA 31833.

LEGAL NOTICE

This is to notify the public that Kanubhai P. Rabri,(Owner) is applying to the City of West Point for off-premises consumption malt beverage and wine licenses for IsaAlayna Inc. dba West Point Grocers at 900 E 10th Street. Said application will be heard at the next meeting of the Mayor and Council on Monday, April 13, 2015 at 6:00 p.m. in the Council's Chamber located at 730 1st Ave. West Point, GA.

Bill to:

City of West Point, ATTN: Richard McCoy
P.O. Box 487
West Point, GA 31833

Thanks,

Richard McCoy, City Clerk

City of West Point
P.O. Box 487
West Point, GA 31833
(706) 645-2226

March 11, 2015

SUMMARY REVIEW
OFF-PREMISES CONSUMPTION
MALT BEVERAGE & WINE LICENSE APPLICATIONS

APPLICANT: **Kanubhai P. Rabri**

ADDRESS: 1870 GA Highway 18 #215, West Point, GA 31833

LOCATION: 900 E 10th Street, IsaAlayna Inc. dba **West Point Grocers**

Application Review

1. City Applications complete.
2. Financial Statement complete.
3. Sworn statement of qualifications submitted.
4. Malt Beverage & Wine Applications submitted, complete.
5. Notarized consent for criminal history check submitted.
No criminal history on applicant.
6. Fire, building inspection satisfactory.
7. Advertisement published in Valley Times-News twice prior to meeting.
9. Copy of state malt beverage & wine applications submitted.

Remarks: Mr. Kanubhai P. Rabri currently owns the business and is requesting all licenses be converted into his name. All application forms have been submitted.

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Richard McCoy
City Clerk

A RESOLUTION OF _____

APPROVING AMENDMENT NO. 1 TO THE INTERGOVERNMENTAL PARTICIPANT
CONTRACT AMONG ALL PARTICIPANTS RESPECTING PARTICIPATION IN ELECTRIC
CITIES OF GEORGIA, INC.; AND FOR OTHER PURPOSES

WHEREAS, all 52 political subdivisions or other governmental bodies owning or operating electric distribution systems in the State of Georgia (the "Participants"), including _____ (the "Participant"), caused to be formed Electric Cities of Georgia, Inc. ("ECG"), as successor to GMA's Electric Section, on September 2, 1992, in order to facilitate increased joint action among the Participants; and

WHEREAS, ECG is a Georgia nonprofit corporation under the Georgia Nonprofit Code, an instrumentality of the Participants under Section 115 of the Internal Revenue Code, and operates on a nonprofit basis on behalf of each of the Participants, having no purpose other than to benefit the Participants directly or through economies of scale, and all of its Annual Costs and benefits are shared and allocated among the Participants; and

WHEREAS, the 52 Participants have entered into an Intergovernmental Participant Contract, dated as of February 1, 2013 (the "Contract"), setting forth the terms of certain services to be provided by ECG on each of their behalf (the "Services"); and

WHEREAS, the Participants desire that certain amendments be made to the Contract respecting Distribution Engineering (DE) and Analytical (AN) Services, and the Contract, pursuant to Section 403 thereof, may be amended with the written approval of 75% of the Participants that would be affected by such amendment ("Affected Participants") using the weighted vote methodology set forth in such section;

NOW, THEREFORE, be it resolved by the governing body of the Participant in a meeting duly assembled, and it is hereby resolved by authority thereof, as follows:

Section 1. The Participant hereby (1) approves each of the amendments provided for by that certain draft Amendment No. 1 to the Contract among the Participants in substantially the form attached hereto as Exhibit A (the "Amendment") and (2) approves and authorizes the execution and delivery of the Amendment. Such Amendment shall be executed by _____ (the "Authorized Official"), attested by the appropriate officer of the Participant, and shall have the Participant's seal affixed thereto, and shall be delivered to ECG on behalf of the other Participants. Execution of the Amendment as authorized herein shall be conclusive evidence of the Participant's approval thereof.

Section 2. The Participant hereby authorizes the Authorized Official and _____, or either of them, to take any further actions and execute and deliver any other documents necessary to carry out the purpose of this Resolution.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

RESOLVED this ___ day of _____, 2015.

[LEGAL NAME]

[SEAL]

Attest:

Its: _____

By: _____

Its: _____

CLERK/SECRETARY'S CERTIFICATE

I, the undersigned Clerk/Secretary of the _____ (the "Participant"), DO HEREBY CERTIFY that the foregoing pages constitute a true and correct copy of a Resolution adopted by the Participant at an open public meeting duly and lawfully assembled in accordance with Official Code of Georgia Annotated Section 50-14-1, at which a quorum was present and acting throughout. The original of the Resolution has been duly recorded in the minute book of the Participant, which is in my custody and control.

WITNESS MY HAND this ____ day of _____, 2015.

(SEAL)

[LEGAL NAME]

Its: Clerk/Secretary

**AMENDMENT NO. 1 TO
INTERGOVERNMENTAL
PARTICIPANT CONTRACT**

This Amendment No. 1 to Intergovernmental Participant Contract (the “Amendment”), dated as of [June 30], 2015 (the “Effective Date”), by and among each of the 52 political subdivisions of the State of Georgia or other governmental bodies formed under the laws of the State of Georgia (each a “Participant,” and collectively, the “Participants”), which are “Participants” of Electric Cities of Georgia, Inc. (“ECG”) pursuant to ECG’s Bylaws (capitalized terms used herein but not defined shall have the meaning set forth in that certain Intergovernmental Participant Contract (the “Contract”), dated as of February 1, 2013, among the Participants);

WHEREAS, the Participants desire that certain amendments be made to the Contract respecting Distribution Engineering (DE) and Analytical (AN) Services, including moving Energy Services (ES) as a deliverable from the AN Service to the DE Service and modifying the methodology by which the share of DE and AN Annual Costs are allocated among the DE and AN Participants, respectively; and

WHEREAS, the Contract, pursuant to Section 403 thereof, may be amended with the written approval of 75% of the Participants that would be affected by such amendment (“Affected Participants”) using the weighted vote methodology set forth in such section;

NOW, THEREFORE, for and in consideration of the mutual benefits to be derived by the DE and AN Participants, the DE and AN Participants do hereby agree as follows:

1. DE Allocator Amendment. Exhibit A-2 is amended by deleting all paragraphs of the Exhibit after the heading “Detailed Description of Methodology for Allocation” and inserting in lieu thereof the paragraphs set forth under such heading in Revised Exhibit A-2 attached hereto (such amendment, the “DE Allocator Amendment”).

2. AN Allocator Amendment. Exhibit A-4 is amended by deleting all paragraphs of the Exhibit beginning with, and including, the first occurrence of the word “Additionally” therein and inserting in lieu thereof the paragraphs set forth under, and including, the heading “Detailed Description of Methodology for Allocation” in Revised Exhibit A-4 attached hereto (such amendment, the “AN Allocator Amendment”).

3. ES AN Amendment. Exhibit A-4 is amended by deleting all references to Energy Services, making corresponding changes and deleting the following language in its entirety (such amendments, collectively, the “ES AN Amendment”):

“Activities designed to provide a broad range of technical services to support the needs and concerns of the retail customers, including key accounts, small commercial and residential customers, and AN Participant owned facilities. Examples of the deliverables include energy audits, infrared scanning and energy efficiency programs.”

4. ES DE Amendment. Exhibit A-2 is amended by adding references to ES as a DE Service deliverable provided for in such exhibit, making corresponding changes and adding the following language to the end of the first sentence thereof (such amendments, collectively, the “ES DE Amendment”):

“and activities designed to provide a broad range of technical services to support the needs and concerns of the retail customers, including key accounts, small commercial and residential customers, and DE Participant owned facilities. Examples of the deliverables include energy audits, infrared scanning and energy efficiency programs.”

5. Independence of Amendment Decisions. The Participants desire that the AN Allocator Amendment be voted on independently of other amendments provided for herein, but that neither the DE Allocator Amendment, the ES AN Amendment nor the ES DE Amendment shall take effect unless all three such amendments are approved and become effective.

6. Voting Procedures to Evidence Approval of Amendments. In order to properly administer the approval voting process provided for in Section 403 of the Contract, there shall be a signature page hereto for each AN and DE Participant and each such page shall list each such Participant’s applicable weighted vote as an AN Participant, DE Participant or both and provide a method for each such Participant to indicate (a) whether or not the AN Allocator Amendment is approved, and (b) collectively, whether or not the DE Allocator Amendment, the ES AN Amendment and the ES DE Amendment are approved. On or about [June 1], 2015, ECG, with advice of counsel, shall determine if all or any of the amendments provided for herein have received sufficient indications of approval by the AN Participants or DE Participants, as applicable. Upon approval of any or all such amendments, ECG shall finalize Revised Exhibit A-2, Revised Exhibit A-4 or both in accordance herewith and provide copies thereof to Participants along with a summary of the outcome of the voting process described herein. Assuming that the Amendment is approved by a sufficient aggregate weighted vote of the Affected Participants as determined by ECG, the Amendment shall take effect as of July 1, 2015.

7. The Contract Remains in Full Force and Effect. Except as specifically set forth in this Amendment, the terms and provisions of the Contract, as previously amended, and the Contract as a whole, remain in full force and effect.

8. Counterparts. This Amendment may be executed in multiple counterparts, and any one of such counterparts shall be considered an original hereof.

IN WITNESS WHEREOF, each AN and DE Participant executing this Amendment has caused this Amendment to be executed in its corporate name by its duly authorized officers and its corporate seal to be hereunto impressed and attested, and delivery hereof by such Participants to each other, through their instrumentality ECG, is hereby acknowledged, all as of the day and year first above written.

[Signature Pages Begin on Next Page]

PARTICIPANT: _____

See attached Weighted Voting Percentages by Participant

Check the Blank Below to Approve the Indicated Amendment

_____	AN Allocator Amendment
_____	Collectively, the DE Allocator Amendment, the ES AN Amendment and the ES DE Amendment

Legal name:

By: _____

Print Name: _____

Print Title: _____

Attest: _____

Print Name: _____

Print Title: _____

(SEAL)

Revised Exhibit A-2

Revised Exhibit A-4



COUNCIL STAFF REPORT

Dept. of Community Development

April 13, 2015

Agenda Item: Amendments to Zoning Ordinance

- **Amend** section 4.3 and 4.5 and re-number as shown
 - General Residential District Regulations
- **Delete** section 17.10 and definitions 17.1.(6) (7) (10) (11) (12) (13) and re-number as shown
 - Landscaping Requirements and Definitions in the QDC Overlay District
- **Create** new chapter 22A with the deletions from Section 17 of the QDC

Purpose: We have four (4) Zoning Ordinance amendments for consideration:

First, we have two amendments to Section 4 - General Residential District Regulations.

Second, we have the removal of the Landscaping Requirements in Section 17 Quality Development Corridor Overlay District (QDC) to create a new section 22A – Landscaping Requirements – Non-residential Property

Lastly, to create a new Section 22A- Landscaping Requirements – Non-residential Property

Background: The purpose of these text amendments is to improve the standards of which future developments within the City of West Point are held. They are intended to improve property values, visual aesthetics, air quality, and therefore improve the overall quality of life for the citizens of West Point.

Recommendations: The Planning Board reviewed these text amendments at their March 2, 2015 meeting. The Board voted 4 – 0 to forward a recommendation to approval to Council.

Related Material: Amendments being made

(1&2) Amendments to 4.3 & 4.5

Chapter 4. General Residential District Regulations.

General Purpose and Description.

It is the purpose and intent of this section to permit a wide variety of housing types and development configurations and layouts to meet the residential and related needs of current and future residents of the City of West Point.

1. Dimensional regulations. No building shall be erected, reconstructed, or structurally altered to

exceed the dimensional requirements herein established for the district in which such building is located. See Area and Dimension Regulations in Section 16.

2. Lot required. Every building hereafter erected shall be located on a lot, and in no case shall there be more than one (1) main building and the customary accessory buildings on one (1) lot.

3. Exterior finish material. All single family dwellings in a new subdivision of three (3) or more lots, shall be built with brick, stone, stucco, wood, or fiber cement plank (hardi-plank). Vinyl siding is not allowed as an acceptable product

43. Utilities. All new subdivisions shall provide underground utilities.

5. Entrance Requirements. All new subdivisions containing more than 100 units shall provide at a minimum two (2) entrances. However, subdivisions containing less than 100 units are strongly encouraged to provide or plan for the development of a second entrance.

64. Driveway and Parking Standards. No building shall be erected or added to except in conformity with the off-street parking and loading requirements of Section 18.

(a) No residence shall have a driveway and parking area with a total area that exceeds twenty-five (25%) of the front yard.

(b) All driveway and parking areas shall be asphalt or concrete and accessible via an approved curb cut.

(c) The width of a driveway intersecting a public street shall not exceed eighteen (18) feet within the right-of-way with a minimum curb-line radius of two (2) feet on each side.

