



November Monthly Reports
December 2014

AGENDA
WORK SESSION

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THURSDAY, DECEMBER 4TH
WORK SESSION @ 8:15 AM

MEETING CALLED TO ORDER

PUBLIC HEARING (IF NEEDED OR REQUIRED)

AGENDA REVIEWED IN ITS ENTIRELY BEFORE DISCUSSION

PUBLIC COMMENT ON AGENDA ITEMS (FORM REQUIRED)

NEW BUSINESS

- 2015 Draft Budget
- Project River

CONSIDER ITEMS FOR BUSINESS MEETING (Create Business Meeting Agenda)

MAYOR & COUNCIL COMMENTS

ADJOURNED

Next Meeting:

Council Meeting – Monday, December 8th @ 6:00 PM

NO Work Session Tuesday, December 23rd Merry Christmas!



MINUTES





The regular meeting of the Mayor and Council was held in the Council room of West Point City Hall November 10, 2014 at 6:00 P.M. with Mayor Pro-Tem Gerald W. Ledbetter presiding.

Members Present:

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

Members Absent:

Mayor A. Drew Ferguson IV

Mayor Pro-Tem Gerald W. Ledbetter called Aaron McCollough, Troup Baptist Association for opening prayer.

Troop Leader, Joel Finley introduced members of Boy Scouts from Troop 9003 West Point Ga. Boy Scout Collin Sanders led the Pledge of Allegiance.

Mayor Pro-Tem Gerald W. Ledbetter called the meeting of the Mayor and City Council to order and welcomed everyone.

MINUTES

Mayor Pro-Tem Ledbetter asked for a motion to approve the minutes from the October 13, 2014 regular meeting. Councilmember Steven M. Tramell made said motion and was seconded by Councilmember Sandra Thornton; the minutes were **approved unanimously without change.**

FINANCIAL REPORT

Councilmember Benjamin F. Wilcox presented the October financial report with the November cash position and forecast and made a motion to accept the report; motion seconded by Councilmember Steven M. Tramell and **passed unanimously.**

AGENDA

Mayor Pro-Tem Ledbetter asked for a motion to approve the agenda. Councilmember Joseph R. Downs III made said motion and Councilmember Benjamin F. Wilcox seconded the motion; **passed unanimously.**

PROCLAMATIONS

- Proclamation for Hospice

Councilmember Joseph R. Downs III introduced members of the Chattahoochee Hospice. He thanked them for their contribution to the West Point and Valley area. Mayor Pro-Tem Ledbetter read a Proclamation from the City of West Point proclaiming November 2014 as National Hospice Palliative Care Month and encouraged citizens to increase their understanding and awareness of care at the end of life and to observe this month with appropriate activities and programs. Mayor Pro-Tem presented the proclamation to the group.

SECOND READING PROPOSED CHARTER AMENDMENT

City Attorney Jeffery Todd read the second reading of a proposed Charter Amendment. The Ordinance will amend the City of West Point Charter so as to authorize the City to rent or lease real or personal property under certain conditions, to repeal conflicting provisions, to fix an effective date, and for other purposes. Mayor Pro-Tem asked for a motion to adopt the Charter Amendment. Councilmember made said motion; seconded by Councilmember Joseph R. Downs III **passed unanimously**.

Other Comments

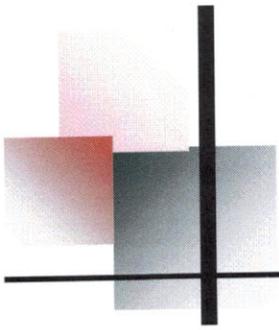
Councilmember Sandra Thornton announced the Fredonia Heritage Festival will be held on Saturday, November 15, 2014. Councilmember Thornton will be doing story telling.

ADJOURN

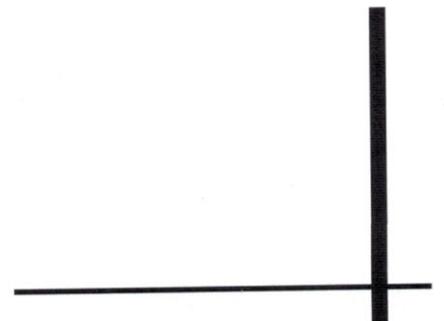
There being no further business, the meeting was adjourned.

