



January Monthly Reports
February 2016

AGENDA
WORK SESSION

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

MEETING CALLED TO ORDER

AGENDA REVIEWED IN ITS ENTIRELY BEFORE DISCUSSION

PUBLIC COMMENT ON AGENDA ITEMS (FORM REQUIRED)

NEW BUSINESS

- Aaron Fortner presenting Point University Development Plan
- Municipal Court Solicitor
- Troup County Election Board Member
- Georgia Municipal Employee Benefit System Defined Benefit Retirement Plan Agreement

CONSIDER ITEMS FOR BUSINESS MEETING (Create Business Meeting Agenda)

MAYOR & COUNCIL COMMENTS

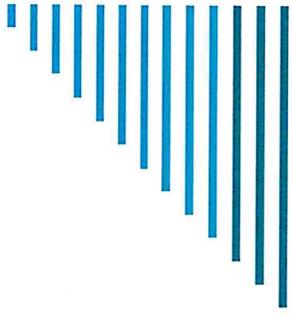
ADJOURNED

Next Meeting:

Council Meeting - Monday, February 8th @ 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 January 11, 2016 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 Benjamin F. Wilcox
Councilmember Steven M. Tramell

Members Absent:

Mayor Ferguson called Councilmember Joseph R. Downs III for opening prayer.

Mayor Ferguson 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 December 14, 2015 regular 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 Gloria R. Marshall presented the December financial report with the January 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 asked for a motion to approve the agenda. Councilmember Gerald W. Ledbetter made said motion and seconded by Councilmember Sandra Thornton and **passed unanimously**.

SWEARING IN OF ELECTED CITY OFFICERS

City Attorney Jeffery M. Todd administered the oath of office to Mayor A. Drew Ferguson IV.

Mayor Ferguson administered the oath of office to Council members Sandra Thornton, Benjamin Wilcox, and Gerald Ledbetter.

MAYOR PRO-TEMPORE

Mayor Ferguson asked for a motion to name a Mayor Pro-Tem for 2016. Councilmember Gerald W. Ledbetter made a motion to appoint Councilmember Steven M. Tramell. The motion was seconded by Councilmember Joseph R. Downs III; **passed unanimously**.

APPOINTMENT CITY OFFICERS

Councilmember Joseph R. Downs III made a motion to appoint Wesley Leonard as Municipal Court Judge. The motion was seconded by Councilmember Sandra Thornton; **carried unanimously**.

Councilmember Benjamin F. Wilcox made a motion to appoint Kenneth S. Rearden as City Recorder Pro-Tem The motion was seconded by Councilmember Gerald W. Ledbetter; **carried unanimously**.

Mayor Ferguson asked for a motion to appoint a Prosecuting Attorney. Councilmember Joseph R. Downs III asked the Mayor to table the appointment. Mayor Ferguson tabled the item without objection for council.

Councilmember Benjamin F. Wilcox made a motion to appoint Jeffery M. Todd as Assistant Prosecuting Attorney. The motion was seconded by Councilmember Joseph R. Downs III; **carried unanimously**.

Councilmember Sandra Thornton made a motion to appoint Jeffery M. Todd as City Attorney. The motion was seconded by Councilmember Steven M. Tramell; **carried unanimously**.

Councilmember Sandra Thornton made a motion to appoint Mark Carlton as Public Defender. The motion was seconded by Councilmember Gloria R. Marshall; **carried unanimously.**

SWEARING IN OF CITY ATTORNEY & ASSISTANT PROSECUTING ATTORNEY

Mayor Ferguson administered the oath of office to City Attorney and Assistant prosecuting Attorney Jeffery M. Todd.

2015 BUDGET AMENDMENT

Mayor Ferguson asked for a motion to pass a resolution to amend the City of West Point 2015 Budget to reflect the actual total revenues and expenditures at the end of fiscal year 2015. Councilmember Gloria R. Marshall made said motion and the motion was seconded by Councilmember Benjamin F. Wilcox; **passed unanimously.**

REZONING ORDINANCE FOR 222.5 ACRES ON HWY 103

Councilmember Steven M. Tramell made a motion to approve a resolution rezoning parcel number 006 065 which lies in land lots 178 and 225 of the 5th District of Harris County and is composed of 222.5 acres from the current zoning of R-1A (low density residential) to MXD-1 (missed use commercial/residential). The motion was seconded by Councilmember Gloria R. Marshall; **passed unanimously.**

OTHER

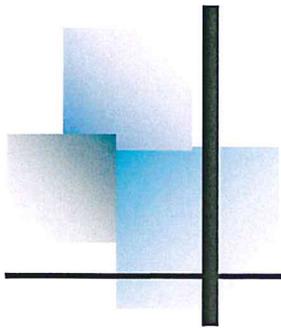
Mayor Ferguson thanked Harris County Commissioner Wood and City of LaGrange Councilmember Norma Tucker for attending the meeting..

