



The regular meeting of the Mayor and Council was held in the Council room of West Point City Hall April 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:

Boy Scout, Graham Finlay led the Pledge of Allegiance

Mayor Ferguson called Minister Bruce Gunn, Restoration Ministries for opening prayer.

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

MINUTES

Mayor Ferguson asked for a motion to approve the minutes from the March 10, 2014 regular meeting and the April 2, 2014 called meeting. Councilmember Sandra Thornton made said motion and was seconded by Councilmember Joseph R. Downs III; the minutes were **approved unanimously without change.**

FINANCIAL REPORT

Councilmember Gerald W. Ledbetter presented the March financial report with the April cash position and forecast and made a motion to accept the report; motion seconded by Councilmember Benjamin F. Wilcox and **passed unanimously.**

AGENDA

Mayor Ferguson added Frank Kirby to the agenda and asked for a motion to approve the amended agenda. Councilmember Gerald W. Ledbetter made said motion and Councilmember Gloria R. Marshall seconded the motion; **passed unanimously.**

Frank Kirby

Mr. Frank Kirby stated he was a candidate for Chairman of the Troup County Commission. He also stated West Point was a vital part of Troup County and he would not forget about the City of West Point if elected. He thanked the Mayor and Council for allowing him to come before them and asked for their support. Mayor Ferguson thanked Mr. Kirby for his statements.

PROCLAMATIONS & RESOLUTIONS

- **Valley Haven School Proclamation**

Mayor Ferguson read a proclamation naming the week of April 27th through May 3rd, 2014 as Hike/Bike/Run Week in the City of West Point. Mayor Ferguson presented the proclamation to Don Cleveland. Mr. Cleveland thanked the Mayor and Council for their support.

- **Keep Troup Beautiful Proclamation**

Mayor Ferguson read a proclamation naming Saturday, April 26, 2014 as “Great American Cleanup” for Keep Troup Beautiful in West Point, and call on all citizens to join in activities that promote responsible environmental stewardship. Mayor Ferguson presented the proclamation to Mr. Thomas Scott.

- **Police Chief Jeffrey Cato Proclamation**

Mayor Ferguson read a proclamation thanking Chief Jeffrey Cato for his service to the City of West Point. Chief Cato announced his decision to retire from law enforcement. Chief Cato has been Chief of Police in West Point for the past four years.

- **Richard Fuller Resolution**

Mayor Ferguson read a resolution and presented it to Richard Fuller for his many years of service with the City of West Point. Richard Fuller announced his decision to retire from the City’s service effective April 1, 2014 after almost forty years of service.

- **Police Department Plaques**

Mayor Ferguson presented Chief Cato, Captain Robert Fawley and Officer Gerald Shrewsbury with two plaques one from the State of Georgia honoring the West Point Police Department for outstanding law enforcement.

GEFA REFUNDING

Councilmember Gerald W. Ledbetter made a motion to approve a resolution to declare the city’s official intent to issue the Series 2014 Bonds in the principal amount of approximately \$7,985,000 for the purposes of providing money which, together with

other funds available to the City, will be sufficient to provide for the payment in full of the GEFA Loan. The exact principal amount of Series 2014 Bonds will be approved by the City upon the adoption of a bond ordinance to supplement the 2001 Ordinance and the 2008 Ordinance authorizing the issuance of the Series 2014 Bonds. The motion was seconded by Councilmember Benjamin F. Wilcox; **carried unanimously**.

LIBRARY SERVICE CONTRACTS

Councilmember Benjamin F. Wilcox made a motion to approve a contract for services with the West Point Library Association for library services, the city shall pay to the 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. The motion was seconded by Councilmember Gloria R. Marshall **and passed unanimously**.

Councilmember Sandra Thornton made a motion to approve a contract for Library Services with the Chambers County Library Association. The city shall pay to the 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. The motion was seconded by Councilmember Benjamin F. Wilcox and **passed unanimously**.

TPL RIVER PARK EXPANSION

Councilmember Steven M. Trammell made a motion to approve:

- 1. That the Mayor is authorized to accept a deed conveying the Greenspace Property into the City, which shall provide that the property so conveyed under said deed shall be permanently, preserved as Greenspace with passive recreation amenities such as a trail system for the benefit of the public.
- 2. That the Mayor is authorized to accept a conservation easement deed conveying certain property interests in the Garland Portion into the City, which shall provide that the property interest so conveyed under said deed shall permanently preserve the natural and ecological resources for the benefit of the public.
- 3. That the City is hereby authorized to enter into an agreement to acquire the Greenspace Property and conservation easement over the Garland Portion from TPL through donation, in form approved by the city Attorney and consistent with the foregoing resolution, and recognizing that TPL's obligation to convey the Greenspace Property and conservation easement over the Garland Portion to the City is contingent on TPL's acquisition of same from the present owner thereof, and further, that such donation shall be made on an as-is basis, without representation or warranty by TPL.
- 4. That the City of West Point will use its best efforts to initiate, promote and fund the planning, implementation and development of a Riverwalk and park initiative

along the Chattahoochee River within City limits as referenced above, and shall support TPL in its related efforts.