Richard McCoy
City Clerk

A. Drew Ferguson IV
Mayor



FINANCIAL REPORT



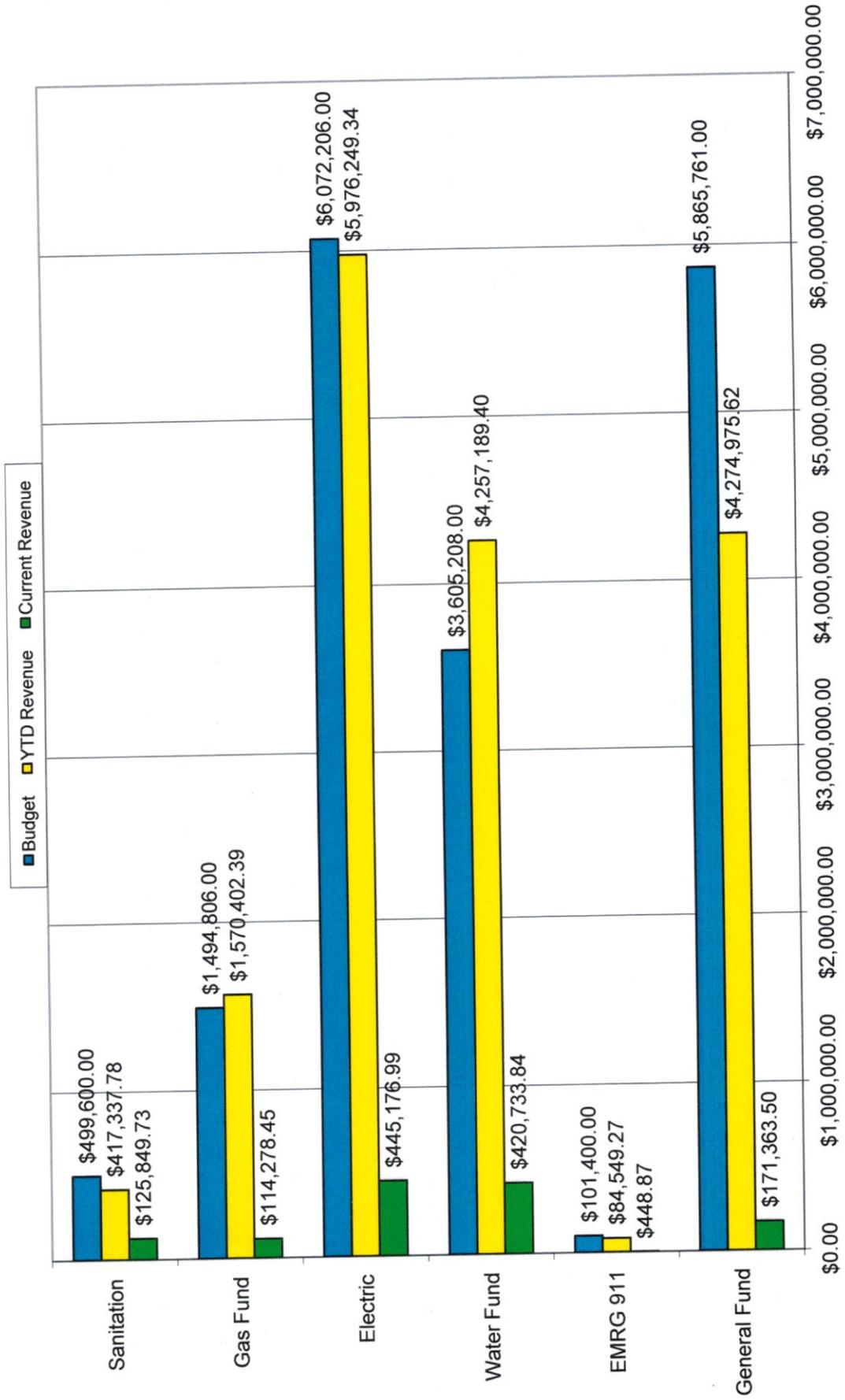


City of West Point Financial Report November, 2014

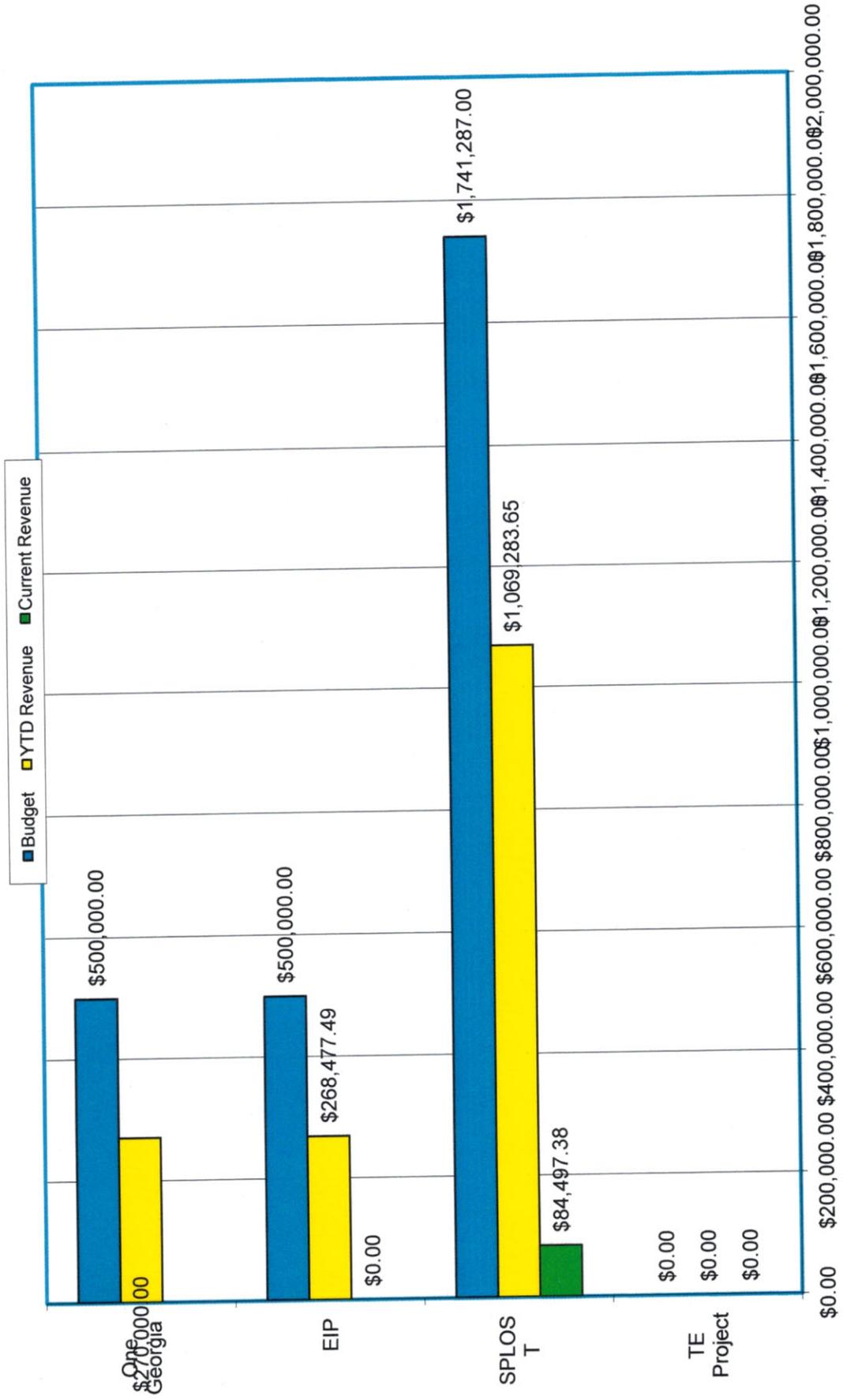
REVENUES

Current Revenue	General Fund	EMRG 911	Water Fund
YTD Revenue	\$171,363.50	\$448.87	\$420,733.84
Budget	\$4,274,975.62	\$84,549.27	\$4,257,189.40
Percentage Budget	\$5,865,761.00	\$101,400.00	\$3,605,208.00
	72.88%	83.38%	118.08%
Current Revenue	Electric Fund	Gas Fund	Sanitation
YTD Revenue	\$445,176.99	\$114,278.45	\$125,849.73
Budget	\$5,976,249.34	\$1,570,402.39	\$417,337.78
Percentage Budget	\$6,072,206.00	\$1,494,806.00	\$499,600.00
	98.42%	105.06%	83.53%
Current Revenue	One Georgia	EIP	SPLOST
YTD Revenue	\$0.00	\$0.00	\$84,497.38
Budget	\$270,000.00	\$268,477.49	\$1,069,283.65
Percentage Budget	\$500,000.00	\$500,000.00	\$1,741,287.00
	54.00%	53.70%	61.41%
Total All Departments			Total All Departments
Current Revenues	\$1,362,348.76	Total YTD Revenue	\$18,188,464.94
Current Expense	\$1,159,906.59	Total YTD Expenses	\$18,784,235.00
over/under	\$202,442.17	over/under	(\$595,770.06)
		YTD Revenue	\$18,188,464.94
		Budget	\$20,380,268.00
		Percentage	89.25%