ADJOURN

There being no further business, the meeting was adjourned.

Richard McCoy
City Clerk

A. Drew Ferguson IV
Mayor



FINANCIAL REPORT



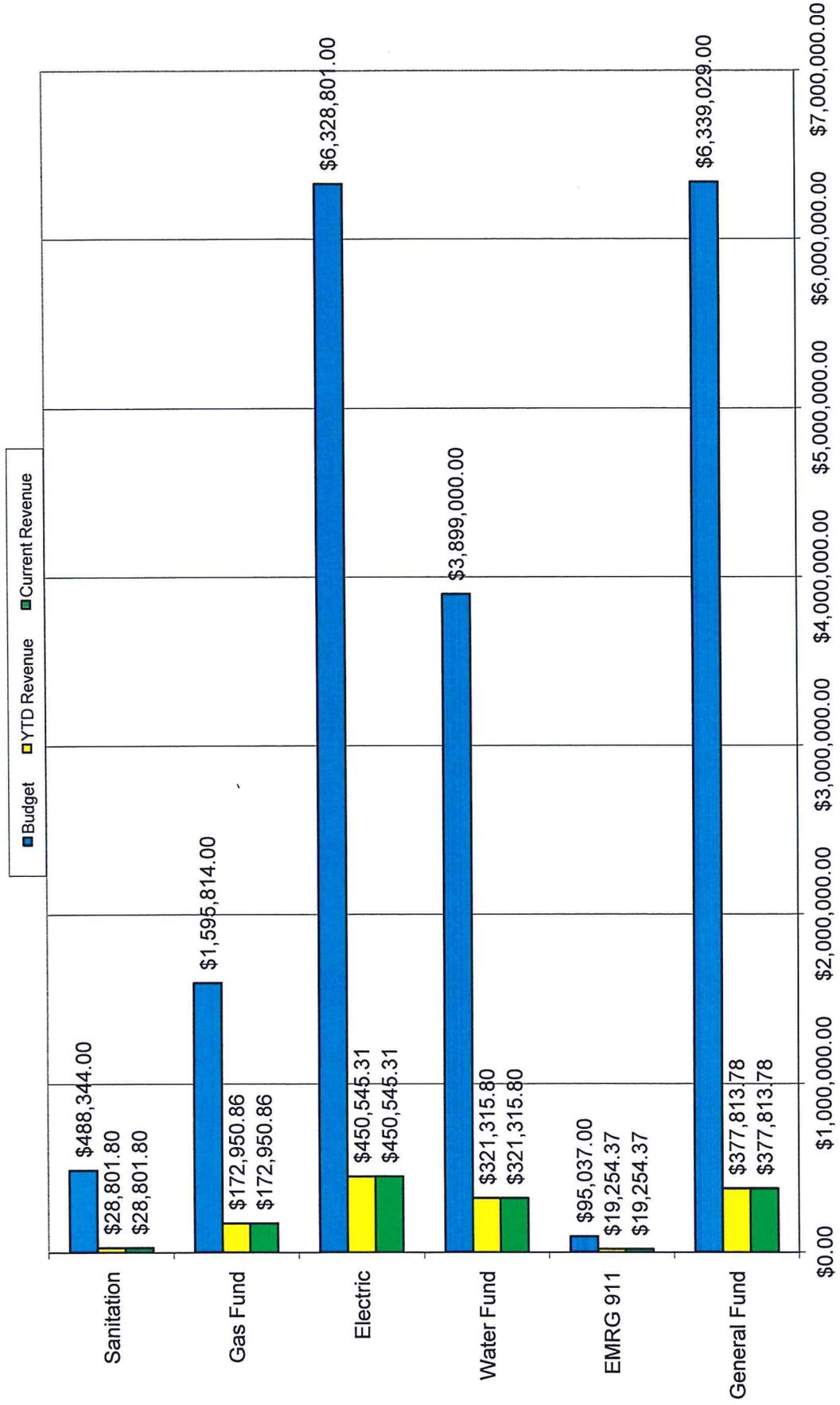


City of West Point Financial Report January, 2016

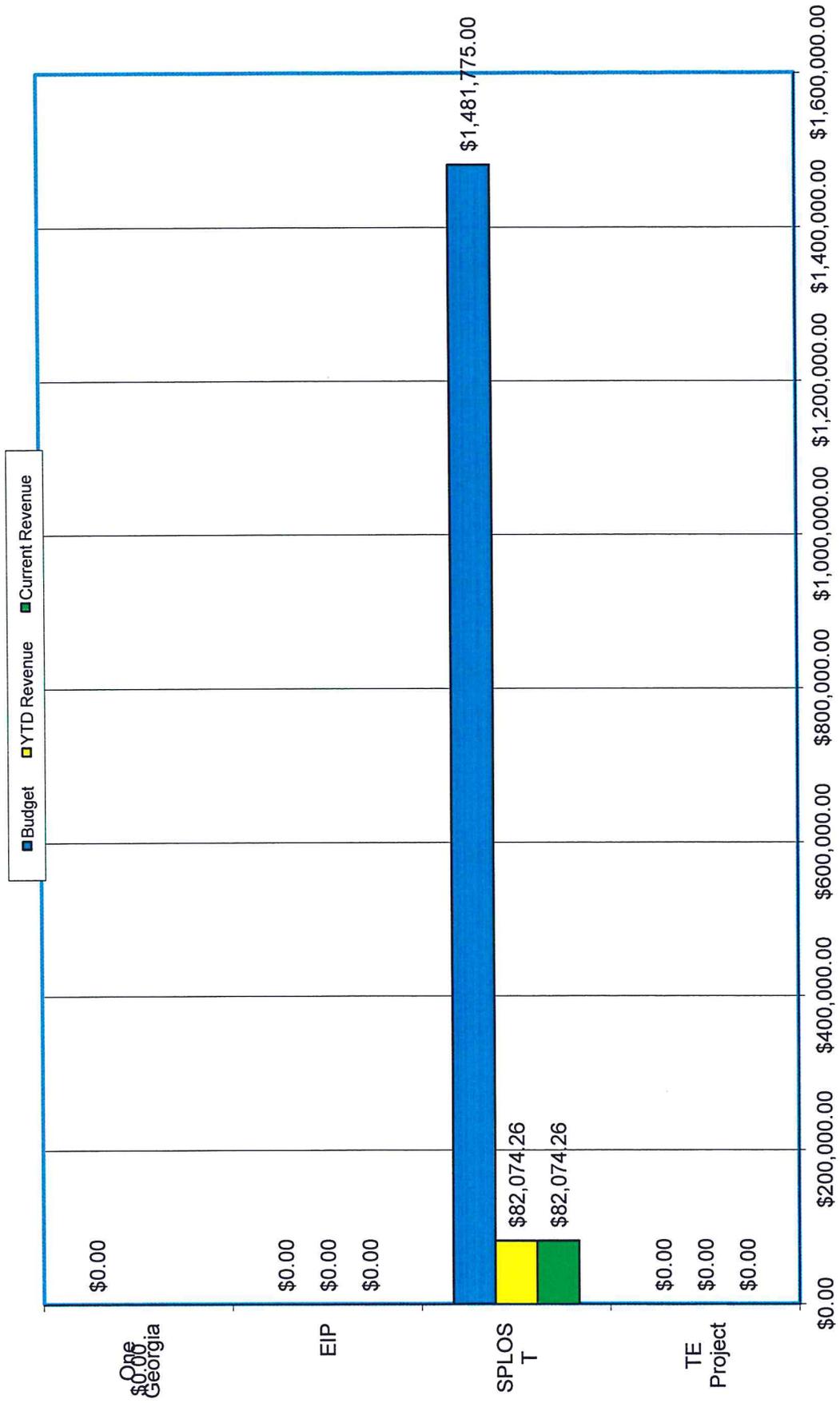
REVENUES

Current Revenue	General Fund	EMRG 911	Water Fund
YTD Revenue	\$377,813.78	\$19,254.37	\$321,315.80
Budget	\$377,813.78	\$19,254.37	\$321,315.80
Percentage Budget	\$6,339,029.00 5.96%	\$95,037.00 20.26%	\$3,899,000.00 8.24%
Current Revenue	Electric Fund	Gas Fund	Sanitation
YTD Revenue	\$450,545.31	\$172,950.86	\$28,801.80
Budget	\$450,545.31	\$172,950.86	\$28,801.80
Percentage Budget	\$6,328,801.00 7.12%	\$1,595,814.00 10.84%	\$488,344.00 5.90%
Current Revenue	One Georgia	EIP	SPLOST
YTD Revenue	\$0.00	\$0.00	\$82,074.26
Budget	\$0.00	\$0.00	\$82,074.26
Percentage Budget	\$0.00 #DIV/0!	\$0.00 #DIV/0!	\$1,481,775.00 5.54%
Total All Departments	Total All Departments	Total YTD Revenue	Total All Departments
Current Revenues	\$1,452,756.18	\$1,452,756.18	\$1,452,756.18
Current Expense	\$1,510,509.31	\$1,510,509.31	\$1,510,509.31
over/under	(\$57,753.13)	over/under	(\$57,753.13)
YTD Revenue	\$1,452,756.18	YTD Revenue	YTD Revenue
Budget	\$20,227,800.00	Budget	Budget
Percentage	7.18%	Percentage	Percentage

