



July Monthly Reports
August 2014

AGENDA
WORK SESSION

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THURSDAY, AUGUST 7TH
WORK SESSION @ 8:15 AM

MEETING CALLED TO ORDER

PUBLIC HEARING (IF NEEDED OR REQUIRED)

- Sign Ordinance Amendment

AGENDA REVIEWED IN ITS ENTIRELY BEFORE DISCUSSION

PUBLIC COMMENT ON AGENDA ITEMS (FORM REQUIRED)

NEW BUSINESS

- Sign Ordinance Amendment

CONSIDER ITEMS FOR BUSINESS MEETING (Create Business Meeting Agenda)

MAYOR & COUNCIL COMMENTS

ADJOURNED

Next Meeting:

Council Meeting – Monday, August 11th @ 6:00 PM



MINUTES





The regular meeting of the Mayor and Council was held in the Council room of West Point City Hall July 14, 2014 at 6:00 P.M. with Mayor A. Drew Ferguson IV presiding.

Members Present:

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

Members Absent:

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

Councilmember Steven M. Tramell 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 June 9, 2014 regular meeting. Councilmember Sandra Thornton made said motion and was seconded by Councilmember Gloria Marshall; the minutes were **approved unanimously without change**.

FINANCIAL REPORT

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

AGENDA

Mayor Ferguson asked for a motion to approve the agenda. Councilmember Sandra Thornton made said motion and Councilmember Gloria R. Marshall seconded the motion; **passed unanimously**.

ZONING ORDINANCE AMENDMENT - CHURCHES

Mayor Ferguson asked for a motion to amend the city's zoning ordinance to remove the condition of Council approval from the use of land as a church; to repeal conflicting ordinances; to fix an effective date; and for other purposes. Councilmember Steven M. Tramell made said motion; seconded by Councilmember Sandra Thornton; **passed unanimously.**

RESOLUTION CHIP 2014 POLICY & PROCEDURES

Councilmember Gerald W. Ledbetter made a motion to adopt the Policies, Procedures, and Written Rehabilitation Standards developed by the Georgia Department of Community Affairs for the 2014 CHIP Housing Rehabilitation Program. The City applied for and was awarded a \$204,000.00 Community HOME Investment Program (CHIP) grant for housing rehabilitation assistance to a minimum of (5) five units and twelve (12) qualified very low-income persons in the city limits of West Point. The motion was seconded by Councilmember Benjamin F. Wilcox; **passed unanimously.**

RESOLUTION CHARTER COMMUNICATION POLE ATTACHMENT AGREEMENT

Councilmember Benjamin F. Wilcox made a motion to authorize the City Manager to provide Charter Communication with the required written notice of termination of Agreement to be effective January 18, 2015. The current agreement has been in place since January, 2000 at \$6.00 per pole as rent for the use of the City's poles. In accordance with Article XVI (b) the renewal terms provide for either party to provide to the other party six (6) months notice in writing prior to expiration of the initial term to terminate this agreement. Councilmember Joseph R. Downs III seconded the motion; **passed unanimously.**

AWARD REQUEST FOR PROPOSAL (RFP) FOR NEW/UNUSED FIRE TRUCK/PUMPER

Councilmember Sandra Thornton made a motion to accept Williams Fire Apparatus representing Sutphen Corporation located in Amlin, OH bid of \$392,697.00 for the New Fire Truck. The funds will come from allocated Harris County SPLOST of \$350,000 for firefighting equipment. The remaining \$42,697.00 will come from the Fire Station Donations Reserve funds. Councilmember Gloria R. Marshall seconded the motion; **passed unanimously.**

DASH LAND DONATION .41 ACRES

Councilmember Gloria R. Marshall made a motion to approve and accept the donation of .41 acres of land from DASH. DASH will close on the property located off pear Street on Tuesday of next week. The time line for beginning construction of the apartments is the fall of 2014. The motion was seconded by Councilmember Joseph R. Downs III; **passed unanimously.**

Other Comments

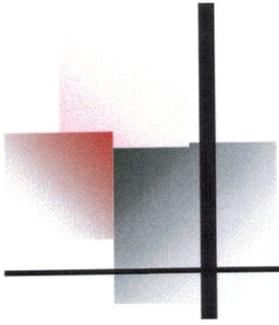
Mayor Ferguson commented on the prayer vigil that was held Friday, July 11, 2014 at Pilgrim Baptist Church. The purpose of the vigil was to bring the community together in prayer for a 16 year old shooting victim and the increase of violence in the community. Mayor Ferguson stated the vigil was very well attended and the community is committed and unified to work on solutions to make the streets safe from violence and crime. He also stated he look forward to partnering with the group in finding ways to improve the quality of life for all citizens in the area.

ADJOURN

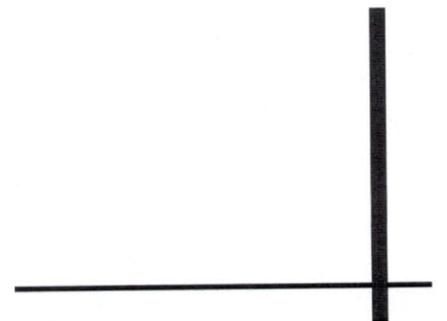
There being no further business, the meeting was adjourned.