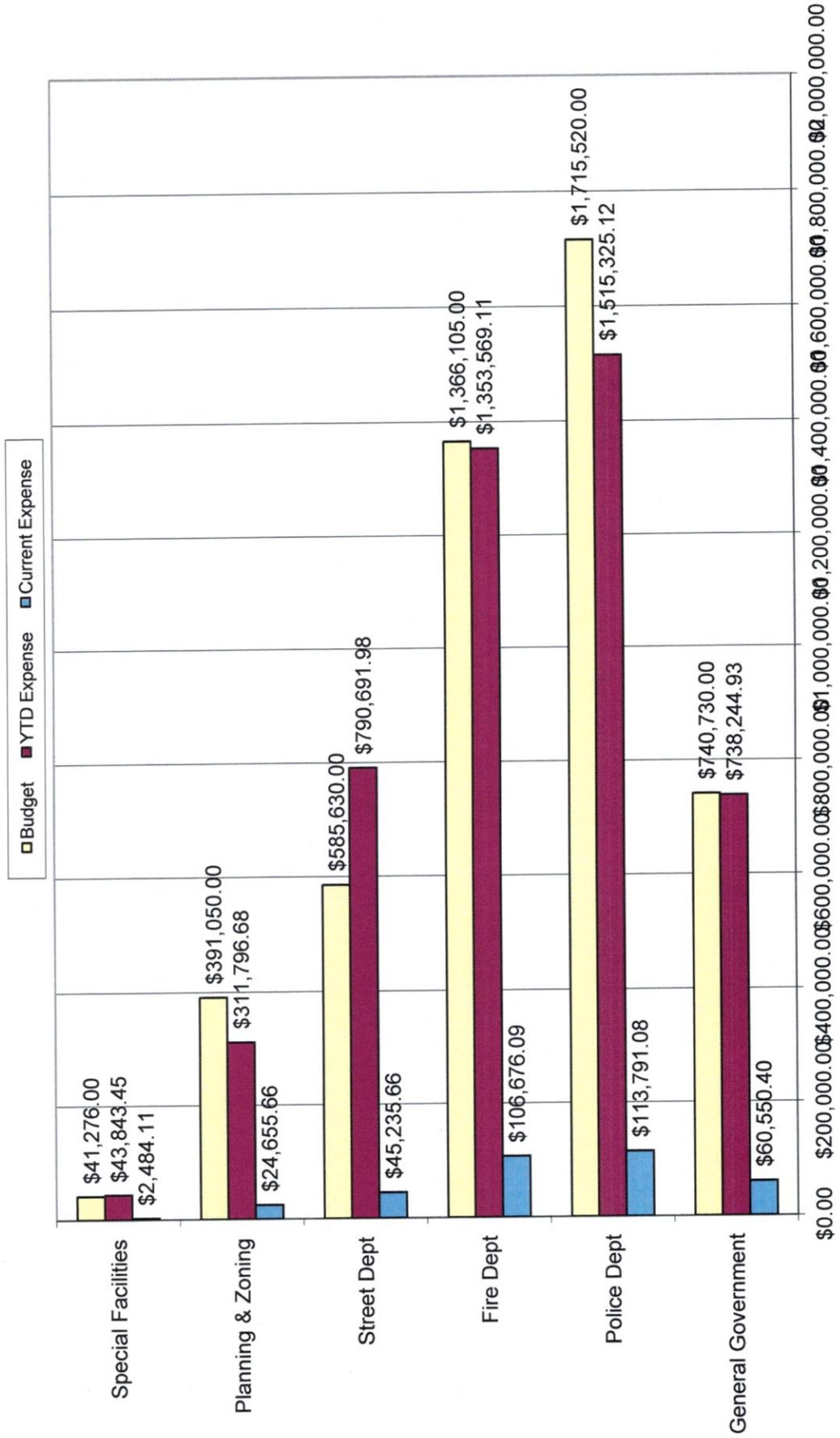
Budget Revenue Comparison November, 2014



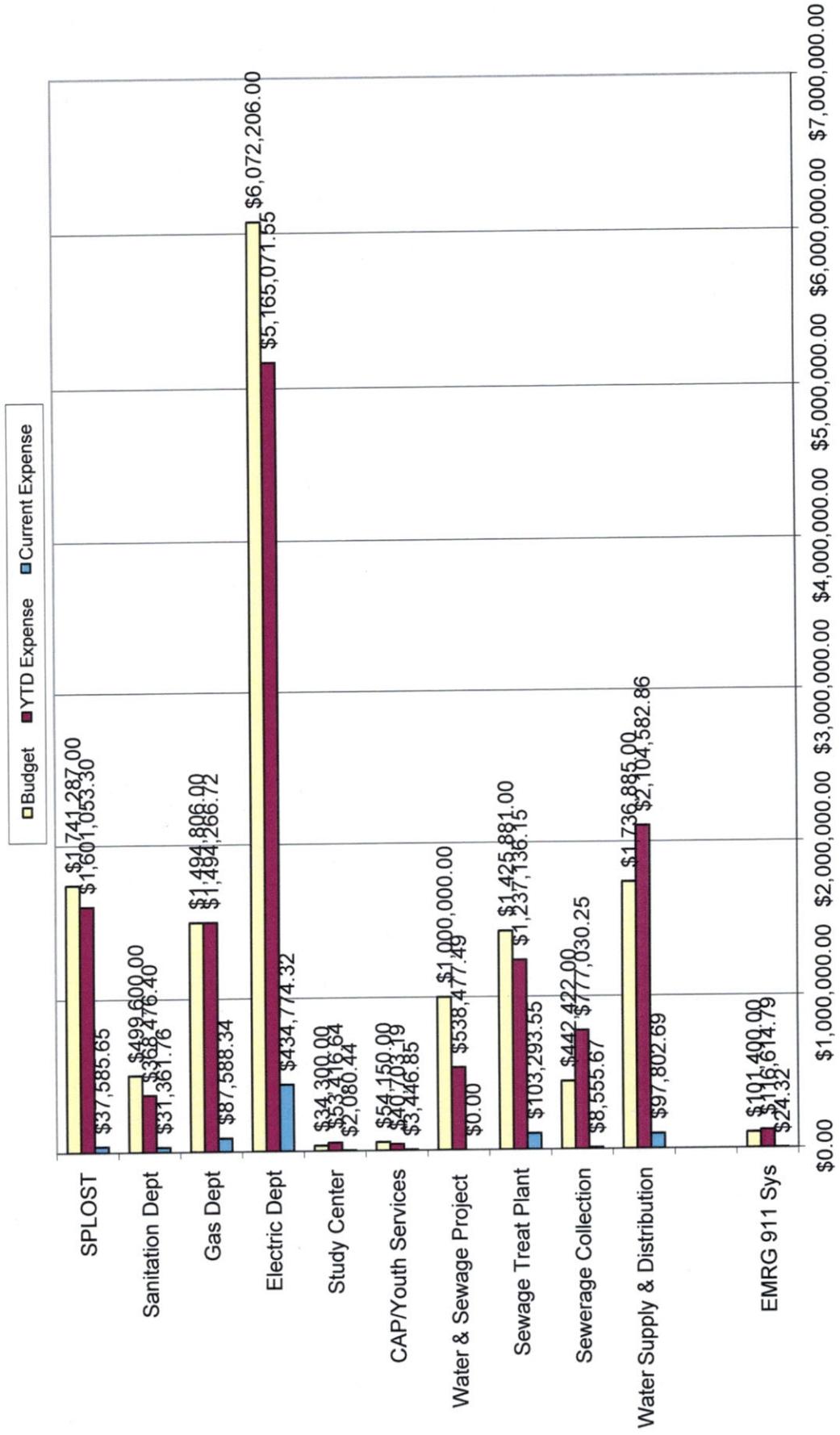
Budget Revenue Comparison November, 2014