Budget Revenue Comparison January, 2016



Budget Revenue Comparison January, 2016



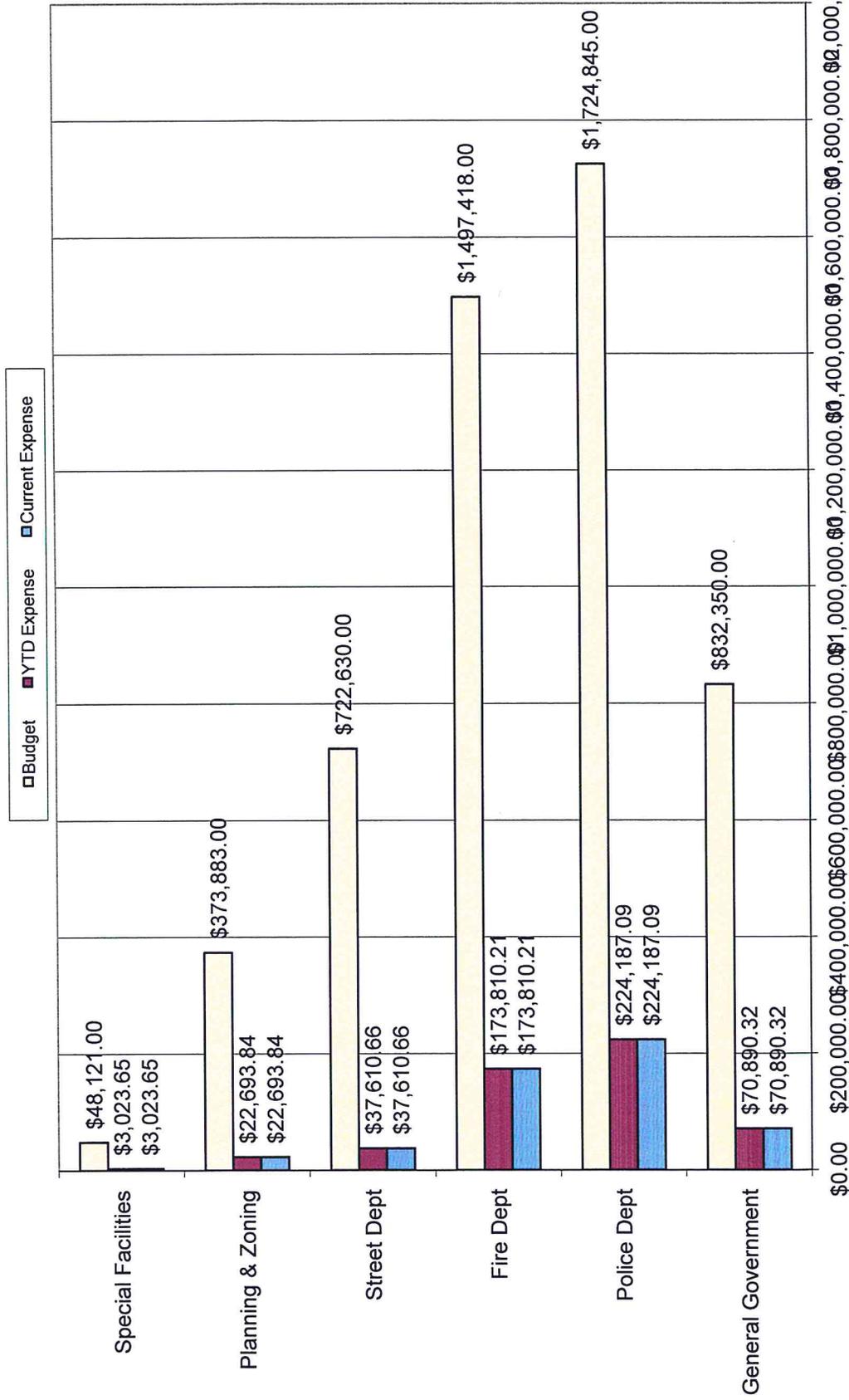


City of West Point Financial Report January, 2016

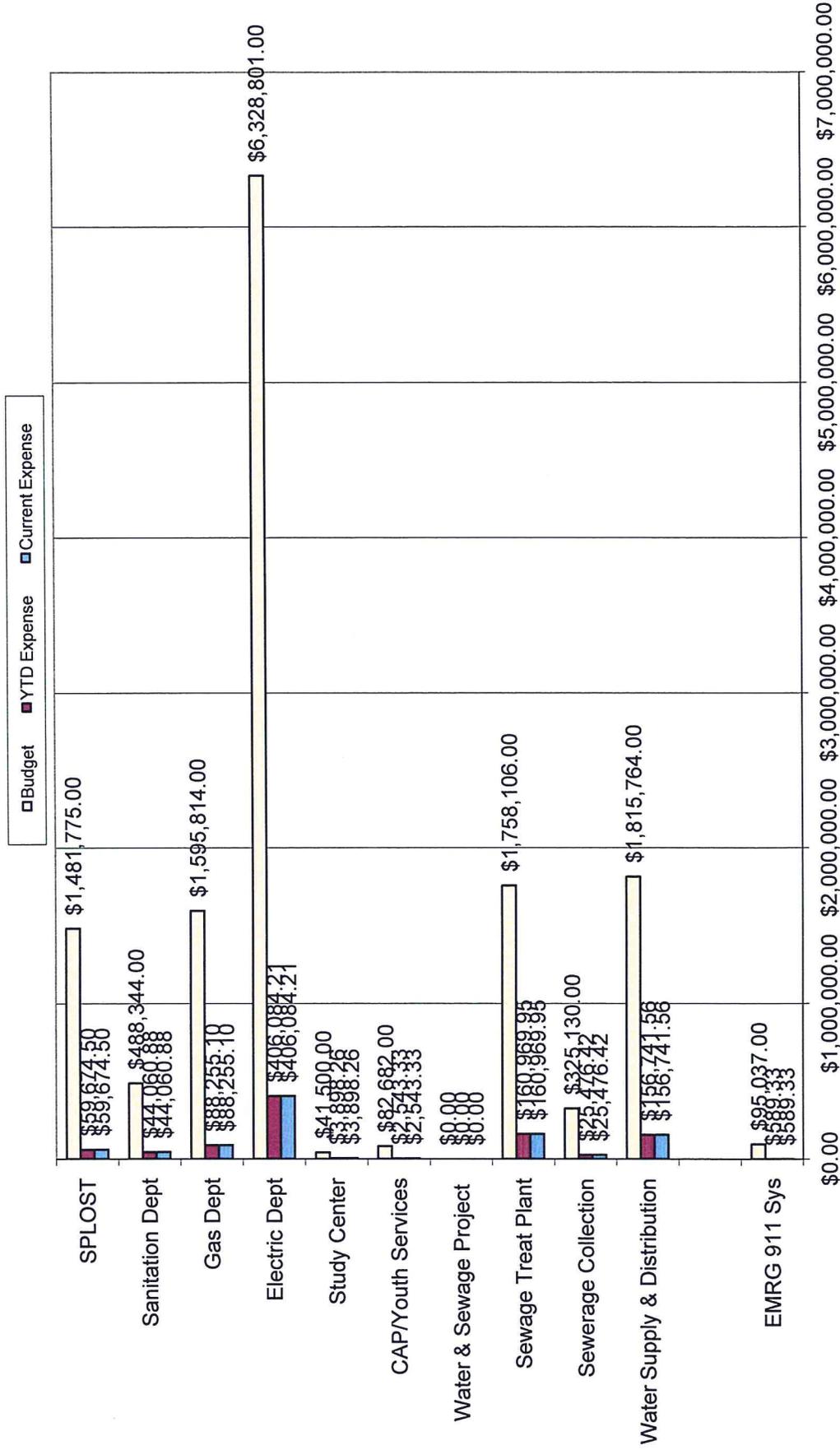
EXPENSES

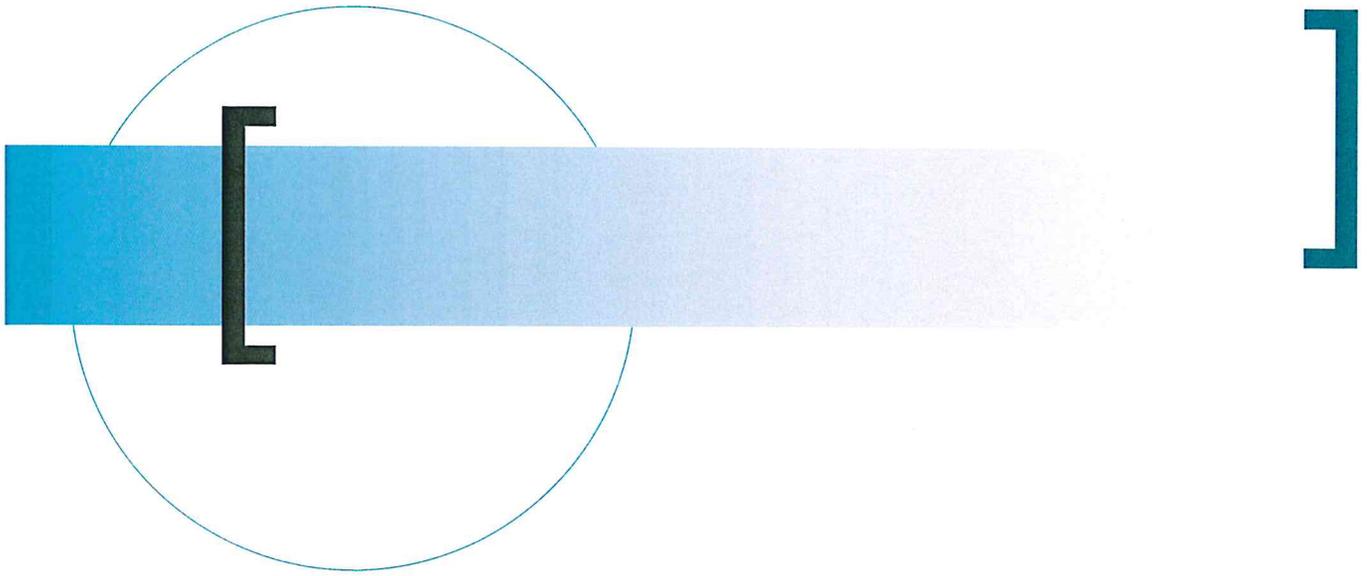
Current Expense	General Government	Police Dept	Fire Dept	Street Dept
YTD Expense	\$70,890.32	\$224,187.09	\$173,810.21	\$37,610.66
Budget	\$832,350.00	\$1,724,845.00	\$1,497,418.00	\$722,630.00