Richard McCoy
City Clerk

A. Drew Ferguson IV
Mayor



FINANCIAL REPORT



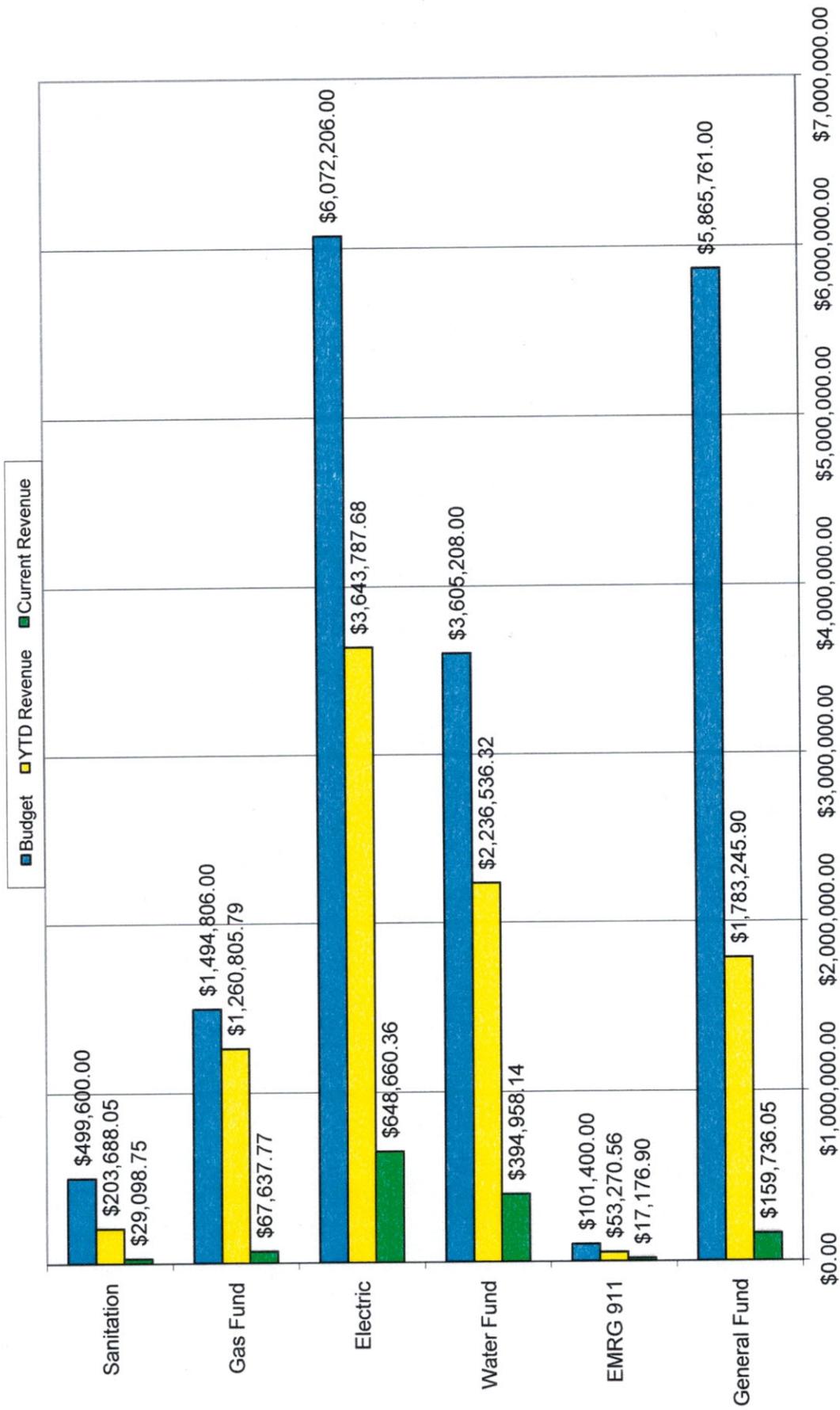


City of West Point Financial Report July, 2014

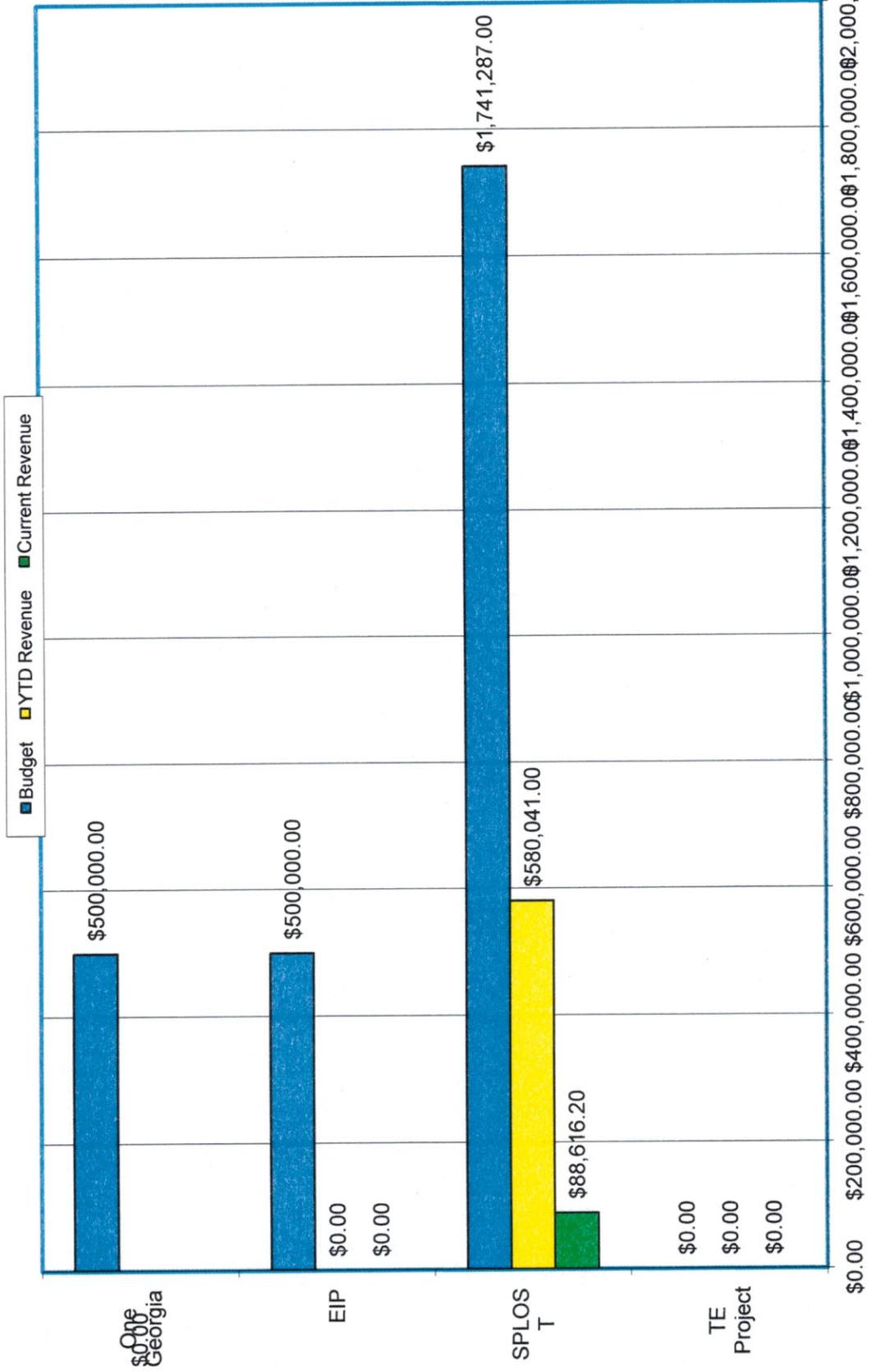
REVENUES

Current Revenue	General Fund	EMRG 911	Water Fund
YTD Revenue	\$159,736.05	\$17,176.90	\$394,958.14
Budget	\$1,783,245.90	\$53,270.56	\$2,236,536.32
Percentage Budget	\$5,865,761.00	\$101,400.00	\$3,605,208.00
	30.40%	52.54%	62.04%
Current Revenue	Electric Fund	Gas Fund	Sanitation
YTD Revenue	\$648,660.36	\$67,637.77	\$29,098.75
Budget	\$3,643,787.68	\$1,260,805.79	\$203,688.05
Percentage Budget	\$6,072,206.00	\$1,494,806.00	\$499,600.00
	60.01%	84.35%	40.77%
Current Revenue	TE Project	EIP	SPLOST
YTD Revenue	\$0.00	\$0.00	\$88,616.20
Budget	\$0.00	\$0.00	\$580,041.00
Percentage Budget	\$500,000.00	\$500,000.00	\$1,741,287.00
	0.00%	0.00%	33.31%
Total All Departments	Total All Departments	Total YTD Revenue	Total All Departments
Current Revenues	\$1,405,884.17	\$9,761,375.30	\$9,761,375.30
Current Expense	\$3,066,017.98	Total YTD Expenses	\$12,301,889.01
over/under	(\$1,660,133.81)	over/under	(\$2,540,513.71)
		YTD Revenue	
		Budget	
		Percentage	
			47.90%