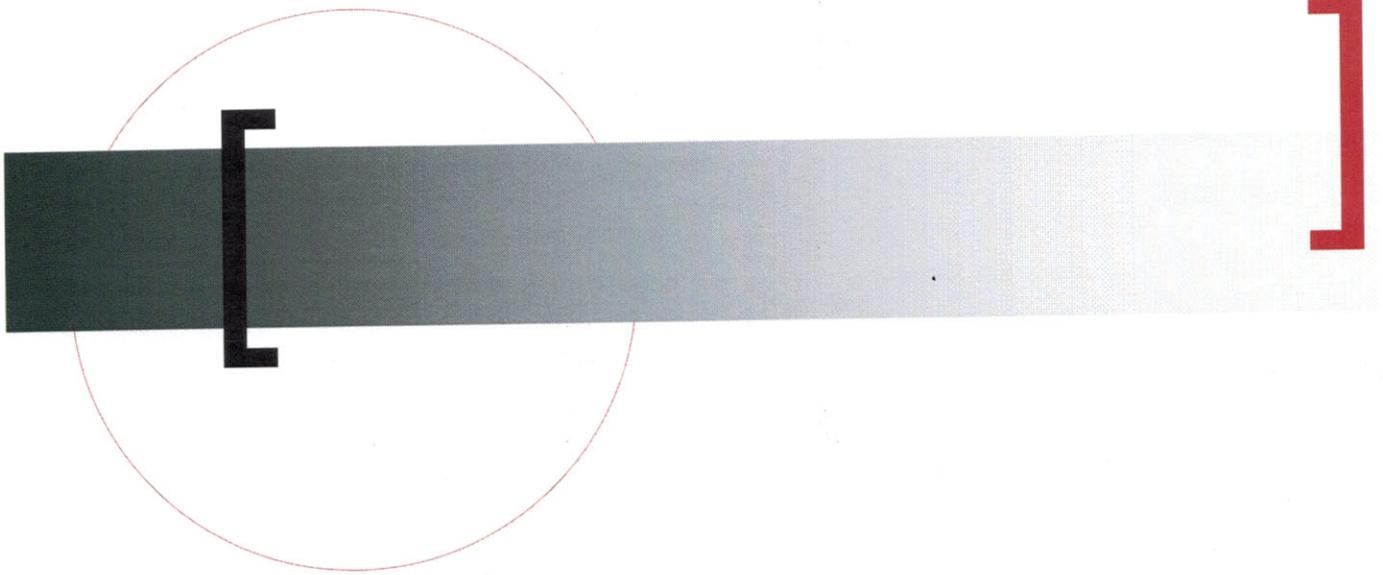


Budget Expense Comparison November, 2014



Budget Expense Comparison November, 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

November 2014

FIRE RESPONSES

Structure / Residential	3
Structure / Business	1
Vehicle	0
Ground Cover, Trash	1
Hazardous Materials	2
Rescue, M.V.A.	3
False Alarms	0
Mutual Aid Responses	0
Other Responses	0
Total Fire Responses	10

EMERGENCY MEDICAL SERVICE RESPONSES

FACILITY	TRIPS
East AL Medical-Lanier	27
West Ga. Medical	20
East AL Medical-Opelika	0
Columbus Medical Center	0
Landing Zone	1
Non-Transport	7
Total E.M.S. Responses	55

COMMUNITY DEVELOPMENT

November 1 – 30, 2014

Permits Issued – 9

Elec. Water, Gas	7
Building	2

Inspections - 42

Industrial	4
New Commercial	8
Remodel Comm.	2
New Residential	4
Remodel Res.	9
Soil & Erosion	1

Certificate of Occupancy- 2

Code Enforcement - 30

Burn Removal	0	Grass & Weeds	1
Illegal Dumping	2	Signs	4
No Utilities	1	Vehicles	2
Property Maint.	2	Other	17
Warnings/Citations	1		

Animal Control- 56

Meet in Person	19		
Deliver/Set Traps	24	Transports to Animal Shelter-	Dogs- 2 Cats- 2 (trapped)
Other	9		

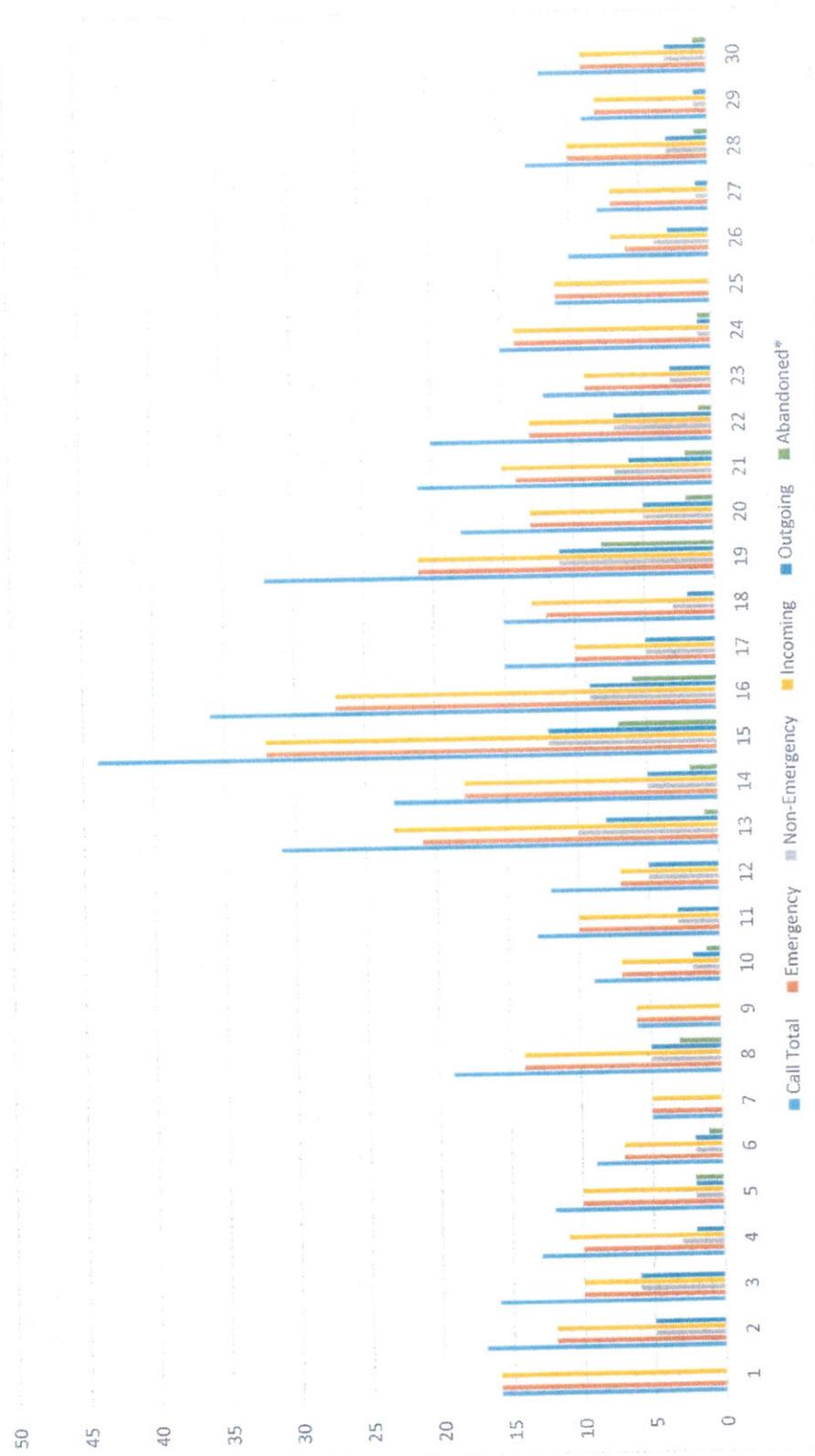
Hearings - 1

No Shows	1
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Public Notices- 1