Percentage Budget	8.52%	13.00%	11.61%	5.20%
Current Expense	Planning & Zoning	Special Facilities	EMRG 911 SYS	Water Dept
YTD Expense	\$22,693.84	\$3,023.65	\$589.33	\$156,741.56
Budget	\$373,883.00	\$48,121.00	\$95,037.00	\$1,815,764.00
Percentage Budget	6.07%	6.28%	0.62%	8.63%
Current Expense	Sewer/ Water	Electric Dept	Gas Dept	Sanitation Dep
YTD Expense	\$186,446.37	\$406,084.21	\$88,255.10	\$44,060.88
Budget	\$2,083,236.00	\$6,328,801.00	\$1,595,814.00	\$488,344.00
Percentage Budget	8.95%	6.42%	5.53%	9.02%
Current Expense	SPLOST	Study Center	CAP/Youth Services	Economic Dev
YTD Expense	\$59,674.50	\$3,898.26	\$2,543.33	\$30,000.00
Budget	\$1,481,775.00	\$41,500.00	\$82,682.00	\$1,015,600.00
Percentage Budget	4.03%	9.39%	3.08%	2.95%
Current Revenues	All Funds	Total All Departments	Total YTD Expenses	\$1,510,509.31
Current Expense	\$1,452,756.18	\$1,452,756.18	Budget	\$20,227,800.00
over/under	\$1,510,509.31	\$1,510,509.31	Percentage	7.47%
	(\$57,753.13)	(\$57,753.13)		