(d) No residence shall be allowed to park vehicles in the front yard to include boats, recreational vehicles, travel trailers or vehicles not in operating condition or currently licensed.

(e) No residence shall be allowed to park any commercial vehicle or any other vehicle over ten thousand (10,000) pounds gross vehicle weight or twenty-four (24) feet in length in any residential districts, unless parked within an enclosed building or structure.

75. Curb and Gutter. All new residential streets shall be constructed with curb and gutter. The type shall be twenty-four (24") stand-up curb and gutter.

86. Sidewalks. All new developments shall provide sidewalks on both sides of the street. Sidewalks shall be a minimum of four (4) feet wide and placed two (2) feet from the back of curb.

97. Yard. All yard areas shall be sodded and landscaped. Individual lots within a platted subdivision shall be required to plant a minimum of two (2) shade/canopy trees that have a trunk of not less than two (2) caliper inches.

108. Open Space. Open Space is required for developments with 25 or more units or lots. Open space may include parks, commons, plazas, community green or lawn, landscaped buffers or other areas, decorative plantings, formal or informal gardens, pedestrian walkways or paths, and active or passive recreation areas. Open space shall not include streets, drives, off-street parking and loading areas or any area within residential lots. No more than 40% of the required open space shall be

located within floodplains, wetlands, steep slope areas, utility easements, etc.

119. Landscaped Entrance. Any residential development involving new access from a public street shall provide a landscaped entrance. Landscaped entrances shall be maintained by and be the sole responsibility of the developer/owner of the project or home owners association.

1210. Buffers/Screening. Buffers shall be required between uncomplimentary uses. Landscape buffers are intended to eliminate or minimize potential nuisances such as dirt, litter, noise, glare of lights, signs and unsightly buildings or parking areas. Buffer requirements are outlined in Section 22.

1311. Recreation Facilities.

(a) For any single-family residential development of seventy five (75) or more units, a common recreation area of 125 square feet per unit shall be provided. Such area shall, at a minimum, provide at least three (3) of the following elements: swimming pool, outdoor playground equipment, tennis courts, basketball courts, horseshoe or lawn bowling, passive recreation (shall include walking paths) or other recreation amenity as agreed upon by the Planning Director.

(b) For any townhouse, condominium or multi-family residential development of fifty (50) or more units a common recreation area of 100 square feet per unit shall be provided. Such area shall, at a minimum, provide at least three (3) of the following elements: swimming pool, outdoor playground equipment, tennis courts, basketball courts, horseshoe or lawn bowling, passive recreation (shall include walking paths) or other recreation amenity as agreed upon by the Planning Director.

(c) A staging or construction timetable specifying the construction of all recreational areas, facilities, and amenities shall be included on the concept plan and/or accompanying documents for the proposed residential development. The staging or construction timetable may be related to the number of residential units under construction or complete, or population levels, or other appropriate standard. The adherence to the performance of such timetable may, at the discretion of the City Council, be secured by the withholding and suspension of all permits for any project lying within the approved residential development. Amendments of the timetable may be made after the approval by the Planning Board.

1412. Homeowners Association. For specific development options contained within this Ordinance, a homeowners association may be required as part of the approval process. The minimum provisions for such covenants are provided as appropriate and shall be included in such covenants. However, the City of West Point does not have any responsibility nor right to enforce specific provisions contained within the covenants of a homeowners or any similar association.

1413. Minimum Standards for Townhouses.

(a) A row of townhouses shall not contain more than eight (8) dwelling units.

(b) Exterior finish material shall be brick, stone, traditional three (3) coat stucco, wood or fiber cement planks. It is recommended to use a combination of materials to prevent the appearance of row houses. Vinyl siding is not allowed as an acceptable product.

(c) Townhouses shall either incorporate a flat roof design utilizing a decorative parapet wall or a have a minimum 6:12 roof pitch. Vents and similar objects shall not be visible from the front of the

structure.

(d) Townhouses shall meet the fire resistance - rated construction requirements outlined in the latest edition of the building code.

(e) HVAC units shall not be visible from the right-of-way.

(f) Each townhouse shall front on a dedicated public street.

(g) Driveway standards. Individual driveways are recommended. If shared driveways are to be used, no more than two (2) units shall share the same driveway. All areas between driveways shall be sodded. Driveways shall be designed to provide maximum greenspace areas.

1614. Minimum Standards for Condominium Developments.

(a) Condominiums constructed in townhouse style shall follow the same requirements as townhouses with the exception of 13 (f) above.

(b) Condominium developments shall conform to all applicable rules and requirements as established by the Georgia Condominium Act. Prior to approval of any condominium development, the applicant shall provide the City with a copy of the Condominium Homeowner Declaration prepared per the Georgia Condominium Act and filed with the Office of the Clerk of Superior Court of Troup County.

(c) Condominiums established via the conversion of an existing apartment development are exempt from this provision.

(d) Condominiums shall meet the fire resistance-rated construction requirements outlined in the latest edition of the building code.

1715. Minimum Standards for Multi-Family Developments.

(a) Exterior finish material shall be brick, stone, traditional three (3) coat stucco, wood or fiber cement planks. Vinyl siding is not allowed as an acceptable product.

(b) Minimum unit size, by type is described in the Area and Dimensional Regulations in Section 16.

(c) Minimum average unit size. The average square footage of all residential units proposed for a development must be a minimum of 800 square feet. This provision does not apply to apartments above commercial storefronts.

(d) Multi-family developments shall meet the fire resistance-rated construction requirements outlined in the latest edition of the building code.

(e) Unless a minimum of two (2) entrances are provided from a public dedicated street, all units within a condominium development shall be located within 1,000 feet from the main entrance.

1816. Storage of boats, trailers and RV's within a townhouse, condominium or multi-family development project shall only be allowed in designated areas that are properly screened and enclosed.

2) Delete Section 17.10

Section 17. Quality Development Corridor Overlay District (QDC).

The purpose of the Quality Development Corridor Overlay District (QDC) is to provide for a superior environment along transportation corridors through the application of an overlay district. The overlay zone regulations are intended to supplement the regulation of the underlying zoning districts and to provide for harmony and compatibility of non-residential development over the length of the corridor. This district is established to protect the public investment in major highways and arterial streets and ensure that these can continue to serve their primary functions of moving volumes of traffic safely. Provisions of the QDC are intended to expedite the free flow of traffic and reduce the hazard arising from unnecessary points of ingress and egress and cluttered roadside commercial development. The district is intended to enhance the value of adjacent lands by preserving and extending the useful life of the highway, avoiding land uses that conflict with the roadside and the surrounding area and reducing the risks of creating blighted areas. Insuring the attractiveness of roadside uses will contribute to and enhance trade, tourism, capital investment and general welfare.

1. Definitions.

The following definitions shall apply in this section:

- (1) Acceleration/Deceleration Lanes: One or more paved traffic lanes traversing the frontage of a property for the purpose of allowing traffic to accelerate or decelerate outside of higher speed traffic lanes.
- (2) Alteration: Includes without limitation any enlargement or diminution of a building or structure, addition, relocation, demolition, repair, remodeling, change in number of living units, development of or change in open space, development of or change in a sign by painting or otherwise, or other change in a facility. This excludes ordinary maintenance for which no building permit is required replacement of utilities, rearrangement of internal partitions, and painting except as provided herein for signs.
- (3) City: The City of West Point including administrators, staff, or commission members who have duties related to planning and zoning, such as, but not limited to legal issues, economic development, landscaping, public safety, and maintenance.
- (4) Corridor: A transportation path which leads into, out of or through an activity area and includes all property adjacent to the path.
- (5) Junkyard: Property used for indoor or outdoor storage, keeping or abandonment whether or not for sale or resale, of junk including scrap metal, rags, paper or other scrap materials, used lumber, salvaged house wrecking and structural steel materials and equipment; or for the dismantling, demolition or

abandonment of automobiles or other vehicles or machinery or parts thereof. An automobile is considered abandoned when a current license tag is absent.

~~(6) Landscape Plan: A component of a development, site, or other plan to show the details of landscaping required by this ordinance.~~

~~(7) Landscape Strip: Land area located within the boundary of a lot and required to be set aside and used for landscaping upon which only limited encroachments are allowed. Graded slopes in a landscape strip shall not be steeper than 4 to 1.~~

~~(68) Official Zoning Map. The Official Zoning Map of the City of West Point.~~

~~(79) Overlay Zone: A special purpose classification used to supplement but not change the regulations of the current zoning districts (called the "underlying zone") in an effort to promote and protect both public infrastructure and private investment.~~

~~(10) Parking Lot Island: A strip of property which separates groups of parking spaces from other groups of parking spaces or internal driveways. Such islands shall act as traffic barriers and conform to the following specifications: Height of island from the pavement surface, six (6) inches or more; length of island to be equal to the length of the parking row; width of the island eight (8) feet minimum if used for landscaping, six (6) feet if not used for landscaping; forty (40) feet minimum at ends of rows to form an "I" configuration.~~

~~(11) Peripheral Parking Lot Planting Strip: A landscape strip of ten (10) feet that is required along the perimeter of all parking lots. The measurement is from back of curb and located between the parking lot and the abutting property lines. The graded slopes in a landscape strip shall not be steeper than 4 to 1.~~

~~(12) Plant Schedule: A list of all the required and proposed plant material for a site which includes quantity, size, spacing and any special planting notes.~~

~~(13) Screening: Structure or planting that conceals from view the area behind such structure or planting.~~

~~(814) Underlying Zone: The designated zoning districts which are established on the official zoning map. Regulations of these zoning districts may be supplemented, but not changed, when an "overlay zone" is applied to these zoning districts.~~

2. Establishment of Districts.

The Quality Development Corridor Overlay District (QDC) boundaries shall be established and from time to time amended on the official zoning map, and may include any highway or arterial city street which is deemed appropriate and its adjacent properties as delineated on the official zoning map. The Mayor and Council may apply the corridor overlay district zone to any highway corridor upon concluding that any or all of the following conditions exist:

- (1) The corridor has scenic qualities and natural beauty that should be protected.
- (2) A major purpose of the highway or arterial street is to carry through traffic.
- (3) Development along the highway or street in the absence of the corridor overlay district zoning provisions could have an adverse impact on its level of service; increase danger and/or congestion in the street; impair the public health, safety, convenience and welfare; and/or impede the maintenance or creation of a convenient attractive and harmonious community.

Designated Corridors – The quality development corridor standards shall be applicable to all non-residential property located on U.S. Highway 29 and S.R.18 (also known as East 10th Street, 3rd Avenue and West 7th Street in some locations), Gabbettville Road, Sandtown Road, Kia Boulevard, Kia Parkway, Warner Road, Webb-Bartley Road, Highway 103, and Davidson Road. The standards shall also apply to any non-residential property for a distance of 500 feet from either side of the street right-of-way line of the above listed roads and streets.

3. Conditions.

All uses under this section are subject to the following conditions:

(1) A site plan, landscape plan and elevation drawings are required to be submitted for new developments and improvements to existing buildings within the Quality Development Corridor Overlay District.

(2) New Non-Residential Development

a. All new non-residential development shall be subject to all provisions of this section.

(3) Expansion of structures

a. Expansion of structures in excess of 25% but less than 50% of the existing gross floor area shall subject only the expansion area to the standards of this section.

b. Expansion of structures in excess of 50% of the existing gross floor area shall subject the entire structure to the standards of this section.

(4) Remodeling

a. Improvements to the exterior walls covering more than 50% of the total wall area shall subject the entire structure to the standards of this section.

(5) Parking Lots

a. Any expansion of existing parking facilities which increase the required parking spaces by less than 50% of the existing capacity shall only subject the expansion area to the requirements of this section.

b. Any expansion of existing parking facilities which increase the required parking spaces by more than 50% of the existing capacity shall subject the entire parking area to the standards of this section.

(6) Damage to Structures

a. If any structure is destroyed by any means to an extent greater than 50% of its replacement cost at the time of destruction, then such structure shall only be rebuilt in accordance with the standards of this section.

(7) Minor Repairs

a. This section shall not be construed in any way as to prevent the ordinary maintenance or minors repairs to existing structures.

(8) No loading or unloading of material shall take place in any front or side yard of any parcel, which fronts on the highway right-of-way. Buildings will be designed so as to provide service entrances and loading areas at the rear. Should the building orientation angle to the primary street allow the loading area to be visible from the primary street, then the loading and unloading area shall be screened from the primary street.

(9) No parking shall be permitted on the highway right-of-way. All parcels shall be expected to provide sufficient off-street parking to meet their individual needs. No off-street parking space shall be constructed so as to require the backing of vehicles into a public street.