- 5. TPL, subject to availability of funding, will use its best reasonable efforts to assist the City of West Point with its planning, acquisition and development efforts.

The motion was seconded by Councilmember Gloria R. Marshall; **passed unanimously.**

ORDINANCE AMENDMENTS

- **Sewer System**

Councilmember Gloria R. Marshall made a motion to amend the city's Sewer System Ordinance to modify definitions, to provide for public purposes, to insert definitions, to modify requirements, to update according to Georgia Law, to repeal conflicting ordinances, to fix an effective date, and for other purposes. Councilmember Benjamin F. Wilcox seconded the motion; **passed unanimously.**

- **Disposition of Property**

Councilmember Joseph R. Downs III made a motion to amend the city's ordinance to modify Chapter 2 in order to designate circumstances under which the Mayor and Council may dispose of certain real property, to repeal conflicting ordinances, to fix an effective date and for other purposes. Councilmember Sandra Thornton seconded the motion; **passed unanimously.**

- **Central Business District Housing**

Councilmember Gerald W. Ledbetter made a motion to amend the city's central business district ordinance "Residences-Apartments and condominiums above commercial storefront. All other residential uses shall be by application and may only be approved by Council if it finds that the benefits and need for the proposed residential use are greater than any possible depreciating effects and damages to neighboring properties. Applicant shall provide Council with information on density, parking and overall impact of the proposed residential use." Councilmember Steven M. Tramell seconded the motion; **passed unanimously.**

- **Church Location Request for 818 3rd Avenue**

Councilmember Benjamin F. Wilcox made a motion to approve the establishment of Restoration Ministries at 818 3rd Avenue. The motion was seconded by Councilmember Gerald W. Ledbetter and **passed unanimously.**

Councilmember Gerald W. Ledbetter made a motion for the Mayor and Council to put a moratorium for 60 days on new applications until the council can better understand the

underlying issues and options available to address the process of approving churches in the downtown district. The motion was seconded by Councilmember Benjamin F. Wilcox and **passed unanimously**. After some discussion that the Mayor and Council approve all church locations within the city, Councilmember Gerald W. Ledbetter made a motion for the Mayor and Council put a moratorium for 60 days on new applications until the council can better understand the underlying issues and options available to address the process of approving churches within the city limits. Councilmember Sandra Thornton seconded the motion; **passed unanimously**.

- **Bed and Breakfast allowed in Commercial Zone**

Councilmember Sandra Thornton made a motion to amend the city zoning ordinance to add Bed and Breakfast establishments as a permitted use under the General Commercial District, to repeal conflicting ordinances, to fix an effective date, and for other purposes. Councilmember Joseph R. Downs III seconded the motion; **passed unanimously**.

- **Telecommunication Amendment**

Councilmember Steven M. Trammell made a motion to amend the City of West Point Zoning Ordinance to include a new Section 20A on Accessory Structures and Use and Standards for Telecommunications Facilities. The motion was seconded by Councilmember Gloria R. Marshall; **passed unanimously**.

- **Commercial Real Estate Sales Agreement**

Councilmember Gloria R. Marshall made a motion to enter into a purchase and sales agreement for all that tract or parcel of land located in Land Lot 284 of the 5th Land District, West point, Georgia, containing approximately 3.9 acres, and known according to the tax map numbering system of Troup County as Tax Map Numbers 394-3A-001-013 and 094-3a-001-017. The property is commonly known as the Georgia Alabama Supply property. The contract is subject to the cities determination that the property is suitable for its intended use which is for the relocation of public works, gas and water department facilities. Councilmember Gerald W. Ledbetter seconded the motion; **passed unanimously**.

- **Easement for sewer line**

Councilmember Joseph R. Downs III made a motion to approve a permanent and perpetual right, privilege and easement in and to real estate owned by Roy Harrell and family located in Land Lot 236 of the 5th Land District, Troup County, Georgia, for the purpose of installing, constructing, repairing, removing, reconstructing, reinstalling, using and maintaining a sewage line, having a width of twenty (20) feet traversing and crossing the real estate owned by Grantor. Councilmember Gloria R. Marshall seconded the motion; **passed unanimously**.

- **DYMOS Donation**

Councilmember Gerald W. Ledbetter made a motion to accept a donation from Hyundai Dymos in the amount of \$300,000 to be used for the west side downtown river park project. The donation will fulfill Hyundai Dymos commitment (Project Agreement Section 5.1 and 5.2) to support the city efforts to provide infrastructure to the Hyundai Dymos facility in West Point. Councilmember Sandra Thornton seconded the motion; **passed unanimously.**

ADJOURN

There being no further business, the meeting was adjourned.

Richard McCoy
City Clerk

A. Drew Ferguson IV
Mayor