Structures Demolished- 1 Pending

City of West Point, GA
 9-1-1 Call Volume by Day - November 2014



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

	Daily Call Total	Call Category		Call Origin		
		Emergency	Non-Emergency	Incoming	Outgoing	Abandoned*
1	16	16	0	16	0	0
2	17	12	5	12	5	0
3	16	10	6	10	6	0
4	13	10	3	11	2	0
5	12	10	2	10	2	2
6	9	7	2	7	2	1
7	5	5	0	5	0	0
8	19	14	5	14	5	3
9	6	6	0	6	0	0
10	9	7	2	7	2	1
11	13	10	3	10	3	0
12	12	7	5	7	5	0
13	31	21	10	23	8	1
14	23	18	5	18	5	2
15	44	32	12	32	12	7
16	36	27	9	27	9	6
17	15	10	5	10	5	0
18	15	12	3	13	2	0
19	32	21	11	21	11	8
20	18	13	5	13	5	2
21	21	14	7	15	6	2
22	20	13	7	13	7	1
23	12	9	3	9	3	0
24	15	14	1	14	1	1
25	11	11	0	11	0	0
26	10	6	4	7	3	0
27	8	7	1	7	1	0
28	13	10	3	10	3	1
29	9	8	1	8	1	0
30	12	9	3	9	3	1
		369	123	375	117	39
Total	492	492		492		39

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

Statistical Counts Report

For records with dates between 11/1/2014 and 11/30/2014

Incident Reports Created	<u>ALL</u> 95	<u>INCIDENTS</u> 73	<u>MISC.</u> 18	<u>FAMILY VIOL.</u> 4
Incident Reports Cleared	<u>ALL</u> 61	<u>BY ARREST</u> 28	<u>UNFOUNDED</u> 33	<u>EXCEPTIONALLY</u> 0
Property Involved			<u>STOLEN</u> \$7,304	<u>RECOVERED</u> \$635
Incident Type Level			<u>FELONY</u> 11	<u>MISDEMEANOR</u> 64
Investigative Files Opened				3
Investigative Files Assigned				3
Investigative Files Cleared				0
Drug Related Investigative Files Opened				0
Drug Related Investigative Files Cleared				0
Arrests / Booking Records				0
Citations Issued				182
Warnings Issued				235
Ordinance Violations				20
<u>Court Services</u>			<u>RECEIVED</u>	<u>SERVED</u>
Civil Papers			0	0
Subpoenas			0	0
Warrants			28	16
Accident Reports		<u>ALL</u> 23	<u>CRASH</u> 16	<u>PRIV PROP</u> 7

Public Works Department Activity Report

November 2014

Preventive maintenance on storm water collection system

Patch with 8.5 tons

Grind @ land field

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

Trim limbs on the R-O-W

Service and repair Equip.

Pick up litter and cut KIA Parkway & Blvd. and Edge Median

Cut R-O-W.

Clean up in town area.

Clean recycle area on Stateline Road

Work at new Bld. HWY. 29

Put new cans together and give out

Put up Christmas Decorations

Attend Career Day at W.P. School

Utility Departments November 2014

Gas Department/Utility Protection November, 2014

Task Desc	Gas Crew & Utility Protection	Department Total
LOCATE UNDERGROUND UTILITIES	11	11
INVESTIGATE A REPORTED GAS LEAK	3	3
RESTAKE UG LOCATES	1	1
REPORT OF GAS LEAK	4	4
INSTALL, RENEW, RELOCATE, REINSTATE, ABANDON SERVICE	1	1
INSTALL, CHANGE METER	1	1
BUILD METER SET	1	1
MISCELLANEOUS-GAS	1	1
GRAND TOTAL	23	23

Power & Lights November, 2014

Task Desc	Electric Crew	Department Total
INVESTIGATE CUSTOMER COMPLAINT	5	5
MISCELLANEOUS-WATER	3	3
CHANGE METER	5	5
REPAIR STREET LIGHT	23	23
REPAIR SECURITY LIGHT	2	2
POWER OUTAGE	12	12
REPAIR SERVICE LINE	2	2
PULL POLE	3	3
METER READING COMPLAINT	1	1
INSTALL NEW ELECTRIC SERVICE	1	1
GRAND TOTAL	57	57

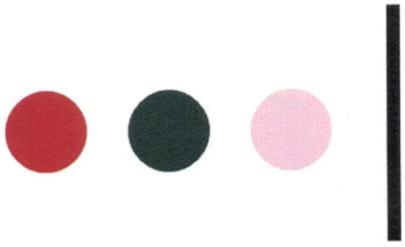
Sewer Department November, 2014

Task Desc	Sewer Crew	Department Total
SEWER BACK UP	3	3
GRAND TOTAL	3	3

Utility Departments November 2014

Water Distribution November, 2014

Task Desc	Water Distribution Crew	Department Total
INVESTIGATE CUSTOMER COMPLAINT	1	1
MISCELLANEOUS-WATER	1	1
REPAIR LEAK IN SERVICE LINE	2	2
REPAIR LEAK IN MAIN LINE	1	1
RELOCATE WATER METER	1	1
CHECK WATER PRESSURE	1	1
NEW WATER SERVICE	2	2
INSTALL, RENEW, RELOCATE, REINSTATE, ABANDON SERVICE	1	1
INVESTIGATE WATER LEAK	3	3
GRAND TOTAL	13	13



NEW BUSINESS



INFORMATION



West Point Development Authority

Agenda

November 3, 2014

1. Invocation
2. Minutes
3. Financial Report
4. Executive Director's Report
5. Old Business
6. New Business
7. Adjournment
8. Next meeting to be held on Monday, December 1, 2014

WEST POINT DEVELOPMENT AUTHORITY
October 6, 2014

Members Present: Josh Moon, Lionel Johnson, Griggs Zachry, DeeDee Williams and Wiky Gladden. Also present was Executive Director David Lyons, Attorney Larry Nix and Mayor Drew Ferguson.

Meeting was called to order and invocation given by Josh Moon.

Motion was made by Wiky Gladden and seconded by Lionel Johnson to approve the minutes of the September 8, 2014 meeting. Vote to approve was unanimous.

Motion was made by Griggs Zachry and seconded by Wiky Gladden to approve the financial reports for September, 2014. Vote to approve was unanimous.

Executive Director David Lyons reported on his activity for the month of September.

There being no further business, the meeting was adjourned.