(10) For every four (4) rows of parking spaces delineated, one (1) raised parking island shall be provided, thereby creating separated parking areas to aid in safe and orderly use of the lot and confine vehicular movement to marked drives. Raised or curved circulation islands shall be constructed at the ends of the rows of parking spaces or at other locations where circulation drives intersect. For all uses providing clientele parking, all circulation drives shall be clearly defined and marked appropriately with arrows and the like to assist public circulation into, on and out of the property and through parking lot areas. Required parking spaces shall be permanently marked.

(11) Paving Materials for Parking Lots:

a. All parking areas shall be paved with asphalt or concrete,

b. Paving areas shall be of sufficient size and strength to support the weight of service vehicles.

c. All areas for parking, loading, or vehicular drives shall be paved, back curbed and guttered.

(12) Adequate circulation drives shall interconnect all lot access points with all vehicle parking, loading, servicing and like areas and structures, thereby creating an on-site circulation network which, together with any service drives abutting the lot, will provide a safe and convenient means for lot servicing and fire protection.

(13) Circulation drives used by vehicles to reach a drive-by sales or service window, depository or similar facility shall be one-way and shall be of sufficient length to prevent a line of waiting vehicles from backing up into a street or onto adjoining property.

(14) Unless a curb cut is along a state maintained highway and is required to meet Georgia Department of Transportation Standards, then the curb cut shall not exceed thirty (30) feet in length. Curb cuts shall be no closer than forty-five (45) feet to other curb cuts or closer than ninety (90) feet to any street intersection. All separations are measured at the radius return back of curb to the right-of-way line. Distances between curb cuts shall be measured from BOC (Back of Curb) to BOC at the radius return between the closest edges of the cuts. One (1) curb cut shall be allowed per one hundred and fifty (150) feet of frontage, up to three (3) cuts per single lot. Existing lots with less than one hundred and fifty (150) feet of frontage shall be allowed one (1) curb cut.

(15) Vision clearance shall be provided at all intersections. No obstruction to vision between two and one-half (2-1/2) feet and ten (10) feet from ground level shall be permitted within twenty (20) feet of the intersection of two (2) streets or railroad track, or of a street intersection with a railroad track.

4. Use limitations.

Land within the Quality Development Corridor Overlay District (QDC) may be used as permitted in the underlying district in which located, subject to the above conditions and with the following:

(1) Junkyards are prohibited.

(2) Individual mobile homes and mobile home parks and subdivisions shall be prohibited.

(3) Adult entertainment establishments are prohibited.

(4) Any commercial development shall be subject to the following:

a. Coordination of pedestrian and vehicular circulation patterns shall be encouraged between adjacent property owners.

b. Such use shall have access designed so as not to impede traffic on a public street intended to carry through traffic. To such end, access via the following means shall be given favorable consideration in site plan review:

(1) Access to the site is provided by a public street other than one intended to carry through traffic; and/or

(2) Access to the site is provided by a functional frontage road, service drive or joint driveway which provides controlled access to the site and/or several adjacent sites; and/or

(3) Acceleration/deceleration lanes, turning lanes and/or stacking lanes are provided to improve access to the site and/or several adjacent sites.

c. All areas subject to vehicular traffic including frontage roads, access ways, loading areas and service areas shall be constructed in accordance with the minimum paving specifications in force in the city at the time of improvement.

d. Filling stations and automobile repair facilities shall adequately screen areas designed for the outdoor storage of vehicles in need of repair or awaiting pickup after repair. The storage area shall be located in the rear of the building. No junk or abandoned vehicles or parts of vehicles will be stored on site.

e. Garages, car washes and service bays shall be located at least 40 feet from the front property line and all garage/car wash/service bay openings shall be oriented at not less than right angles to the primary public street frontage.

f. All commercial uses shall provide and maintain a landscaped area around the entire perimeter of the site.

g. Dumpsters and all other refuse collection devices shall be located behind the front plane of the primary structure and shall be fully screened from public view. Dumpsters may be located five (5)-feet from the property line if the adjoining property is zoned non-residential and five (5)-feet from all applicable buffers if the adjoining property is zoned residential.

h. Roof mounted equipment, vents or other unsightly building appurtenances shall be screened from public view by a parapet wall or other architectural extension.

5. Building and Materials Construction Standards.

All uses under this section are subject to the following conditions:

(1) Any building constructed within The Quality Development Corridor Overlay District (QDC) shall be of masonry construction or its equivalent on the front and side exterior walls. Quality materials and superior construction is recommended on the rear exterior wall. In the event the rear of the building is located on a public or private street then the rear elevation shall comply with the same requirements as the front and sides.

(2) The primary exterior finish material shall be one of the following: brick, brick veneer, stone, stone veneer, cultured stone, pre-cast or field poured concrete tilt panels with texture and architectural detailing, split-face architectural block or masonry units and stucco on lath with architectural detailing. Approval may be given to other acceptable products that promote a specific theme.

(3) Material such as asbestos siding, galvanized sheet metal, highly reflective aluminum, cinder block, unfinished concrete, and vinyl siding are not allowed as primary building materials. Consideration may be given to products that have a masonry appearance for architectural detailing, decorative trim and in other areas approved by the Planning Director.

(4) All structural supports (i.e., columns) for vehicular canopies shall be clad in one or more of the same materials as the building facades. Colors and textures of exterior building structures must be harmonious and compatible with the colors of other buildings within the property. All other types of construction not covered in the above must have the written approval of the Planning Director.

(5) Exposed roof materials shall be architectural asphalt shingles, wooden shingles, standing seam metal roof or lap seam metal roofing panel, terra cotta and slate shingles.

(6) Attached awnings shall be in a complimentary color to the main wall color. All trim and decorative bands shall be harmonious with wall color although they are selected for accent. Metal awnings are not allowed.

(7) Mansard metal roof projections and metal overhangs are not allowed on the front elevation of the

building.

(8) Parapet walls and extensions shall be compatible in design and integrated architecturally with the building.

(9) Dumpster enclosures shall be gated and constructed with a material that matches the primary building.

6. Underground Power – Utilities.

All uses under this section are subject to the following conditions:

(1) All utilities shall be underground. Meters, panels, disconnects, terminals, cabinets and etc. shall be located in the rear or side of the building and away from high traffic and high visibility areas. To the extent possible, utility easements for water lines, wastewater lines, and storm sewers shall be located in the street rights-of-way.

7. Signs.

All uses under this section are subject to the following conditions:

(1) Signs shall only be allowed in accordance with the applicable provisions of Section 19 in the City of West Point Sign Ordinance.

8. Lighting.

All uses under this section are subject to the following conditions:

(1) Lighting shall be designed to prevent lighting spillover onto adjacent lots. All lighting shall be fully shielded, have recessed luminaries, or be cut-off luminary fixtures mounted in such a manner that the cone of light is directed downward and does not cross any property line of the site. The same type of lighting must be used for the same or similar types of lighting on any one site.

(2) Parking light fixtures shall be of the box head type, shall have a maximum height of 35 feet and shall have a smooth pole. All parking light fixtures and poles shall be black or brown. Luminaries shall be high pressure sodium, yellow color.

(3) Security lighting is not required. Full cut-off luminaries shall be used. The number of luminaries remaining on for security lighting shall not exceed one-fourth (1/4) the total number of each type of luminary used for the maximum level of illumination.

(4) No exposed neon or L.E.D. will be allowed.

9. Curbs, sidewalks and handicap access.

All uses under this section are subject to the following conditions:

(1) Curbs. All new streets whether public, private or internal parking lot driveways shall be curbed with 24" vertical curb and gutter (30" in D.O.T right-of-way).

(2) Sidewalks and handicap access. All new developments and improvements in excess of 50% shall provide a 5' sidewalk along all adjacent street R.O.W. Handicapped access and ramps shall be located at the corner of all intersections, at any designated pedestrian crossing of any street at mid-block and at any parking lot adjacent to any public or private use. Internal sidewalks, pedestrian paths and handicap access shall also be provided within new developments.

~~10. Landscaping Requirements.~~

~~All uses under this section are subject to the following conditions:~~

~~(1) A landscape plan, including a plant schedule, shall be submitted to the Planning Director as part of the required site plan for all new construction and improvements within the established corridor overlay district zone. Should the City determine that the landscape plan is not sufficiently complete to ascertain whether the landscape plan design does or does not meet the conditions of this ordinance, then the site plan shall be rejected until adequate information is submitted in a revised site plan or as amendments or modifications to the previously submitted landscape plan. Amendments or modifications may be submitted for review as necessary and require approval prior to installation.~~

~~(2) Vegetation (also referred to as plants, plant material, plantings) for screening, buffering and landscaping requirements shall be reviewed for approval or disapproval by the Planning Director. Proposed vegetation and irrigation, where required, shall be installed in accordance with the approved plan. Installation must be completed before a Certificate of Occupancy is issued.~~

~~(3) Every effort should be made in the design to incorporate existing specimen trees on site. Removal of specimen trees without acceptable justification will require replacement on an inch for inch basis which is above and beyond the required tree plantings.~~

~~a. Interior Parking Lot Planting Requirements — If any parking lot contains twenty (20) or more parking spaces, interior parking lot landscaping shall be required as follows:~~

~~(1) There shall be a minimum curb radii of three (3) feet required on the corners of all landscape islands and medians to allow for free movement of motor vehicles around planting materials. All islands and medians shall have raised curbs around them to protect parked vehicles, provide visibility, confine moving traffic to aisles and driveways, and provide space for landscaping. Striping of parking islands is not permitted.~~

~~(2) All rows of parking spaces shall be provided a terminal island to protect parked vehicles, confine moving traffic to aisles and driveways, and provide space for landscaping. A terminal Island for a single row of parking spaces shall be planted with a least one (1) canopy/shade tree. A terminal island for a double row of parking spaces shall contain not less than two (2) shade/canopy trees.~~

~~(3) All landscape islands within parking lots shall be one hundred (100) percent landscaped with deciduous trees, evergreen shrubs (not to exceed three (3) feet high at maturity), ground cover (which does not require mowing) and/or flowers in mulched beds.~~

~~(4) Interior landscape islands shall be provided within parking areas of twenty (20) or more spaces. Parking areas designated to accommodate more than twenty (20) motor vehicles must install interior landscape islands so that no more than sixteen (16) adjacent parking spaces exist without a landscaped separation of at least eight (8) feet in width. If significant tree save areas or natural areas exist within a parking area, the Planning Director may make an exception to this requirement, as appropriate.~~

~~(5) Each island or strip shall contain a minimum of one hundred twenty five (125) square feet. All landscape islands shall be reasonably dispersed throughout the parking lot, and shall have a minimum width of eight (8) feet measured from back of curb. There shall be a minimum eight (8) foot wide (back of curb to back of curb) curbed landscape island at the end of every row of parking, equal in length to the adjoining parking space. A parking island must be located no further apart than every sixteen (16) parking spaces.~~

~~(6) Landscaped areas between parking areas and buildings shall not be considered as interior landscaping.~~

~~(7) Areas used principally for storage of vehicles or display areas do not require interior Islands if~~

such areas are screened from adjacent properties and public streets.

b. ~~Peripheral Parking Lot Planting Requirements~~ — If any parking lot contains ten (10) or more parking spaces, ~~peripheral parking lot landscaping shall be required as follows:~~

(1) ~~The perimeter of all parking areas shall be landscaped.~~

(2) ~~Except where otherwise stated, a landscaping strip ten (10) feet in width measured from the back of curb shall be located between the parking lot and the abutting property lines, except where driveways or other openings may necessitate other treatment.~~

(3) ~~Peripheral plantings shall include one (1) shrub per twenty (20) linear feet of abutting land and one of, or a combination of the following, which need not necessarily be installed on center:~~

a) ~~One (1) understory/flowering tree per twenty (20) linear feet; One (1) shade/canopy tree per thirty five (35) linear feet.~~

(4) ~~Trees shall be planted at a minimum of three (3) feet from any curb, so as to prevent injury to trees by vehicle bumpers. Where landscaped areas are located adjacent to vehicle overhangs, the trees shall be planted in line with the striping between parking spaces in order to avoid injury to trees by vehicle bumpers.~~

c. ~~Landscape Planting Strip Requirements~~ — ~~Landscape strips shall be used to separate uses, provide vegetation in developed areas, and enhance the appearance of individual properties. The following minimum requirements shall apply to landscape planting strips:~~

(1) ~~The width of a landscape strip must be as a minimum, conform to the requirements of the conditions of zoning. Otherwise, the minimum width of landscape strips must conform to this ordinance, whichever is greater.~~

(2) ~~Landscape plantings shall be provided in a landscape strip of at least ten (10) feet wide in which adjacent to any street right of way abutting the property and running the length of the entire property frontage; and in areas adjacent or internal to off-street parking lots that contain more than ten (10) parking spaces; and as required by a condition of zoning.~~

(3) ~~No permanent structures are permitted within landscape strips, with the exception of Identification signage and light posts. This includes pavement, retaining walls, curbing, dumpsters, drainage structures, detention facilities, rip rap, utility boxes, vacuum/air/water, etc. The deposition of storm water runoff into or drainage swales through a landscape strip is not permitted. Graded slopes within a landscape strip may not be steeper than 4:1.~~

(4) ~~Wheel stops must be used to prevent vehicle overhang into required landscape strips, parking islands and walkways if sidewalks are less than 5 ½ feet wide.~~

(5) ~~Landscape strips shall contain one (1) tree for each thirty five (35) linear feet of strip length. Each tree shall be at least eight (8) feet planted. Clumping is permitted provided that adequate spacing is allowed for future growth there is no gap greater than fifty (50) feet.~~

(6) ~~Landscape strips shall contain ten (10) shrubs for each thirty five (35) linear feet of strip length. Clumping is permitted provided that adequate spacing is allowed for future growth and there is no gap greater than fifty (50) feet.~~

(7) ~~The remaining ground area shall be sodded, seeded, or hydroseeded with grass, and/or planted with groundcover species.~~

(8) ~~Where landscaping areas adjoin grassed rights of way, such areas shall be considered part of the landscaped area for purposes of maintenance. As of completion of site improvements, the property owner shall have an implied easement on rights-of-way extending from the property line to the edge~~

of road pavement in order to complete the required maintenance.

d. Landscape Screening Planting Requirements—Screening shall be used as a buffer between incompatible uses, and to reduce the effects of headlight glare, noise, and other objectionable activities. The following minimum requirements shall apply to screening:

(1) Screening shall be installed on all lot lines where commercial, industrial, and institutional uses abut residential zoning districts except for entrances and exits.