Budget Revenue Comparison July, 2014



Budget Revenue Comparison July, 2014



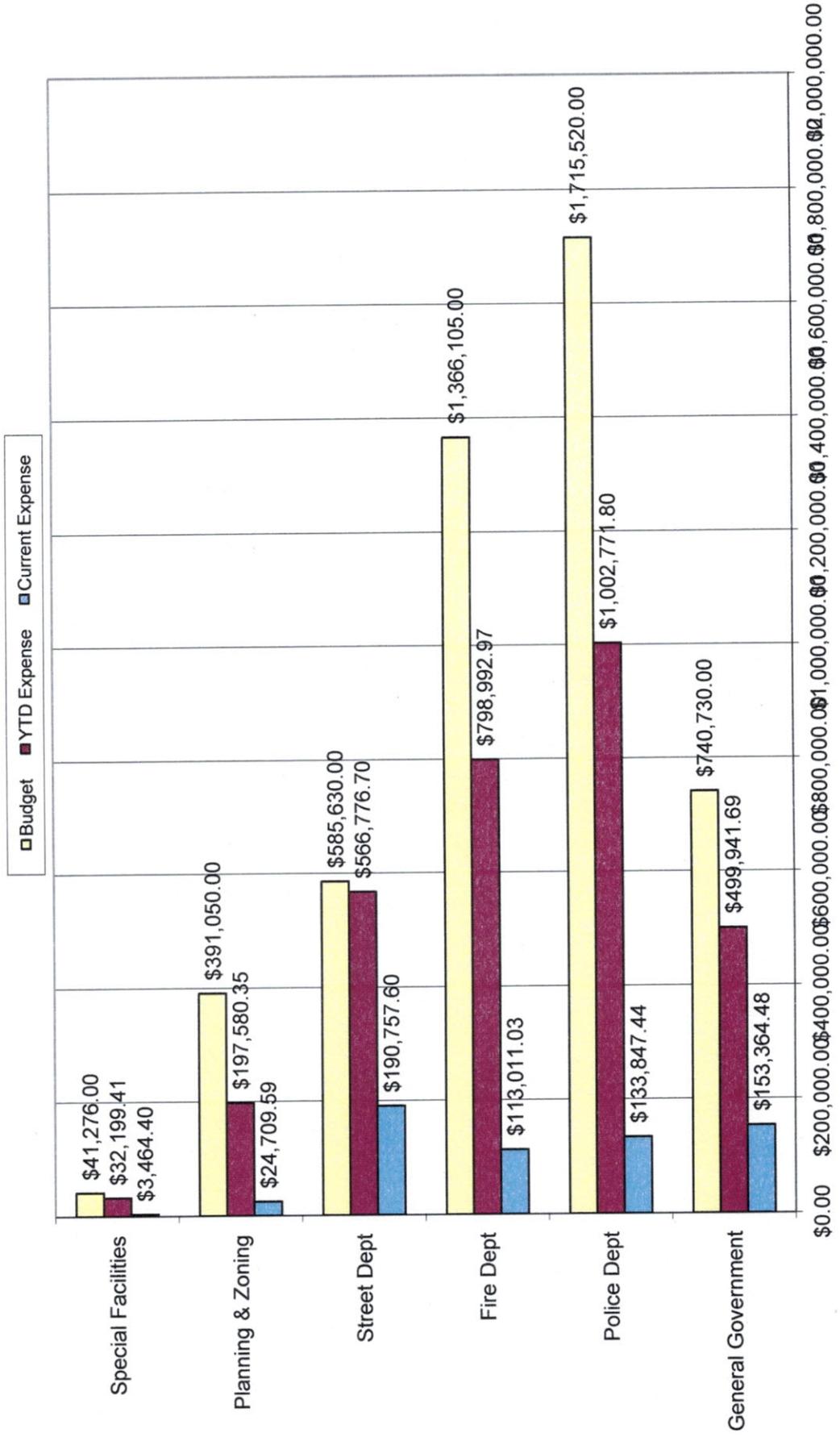


City of West Point Financial Report July, 2014

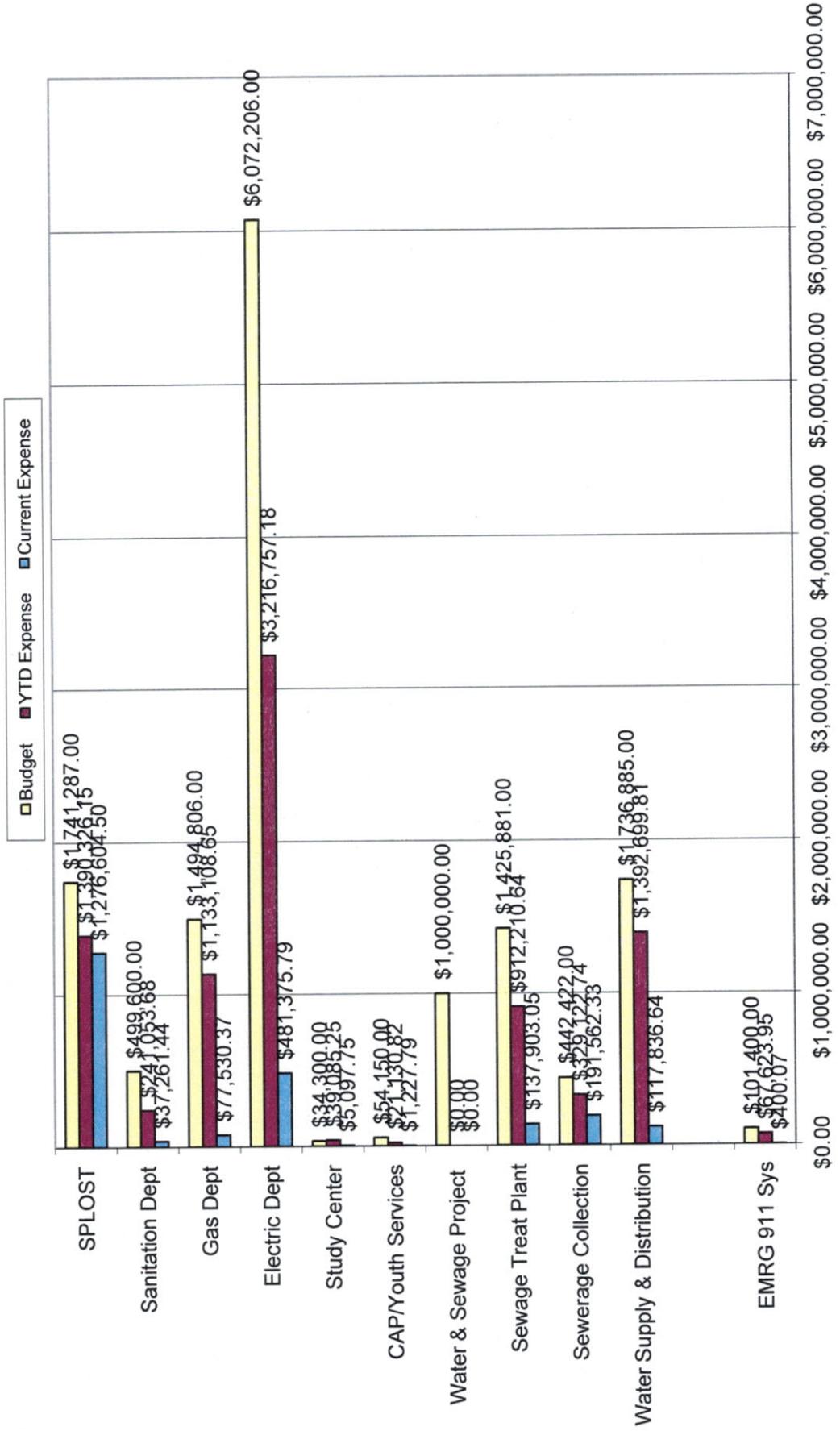
EXPENSES

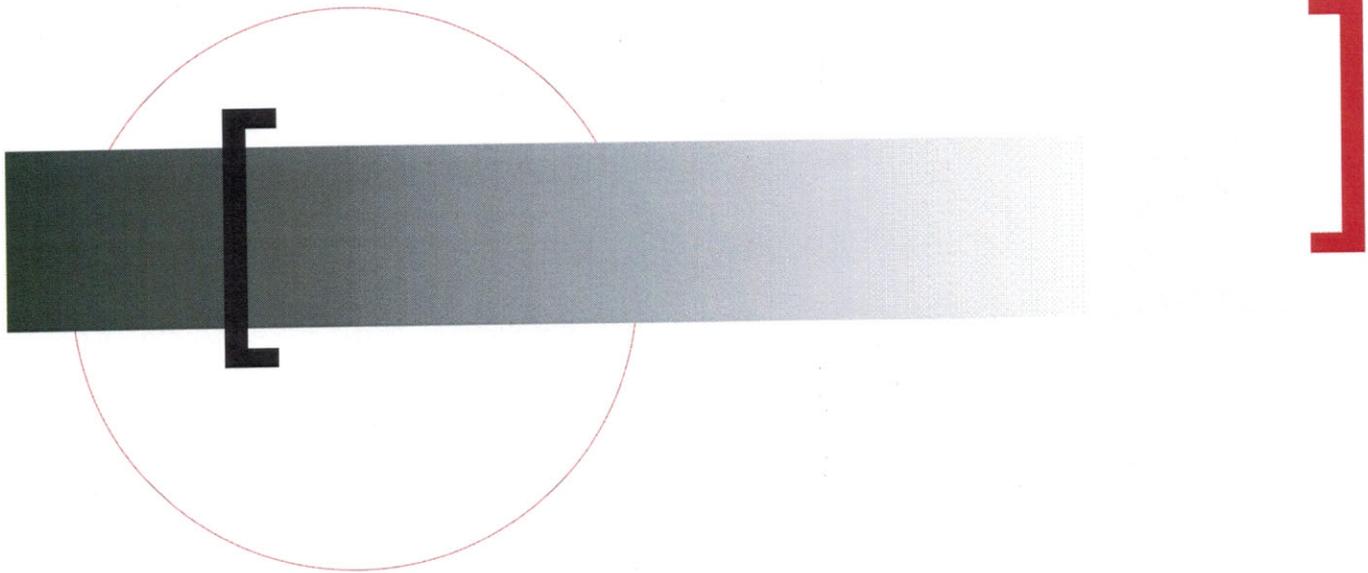
Current Expense	General Government	Police Dept	Fire Dept	Street Dept
YTD Expense	\$153,364.48	\$133,847.44	\$113,011.03	\$190,757.60
Budget	\$499,941.69	\$1,002,771.80	\$798,992.97	\$566,776.70
Percentage Budget	\$740,730.00	\$1,715,520.00	\$1,366,105.00	\$585,630.00
	67.49%	58.45%	58.49%	96.78%
Current Expense	Planning & Zoning	Special Facilities	EMRG 911 SYS	Water Dept
YTD Expense	\$24,709.59	\$3,464.40	\$400.07	\$117,836.64
Budget	\$197,580.35	\$32,199.41	\$67,623.95	\$1,392,699.81
Percentage Budget	\$391,050.00	\$41,276.00	\$101,400.00	\$1,736,885.00
	50.53%	78.01%	66.69%	80.18%
Current Expense	Sewer/ Water/Proj	Electric Dept	Gas Dept	Sanitation Dep
YTD Expense	\$329,465.38	\$481,375.79	\$77,530.37	\$37,261.44
Budget	\$1,241,333.38	\$3,216,757.18	\$1,133,108.65	\$241,053.68
Percentage Budget	\$2,868,303.00	\$6,072,206.00	\$1,494,806.00	\$499,600.00
	43.28%	52.98%	75.80%	48.25%
Current Expense	SPLOST	Study Center	CAP/Youth Services	Economic Dev
YTD Expense	\$1,276,604.50	\$5,097.75	\$1,227.79	\$120,063.71
Budget	\$1,390,326.15	\$39,085.25	\$21,130.82	\$460,507.22
Percentage Budget	\$1,741,287.00	\$34,300.00	\$54,150.00	\$937,000.00