Budget Expense Comparison January, 2016



Budget Expense Comparison January, 2016





DEPARTMENT REPORTS

Fire Department

Planning Department

Police Department

Public Works

Utility Department

January 2016

Fires-NFIRS Series 100	1
NFIRS Series 200-Overpressure, rupture, explosion, overhear (no fire)	0
NFIRS Series 300-Rescue and EMS Incidents	8
NFIRS Series 400-Haradous Condition (no fire)	1
NFIRS Series 500-Service Call	0
NFIRS Series 600-Good Intent Call	2
NFIRS Series 700-False Alarm and False Calls	9
NFIRS Series 800	0
Severe Weather and Natural Disaster	
NFIRS Series 900 -Special Incident Type	0
Mutual aid fire responses TC	0
Mutual aid fire responses HC	0
Mutual aid fire responded Lanett	0
Automatic aid fire responses TC	0
Automatic aid fire responses HC	0
Automatic aid fire responses Lanett	0
TOTAL FIRE BY WPDF AND PARTNERS	21
EMS Patient Disposition	
EAMC-Lanier	20
EAMC-Opelika	0
WGMC	22
No Transport	11
Landing Zone	1
Midtown Medical Center	0
TOTAL EMS INCIDENTS BY WPDF	54
Mutual aid EMS provided to TC	0
Mutual aid EMS provided to HC	0
Mutual aid EMS provided to LFD	0
Mutual aid EMS from TC	0
Mutual aid EMS from HC	0
Mutaul aid EMS from Lanett	1
TOTAL EMS by WPDF and PARTNERS	55

Community Development Department
January 1 – 31, 2016

Permits Issued – 8
Elec. Water, Gas 5
Building 3

Inspections - 37
Industrial 8
New Commercial 12
Remodel Comm. 4
New Residential 6
Remodel Res. 7