(2) Screening may consist of a fence, a wall, a berm, or vegetation and/or a mix of any or all of the foregoing. The outer or public side of fences and walls shall be landscaped enough to soften the structure with a tree or shrub group at least every fifty (50) feet. Berms must be a minimum two (2) feet high, two (2) foot minimum crown width, and side slopes of no greater than three (3) to one (1).

(3) Parking areas shall be adequately screened so as to not be visible from contiguous residential areas and shall have limited visibility from adjoining streets.

(4) Dumpster and trash storage/collection areas shall be adequately screened so as not to be visible from streets and/or adjacent properties regardless of adjacent land use or zoning classification.

(5) Loading areas shall be adequately screened so as not to be visible from any residential areas or streets.

(6) Heating and cooling units for developments shall be adequately screened so as not to be visible from streets and/or adjoining streets.

(7) All plantings used for screening shall consist of evergreen trees, shrubs, or combination thereof. All trees planted shall be a minimum five (5) feet planted and shall be a species which will achieve a height of at least twenty (20) feet at maturity. All shrubs planted shall be a large growing species, shall be a minimum of two (2) feet planted, and shall be a species which will achieve a height of at least ten (10) feet at maturity.

(8) Plants shall be spaced so as to provide for effective visual screening within three (3) growing seasons. Planting beds required for screening shall be a minimum of six (6) feet in width.

e. Landscape Buffer Planting Requirements—Buffers shall be required between uncomplimentary uses in accordance with the provisions of this ordinance or as a condition of zoning. Buffers are a landscaping requirement that is in addition to the minimum landscaping requirements of any site development in the City of West Point.

(1) Landscape buffers are intended to separate different land uses and zoning districts from each other and are intended to eliminate or minimize potential nuisances such as dirt, litter, noise, glare of lights, signs, and unsightly buildings or parking areas. Buffer requirements between different zoning districts are outlined in Appendix A, Section 22 of the zoning ordinance.

(2) Buffers will be left undisturbed or required to be densely re-planted depending on the quality of the existing buffer.

f. Landscape Maintenance—The owner, occupant, tenant and respective agent of each, if any, shall be jointly and severally responsible for all vegetation located on the property.

(1) Vegetation shall be maintained to promote natural shape and healthy growth, meaning pruned

~~regularly in accordance with the recommendation established for the specific plant material by the American Association of Nurserymen and the American Standard for Nursery Stock.~~

~~(2) Approved screens, buffers, and landscape areas shall be maintained free of weeds, meaning any plant material not on the approved landscape plan, as approved or amended. Areas containing grass, as approved, on the landscape plan, shall be regularly cut to maintain an attractive and pest free site; grass area reaching a height more of more than eight (8) inches or weeds within screens, buffers, and landscape areas shall be considered a violation of required maintenance and shall also evaluate as a potential public nuisance.~~

~~(3) Diseased and dead plant materials shall be replaced in accordance with the approved plan within thirty (30) days after written notice from the Planning Director. An extension for installation to occur during the next appropriate planting season may be granted.~~

~~(4) For all uses after the effective date of this ordinance, the owner, occupant, or agent of the new use shall maintain all vegetation installed in accordance with an approval landscape plan.~~

1011. Permit Application and Processing

(1) All new developments will be required to submit a site plan and building elevations for approval by the Planning Board prior to any permits being issued.

(2) Two sets of civil plans shall be submitted which shall include a landscape plan.

(3) Architectural and construction material details shall be submitted and approved before any buildings permits are issued. The drawings shall include dimensions of all sides of existing and proposed structures and all related accessory structures to be developed and placed on site. The exterior finish material selection for each building shall be clearly noted for each elevation.

(4) Plan submittal requirements for minor alterations and expansions will be determined by the Planning Director based on the extent of the proposed improvements.

1112. Effect on Existing Ordinances, Conflict, Relationship to Existing Zoning Districts

(1) Effect. This corridor overlay district is not intended to amend or repeal any existing city ordinance. To the maximum extent possible, the requirements of this corridor overlay district shall be deemed to be supplemental to, and not in substitution of, existing City of West Point ordinances and regulations. Wherever possible, both shall be given effect.

(2) Conflict. To the extent of any conflict between other city ordinances or regulations and this corridor overlay district, the more restrictive is deemed to be controlling.

(3) Relationship to Existing Zoning. The provisions of the corridor overlay district established in this ordinance apply in addition to the provisions of the underlying zoning. Where apparent conflicts exist, the more stringent provision shall prevail. The overlay zoning districts established additional standards and review requirements for subject development, but:

a. do not authorize any land use prohibited in the underlying zoning district;

b. do not relax any standards applicable to the underlying zoning district; and

c. do not preclude a change in the underlying zoning through the city's zoning map amendment

process.

1213. Severability

If any section, subsection, sentence, clause or phrase of this corridor overlay district is, for any reason, held to be invalid, such decision shall not affect the validity of the remaining portions of this corridor overlay district.

2) Create Chapter 22A

Section 22A. Landscaping Requirements, Non-Residential Property

The purpose of this article is to provide standards for the installation of trees and landscaping as part of the land development process in order to enhance the quality of life within the city. The reasons for requiring trees on a site and in parking lots are to provide shade, reduce temperatures, reduce stormwater runoff, and reduce air and water pollution.

The following regulations seek to establish minimum standards for the provision, installation, and maintenance of landscape plantings in order to achieve a healthy, beautiful, and safe community and to enhance the city's environmental and visual character for its citizens' use and enjoyment by the following means:

- (1) Improve environmental quality by recognizing the numerous beneficial effects of landscaping upon the environment such as improving air and water quality through such natural processes as photosynthesis and mineral uptake; reducing and reversing air, noise, heat and chemical pollution through the biological filtering capacities of trees and other vegetation.
- (2) Maintain and increase the value of land by requiring landscaping to be incorporated into development, thus becoming by itself a valuable capital asset.
- (3) Provide direct and important physical and psychological benefits to human beings through the use of landscaping to reduce noise and glare, and to break up the monotony and soften the harsher aspects of urban development.
- (4) Preserve existing natural vegetation where possible and incorporate native plants, plant communities, and ecosystems into landscape design.

2. Definitions.

- (1) Landscape Plan: A component of a development, site, or other plan to show the details of landscaping required by this ordinance.
- (2) Landscape Strip: Land area located within the boundary of a lot and required to be set aside and used for landscaping upon which only limited encroachments are allowed. Graded slopes in a landscape strip shall not be steeper than 4 to 1.
- (3) Parking Lot Island: A strip of property which separates groups of parking spaces from other groups of parking spaces or internal driveways. Such islands shall act as traffic barriers and conform to the following specifications: Height of

island from the pavement surface, six (6) inches or more; length of island to be equal to the length of the parking row; width of the island eight (8) feet minimum if used for landscaping, six (6) feet if not used for landscaping; forty (40) feet minimum at ends of rows to form an "I" configuration.

(4) Peripheral Parking Lot Planting Strip: A landscape strip of ten (10) feet that is required along the perimeter of all parking lots. The measurement is from back of curb and located between the parking lot and the abutting property lines. The graded slopes in a landscape strip shall not be steeper than 4 to 1.

(5) Plant Schedule: A list of all the required and proposed plant material for a site which includes quantity, size, spacing and any special planting notes.

(6) Screening: Structure or planting that conceals from view the area behind such structure or planting.

3. Landscaping Requirements.

All uses under this section are subject to the following conditions:

(1) A landscape plan, including a plant schedule, shall be submitted to the Planning Director as part of the required site plan for all new construction and improvements within the established corridor overlay district zone. Should the City determine that the landscape plan is not sufficiently complete to ascertain whether the landscape plan design does or does not meet the conditions of this ordinance, then the site plan shall be rejected until adequate information is submitted in a revised site plan or as amendments or modifications to the previously submitted landscape plan. Amendments or modifications may be submitted for review as necessary and require approval prior to installation.

(2) Vegetation (also referred to as plants, plant material, plantings) for screening, buffering and landscaping requirements shall be reviewed for approval or disapproval by the Planning Director. Proposed vegetation and irrigation, where required, shall be installed in accordance with the approved plan. Installation must be completed before a Certificate of Occupancy is issued.

(3) Every effort should be made in the design to incorporate existing specimen trees on site. Removal of specimen trees without acceptable justification will require replacement on an inch for inch basis which is above and beyond the required tree plantings.

a. Interior Parking Lot Planting Requirements — If any parking lot contains twenty (20) or more parking spaces, interior parking lot landscaping shall be required as follows:

(1) There shall be a minimum curb radii of three (3) feet required on the corners of all landscape islands and medians to allow for free movement of motor vehicles around planting materials. All islands and medians shall have raised curbs around them to protect parked vehicles, provide visibility, confine moving traffic to aisles and driveways, and provide space for landscaping. Striping of parking islands is not permitted.

(2) All rows of parking spaces shall be provided a terminal island to protect parked vehicles, confine moving traffic to aisles and driveways, and provide space for landscaping. A terminal Island for a single row of parking spaces shall be planted with a least one (1) canopy/shade tree. A

terminal island for a double row of parking spaces shall contain not less than two (2) shade/canopy trees.

(3) All landscape islands within parking lots shall be one hundred (100) percent landscaped with deciduous trees, evergreen shrubs (not to exceed three (3) feet high at maturity), ground cover (which does not require mowing) and/or flowers in mulched beds.

(4) Interior landscape islands shall be provided within parking areas of twenty (20) or more spaces. Parking areas designated to accommodate more than twenty (20) motor vehicles must install interior landscape islands so that no more than sixteen (16) adjacent parking spaces exist without a landscaped separation of at least eight (8) feet in width. If significant tree save areas or natural areas exist within a parking area, the Planning Director may make an exception to this requirement, as appropriate.

(5) Each island or strip shall contain a minimum of one hundred twenty five (125) square feet. All landscape islands shall be reasonably dispersed throughout the parking lot, and shall have a minimum width of eight (8) feet measured from back of curb. There shall be a minimum eight (8) foot wide (back of curb to back of curb) curbed landscape island at the end of every row of parking, equal in length to the adjoining parking space. A parking island must be located no further apart than every sixteen (16) parking spaces.

(6) Landscaped areas between parking areas and buildings shall not be considered as interior landscaping.

(7) Areas used principally for storage of vehicles or display areas do not require interior Islands if such areas are screened from adjacent properties and public streets.

b. Peripheral Parking Lot Planting Requirements – If any parking lot contains ten (10) or more parking spaces, peripheral parking lot landscaping shall be required as follows:

(1) The perimeter of all parking areas shall be landscaped.

(2) Except where otherwise stated, a landscaping strip ten (10) feet in width measured from the back of curb shall be located between the parking lot and the abutting property lines, except where driveways or other openings may necessitate other treatment.

(3) Peripheral plantings shall include one (1) shrub per twenty (20) linear feet of abutting land and one of, or a combination of the following, which need not necessarily be installed on center:

a) One (1) understory/flowering tree per twenty (20) linear feet; One (1) shade/canopy tree per thirty five (35) linear feet.

(4) Trees shall be planted at a minimum of three (3) feet from any curb, so as to prevent injury to trees by vehicle bumpers. Where landscaped areas are located adjacent to vehicle overhangs, the trees shall be planted in line with the striping between parking spaces in order to avoid injury to trees by vehicle bumpers.

c. Landscape Planting Strip Requirements — Landscape strips shall be used to separate uses, provide vegetation in developed areas, and enhance the appearance of individual properties. The following minimum requirements shall apply to landscape planting strips:

(1) The width of a landscape strip must be as a minimum, conform to the requirements of the conditions of zoning. Otherwise, the minimum width of landscape strips must conform to this ordinance, whichever is greater.