	79.84%	113.95%	39.02%	49.15%
Current Revenues	All Funds	Total All Departments	Total YTD Expenses	\$12,301,889.01
Current Expense	\$1,405,884.17	\$9,761,375.30	Budget	\$20,380,248.00
over/under	\$3,066,017.98	\$12,301,889.01	Percentage	60.36%
	(\$1,660,133.81)	(\$2,540,513.71)		

Budget Expense Comparison July, 2014



Budget Expense Comparison July, 2014





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

July 2014

FIRE RESPONSES

Structure / Residential	0
Structure / Business	6
Vehicle	1
Ground Cover, Trash	1
Hazardous Materials	3
Rescue, M.V.A.	13
False Alarms	4
Mutual Aid Responses	0
Other Responses	2
Total Fire Responses	30

EMERGENCY MEDICAL SERVICE RESPONSES

FACILITY	TRIPS
Lanier Memorial	30
West Ga. Medical	17
East Al. Medical	0
Columbus Medical Center	0
Landing Zone	2
Non-Transport	12
Total E.M.S. Responses	61

Community Development Department
July 1 – 31, 2014

Permits Issued – 9
 Elec. Water, Gas 6
 Building 3

Inspections - 55
 Industrial 25
 New Commercial 0
 Remodel Comm. 2
 New Residential 4
 Remodel Res. 20
 Soil & Erosion 4

Certificate of Occupancy- 6

Code Enforcement - 53

Burn Removal 0	Grass & Weeds 24
Illegal Dumping 0	Signs 2
No Utilities 2	Vehicles 0
Property Maint. 7	Other 14
Warnings/Citations 4	

Animal Control- 89

Meet in Person 16	
Deliver/Set Traps 42	Transports to Animal Shelter- Dogs- 6 Cats- 10 (trapped)
Other 15	