J. Griggs Zachry, III
Secretary

Current Account Balances - As of 10/31/2014
As of 10/31/2014

10/27/2014

Account	10/31/2014 Balance
Bank Accounts	
CB&T Certificate of Deposit	250,000.00
Farmers & Merchants Bank - MMA	250,882.87
Operating Account	166,259.94
TOTAL Bank Accounts	667,142.81
OVERALL TOTAL	667,142.81

Budget - Oct 2014
10/1/2014 through 10/31/2014 Using 2014

10/27/2014

Category	10/1/2014 Actual	Budget	10/31/2014 Difference
EXPENSES			
Education	0.00	166.66	166.66
Cell Phone	58.88	58.33	-0.55
Community Development	591.75	1,166.66	574.91
Computer and Website Maintenance	175.00	175.00	0.00
Contract Labor	4,508.91	4,916.66	407.75
FICA	230.77	250.00	19.23
Health Insurance	178.48	250.00	71.52
Insurance	0.00	325.00	325.00
Legal & Closing	1,852.25	333.33	-1,518.92
Marketing	0.00	833.33	833.33
Miscellaneous	0.00	258.33	258.33
Office Expenses	1,111.96	250.00	-861.96
Postage	0.00	16.66	16.66
Professional Dues & Subscriptions	11.95	416.66	404.71
Project Development	38.51	1,666.66	1,628.15
Travel	240.00	583.33	343.33
TOTAL EXPENSES	8,998.46	11,666.61	2,668.15
OVERALL TOTAL	-8,998.46	-11,666.61	2,668.15

Budget - 2014
1/1/2014 through 12/31/2014 Using 2014

Category	1/1/2014 Actual	Budget	12/31/2014 Difference
EXPENSES			
Education	125.00	2,000.00	1,875.00
Cell Phone	524.07	700.00	175.93
Community Development	6,706.64	14,000.33	7,293.69
Computer and Website Maintenance	2,025.00	2,100.00	75.00
Contract Labor	45,819.31	59,000.33	13,181.02
FICA	2,279.09	3,000.00	720.91
Health Insurance	1,771.32	3,000.00	1,228.68
Insurance	3,687.00	3,900.00	213.00
Legal & Closing	5,957.40	4,000.00	-1,957.40
Marketing	0.00	10,000.00	10,000.00
Miscellaneous	0.00	3,100.00	3,100.00
Office Expenses	7,697.82	3,000.00	-4,697.82
Postage	70.20	200.00	129.80
Professional Dues & Subscriptions	3,684.50	5,000.00	1,315.50
Project Development	2,997.00	20,000.00	17,003.00
Travel	2,385.54	7,000.00	4,614.46
TOTAL EXPENSES	85,729.89	140,000.66	54,270.77
OVERALL TOTAL	-85,729.89	-140,000.66	54,270.77

Register Report - Oct 2014
10/1/2014 through 10/31/2014

Date	Num	Description	Memo	Category	Amount
10/8/2014	DEP	Deposit	City of WP	WPDA - Intergovernmental	30,000.00
10/17/2014	1858	S Greater Columbus Georgia Chamber Of ...	Jin Steakhouse	Cell Phone	-58.88
10/1/2014	1847	S Cardmember Service	Moe's	Community Development	-29.75
			Jim Bob's Chicken	Community Development	-19.21
			Miso Sushi House	Community Development	-19.45
				Community Development	-43.34
10/17/2014	1855	Creme Fraiche	Luncheon - 11/4/14-City of West ...	Community Development	-480.00
10/1/2014	1850	West Point Industries	Monthly - Computer & Website Mai...	Computer and Website Mai...	-175.00
10/1/2014	1852	Yvonne Reed	Monthly - Salary	Contract Labor	-1,000.00
10/17/2014	1858	S Greater Columbus Georgia Chamber Of ...		Contract Labor	-3,508.91
10/17/2014	1858	S Greater Columbus Georgia Chamber Of ...		FICA	-230.77
10/17/2014	1858	S Greater Columbus Georgia Chamber Of ...		Health Insurance	-178.48
10/1/2014	1848	Morrow & Nix	Retainer for October 2014	Legal & Closing	-250.00
10/17/2014	1853	Lagrange Daily News	Acct #20163747	Legal & Closing	-72.40
10/17/2014	1854	THE VALLEY TIMES NEWS	Acct #258055-07	Legal & Closing	-29.85
10/17/2014	1857	Morrow & Nix	Project Dog	Legal & Closing	-1,500.00
10/1/2014	1851	Integrity Leasing, LLC	Monthly - Copy Machine	Office Expenses	-144.45
10/1/2014	1847	S Cardmember Service	Dello	Office Expenses	-70.00
			Givorns	Office Expenses	-13.88
10/1/2014	1849	Tramell Properties	Invoice # 1005 -	Office Expenses	-750.00
10/17/2014	1856	WOW!	1656098	Office Expenses	-133.63
10/1/2014	1847	S Cardmember Service	GSCCCA	Professional Dues & Subscr...	-11.95
10/1/2014	1847	S Cardmember Service	hibachi express	Project Development	-38.51
10/17/2014	1858	S Greater Columbus Georgia Chamber Of ...		Travel	-240.00
10/1/2014 - 10/31/2014					21,001.54
TOTAL INFLOWS					30,000.00
TOTAL OUTFLOWS					-8,998.46
NET TOTAL					21,001.54

West Point Development Authority

Agenda

December 1, 2014

- 1. Invocation**
- 2. Minutes - Regular Meeting and Special Meeting**
- 3. Financial Report**
- 4. Executive Director's Report**
- 5. Old Business**
- 6. New Business**
 - Discussion of 2015 Budget**
 - Approval of 2015 Meeting Schedule**
- 7. Adjournment**
- 8. Next meeting to be held on Monday, January 5, 2015**

WEST POINT DEVELOPMENT AUTHORITY
November 3, 2014

Members Present: Josh Moon, Wiki Gladden, Lionel Johnson, DeeDee Williams, and Griggs Zachry. Also present were David Lyons, Ed Moon, Joe Hill, John Asbell and Attorney Larry Nix.

Meeting was called to order and invocation given by Josh Moon.

David Lyons then introduced Mr. John Asbell who gave a presentation on the College & Career Academy. At the conclusion of Mr. Asbell's presentation there was a brief question and answer period after which Mr. Asbell excused himself from the meeting.

Motion was made by Wiki Gladden and seconded by Griggs Zachry to approve the minutes of the October 6, 2014 meeting. Vote to approve minutes was unanimous.

The Financial Report was presented by Treasurer DeeDee Williams. Motion was made by Wiki Gladden and seconded by Lionel Johnson to approve the financial reports for October 2014.

Executive Director David Lyons reported on his activity for the month of October.

There being no further business, the meeting was adjourned.

J. Griggs Zachry, III
Secretary

WEST POINT DEVELOPMENT AUTHORITY

November 7, 2014

Special Meeting

Members Present: Josh Moon, Lionel Johnson, and Griggs Zachry. Also present were Executive Director David Lyons and Attorney Larry Nix. Member Wiky Gladden was absent and Member, DeeDee Williams joined the meeting via conference call (in a non-voting capacity).

Meeting was called to order by Josh Moon.

The Chairman stated that purpose of this special meeting was to consider final, formal adoption of the Project Agreement with ITCCP. The Project Agreement had been previously discussed by the Board and changes were suggested, which changes have now been agreed to by ITCCP. Lionel Johnson then asked about the significance of using the name "Project Dog" in an official capacity. Authority counsel agreed that that name did not need to be referenced in the final motion. DeeDee Williams then asked why the Chairman was signing the documents instead of the Chairman and the Secretary as is customary. Mr. Nix stated that it could be signed either way and that he could change the signature pages if that was the preference of the Board. Ms. Williams stated that was not necessary, but felt like that except under circumstances where the Secretary was unable to sign she would prefer that usual protocol in this regard be observed.

Motion was made by Griggs Zachry and seconded by Josh Moon to approve adoption of the Project Agreement and related documents between the Authority and the ITC Capital Partners, LLC, and authorized the Chairman to execute and deliver such documents on behalf of the Authority. Vote was unanimous by all members present.

There being no further business, the meeting was adjourned.