(2) Landscape plantings shall be provided in a landscape strip of at least ten (10) feet wide in which adjacent to any street right of way abutting the property and running the length of the entire

property frontage; and in areas adjacent or internal to off street parking lots that contain more than ten (10) parking spaces; and as required by a condition of zoning.

(3) No permanent structures are permitted within landscape strips, with the exception of identification signage and light posts. This includes pavement, retaining walls, curbing, dumpsters, drainage structures, detention facilities, rip-rap, utility boxes, vacuum/air/water, etc. The deposition of storm water runoff into or drainage swales through a landscape strip is not permitted. Graded slopes within a landscape strip may not be steeper than 4:1.

(4) Wheel stops must be used to prevent vehicle overhang into required landscape strips, parking islands and walkways if sidewalks are less than 5 ½ feet wide.

(5) Landscape strips shall contain one (1) tree for each thirty five (35) linear feet of strip length. Each tree shall be at least eight (8) feet planted. Clumping is permitted provided that adequate spacing is allowed for future growth there is no gap greater than fifty (50) feet.

(6) Landscape strips shall contain ten (10) shrubs for each thirty five (35) linear feet of strip length. Clumping is permitted provided that adequate spacing is allowed for future growth and there is no gap greater than fifty (50) feet.

(7) The remaining ground area shall be sodded, seeded, or hydroseeded with grass, and/or planted with groundcover species.

(8) Where landscaping areas adjoin grassed rights-of way, such areas shall be considered part of the landscaped area for purposes of maintenance. As of completion of site improvements, the property owner shall have an implied easement on rights-of-way extending from the property line to the edge of road pavement in order to complete the required maintenance.

d. Landscape Screening Planting Requirements — Screening shall be used as a buffer between incompatible uses, and to reduce the effects of headlight glare, noise, and other objectionable activities. The following minimum requirements shall apply to screening:

(1) Screening shall be installed on all lot lines where commercial, industrial, and institutional uses abut residential zoning districts except for entrances and exits.

(2) Screening may consist of a fence, a wall, a berm, or vegetation and/or a mix of any or all of the foregoing. The outer or public side of fences and walls shall be landscaped enough to soften the structure with a tree or shrub group at least every fifty (50) feet. Berms must be a minimum two (2) feet high, two (2) foot minimum crown width, and side slopes of no greater than three (3) to one (1).

(3) Parking areas shall be adequately screened so as to not be visible from contiguous residential areas and shall have limited visibility from adjoining streets.

(4) Dumpster and trash storage/collection areas shall be adequately screened so as not to be visible from streets and/or adjacent properties regardless of adjacent land use or zoning classification.

(5) Loading areas shall be adequately screened so as not to be visible from any residential areas or streets.

(6) Heating and cooling units for developments shall be adequately screened so as not to be visible from streets and/or adjoining streets.

(7) All plantings used for screening shall consist of evergreen trees, shrubs, or combination thereof. All trees planted shall be a minimum five (5) feet planted and shall be a species which will achieve a height of at least twenty (20) feet at maturity. All shrubs planted shall be a large growing species.

shall be a minimum of two (2) feet planted, and shall be a species which will achieve a height of at least ten (10) feet at maturity.

(8) Plants shall be spaced so as to provide for effective visual screening within three (3) growing seasons. Planting beds required for screening shall be a minimum of six (6) feet in width.

e. Landscape Buffer Planting Requirements – Buffers shall be required between uncomplimentary uses in accordance with the provisions of this ordinance or as a condition of zoning. Buffers are a landscaping requirement that is in addition to the minimum landscaping requirements of any site development in the City of West Point.

(1) Landscape buffers are intended to separate different land uses and zoning districts from each other and are intended to eliminate or minimize potential nuisances such as dirt, litter, noise, glare of lights, signs, and unsightly buildings or parking areas. Buffer requirements between different zoning districts are outlined in Appendix A, Section 22 of the zoning ordinance.

(2) Buffers will be left undisturbed or required to be densely re-planted depending on the quality of the existing buffer.

f. Landscape Maintenance -The owner, occupant, tenant and respective agent of each, if any, shall be jointly and severally responsible for all vegetation located on the property.

(1) Vegetation shall be maintained to promote natural shape and healthy growth, meaning pruned regularly in accordance with the recommendation established for the specific plant material by the American Association of Nurserymen and the American Standard for Nursery Stock.

(2) Approved screens, buffers, and landscape areas shall be maintained free of weeds, meaning any plant material not on the approved landscape plan, as approved or amended. Areas containing grass, as approved, on the landscape plan, shall be regularly cut to maintain an attractive and pest free site; grass area reaching a height more of more than eight (8) inches or weeds within screens, buffers, and landscape areas shall be considered a violation of required maintenance and shall also evaluate as a potential public nuisance.

(3) Diseased and dead plant materials shall be replaced in accordance with the approved plan within thirty (30) days after written notice from the Planning Director. An extension for installation to occur during the next appropriate planting season may be granted.

(4) For all uses after the effective date of this ordinance, the owner, occupant, or agent of the new use shall maintain all vegetation installed in accordance with an approval landscape plan.



COUNCIL STAFF REPORT

Dept. of Community Development

April 13, 2015

Agenda Item: Annexation Request - West Point Sewage Treatment Plant

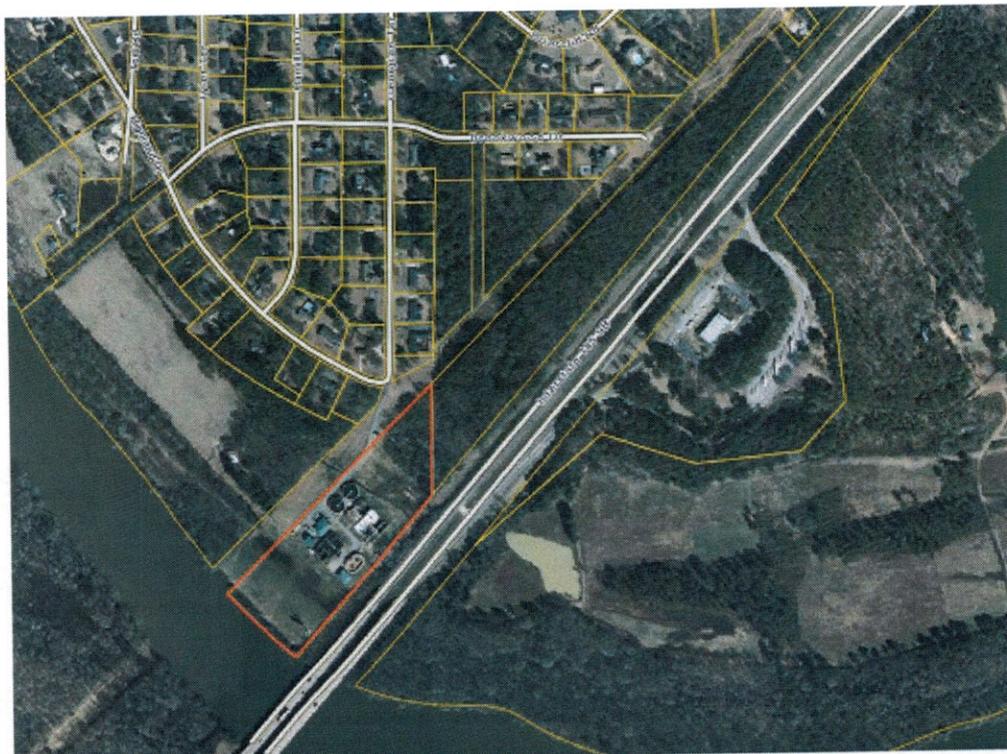
Purpose: A request by The City of West Point to annex 10 acres off Highland Dr. near Interstate 85 on the Chattahoochee River.

Background: The property is contiguous to the current city limits of West Point and located off Highland Dr. near Interstate 85 on the Chattahoochee River. The zoning being requested is I-1 (Light Industrial), rather than its' current zoning classification A5 (Agricultural). The parcel ID is 001-A-108 and it is land lot 320 located in the 5th District of Harris County.

The application was forwarded to Harris County for review as required by O.C.G.A. § 36-36-2. The Harris County Board of Commissioners did not file any objections to the annexation of this property into the City of West Point.

Recommendations: The Planning Board reviewed this annexation at their March 2, 2015 board meeting. Due to this being a city owned facility, the Board feels that it should be in the city limits. The Board voted 4 – 0 to forward a favorable recommendation to Council to approve.

Related Materials:



Aerial of Sewage Plant Parcel



= LAND TO BE ANNEXED

Zoning Map



COUNCIL STAFF REPORT

Dept. of Community Development

April 13, 2015

Agenda Item: Annexation Request – Georgia Welcome Center

Purpose: A request by Georgia Department of Transportation (GADOT) to annex 21.3 acres along Interstate 85 at the Georgia-Alabama State Line.

Background: Parcel 001-A-100 is a 21.3 acre tract which houses the Georgia Welcome Center located off of Interstate 85 shortly after crossing the Chattahoochee River as well as the Alabama Georgia State line. Additionally, this property is on land lot 281 in 5th district of Harris County. The request is to annex the property into the City with a CGN (General Commercial) zoning classification, rather than its previous agricultural classification.

The application was forwarded to Harris County for review as required by O.C.G.A. § 36-36-2. The Harris County Board of Commissioners did not file any objections to the annexation of this property into the City of West Point.

Recommendations: The Planning Board reviewed this annexation at their March 2, 2015 board meeting. It was agreed among all members that this recommendation was made with the safety of travelers and the local work force in mind. The Board voted 4 – 0 to forward a favorable recommendation to Council to approve.

Related Material:



Aerial of Welcome Center



Zoning Map

Chapter 7

CEMETERIES*

Sec. 7-1. City sexton—Election; compensation.

(a) There shall be a city sexton elected annually by the city council at the time of election of the city clerk-treasurer, who shall hold his office at the pleasure of the council.

(b) The sexton shall receive such compensation for his services as the city council shall annually fix at the time of his election.

(Code 1967, § 6-1)

Sec. 7-2. Same—Duties.

(a) It shall be the duty of the city sexton to superintend the digging of all graves and the burying of all dead bodies in the city.

(b) Upon being notified of a funeral, he shall promptly make all necessary preparations and see that they are carried out.

(c) He shall keep a record of the owners of lots in the cemeteries and shall not allow any corpse to be buried in a private lot without the authority of the owner.

(d) He shall see that all rules, regulations and ordinances of the city in reference to the cemeteries are properly enforced, and report all violations of same.

(e) He shall keep the walks and streets of the cemeteries in good order, and, if any bodies are removed to any other lot, he shall notify the city clerk-treasurer when this is done.

(Code 1967, § 6-2)

Sec. 7-3. Burying outside of cemeteries.

No person shall bury, or cause to be buried, any dead person in any place in the city other than the public cemeteries.

(Code 1967, § 6-4)

Sec. 7-4. Vaults required.

Standard burial vaults or other outside burial containers, approved by the sexton of the cemetery shall be required for burial in any cemetery within the corporate limits of the city.

(Code 1967, § 6-5)

***State law references**—Criminal trespass and damage to property, O.C.G.A. § 16-7-20; preservation and protection of abandoned or unmaintained cemeteries, O.C.G.A. § 36-60-6.1; Georgia Cemetery Act of 1983, O.C.G.A. § 44-3-130.

RESOLUTION

WHEREAS, The City of West Point residents have referred to and spelled Cleaveland Street as Cleveland Street for years; and

WHEREAS, The City of West Point has been notified that the official Street name of record is spelled Cleaveland Street.; and

WHEREAS, The City of West Point has determined that changing the spelling of the street name from Cleaveland Street to Cleveland Street would be in the best interest of our citizens.

NOW THEREFORE BE IT RESOLVED, the Mayor and City Council of the City of West Point: that, hereinafter the signing of this resolution and the official recording being filed in the Troup County Public Records, the street as described above shall be renamed Cleveland Street.

BE IT RESOLVED this ____ day of March, 2015

A. Drew Ferguson VI, Mayor

CERTIFICATION

I do hereby certify that the foregoing is a true and correct copy of the Resolution duly adopted by the City of West Point on the date so stated in said Resolution. I further certify that I am the City Clerk and said Resolution has full force and effect the ____ day of March 2015.

ATTEST:

Richard McCoy, City Clerk

SEAL

CONTRACT FOR LIBRARY SERVICES

THIS AGREEMENT (hereinafter referred to as "Agreement") made and entered this 14 day of April, 2014, 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 **WEST POINT LIBRARY ASSOCIATION**, a non-profit corporation organized and existing under the laws of the State of Georgia (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 at no cost to residents of West Point.