Hearings - 0
 No Shows 0

Public Notices- 0

Structures Demolished- 0

CHIEF'S DETAIL REPORT

For records with dates between 7/1/2014 and 7/31/2014

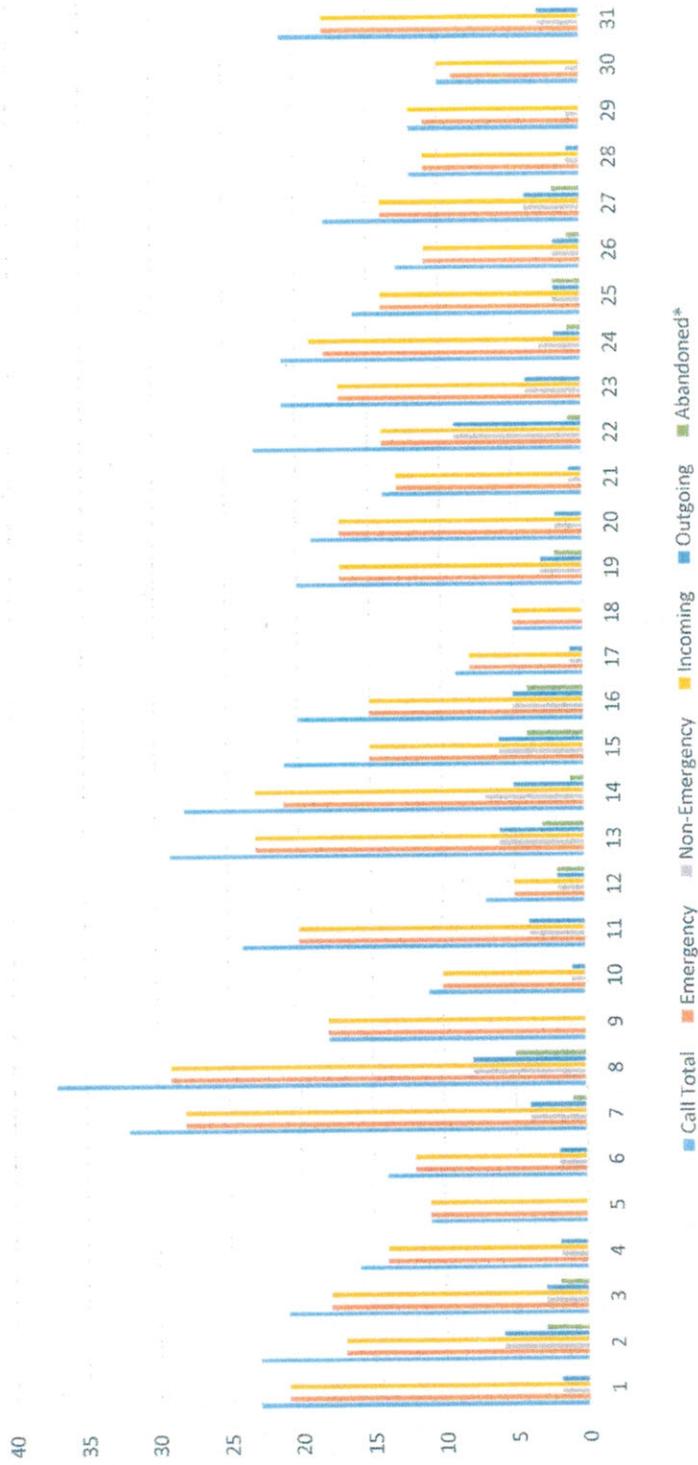
Incident Reports Created	<u>ALL</u> 102	<u>INCIDENTS</u> 84	<u>MISC.</u> 13	<u>FAMILY VIOL.</u> 5
Incident Reports Cleared	<u>ALL</u> 76	<u>BY ARREST</u> 31	<u>UNFOUNDED</u> 44	<u>EXCEPTIONALLY</u> 1
Property Involved			<u>STOLEN</u> \$13,381	<u>RECOVERED</u> \$4,852
Incident Type Level			<u>FELONY</u> 18	<u>MISDEMEANOR</u> 71
Investigative Files Opened				7
Investigative Files Assigned				5
Investigative Files Cleared				2
Drug Related Investigative Files Opened				1
Drug Related Investigative Files Cleared				1
Arrests / Booking Records				22
Citations Issues				487
<u>Court Services</u>			<u>RECEIVED</u>	<u>SERVED</u>
Civil Papers			0	0
Subpoenas			0	0
Warrants			31	27
Accident Reports		<u>ALL</u> 17	<u>CRASH</u> 11	<u>PRIV PROP</u> 6

**City of West Point, Georgia
9-1-1 Call Volume by Day - July 2014**

	Daily Call Total	Call Category		Call Origin		Abandoned*
		Emergency	Non-Emergency	Incoming	Outgoing	
1	23	21	2	21	2	0
2	23	17	6	17	6	3
3	21	18	3	18	3	2
4	16	14	2	14	2	0
5	11	11	0	11	0	0
6	14	12	2	12	2	0
7	32	28	4	28	4	1
8	37	29	8	29	8	5
9	18	18	0	18	0	0
10	11	10	1	10	1	0
11	24	20	4	20	4	0
12	7	5	2	5	2	2
13	29	23	6	23	6	3
14	28	21	7	23	5	1
15	21	15	6	15	6	4
16	20	15	5	15	5	4
17	9	8	1	8	1	0
18	5	5	0	5	0	0
19	20	17	3	17	3	2
20	19	17	2	17	2	0
21	14	13	1	13	1	0
22	23	14	9	14	9	1
23	21	17	4	17	4	0
24	21	18	3	19	2	1
25	16	14	2	14	2	2
26	13	11	2	11	2	1
27	18	14	4	14	4	2
28	12	11	1	11	1	0
29	12	11	1	12	0	0
30	10	9	1	10	0	0
31	21	18	3	18	3	0
Total	569	474	95	479	90	34

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

Daily Call Stats - July 2014



Public Works Department Activity Report

July 2014

Preventive maintenance on storm water collection system

Grind @ land field

Patch with 8 1/2tons

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

Trim limbs on the R-O-W

Clean off storm drains and repair

Service and repair Equip.

Pick up litter and cut KIA Parkway & Blvd.

Cut R-O-W.

Clean up in town area.

Paint lines on KIA Parkway and BLV.

Work at new Bld. HWY. 29

Work in front of City Hall

July 2014 Monthly Report for Utilities

Gas Department/Utility Protection

For the month of July, 2014

Task Desc	Gas Crew & Utility Protection	Field Customer Service	Department Total
INVESTIGATE CUSTOMER COMPLAINT	0	2	2
MISCELLANEOUS	1	0	1
LOCATE UNDERGROUND UTILITIES	49	0	49
RESTAKE UG LOCATES	6	0	6
REPORT OF GAS LEAK	1	0	1
INSTALL, RENEW, RELOCATE, REINSTATE, ABANDON SERVICE	3	0	3
GRAND TOTAL	60	2	62

Power & Lights

For the month of July, 2014

Task Desc	Electric Crew	Department Total
INVESTIGATE CUSTOMER COMPLAINT	16	16
MISCELLANEOUS	5	5
CUT TREE OR LIMB	1	1
CHANGE SERVICE	1	1
REPAIR STREET LIGHT	4	4
REPAIR SECURITY LIGHT	6	6
INSTALL SECURITY LIGHT	1	1
POWER OUTAGE	10	10
REPAIR TRAFFIC LIGHT (CITY)	4	4
GRAND TOTAL	48	48

Sewer Department

For the month of July, 2014

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

Water Distribution

For the month of **July, 2014**

Task Desc	Water Distribution Crew	Department Total
INVESTIGATE CUSTOMER COMPLAINT	3	3
MISCELLANEOUS	1	1
CHANGE METER	1	1
METER READING COMPLAINT	1	1
NEW WATER SERVICE	3	3
WATER LEAK	2	2
GRAND TOTAL	11	11

Water Treatment Plant

July, 2014

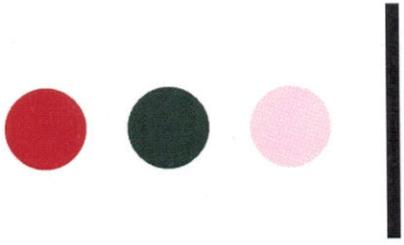
38,745,000 Gallons Withdrawn From River (Average 1,249,838GPD)

35,830,000 Gallons Pumped to System (Average 1,155,806 GPD)

Wastewater Treatment Plant

July, 2014

36,033,000 Gallons Discharged to River (Average 1,162,354 GPD)



NEW BUSINESS



July 22, 2014

Agenda Item: Sign Ordinance Text Amendment

Purpose: The City of West Point Planning Board has recommended a text amendment to Section 19.3.D of the Sign Ordinance which regulates the types of material to be used for signs.