J. Griggs Zachry, III
Secretary

Current Account Balances - As of 11/30/2014
As of 11/30/2014

Account	11/30/2014 Balance
Bank Accounts	
CB&T Certificate of Deposit	250,000.00
Farmers & Merchants Bank - MMA	250,936.14
Operating Account	23,267.62
TOTAL Bank Accounts	524,203.76
OVERALL TOTAL	524,203.76

Register Report - Nov 2014
11/1/2014 through 11/30/2014

11/17/2014

Date	Num	Description	Memo	Category	Amount
INCOME					
11/2/2014	DEP	Interest Deposit	October 2014	WPDA -Interest Inc	7.60
WPDA -Interest Inc					7.60
EXPENSES					
Cell Phone					
11/17/2014	1870	S Greater Columbus Georgia Cham...		Cell Phone	-137.51
Community Development					
11/3/2014	1865	S Cardmember Service	Jim Bob's Zax40	Community Development	-298.55
			The Lady & Sons	Community Development	-29.33
			Wild Wing Cafe	Community Development	-15.41
			The Dockside	Community Development	-57.14
			Jin Express	Community Development	-52.62
			Railroads - Lunch meeting	Community Development	-40.33
				Community Development	-27.15
				Community Development	-76.57
				Community Development	-175.00
Computer and Website Maintenance					
11/1/2014	1860	West Point Industries	Monthly - Computer & Website...Computer and Website Mai...		-175.00
Contract Labor					
11/1/2014	1863	Yvonne Reed	Monthly - Salary	Contract Labor	-4,508.91
11/17/2014	1870	S Greater Columbus Georgia Cham...		Contract Labor	-1,000.00
FICA					
11/17/2014	1870	S Greater Columbus Georgia Cham...		FICA	-3,508.91
Health Insurance					
11/17/2014	1870	S Greater Columbus Georgia Cham...		Health Insurance	-230.77
Legal & Closing					
11/1/2014	1859	Morrow & Nix	Retainer Fee - November 2014	Legal & Closing	-178.48
11/17/2014	1869	Morrow & Nix	Project Dog	Legal & Closing	-475.00
Office Expenses					
11/1/2014	1861	Integrity Leasing, LLC	Monthly - Copy Machine	Office Expenses	-250.00
11/1/2014	1862	Tramell Properties	Monthly Rent Expense	Office Expenses	-225.00
11/3/2014	1865	S Cardmember Service	Dello Products	Office Expenses	-1,274.49
			Givorns	Office Expenses	-144.45
			Walmart	Office Expenses	-750.00
			Office Depot	Office Expenses	-70.00
			1656098	Office Expenses	-38.06
11/17/2014	1868	WOW!		Office Expenses	-34.94
Postage					
11/3/2014	1866	Postmaster	Stamps	Postage	-111.16
Professional Dues & Subscriptions					
				Postage	-125.88
					-98.00
					-98.00
					-85.05

Register Report - Nov 2014
11/1/2014 through 11/30/2014

11/17/2014

Date	Num	Description	Memo	Category	Amount
11/3/2014	1865	S Cardmember Service	Cheddars Cafe	Professional Dues & Subscr...	-48.60
			GSCCCA	Professional Dues & Subscr...	-14.45
11/1/2014	1864	LaGrange-Troup Chamber Of Co...	Early Bird Breakfast - October	Professional Dues & Subscr...	-22.00
Project Development					-135,226.17
11/3/2014	1865	S Cardmember Service	Zaxby's	Project Development	-33.26
			Hibachi Buffet	Project Development	-21.87
			Jin Express	Project Development	-26.15
			Jin Express	Project Development	-38.00
			Longhorn Steakhouse	Project Development	-40.29
			Zaxby's	Project Development	-23.95
			Jim Bob's	Project Development	-42.65
11/7/2014	1867	ITC Capital Partners, LLC	Loan Proceeds	Project Development	-135,000.00
Travel					-311.99
11/3/2014	1865	S Cardmember Service	Travel Traders	Travel	-8.54
			Hyatt Hotels	Travel	-23.11
			Travel Traders	Travel	-5.34
			GA Economic Deve.	Travel	-35.00
11/17/2014	1870	S Greater Columbus Georgia Cham...	Travel	Travel	-240.00
			OVERALL TOTAL		-142,992.32

Budget - Nov 2014
 11/1/2014 through 11/30/2014 Using 2014

Category	11/1/2014 Actual	Budget	11/30/2014 Difference
EXPENSES			
Education	0.00	166.66	166.66
Cell Phone	137.51	58.33	-79.18
Community Development	298.55	1,166.66	868.11
Computer and Website Maintenance	175.00	175.00	0.00
Contract Labor	4,508.91	4,916.66	407.75
FICA	230.77	250.00	19.23
Health Insurance	178.48	250.00	71.52
Insurance	0.00	325.00	325.00
Legal & Closing	475.00	333.33	-141.67
Marketing	0.00	833.33	833.33
Miscellaneous	0.00	258.33	258.33
Office Expenses	1,274.49	250.00	-1,024.49
Postage	98.00	16.66	-81.34
Professional Dues & Subscriptions	85.05	416.66	331.61
Project Development	135,226.17	1,666.66	-133,559.51
Travel	311.99	583.33	271.34
TOTAL EXPENSES	142,999.92	11,666.61	-131,333.31
OVERALL TOTAL	-142,999.92	-11,666.61	-131,333.31

Budget - 2014

1/1/2014 through 12/31/2014 Using 2014

11/17/2014

Category	1/1/2014 Actual	Budget	12/31/2014 Difference
EXPENSES			
Education	125.00	2,000.00	1,875.00
Cell Phone	661.58	700.00	38.42
Community Development	7,005.19	14,000.33	6,995.14
Computer and Website Maintenance	2,200.00	2,100.00	-100.00
Contract Labor	50,328.22	59,000.33	8,672.11
FICA	2,509.86	3,000.00	490.14
Health Insurance	1,949.80	3,000.00	1,050.20
Insurance	3,687.00	3,900.00	213.00
Legal & Closing	6,432.40	4,000.00	-2,432.40
Marketing	0.00	10,000.00	10,000.00
Miscellaneous	0.00	3,100.00	3,100.00
Office Expenses	8,972.31	3,000.00	-5,972.31
Postage	168.20	200.00	31.80
Professional Dues & Subscriptions	3,769.55	5,000.00	1,230.45
Project Development	138,223.17	20,000.00	-118,223.17
Travel	2,697.53	7,000.00	4,302.47
TOTAL EXPENSES	228,729.81	140,000.66	-88,729.15
OVERALL TOTAL	-228,729.81	-140,000.66	-88,729.15

WEST POINT DEVELOPMENT AUTHORITY

PROPOSED - 2015 BUDGET

	Proposed 2015 Budget	2014 Budget
Cell Phone	\$700.00	\$700.00
Community Development	\$10,000.00	\$14,000.00
Computer and Website Maintenance	\$2,500.00	\$2,100.00
Contract Labor	\$59,000.00	\$59,000.00
Education	\$2,000.00	\$2,000.00
FICA	\$3,000.00	\$3,000.00
Health Insurance	\$3,000.00	\$3,000.00
Insurance	\$4,500.00	\$3,900.00
Lease Payment Expense	\$9,000.00	new category
Legal and Closing	\$4,000.00	\$4,000.00
Legal and Closing - Project Development	\$5,000.00	new category
Marketing	\$5,000.00	\$10,000.00
Miscellaneous	\$2,100.00	\$3,100.00
Office Expenses	\$5,000.00	\$3,000.00
Postage	\$200.00	\$200.00
Professional Dues/Subscription	\$5,000.00	\$5,000.00
Project Development	\$15,000.00	\$20,000.00
Travel	\$5,000.00	\$7,000.00
Total	\$140,000.00	\$140,000.00

**WPDA Meeting Dates
2015**

Monday, January 5, 2015
Monday, February 2, 2015
Monday, March 2, 2015
Monday, April 6, 2015
Monday, May 4, 2015
Monday, June 1, 2015
Monday, July 6, 2015
Monday, August 3, 2015
Tuesday, September 8, 2015
Monday, October 5, 2015
Monday, November 2, 2015
Monday, December 7, 2015

Meetings are held at the WPDA office located at 707 3rd Avenue, West Point, GA at 12:00 noon

The Housing Authority of the City of West Point, Georgia

Special Board Meeting

Thursday, November 6, 2014

1:30 P.M.