2.

For the services rendered by Library, West Point shall pay to Library the sum of \$2,083.33 per month for the period from April, 2014, through and including March, 2015, which sum shall be due and payable by the 15th of each month of the term of this Agreement. Moreover, for the term of this Agreement, West Point shall continue to provide lawn care, pest control and cleaning services, as well as supply all utilities with the exception of telecommunications to the Hawkes Library facilities.

3.

The term of this Agreement shall begin April 1, 2014, and shall continue for one (1) year through March 31, 2015.

4.

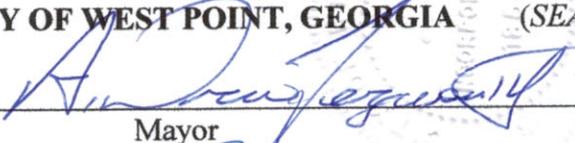
Neither this Agreement nor any duty hereunder may be assigned by either party without the prior written consent of the other party.

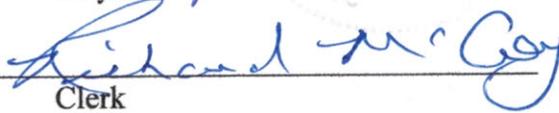
5.

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.

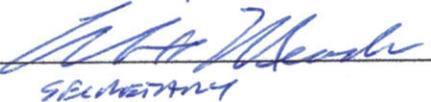
CITY OF WEST POINT, GEORGIA (SEAL)

BY: 
Mayor

ATTEST: 
Clerk

WEST POINT LIBRARY ASSOCIATION (SEAL)

BY: 
Chairman

ATTEST: 
SECRETARY

CONTRACT FOR LIBRARY SERVICES

THIS AGREEMENT (hereinafter referred to as "Agreement") made and entered this 10 day of April, 2014, 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 BOARD** (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 \$1,250.00 per month for the period from April, 2014, through and including March, 2015, which sum shall be due and payable by the 15th of each month of the term of this Agreement.

3.

The term of this Agreement shall begin April 1, 2014, and shall continue for one (1) year through March 31, 2015.

4.

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

5.

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: [Signature]
Mayor

ATTEST: [Signature]
Clerk

CHAMBERS COUNTY LIBRARY BOARD (SEAL)

BY: Early McKnight vice chair

ATTEST: Mary Hamilton, director

Volunteers Needed to Serve on City Boards, Authorities or Commission

Overview

Boards Authorities and Commissions are an established feature of municipal government which offers citizens an extraordinary opportunity to participate in a city's governmental affairs. Their activities have helped to shape or influence public policy in many areas. The City of West Point has boards, authorities and commissions that endeavor to reflect the varied interests of West Point citizenry. Several of the City's boards and commissions are required and established by state law, while others result from provisions of the City Charter or from local ordinances. They address such subjects as planning, zoning, development and parks and recreation. Although many boards, authorities and commissions are advisory, their influence and value can be significant. They make recommendations on a wide range of topics that come before the City Council. Several boards and commissions are quasi-judicial, which means the Council has delegated some portion of its legislative authority to a citizen board.

How to Apply

Applications are available on the city web site and at city hall. The application contains a list of the various boards and details the application process.

2015 Board Appointments

There are 13 board appointments that will be made by the City Council in 2015.

~~Board of Adjustments - Tammy Ledbetter (Incumbent) 3/5/2015 - March 2015 Agenda~~ NO
Vacant Seat - 3/5/2016

Hawkes Library Board- Billy Lane (Incumbent) 3/5/2015 - March 2015 Agenda
Debra Robertson (Incumbent) 3/5/ 2015 - March 2015 Agenda

Keep Troup Beautiful - Vacant Seat 6/15/2017 - Fill when we have applicant
Joy Johnson (Incumbent) 6/15/2015 - June 2015 Agenda

Municipal Planning Board - Trudye Johnson (Incumbent) 3/15/2015 - March 2015 Agenda
Anita Jones (Incumbent) 3/15/2015 - March 2015 Agenda

Troup County Parks and Rec. - Richard Fuller (Request to resign) 12/31/2015 - February 2015 Agenda

West Point Development Auth. - Dee Dee Williams (Incumbent) -12/31/2015 - December 2015 Agenda

West Point Historic Preservation - Jane Fuller (Incumbent) - 10/1/2015 - October 2015 Agenda
Marshall Sapp (Incumbent) - 10/1/2015 - October 2015 Agenda
Vacant - 10/1/2016 - March 2015 Agenda

All applications received, including those from incumbents, will be reviewed and considered for an interview.

Statement of Interest to Serve on a City Board, Authority or Commission



Contact Information

Name Debra Robertson
Address 312 East 3rd Street
City State Zip West Point, GA 31833
Primary Phone 334-444-5284
Secondary Phone -
E-Mail Address dsrobertson@knology.net
Are you a City of West Point Resident Yes No
Company or Agency -
Current Job Title -

Availability – Board or Commission of Interest

First Choice: Hawkes Library Board of Trustees
Second Choice: -

Interest

Background and Qualifications:

I have served on numerous boards in the past, including several with the City of Opelika while I was a resident there.

Experience and/or Profession:

Mayor Billy Head appointed me to the Hawkes board in 2007. I was reappointed to that board in 2011 by Mayor Drew Ferguson.

Reason for Wanting to Serve:

During the time that I have served on the Hawkes board of trustees I have not only grown to love our library, but it has become one of my passions.

You may submit a letter of interest along with references and/or resume in addition to or in lieu of the Interest section.

City Policy

It is our policy to provide equal opportunities without regard to race, color, religion, national origin, gender, sexual preference, age, or disability. The Statement of Interest will remain on file for (2) years.

Please submit your Statement of Interest to:

Ed Moon, City Manager
City of West Point Georgia
PO Box 487
West Point, Georgia 31833
emoon@cityofwestpointga.com



Statement of Interest to Serve on a City Board, Authority or Commission

Contact Information

Name Larry DUNCAN
Address 802 1st Ave
City State Zip West Point, GA 31833
Primary Phone 706-773-0478 -
Secondary Phone 706-645-8000
E-Mail Address lduncan@knology.net
Are you a City of West Point Resident Yes No
Company or Agency Raymond James
Current Job Title Branch Mgr / Investment Advisor

Availability – Board or Commission of Interest

First Choice: HAWKES library
Second Choice: _____

Interest

Background and Qualifications:

I serve on the H.P.C. board now
serve also on 3 more civic/non profit boards

Experience and/or Profession:

Various business and financial experience

Reason for Wanting to Serve:

I support the library and want to
help in its service to West Point
citizens

You may submit a letter of interest along with references and/or resume in addition to or in lieu of the Interest section.

City Policy

It is our policy to provide equal opportunities without regard to race, color, religion, national origin, gender, sexual preference, age, or disability. The Statement of Interest will remain on file for (2) years.

Please submit your Statement of Interest to:

Ed Moon, City Manager
City of West Point Georgia
PO Box 487
West Point, Georgia 31833
emoon@cityofwestpointga.com

Statement of Interest to Serve on a City Board, Authority or Commission



Contact Information

Name Joe H. Thompson
Address primary → 66 S Pine Cove Dr 406 Ave E
City State Zip LaGrange, GA 30240 West Point, GA 31833
Primary Phone 706 884-1622
Secondary Phone 912 658-1583
E-Mail Address thompson_joe_deb@att.net
Are you a City of West Point Resident Yes No
Company or Agency _____
Current Job Title Retired GA DNR Historic Site Manager

Availability – Board or Commission of Interest

First Choice: West Point Historic Preservation Commission
Second Choice: _____

Interest

Background and Qualifications:

GA Dept Natural Resources Historic Site Manager 32 years
BA History Degree LaGrange GA

Experience and/or Profession:

Historic House Restoration and Preservation
Maintaining Historic House, Features, artifacts
Archaeology, Historic Preservation Award - Wormsloe Cottage - 11-19-98

Reason for Wanting to Serve:

Interest in the Historical Preservation of
West Point

You may submit a letter of interest along with references and/or resume in addition to or in lieu of the Interest section.

City Policy

It is our policy to provide equal opportunities without regard to race, color, religion, national origin, gender, sexual preference, age, or disability. The Statement of Interest will remain on file for (2) years.

Please submit your Statement of Interest to:

Ed Moon, City Manager
City of West Point Georgia
PO Box 487
West Point, Georgia 31833
emoon@cityofwestpointga.com

City of West Point

Statement of Interest to Serve on a City Board, Authority or Commission



Contact Information

Name Kevin Patrick
Address 125 Highland Drive
City State Zip West Point Ga 31833
Primary Phone 706 590 0613
Secondary Phone 706 773 0156
E-Mail Address team.patrick.rvp@gmail.com
Are you a City of West Point Resident Yes No
Company or Agency Intercall | Primerica financial services
Current Job Title Video technician | Regional leader

Availability – Board or Commission of Interest

First Choice: Planning Board
Second Choice: _____

Interest

Background and Qualifications:

I have been in the communications and customer service field for over 15 years, that includes a number of years in management.

Experience and/or Profession:

I have a number of years in communication, customer service, planning, public speaking and im all about thinking groups to come up with great ideas.

Reason for Wanting to Serve:

I would love to be more involved with the development and planning for our city for years to come. I love West Point and would love for more people to relocate here.

You may submit a letter of interest along with references and/or resume in addition to or in lieu of the Interest section.

City Policy

It is our policy to provide equal opportunities without regard to race, color, religion, national origin, gender, sexual preference, age, or disability. The Statement of Interest will remain on file for (2) years.

Please submit your Statement of Interest to:

Ed Moon, City Manager
City of West Point Georgia
PO Box 487
West Point, Georgia 31833
emoon@cityofwestpointga.com

Interviews

Applicants will be invited to participate in a brief interview with the City Council. The applicant will be asked to respond to a few questions.

- Why do you want to serve on the board, authority or commission
- How does your experiences qualify you to serve
- What do you think is a top issue facing the board, authority or commission and how you would address the issue
- Do you believe that you could possibly have a conflict of interest during service on the board, authority or commission
- Council or staff may also ask follow up or clarifying questions

How the City Council Appointment Process Works

Policy/Procedure

Selection of members of City of West Point Boards, Authorities and Committees

1. Appointment List

- a. Each year at the first business meeting in January the Mayor and City Council will announce the board vacancies appointed by the city council that will occur during the calendar year.
- b. The end of term or vacancies shall be listed with the name of the incumbent appointee, the date of appointment, the date the term expires, date applications are due and if any the necessary qualifications.
- c. The vacancies shall be listed on the city web site and social media sites. An advertisement shall be placed in the local newspaper in January and July if applicable. Announcements will be made at city council meetings.

2. Applications

- a. Applications will be made available on the city web site and at city hall.
- b. Applications will be accepted at city hall, by mail or email.
- c. Applications must be submitted 30 days prior to the city councils scheduled business meeting to vote on the appointment.
- d. The application will contain all instruction needed by the applicant.

3. Interviews

- a. Each selected applicant will be interviewed
- b. Questions will be listed on the application
- c. The interviews will be open to the public

4. Selection

- a. Selection will be done by the council as a whole

Boards, Authorities and Commissions

Animal Control Board	Troup County Board of Elections
Board of Adjustments	Troup County Parks and Recreation West Point West
Hawkes Library	West Point Development Authority
Keep Troup Beautiful	West Point Historic Commission
Municipal Planning Board	West Point Housing Authority (Appointed by Mayor)
Troup County Airport Authority	

KEVIN PATRICK

125 HIGHLAND DRIVE

WEST POINT, GEORGIA 31833

706.590.0613

TEAMPATRICKRVP@GMAIL.COM

WORK EXPERIENCE

INTERCALL

VALLEY AL

VNOC (Video Technician)

June 2000 - Present

- My job responsibility is to provide assistance to Citigroup upper management's video meetings. I service Citi employees from all over the globe. London, Singapore and India are a few countries that I provide service too.

PRIMERICA FINANCIAL SERVICES

WEST POINT GA

Regional Leader

October 2008 - Present

- I help families become properly protected debt free and financially free.
- I manage a group of licensed agents who provide various forms of financial services products. I am also licensed to market financial services products.

EDUCATION

LANETT HIGH SCHOOL

LANETT AL

- *High School Diploma, Jun 2000*

SOUTHERN UNION COMMUNITY COLLEGE

VALLEY AL

- *Completed coursework towards Computer Science, Aug 2003*

ADDITIONAL SKILLS

- I am licensed by the State of Georgia and Alabama to provide life insurance. I have a Sub-agent license to provide auto and home insurance. I'm also certified to provide fixed annuities with AIG and Lincoln Financial. I am working on my Series 6 and 63 investment license and will have that this upcoming month.