Background: Signs are a valuable asset for businesses, residential developments and other organizations that are competing to be successful. There are many important issues to consider when developing a sign ordinance, two of the most important issues are: (1) the ordinance should be fair and provide an equal opportunity to advertise and (2) the ordinance should require quality signs that enhance the environment and provide conformity in the city.

The Sign Ordinance that was adopted in 2007 has done a pretty good job in meeting the goals and objectives of the city. However; the Planning Board and Staff feel there is a need to clarify the types of material to be used on signs. We are seeing sign request come in with material, especially metal, that we feel is not durable and lacking in appearance. The request to amend the ordinance addresses the material requirements in Section 19.3.D of the sign ordinance which will apply to all signs except in the Downtown Historic District. The amendment will include a new paragraph relating to the material requirements in the Downtown Historic District. The signs in downtown should be unique in design and compliment the historic nature of the district. Below are the current requirements and the proposed.

Section 19. Sign Regulations

Recommended changes to section 3.D (Materials) page 66

Current

D. *Materials.* Permanent signs shall be made of high quality durable material. If plywood is to be used, it must have exceptionally smooth and weather resistance surfaces, such as those with medium-density overlay (MDO) board. Hand painted signs that are not professionally done will not be allowed. Signs shall compliment the material and color of the building. This requirement does not apply to the Quality Development Corridor Overlay District.

Proposed

D. *Materials.* Permanent signs shall be made of high quality durable material. Approved materials are metal with a minimum thickness of 6mm, high density urethane (HDU) or wood. If plywood is to be used, it must have exceptionally smooth and weather resistance surfaces, such as those with medium-density overlay (MDO) board. Other high quality materials shall be given consideration. Hand painted signs that are not professionally done will not be allowed. Signs shall compliment the material and color of the building.

Materials (Downtown Historic District). Signs in the Downtown Historic District are held to a higher level of execution and should be unique and compliment the historic nature of the district. Permanent signs shall be made of high density urethane (HDU) with a minimum thickness of 1 inch or wood with a minimum thickness of $\frac{3}{4}$ ". Signs may be painted directly on the building if they are professionally done. Other high quality material shall be given consideration. All signs must be approved by the Downtown District Sign Committee. It is recommended that material should not be ordered for the sign before obtaining approval.

LEWIS, TAYLOR & TODD, P.C.

ATTORNEYS AT LAW

SUITE 3

205 NORTH LEWIS STREET

POST OFFICE DRAWER 1027

LAGRANGE, GEORGIA 30241

JOHN M. TAYLOR
JEFFREY M. TODD
BRYAN G. FORSYTH

July 21, 2014

VIA EMAIL

JAMES R. LEWIS
(1928-1996)
GEORGE E. SIMS, JR.
(1917-1967)
FAX (706) 882-4905
TELEPHONE (706) 882-2501

Mr. Sammy Osborne
CITY OF WEST POINT
P.O. Box 487
West Point, Georgia 31833-0487
sosborne@cityofwestpointga.com

RE: Sign Ordinance Amendment

Dear Sammy:

Pursuant to your request, enclosed herewith please find a draft ordinance modifying the materials requirement for permanent signs, both generally and adding additional language regarding signs within the Downtown Historic District.

As we discussed, it seems that the paragraph numbering is off in this area of the Code, with both my hardbound code and the municipal code site having two paragraph Bs. The first section of the ordinance remedies that problem, with the second section adding your suggested language.

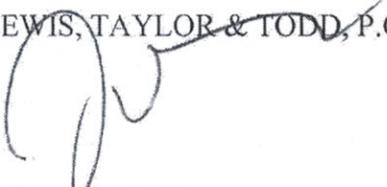
Also, as a reminder, this ordinance will require a public hearing since it is contained within the zoning ordinance.

I look forward to hearing from you should this leave you with any questions or should you require any changes.

With best regards, I am

Very truly yours,

LEWIS, TAYLOR & TODD, P.C.


Jeffrey M. Todd

JT/atb

Enclosure

cc: Ed Moon
Richard McCoy
Kristin Lester

AN ORDINANCE

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF WEST POINT, GEORGIA, TO AMEND THE CODE OF THE CITY; TO AMEND THE SIGN REGULATIONS OF THE ZONING ORDINANCE TO MODIFY ACCEPTABLE PERMANENT SIGN MATERIALS; TO DESCRIBE SIGN MATERIALS ALLOWED WITHIN THE DOWNTOWN HISTORIC DISTRICT; TO REPEAL CONFLICTING ORDINANCES; TO FIX AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

BE IT ORDAINED BY THE CITY COUNCIL OF WEST POINT, AS FOLLOWS:

SECTION 1:

That subsection 3 of Section 19, said subdivision entitled *Signs permitted by right*, be modified by re-designating the second (duplicative) paragraph B under said subsection (entitled *Commercial zoning districts and industrial zoning districts – (CBD, CGN, CHV, MXD-1, I-1 and I-2)*) as paragraph C.

SECTION 2:

That Section 19 of the zoning ordinance be amended by deleting therefrom paragraph C. of subsection 3 (entitled *Materials*), inserting therein a new paragraph, to be designated as paragraph D. and to read as follows:

“D. *Materials*. Permanent signs shall be made of high quality durable material. Approved materials are metal with a minimum thickness of 6mm, high density urethane (HDU) or wood. If plywood is to be used, it must have exceptionally smooth and weather resistance surfaces, such as those with medium-density overlay (MDO) board. Other high quality materials shall be given consideration, and if of comparable quality and durability may be allowed in the discretion of the city. Hand painted signs that are not professionally painted will not be allowed. Signs shall compliment the material and color of the building.

Materials (Downtown Historic District). Signs in the Downtown Historic District are held to a higher level of execution and should be unique and compliment the historic nature of the district. Permanent signs shall be made of high density urethane

(HDU) with a minimum thickness of 1 inch or wood with a minimum thickness of ¾". Signs may be painted directly on the building if painted professionally. Other high quality material shall be given consideration in the discretion of the city. All signs must be approved by the Downtown District Sign Committee. It is recommended that material should not be ordered for the sign before obtaining approval."

SECTION 3:

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 4:

If any section, clause, sentence or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of this ordinance.

SECTION 5:

This ordinance shall become effective immediately upon its adoption by the City Council.