AGENDA

	Page
1. Invocation	
2. Introduction of Guests	
3. Consider Approval of Minutes for Regular Board Meeting of September 18, 2014 (Attached behind Agenda)	
4. Consider A Resolution Approving the Conveyance of Property	1 – 2
5. Executive Director's Report	
6. Any and All Other Matters That May Be Brought Before the Board.	

Respectfully submitted,



J. Len Williams
Secretary-Treasurer

THE HOUSING AUTHORITY OF THE CITY OF WEST POINT
REGULAR BOARD MEETING
SEPTEMBER 18, 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 18th day of September 2014, as allowed by and in compliance with By-laws of the Authority.

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

Wiky Gladden
Burt Winston
Stan Rodimon

The following Commissioner(s) were absent:

Nekos Davis
Coleman Reeves

OTHERS PRESENT

Len Williams, Lisa Walters, Robert Sellers, Sabrina Richards, John Casteel, Jackie White, Temekia Carr and Suzette Moore

INVOCATION

Ralph Davidson

INTRODUCTION OF GUESTS

Krista McDowell (Comptroller in Finance of Columbus, Georgia) was introduced to the Board of Commissioners.

APPROVAL OF MINUTES OF THE REGULAR MEETING OF JULY 17, 2014

There was one correction made to the minutes. Commissioner Burt Winston was not present at the last meeting. Motion was made by Commissioner Wiky Gladden and seconded by Commissioner Burt Winston. The board unanimously approved the minutes with correction.

APPROVAL OF STAFF REPORTS

Following discussion and on motion by Commissioner Stan Rodimon and seconded by Commissioner Wiky Gladden, the board unanimously approved the financial and occupancy reports.

CONSIDER A RESOLUTION AUTHORIZING THE CHARGE OFF OF RESIDENT ACCOUNT BALANCES FOR THE MONTH ENDING JULY 31, 2014

The Following Resolution was introduced and duly considered:

RESOLUTION NO: 1006-81

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

Following discussion and on motion by Commissioner Wiky Gladden and seconded by Commissioner Stan Rodimon, the board unanimously agreed to charge off residents account balances in the amount of \$1,920.34 for July 31, 2014.

CONSIDER A RESOLUTION AUTHORIZING THE CHARGE OFF OF RESIDENT ACCOUNT BALANCES FOR THE MONTH ENDING AUGUST 31, 2014

The Following Resolution was introduced and duly considered:

RESOLUTION NO: 1006-82

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

Following discussion and on motion by Commissioner Wiky Gladden and seconded by Commissioner Stan Rodimon, the board unanimously agreed to charge off residents account balances in the amount of \$65.58 for August 31, 2014.

CONSIDER A RESOLUTION ADOPTING THE INCREASE IN PUBLIC HOUSING FLAT RATE RENTS

The Following Resolution was introduced and duly considered:

RESOLUTION NO: 1006-83

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

Chairman Ralph Davidson opened the public hearing for flat rents. Information was included in the folder. This is not chosen by the Housing Authority but mandated

by HUD. Flat rents will be effective on October of 2014 for incoming residents and effective for current Housing Authority residents at recertification which is April 1, 2015. Currently 62 residents are on flat rents.

Following discussion and on motion by Commissioner Wiky Gladden and seconded by Commissioner Burt Winston, the board unanimously agreed for the approval of the flat rate rents.

After no more discussion, the public hearing was closed by Chairman Ralph Davidson. On motion by Commissioner Wiky Gladden and seconded by Commissioner Burt Winston.

CONSIDER A RESOLUTION ADOPTING THE REVISION OF THE ADMISSIONS AND CONTINUED OCCUPANCY PLAN

The Following Resolution was introduced and duly considered:

RESOLUTION NO: 1006-84

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

Following discussion and on motion by Commissioner Wiky Gladden and seconded by Commission Burt Winston, the board unanimously agreed for the approval for the revision of the Admissions and Continued Occupancy Plan to include the new flat rate rents.

CONSIDER A RESOLUTION ADOPTING THE REVISED 2014 - 5 YEAR ANNUAL PLAN

The Following Resolution was introduced and duly considered:

RESOLUTION NO: 1006-85

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

Mr. Williams explained that the board had approved the Plan before the start of the fiscal year. The strategic plan will be discussed further at the board retreat. Following discussion and on motion by Commissioner Wiky Gladden and seconded by Commissioner Stan Rodimon, the board unanimously agreed for approval of the Revised 2014–15 year plan to include the new flat rate rent.

EXECUTIVE DIRECTOR'S REPORT

The application for RAD is still pending until HUD responds. Everything will be discussed further at the retreat.

The Commissioners were asked as to how they wanted to handle the retreat. It was decided by the board to do lunch on a Friday, stay overnight and meet again on

Saturday morning. The tentative date was set for November 7th and 8th. Chairman Ralph Davidson will let Mr. Williams know of a definite date for the retreat later time.

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

Commissioner Stan Rodimon requested his question to be recorded in the minutes about the 2014-15 year Annual Plan. He wanted to know can the board schedule a meeting to explain more about the Plan; since it had not been discussed in depth.

Suzette Moore, the ROSS program coordinator, passed out information sheets to the board from previous events with residents and is excited about upcoming events.

With no further discussion meeting adjourned at 5:00 p.m.

Ralph Davidson, Chairman

J. Len Williams, Secretary-Treasurer

RESOLUTION NO. _____

WHEREAS, The Housing Authority of the City of West Point, Georgia desires to approve a Resolution conveying the property located in Land Lot No. 277 in the 5th Land District, City of West Point, Georgia, to the City of West Point, Georgia.

AND, WHEREAS, the Board desires to rescind any and all future claims on this property.

NOW, BE IT THEREFORE RESOLVED; the West Point Housing Authority Board of Commissioners approves the conveyance of this property and releases all interest in the above described property, to the City of West Point, Georgia. This Resolution is approved by the Board of Commissioners this the 6th Day of November, 2014.

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



Lakes/Rivers from US Census Dept, may not match parcels exactly 120 240 360 480 ft

Troup County Assessor

Parcel: 0944C007044 Acres: 0.6

Name:	WEST POINT CITY OF	Land Value:	\$5,650.00
Site:	0 MARTIN LUTHER KING DR	Building Value:	\$95,520.00
Sale:	\$0 on 10-2002 Reason=Q Qual=U	Misc Value:	\$0.00
Mail:	WEST POINT, GA 31833	Total Value:	\$101,170.00



Troup County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.
 Date printed: 09/19/14 : 16:28:24