RESOLUTION

WHEREAS, the City of West Point, as a Member of the Municipal Electric Authority of Georgia ("MEAG"), has entered certain Power Sales Contracts in furtherance of the Plant Vogtle Additional Units Projects (non-PPA, PPA and PPA-2);

WHEREAS, MEAG is undertaking to validate certain changes to the bonds for said projects, all in order to accommodate Department of Energy guaranteed loans, resulting in a savings to the City of West Point and all MEAG Participants;

WHEREAS, pursuant to Georgia law, the City of West Point will be served with a copy of the bond validation petition at issue, and will be named as a defendant in said proceedings;

WHEREAS, the Department of Energy guarantees of the project loans at issue are in the best interest of all Participants, the City of West Point, and its citizens and utility customers, the Mayor and Council deem it in the best interests of the City to consent to said bond validation;

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the City of West Point, Georgia, and it is so ordained by the authority thereof, that the Mayor, City Manager, City Clerk and City Attorney are hereby authorized to execute, attest and deliver the Answer, Verification and Acknowledgment of Service of Petition and Complaint in the proceedings referenced herein.

SO ORDAINED this _____ day of April, 2015.

CITY OF WEST POINT, GEORGIA (SEAL)

BY: _____
A. DREW FERGUSON, IV
Mayor

ATTEST: _____
RICHARD MCCOY
City Clerk



INFORMATION



DOWNTOWN WEST POINT DEVELOPMENT AUTHORITY

BOARD MEETING AGENDA

Mar 10, 2015

Call to order – Chairman, Steve Tramell

Approval of Minutes – sent out by email.

Treasurer’s Report – Wayne Scroggs

Committee Reports–

Old Business –

JSL park trellis. Zachery Construction \$1,000-\$1,500.

Have we voted to approve this?

New Business –

What is a “B.H.A.G.”

Discuss meeting last Friday with WPDA and City Council

Get an ad ready for newspaper announcing meeting schedule.

Adjourn

NEXT MEETING: April. 14th, 2015 – 8:00 CITY HALL

The Housing Authority of the City of West Point, Georgia
Special Board Meeting
Tuesday, March 17, 2015
4:00 P.M.
AGENDA

		Page
1.	Invocation	
2.	Introduction of Guests	
3.	Public Hearing for the 2015 Annual Plan	
4.	Close Public Hearing	
5.	Consider Approval of Minutes for Special Board Meeting of November 6, 2014 (Attached behind Agenda)	
6.	Consider Approval of Staff Reports:	
	▪ Finance	1 – 3
	▪ Occupancy.....	4
7.	Consider A Resolution Authorizing The Charging Off Of Resident Account Balances For Month Ending October 31, 2014.....	5
8.	Consider A Resolution Authorizing The Charging Off Of Resident Account Balances For Month Ending November 30, 2014.....	6
9.	Consider A Resolution Authorizing The Charging Off Of Resident Account Balances For Month Ending December 31, 2014.....	7
10.	Consider A Resolution Authorizing The Charging Off Of Resident Account Balances For Month Ending January 31, 2015.....	8
11.	Consider A Resolution Authorizing The Charging Off Of Resident Account Balances For Month Ending February 28, 2015.....	9
12.	Consider A Resolution Adopting the FY-2015 Annual PHA Plan.....	10
13.	Executive Director's Report	
14.	Any and All Other Matters That May Be Brought Before the Board.	

Respectfully submitted,



THE HOUSING AUTHORITY OF THE CITY OF WEST POINT
SPECIAL BOARD MEETING
NOVEMBER 6, 2014

The Commissioners of the Housing Authority of the City of West Point, Georgia, met for the special Board Meeting at the Board Retreat at Callaway Gardens on the 6th day of November 2014, as allowed by and in compliance with By-laws of the Authority.

Chairman Ralph Davidson called the meeting to order at 1:30 p.m. and on roll call the following Commissioners answered present:

Wiky Gladden
Coleman Reeves
Stan Rodimon
Burt Winston

The following Commissioner(s) were absent:

Nekos Davis

OTHERS PRESENT

Len Williams, Sabrina Richards

INVOCATION

Ralph Davidson

APPROVAL OF MINUTES OF THE REGULAR MEETING OF SEPTEMBER 18, 2014

There were no corrections to the minutes. Motion was made by Commissioner Coleman Reeves, seconded by Commissioner Wiky Gladden. The board unanimously approved the minutes.

CONSIDER A RESOLUTION APPROVING THE CONVEYANCE OF PROPERTY

The Following Resolution was introduced and duly considered:

RESOLUTION NO: 1006-86

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

Following discussion and on motion by Commissioner Stan Rodimon and seconded by Commissioner Coleman Reeves, the board unanimously agreed to the community center being returned to the City of West Point.

EXECUTIVE DIRECTOR'S REPORT

Nothing at this time.

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

With no further discussion the meeting was adjourned

Ralph Davidson, Chairman

J. Len Williams, Secretary-Treasurer

THE HOUSING AUTHORITY OF THE CITY OF WEST POINT, GA
BALANCE SHEET
FEBRUARY 28, 2015

Assets

Cash		\$ 3,802
Tenant Accounts Receivable (Net)		10,322
Investments		798,000
Prepaid Expenses and Other Assets		54,099
Land, Structures & Equipment	\$ 12,509,425	
Less: Accumulated Depreciation	<u>(9,070,294)</u>	
		<u>3,439,131</u>
Total Assets		<u>\$ 4,305,354</u>

Liabilities

Tenant Security Deposits	\$ 40,770	
Accounts Payable - Vendor	-	
Accounts Payable - HACG	153,344	
Payment in Lieu of Taxes	6,763	
Accrued Salaries & Wages	-	
Accrued Compensated Absences	37,836	
Other Liabilities	<u>3,080</u>	
Total Liabilities		<u>\$ 241,793</u>

Surplus

HUD-PHA Contributed Assets	\$ 3,439,131	
Operating Reserve	<u>624,430</u>	
Total Surplus		<u>\$ 4,063,561</u>
Total Liabilities and Surplus		<u>\$ 4,305,354</u>

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

**As of
FEBRUARY 28, 2015**

	<u>YEAR-TO-DATE</u>			2015 ANNUAL BUDGET
	<u>Actual</u>	<u>Budget</u>	<u>Favorable/ (Unfavorable) Variance</u>	
REVENUES				
Rental Income	\$ 465,793	\$ 444,960	\$ 20,833	\$ 667,440
Other Income	56,595	33,013	23,582	49,520
HUD Subsidy	571,319	542,529	28,790	813,793
CFP Operating Transfer	-	86,667	(86,667)	130,000
Total Revenues	\$ 1,093,707	\$ 1,107,169	\$ (13,462)	\$ 1,660,753
EXPENSES				
Administrative	\$ 92,744	\$ 93,163	\$ 419	\$ 139,745
Property Mgmt/Accounting Fee/Frontline Fees	109,711	120,200	10,489	180,300
Resident Service	8,139	8,231	92	12,346
Utilities	398,165	456,667	58,502	685,000
Ordinary Maintenance	287,989	233,368	(54,621)	350,052
General Expenses	119,239	118,667	(572)	178,000
Extra-Ordinary Maintenance	41,625	-	(41,625)	-
Capital Expenditures	-	-	-	-
Total Expenses	\$ 1,057,612	\$ 1,030,295	\$ (27,317)	\$ 1,545,443
Net Income/ (Deficit) from Operations	\$ 36,095	\$ 76,873	\$ (40,778)	\$ 115,310

THE HOUSING AUTHORITY OF THE CITY OF WEST POINT, GA
Grant Funding
FEBRUARY 28, 2015

Grant Funding	Program End Dates	Approved Budget	Total Obligated	Actual Expenditures	Remaining to Obligate	Remaining to Disburse
CFP - FY'12 (989)	03/11/14 Obligate 03/12/16 Disburse	269,087	269,087	266,637	-	2,450
CFP - FY'13 (994)	09/08/15 Obligate 09/08/17 Disburse	272,761	137,865	137,865	134,896	134,896
CFP - FY'14 (910)	05/12/16 Obligate 05/12/18 Disburse	255,916	39,732	25,592	216,184	230,324
ROSS - FY'12 (992)	12/17/13 Effective 12/17/16 Disburse	191,565	75,146	75,146	116,419	116,419
Total Grants		\$ 989,329	\$ 521,830	\$ 505,240	\$ 467,499	\$ 484,089

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

1-Mar-15

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 02/01/15 - 02/28/15

PUBLIC HOUSING

No. of Apparently Eligible Applications on Hand last reported period	285
No. of Applications taken during reporting period	0
No. of Applications suspended or withdrawn during reporting period	2
No. of Move-Ins for reporting period	4
No. of Apparently Eligible Applications on Hand for reporting period	279

Applications on Hand

0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
0	125	112	37	5	0

= 279

NO. OF VACANT APARTMENTS AND MOVE-INS

Developments	Total No. of Units	Units Vacant 01/31/15	Moved Out During February	Moved In During February	UNITS AVAILABLE 02/28/2015						Total Units Vacant	Percent Units Vacant
					0 BR	1 BR	2 BR	3 BR	4 BR	5 BR		
PINE RIDGE APTS	42	0	1	0	0	0	1	0	0	0	1	2%
GRANT APTS.	55	0	0	0	0	0	0	0	0	0	0	0%
O.J. COOK APTS*	8	3	1	3	0	1	0	0	0	0	1	13%
O.J. COOK APTS**	110	1	1	1	0	1	0	0	0	0	1	1%
HIGGINS CIRCLE	8	0	0	0	0	0	0	0	0	0	0	0%
Sub-Total	223	4	3	4	0	1	1	0	0	0	3	1%
GRAND TOTAL	223	4	3	4	0	1	1	0	0	0	3	1%

*2 Units in abatement
 **2 Units in abatement

RESPECTFULLY SUBMITTED,

MISTY MICHELLE STUBBS
 PUBLIC HOUSING COORDINATOR

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE CHARGE-OFF OF FORMER RESIDENT
ACCOUNT BALANCES TO COLLECTION LOSS FOR
THE AUTHORITY'S PUBLIC HOUSING DEVELOPMENTS
FOR THE MONTH ENDED OCTOBER 31, 2014

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	551.60	-	219.00	1,397.92	\$ 2,168.52	3
GRANT APARTMENTS - 742	-	-	-	-	\$ -	0
O.J. COOK APARTMENTS - 743	1,249.73	-	382.00	464.80	\$ 2,096.53	2
O.J. COOK APARTMENTS - 744	1,604.45	-	42.00	1,397.06	\$ 3,043.51	3
HIGGINS CIRCLE - 747	-	-	-	-	\$ -	0
TOTAL CHARGED TO COLLECTION LOSS	\$ 3,405.78	\$ -	\$ 643.00	\$ 3,259.78	\$ 7,308.56	8

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE CHARGE-OFF OF FORMER RESIDENT
ACCOUNT BALANCES TO COLLECTION LOSS FOR
THE AUTHORITY'S PUBLIC HOUSING DEVELOPMENTS
FOR THE MONTH ENDED NOVEMBER 30, 2014

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
GRANT APARTMENTS - 742	-	-	-	-	\$ -	0
O.J. COOK APARTMENTS - 743	-	-	-	-	\$ -	0
O.J. COOK APARTMENTS - 744	3.20	-	-	29.93	\$ 33.13	1
HIGGINS CIRCLE - 747	-	-	-	-	\$ -	0
TOTAL CHARGED TO COLLECTION LOSS	\$ 3.20	\$ -	\$ -	\$ 29.93	\$ 33.13	1

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE CHARGE-OFF OF FORMER RESIDENT
ACCOUNT BALANCES TO COLLECTION LOSS FOR
THE AUTHORITY'S PUBLIC HOUSING DEVELOPMENTS
FOR THE MONTH ENDED DECEMBER 31, 2014

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	1,237.90	-	72.00	1,020.47	\$ 2,330.37	2
GRANT APARTMENTS - 742	-	-	-	-	\$ -	0
O.J. COOK APARTMENTS - 743	-	-	-	-	\$ -	0
O.J. COOK APARTMENTS - 744	-	-	-	-	\$ -	0
HIGGINS CIRCLE - 747	-	-	-	-	\$ -	0
TOTAL CHARGED TO COLLECTION LOSS	\$ 1,237.90	\$ -	\$ 72.00	\$ 1,020.47	\$ 2,330.37	2

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE CHARGE-OFF OF FORMER RESIDENT
ACCOUNT BALANCES TO COLLECTION LOSS FOR
THE AUTHORITY'S PUBLIC HOUSING DEVELOPMENTS
FOR THE MONTH ENDED JANUARY 31, 2015

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
GRANT APARTMENTS - 742	-	-	-	-	\$ -	0
O.J. COOK APARTMENTS - 743	1,265.56	-	912.00	649.57	\$ 2,827.13	3
O.J. COOK APARTMENTS - 744	418.90	-	12.00	211.19	\$ 642.09	1
HIGGINS CIRCLE - 747	-	-	-	-	\$ -	0
TOTAL CHARGED TO COLLECTION LOSS	\$ 1,684.46	\$ -	\$ 924.00	\$ 860.76	\$ 3,469.22	4

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE CHARGE-OFF OF FORMER RESIDENT
ACCOUNT BALANCES TO COLLECTION LOSS FOR
THE AUTHORITY'S PUBLIC HOUSING DEVELOPMENTS
FOR THE MONTH ENDED FEBRUARY 28, 2015

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
GRANT APARTMENTS - 742	-	-	-	-	\$ -	0
O.J. COOK APARTMENTS - 743	518.86	-	-	105.00	\$ 623.86	1
O.J. COOK APARTMENTS - 744	199.00	-	-	136.63	\$ 335.63	1
HIGGINS CIRCLE - 747	-	-	-	-	\$ -	0
TOTAL CHARGED TO COLLECTION LOSS	\$ 717.86	\$ -	\$ -	\$ 241.63	\$ 959.49	2

RESOLUTION NO. _____

A RESOLUTION ADOPTING THE FY 2015 ANNUAL PHA PLAN

WHEREAS, the Commissioners of the Housing Authority of the City of West Point, Georgia have reviewed the proposed PHA 5-Year and Annual Plan for FY 2015, and;

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

THEREFORE BE IT RESOLVED, that the 5-Year and Annual PHA Plan for FY 2015 for the Housing Authority of the City of West Point, Georgia is hereby adopted on this the 17th day of March, 2015.