READ AND ADOPTED _____

ATTEST

A. Drew Ferguson, IV, Mayor

City Clerk

Joseph R. Downs, III, Councilmember

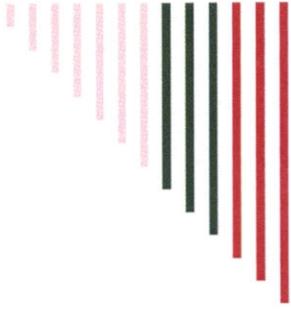
Gerald W. Ledbetter, Councilmember

Gloria R. Marshall, Councilmember

Sandra Thornton, Councilmember

Steve Tramell, Councilmember

Benjamin F. Wilcox, Councilmember



INFORMATION



**THE HOUSING AUTHORITY OF
THE CITY OF WEST POINT, GEORGIA**

REGULAR MEETING

**JULY 17, 2014
4:00 P.M.**

AGENDA

- 1. Invocation**
- 2. Introduction of Guests**
- 3. Consider Approval of the Minutes from the Regular Board meeting held on May 15, 2014.**
- 4. Consider Approval of Staff Reports:**
 - Finance**
 - Occupancy**
- 5. Consider Resolution Authorizing the Charge-Off of Resident Account Balances for Month ending May 31, 2014.**
- 6. Approval of a Sewer Easement to the City of West Point, Georgia.**
- 7. All other matters that may properly come before the Board of Commissioners.**

Respectfully Submitted,



**J. Len Williams, CPM
Secretary-Treasurer**

THE HOUSING AUTHORITY OF THE CITY OF WEST POINT
REGULAR BOARD MEETING
MAY 15, 2014

The Commissioners of the Housing Authority of the City of West Point, Georgia, met for the regular Board Meeting at the Rental Office Community Room in West Point on the 15th day of May 2014, as allowed by and in compliance with By-laws of the Authority.

Commissioner Ralph Davidson called the meeting to order at 400 p.m. and on roll call the following Commissioners answered present:

Wiky Gladden
Burt Winston
Christopher Reeves
Stan Rodimon

The following Commissioner(s) were absent:

Nekos Davis

OTHERS PRESENT

Lisa Walters, Jackie White, Temekia Carr, and Suzette Moore

INVOCATION

Commissioner Ralph Davidson delivered the invocation

INTRODUCTION OF GUESTS

Sabrina Richards of Housing Enterprises, and John Casteel Chief Assistant Housing Officer (TSO) were introduced to the board of commissioners.

APPROVAL OF MINUTES OF THE REGULAR MEETING OF MARCH 16, 2014

There was no correction to the minutes. Motion was made by Commissioner Wiky Gladden and seconded by Commissioner Reeves. The board unanimously approved the minutes.

APPROVAL OF STAFF REPORTS

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

CONSIDER A RESOLUTION AUTHORIZING THE CHARGE OFF OF RESIDENT ACCOUNT BALANCES FOR THE MONTH ENDING APRIL 30, 2014

The Following Resolution was introduced and duly considered:

RESOLUTION NO:

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

Following discussion and on motion by Commissioner Wiky Gladden, seconded by Commissioner Burt Winston, the board unanimously agreed to charge off residents account balances in the amount of \$385.49 for April 30, 2014. .

CONSIDER A RESOLUTION APROVING THE INCREASE OF PUBLIC HOUSING FLAT RENTS TO 80% OF THE FAIR MARKET RENT

This item was removed from the agenda due to HUD putting out another notice. Will be tabled until a later date when more information is received

CONSIDER A RESOLUTION ADOPTING the FY-2015 OPERATING BUDGET

Following discussion and on motion by Commissioner Gladden, seconded by Commissioner Winston, the board unanimously agreed to accept the FY-2015 Operating Budget Plan.

EXECUTIVE DIRECTOR'S REPORT

In Mr. William's absent, Lisa Walters reported two of the Commissioners met with Mr. Williams to discuss plans for a strategic meeting outside of the regular meetings and they all agreed to it. Also there was an update from RADD. HUD is still looking at the application. Nothing has been approved at this time. More information as it becomes available.

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

Suzette Moore, the ROSS program coordinator, reported previous and upcoming events and job opportunities for some of the residents. She's also doing an outreach to meet with other components. She also passed out newsletters to the board.

With no further discussion it was motioned by Commissioner Gladden and seconded by Commissioner Winston to adjourn at 5:08 p.m.

Ralph Davidson, Chairperson

J. Len Williams, Secretary-Treasurer

THE HOUSING AUTHORITY OF THE CITY OF WEST POINT, GA
BALANCE SHEET
 June 30, 2014

Assets

	\$	13,901
Cash		9,189
Tenant Accounts Receivable (Net)		746,000
Investments		36,045
Prepaid Expenses and Other Assets	\$ 11,721,916	
Land, Structures & Equipment	(8,571,823)	
Less: Accumulated Depreciation		<u>3,150,093</u>
Total Assets		<u><u>\$ 3,955,228</u></u>

Liabilities

	\$	42,200
Tenant Security Deposits		337
Accounts Payable - Vendor		74,662
Accounts Payable - HACG		752
Payment in Lieu of Taxes		6,784
Accrued Salaries & Wages		33,892
Accrued Compensated Absences		1,207
Other Liabilities		<u>159,834</u>
Total Liabilities		<u>\$ 159,834</u>

Surplus

	\$	3,150,093
HUD-PHA Contributed Assets		645,301
Operating Reserve		<u>3,795,394</u>
Total Surplus		<u>\$ 3,795,394</u>
Total Liabilities and Surplus		<u><u>\$ 3,955,228</u></u>

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

As of
 June 30, 2014

	<u>YEAR-TO-DATE</u>			<u>ANNUAL BUDGET</u>
	<u>Actual</u>	<u>Budget</u>	<u>Favorable/ (Unfavorable) Variance</u>	
REVENUES				
Rental Income	\$ 656,357	\$ 640,140	\$ 16,217	\$ 640,140
Other Income	\$ 43,302	\$ 28,000	\$ 15,302	\$ 28,000
HUD Subsidy	\$ 840,026	\$ 873,340	\$ (33,314)	\$ 873,340
CFP Operating Transfer	\$ 29,941	\$ -	\$ 29,941	\$ -
Total Revenues	<u>\$ 1,569,626</u>	<u>\$ 1,541,480</u>	<u>\$ 28,146</u>	<u>\$ 1,541,480</u>
EXPENSES				
Administrative	\$ 136,600	\$ 142,205	\$ 5,605	\$ 142,205
Property Mgmt/Accounting Fee/Frontline Fees	\$ 194,546	\$ 180,515	\$ (14,031)	\$ 180,515
Resident Service	\$ 11,823	\$ 12,765	\$ 942	\$ 12,765
Utilities	\$ 648,849	\$ 548,450	\$ (100,399)	\$ 548,450
Ordinary Maintenance	\$ 538,077	\$ 438,470	\$ (99,607)	\$ 438,470
General Expenses	\$ 151,090	\$ 188,152	\$ 37,062	\$ 188,152
Extra-Ordinary Maintenance	\$ 22,195	\$ -	\$ (22,195)	\$ -
Capital Expenditures	\$ 28,927	\$ 66,000	\$ 37,073	\$ 66,000
Total Expenses	<u>\$ 1,732,107</u>	<u>\$ 1,576,557</u>	<u>\$ (155,550)</u>	<u>\$ 1,576,557</u>
Net Income/ (Deficit) from Operations	<u><u>\$ (162,481)</u></u>	<u><u>\$ (35,077)</u></u>	<u><u>\$ (127,404)</u></u>	<u><u>\$ (35,077)</u></u>