5.2	<p>Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing. PHA Goal: Improve the quality of assisted housing. Objective: Improve public housing management PHAS score. Progress: The last published PHAs score was 95%.</p> <p>Objective: Increase customer satisfaction. Progress: Resident satisfaction surveys are no longer conducted by HUD. This objective is therefore moot. However, PHA Occupancy rates steady at 98% to 99% may be a good alternative indicator of resident satisfaction with their PHA living environment.</p> <p>Objective: Renovate or modernize public housing units. Progress: Removed asbestos containing floors and replaced with new floors; Upgraded kitchens; and replaced all roofs, facia and soffits at the Pine Ridge and Grant sites. The PHA continues to spend modernization grant funds for dwelling unit renovation work and asbestos abatement when units become vacant. WPHA plans to continue to replace all roofs as grant funds become available.</p> <p>PHA Goal: Increase assisted housing choices</p> <p>PHA Goal: Expand the supply of assisted housing. Objective: Increase waiting list count each year. Progress: The PHA wait list is increased from 92 to 265 applicants.</p> <p>HUD Strategic Goal: Improve community quality of life and economic vitality. PHA Goal: Provide an improved living environment. Objective: Implement public housing security improvements. Progress: Added erosion controlling landscaping, dumpster enclosures, fencing, retaining walls, trees, shrubs, signage, and sidewalks.</p> <p>HUD Strategic Goal: Ensure equal opportunity in housing for all Americans. PHA Goal: Ensure equal opportunity and affirmatively further fair housing.</p> <p>Objective: Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability. Progress: The PHA has adhered to and complied with the HUD-approved Admissions and Continuing Occupancy Policy.</p> <p>Objective: Undertake affirmative action measures to provide a suitable living environment for families living in assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability. Progress: The PHA has adhered to and complied with the HUD-approved Admissions and Continuing Occupancy Policy.</p> <p>Objective: Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required. Progress: The PHA has adhered to and complied with the HUD-approved Admissions and Continuing Occupancy Policy</p>
	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. PHA's Main Administration Office West Point Administration Office Main Administrative Office of Local Government</p>
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>The Public Housing needs assessment was conducted in 2010. The management team has looked at the needs assessment and it has been determined that the following developments are all viable for continued use as Public Housing:</p> <ol style="list-style-type: none"> 1. 065-1 – Pine Ridge Apartments 2. 065-2 – Grant Apartments 3. 065-3 – OJ Cook Apartments 4. 065-4 – OJ Cook Apartments 5. 065-7 – WP Highlands <p>(AMP Group – GA-065000001)</p> <p>WPHA currently has a conditional approval for a RAD CHAP award. The conversion to Project-based Vouchers will be considered within the next fiscal year.</p>

8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p> <p>Compliance with the requirements of 24 CFR 903.7(g). See HUD Form 50075.2 approved by HUD on</p>																																																																								
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p>																																																																								
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p>																																																																								
8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. n/a</p>																																																																								
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p style="text-align: center;">HOUSING AUTHORITY OF WEST POINT, GEORGIA</p> <p style="text-align: center;">Housing Needs of Families in the Jurisdiction</p> <p style="text-align: center;">by Family type</p> <table border="1" data-bbox="145 778 1461 1058"> <thead> <tr> <th>Family Type</th> <th>Overall</th> <th>Affordability</th> <th>Supply</th> <th>Quality</th> <th>Accessibility</th> <th>Size</th> <th>Location</th> </tr> </thead> <tbody> <tr> <td>Income <= 30% of AMI</td> <td>48</td> <td>5</td> <td>5</td> <td>4</td> <td>5</td> <td>4</td> <td>4</td> </tr> <tr> <td>Income > 30% but < 50% of AMI</td> <td>154</td> <td>5</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> </tr> <tr> <td>Income > 50% but < 80% of AMI</td> <td>144</td> <td>5</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> </tr> <tr> <td>Elderly</td> <td>508</td> <td>5</td> <td>5</td> <td>5</td> <td>5</td> <td>5</td> <td>5</td> </tr> <tr> <td>Families with Disabilities</td> <td>725</td> <td>5</td> <td>5</td> <td>5</td> <td>5</td> <td>5</td> <td>5</td> </tr> <tr> <td>Race/Ethnicity White</td> <td>1,373</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> </tr> <tr> <td>Race/Ethnicity Black</td> <td>1,956</td> <td>5</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> </tr> <tr> <td>Race/Ethnicity Hispanic</td> <td>36</td> <td>5</td> <td>5</td> <td>5</td> <td>5</td> <td>5</td> <td>5</td> </tr> </tbody> </table> <p>Source: Consolidated Plan of the State of Georgia 2005</p> <p>U.S. Census Data</p>	Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location	Income <= 30% of AMI	48	5	5	4	5	4	4	Income > 30% but < 50% of AMI	154	5	4	4	4	4	4	Income > 50% but < 80% of AMI	144	5	4	4	4	4	4	Elderly	508	5	5	5	5	5	5	Families with Disabilities	725	5	5	5	5	5	5	Race/Ethnicity White	1,373	4	4	4	4	4	4	Race/Ethnicity Black	1,956	5	4	4	4	4	4	Race/Ethnicity Hispanic	36	5	5	5	5	5	5
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location																																																																		
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Race/Ethnicity Hispanic	36	5	5	5	5	5	5																																																																		
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>WPHA has expanded its wait list from 92 to 265 applicants. PHA has maintained 98% to 99% occupancy during the past fiscal years. PHA expects to continue this high occupancy rate throughout FY2015.</p>																																																																								

10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan</p> <p>The Housing Authority's PHAs score and steady occupancy rate show that the mission and goals are being met.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <ol style="list-style-type: none"> 1. The PHA defines substantial deviation from the 5-Year Plan as the replacement or deletion of exiting goals, or the creation of new goals. 2. The PHA defines significant amendment or modification to the Annual Plan as the creation, replacement, or modification of the Annual Plan provisions which prevent accomplishment of 5-Year Plan goals, or; the creation, replacement, or deletion of line items for the Capital Fund Program or Operating Fund Program which either individually or collectively change planned expenditures by an amount equal to 30% or more of the total amount of each respective grant. When a significant amendment or modification to the Annual Plan has occurred as defined above, due to, or in response to changes mandated by HUD, or has occurred in response to changes that are otherwise beyond the control of the PHA, the PHA shall deem that no significant amendment or modification to the Annual Plan has occurred. <p>(c) The Housing Authority of the City of West Point was a PHAS troubled PHA due to a low site score on the FY2007 REAC inspection. Since the management of the Housing Authority of Columbus, Ga, WPHA has improved. WPHA has been a high performer for the last three fiscal years.</p>
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11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ol style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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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		FFY of Grant: 2015 FFY of Grant Approval: 2015	
PHA Name: Housing Authority of The City of West Point, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P06550115 Replacement Housing Factor Grant No: Date of CFFP:	
Type of Grant	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Original Annual Statement	<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 ¹
		Original	Obligated
		Revised ²	Expended
1	Total non-CFF Funds		
2	1406 Operations (may not exceed 20% of line 21) ³		
3	1408 Management Improvements		
4	1410 Administration (may not exceed 10% of line 21)	25,591	
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs	20,000	
8	1440 Site Acquisition		
9	1450 Site Improvement		
10	1460 Dwelling Structures	210,325	
11	1465.1 Dwelling Equipment—Non-expendable		
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 ⁴		

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ 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

Part I: Summary		FFY of Grant: 2015 FFY of Grant Approval: 2015	
PHA Name: Housing Authority of The City of West Point, Georgia	Grant Type and Number Capital Fund Program Grant No: GA06P06550115 Replacement Housing Factor Grant No: Date of CFFP:		
Type of Grant	<input checked="" type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	<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 ¹
		Original	Obligated
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)	255,916	
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		
Signature of Executive Director		Signature of Public Housing Director	
Date		Date	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ 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

Part II: Supporting Pages		Federal FFY of Grant: 2015						
PHA Name: Housing Authority of The City of West Point, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P06550115 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 ¹	Funds Obligated ²	Funds Expended ²	
	Operations	1406	0					
	Management Improvements Personnel training	1408	0					
	Administration Fee	1410	25,591					
	Fees & Cost	1430						
GA065000003 OC Cook	Architect Fees Engineering Cost Surveyor Cost	1430	20,000					
	Shingle roof replacement.	1460	20 buildings	209,825				
PHA Wide	Floor tile abatement	1460	4 units	500				
	TOTAL 1460			210,325				

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

² To be completed for the Performance and Evaluation Report.

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20011

Part I: Summary

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:
Development Number and Name	Work Statement for Year 1 FFY: 2015	Work Statement for Year 2 FFY: 2016	Work Statement for Year 3 FFY: 2017	Work Statement for Year 4 FFY: 2018	Work Statement for Year 5 FFY: 2019	
A.						
B.	Physical Improvements Subtotal (1450/1460)	\$517,972	\$401,700	\$470,200	\$639,200	
C.	Management Improvements		\$2,000			
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration 1410	\$27,276	\$27,276	\$27,276	\$27,276	
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	\$575,248	\$460,976	\$527,476	\$696,476	
L.	Total Non-CFP Funds					
M.	Grand Total	\$575,248	\$460,976	\$527,476	\$696,476	

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

Work Statement for Year 1 FFY 2015	Work Statement for Year: 2 FFY : 2016			Work Statement for Year: 3 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	GA065000003 AMP Wide (1450) Retaining walls, steps, sidewalks, water drainage control, sod installation	N/A	\$130,000	GA065000001 AMP Wide (1450) Retaining walls, steps, sidewalks, water drainage control, sod installation	16 buildings	\$106,015
Statement	GA065000003 OC Cook (1460) Roof replacement	20 buildings	\$224,773	GA065000003 OC 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 OC 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 OC Cook (1450) security fencing,	Security Fencing. 600 Ft.	\$75,000	GA065000004 OC Cook(1450) Security fencing	300 Ft.	\$25,000
	Ga06500001 Pine Ridge 1450 Water line replacement	11 Buildings	\$50,000	Asbestos Abatement	4 units	\$4,000
	Asbestos Abatement	4 units	4,000	GA065000001 Pine Ridge (1460) Electrical meter replacement	35 units	\$4,200

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

Work Statement for Year 1 FFY : 2015	Work Statement for Year : 4 FFY : 2018			Work Statement for Year: 5 FFY : 2019		
	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 steps, sidewalks, water drainage control, sod installation	10 buildings	\$161,000	GA065000001 AMP Wide (1450) Retaining walls, steps, sidewalks, water drainage control, sod installation		\$160,000
	GA065000003 OC Cook (1460) Roof replacement	10 buildings	\$100,000	GA065000003 OC Cook (1460) Roof replacement	10 buildings	\$100,000
	GA065000004 OC Cook (1460) Renovation for 504 compliance.	2 - 2Bedroom units	\$200,000	GA065000001 Pine Ridge 1430 Water Line replacement	1,000 feet	\$50,000
	GA065000001 Pine Ridge (1460) Electrical meter replacement	35 units	\$4,200	GA065000004 OC Cook (1460) Renovation for 504 compliance.	1 - 2Bedroom units	\$100,000
	GA065000003/4 Site Wide Floor tile abatement	5 units	5,000	GA065000001 Pine Ridge (1460) Electrical meter replacement	35 units	\$4,200
				GA065000003 OC Cook (1450) natural gas system up-grade	300 Ft.	25,000
				Interior Site Office Renovation	1 building	\$200,000