THE HOUSING AUTHORITY OF THE CITY OF WEST POINT, GA
Grant Funding
June 30, 2014

Grant Funding	Program End Dates	Approved Budget	Total Obligated	Actual Expenditures	Remaining to Obligate	Remaining to Disburse
CFP - FY'12 (989)	3/12/14 Obligate 3/12/16 Disburse	269,087	269,087	93,219	-	175,868
CFP - FY'13 (994)	9/8/15 Obligate 9/8/17 Disburse	272,761	102,934	41,601	169,827	231,160
ROSS - FY'12 (992)	8/31/12 Effective 8/31/15 Disburse	191,565	35,602	29,147	155,963	162,418
Total Grants		<u>\$ 733,413</u>	<u>\$ 407,623</u>	<u>\$ 163,967</u>	<u>\$ 325,790</u>	<u>\$ 569,446</u>

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

1-Jul-14

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 6/01/14 - 6/30/14

PUBLIC HOUSING

No. of Apparently Eligible Applications on Hand last reported period	288
No. of Applications taken during reporting period	30
No. of Applications suspended or withdrawn during reporting period	39
No. of Move-Ins for reporting period	8
No. of Apparently Eligible Applications on Hand for reporting period	271

Applications on Hand

0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
0	120	108	37	6	0

= 271

NO. OF VACANT APARTMENTS AND MOVE-INS

Developments	Total No. of Units	Units Vacant 04/30/14	Moved Out During June	Moved In During June	UNITS AVAILABLE 6/30/2014						Total Units Vacant	Percent Units Vacant
					0 BR	1 BR	2 BR	3 BR	4 BR	5 BR		
PINE RIDGE APTS	42	1	1	2	0	0	0	0	0	0	0	0%
GRANT APTS.	55	0	0	0	0	0	0	0	0	0	0	0%
O.J. COOK APTS	8	0	4	4	0	0	0	0	0	0	0	0%
O.J. COOK APTS	110	3	0	2	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	5	8	0	0	0	0	0	0	1	0%
GRAND TOTAL	223	4	5	8	0	0	0	0	0	0	1	0%

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 MAY 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	135.00	0.00	12.00	126.19	\$ 273.19	1
GRANT APARTMENTS - 742	0.00	0.00	0.00	0.00	\$ -	0
O.J. COOK APARTMENTS - 743	398.00	0.00	0.00	160.46	\$ 558.46	1
O.J. COOK APARTMENTS - 744	0.00	0.00	0.00	0.00	\$ -	0
HIGGINS CIRCLE - 747	0.00	0.00	0.00	0.00	\$ -	0
TOTAL CHARGED TO COLLECTION LOSS	\$ 533.00	\$ -	\$ 12.00	\$ 286.65	\$ 831.65	2

FACT SHEET

Housing Authority of The City of West Point

On June 26, 2014, The Housing Authority of Columbus (HACG) received an e-mail from Mr. Ed Moon, West Point City Manager, requesting a sewer easement for an adjacent property owner to run a sewer line through land lot 277 on Higgins Circle, property owned by the West Point Housing Authority.

Mr. Robert Sellers of HACG met with Mr. Sammy Inman , Utility Director of the City of West Point to look at the request and see what effect the sewer would have on said property. A site layout designed by Pilgreen Engineering for an 82 apartment low income apartment complex had the sewer line running through Housing Authority property.

On close examination of the utility plan designed by Pilgreen Engineering, it was noted the sewer manholes inverts of the new developed property were at a higher elevation than the sewer manholes inverts on Hatchett Street, the egress point of the proposed new apartment complex. The question was asked of the utilities director why the sewer flow was not designed to exit the property in direction of Hatchett Street. Mr. Inman stated the sewer line infrastructure was in bad shape and the sewage lift station adjacent to the power substation off Pear Street was in poor condition and not capable of handling the additional sewage.

A proposal was submitted to the City of West Point to re-route the sewer line in such a manner as to not harm Housing Authority property for future development and still accommodate a sewer easement for the new 82 unit low income apartment complex on the southwestern side of Higgins Circle.

Staff requests that the Board approve the request granting sewer realignment easement as shown in Exhibit A. Certified surveyed easement will be forthcoming in next two weeks.

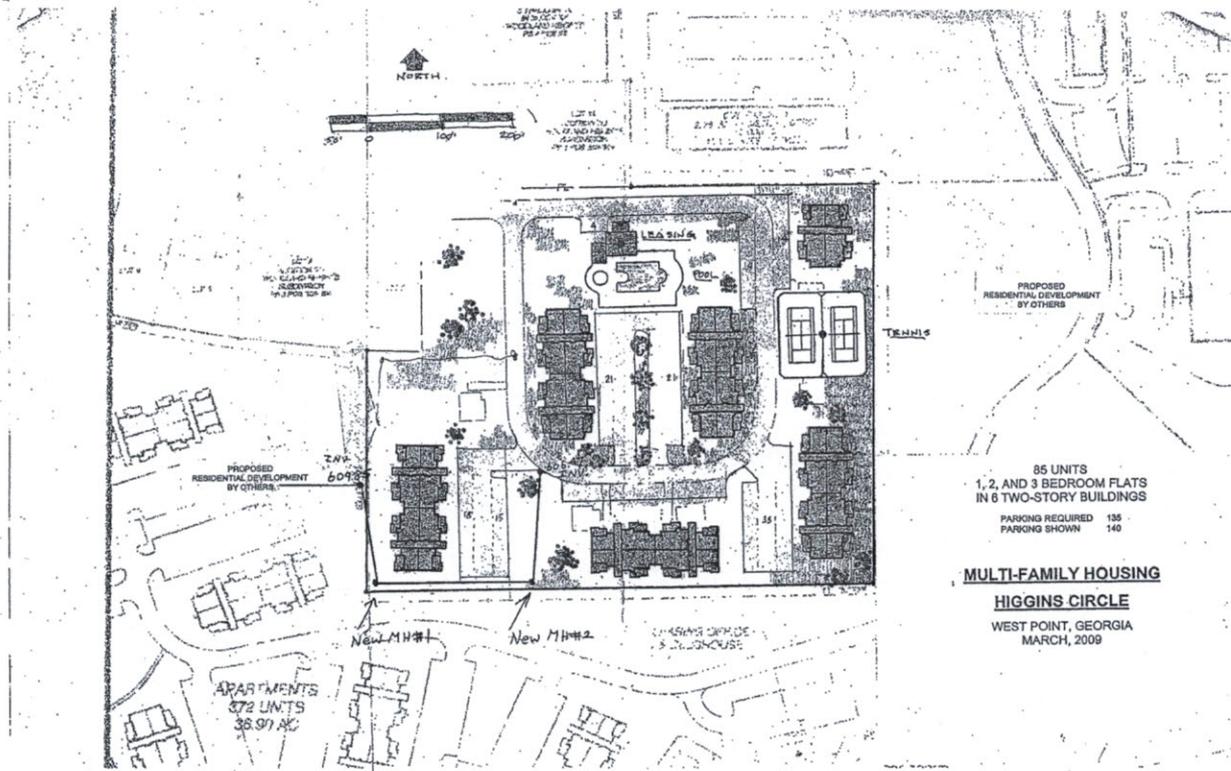


Exhibit A