Certificate of Occupancy- 5

Soil and Erosion - 6
NOI / NOT 2
Plan Submittal 2
BMP Infractions 1
Citations 1

Plan Reviews- 8
Commercial 2
Residential 4
Other 2

Hearings - 0
No Shows 0

Public Notices- 0

Structures Demolished- 0

Statistical Counts Report

For records with dates between 1/1/2016 and 1/31/2016

WEST POINT PD

PAGE 1 OF 1

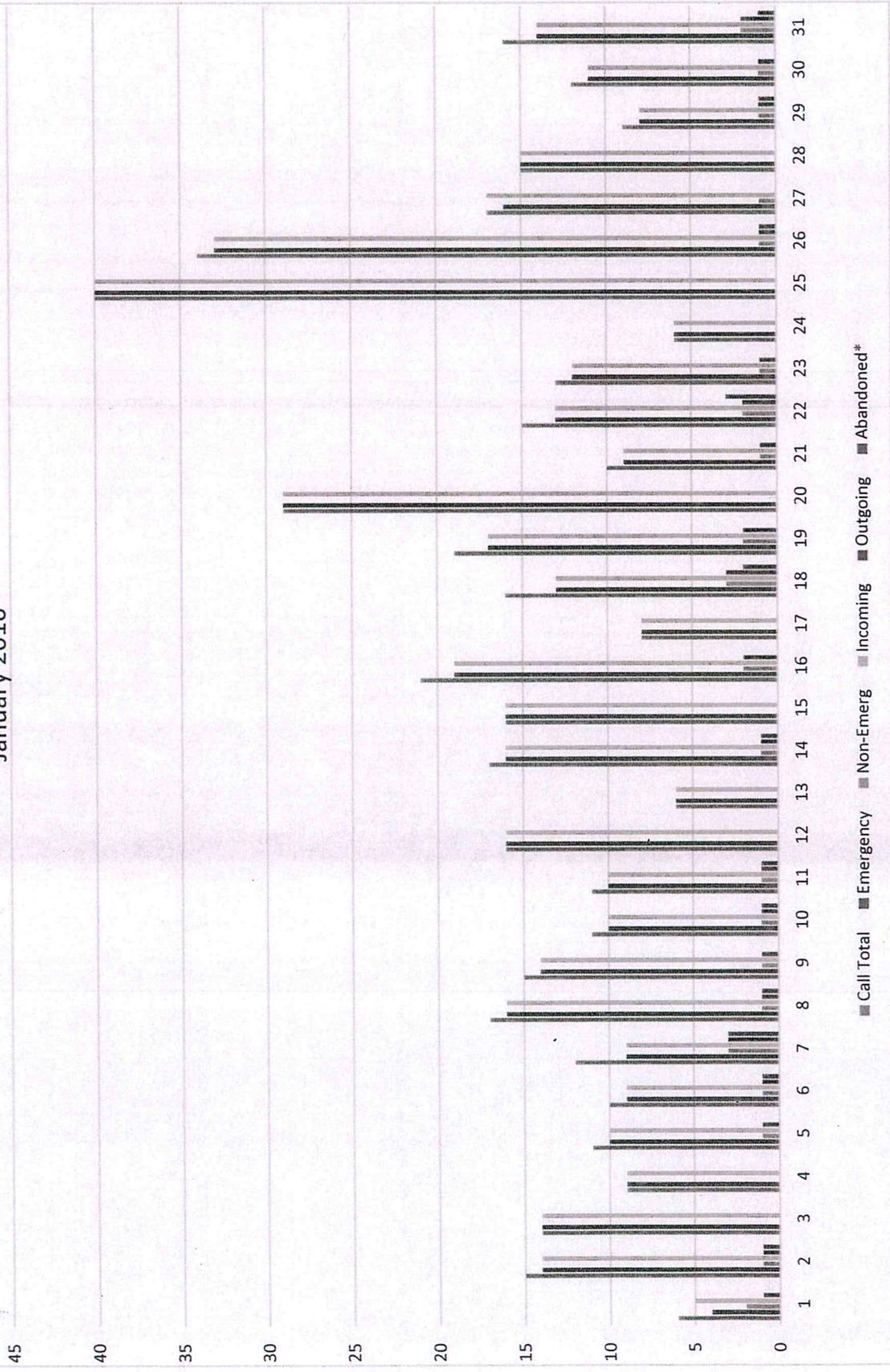
Incident Reports Created	<u>ALL</u> 108	<u>INCIDENTS</u> 88	<u>MISC.</u> 17	<u>FAMILY VIOL.</u> 3
Incident Reports Cleared	<u>ALL</u> 85	<u>BY ARREST</u> 26	<u>UNFOUNDED</u> 58	<u>EXCEPTIONALLY</u> 1
Property Involved			<u>STOLEN</u> \$22,683	<u>RECOVERED</u> \$2,891
Incident Type Level			<u>FELONY</u> 26	<u>MISDEMEANOR</u> 63
Investigative Files Opened				24
Investigative Files Assigned				26
Investigative Files Cleared				18
Drug Related Investigative Files Opened				2
Drug Related Investigative Files Cleared				2
Arrests / Booking Records				29
Citations Issued				197
Warnings Issued				31
Ordinance Violations				0
Court Services			<u>RECEIVED</u>	<u>SERVED</u>
Civil Papers			0	0
Subpoenas			0	0
Warrants			39	24
Accident Reports		<u>ALL</u> 23	<u>CRASH</u> 15	<u>PRIV PROP</u> 8

City of West Point, Georgia
9-1-1 Call Volume by Day - January 2016

	Daily Call Total	Call Category		Call Origin		
		Emergency	Non-Emerg	Incoming	Outgoing	Abandoned*
1	6	4	2	5	1	0
2	15	14	1	14	1	1
3	14	14	0	14	0	0
4	9	9	0	9	0	0
5	11	10	1	10	1	0
6	10	9	1	9	1	1
7	12	9	3	9	3	3
8	17	16	1	16	1	1
9	15	14	1	14	1	0
10	11	10	1	10	1	1
11	11	10	1	10	1	1
12	16	16	0	16	0	0
13	6	6	0	6	0	0
14	17	16	1	16	1	1
15	16	16	0	16	0	0
16	21	19	2	19	2	0
17	8	8	0	8	0	0
18	16	13	3	13	3	2
19	19	17	2	17	2	0
20	29	29	0	29	0	0
21	10	9	1	9	1	0
22	15	13	2	13	2	3
23	13	12	1	12	1	0
24	6	6	0	6	0	0
25	40	40	0	40	0	0
26	34	33	1	33	1	1
27	17	16	1	17	0	0
28	15	15	0	15	0	0
29	9	8	1	8	1	1
30	12	11	1	11	1	0
31	16	14	2	14	2	1
		436	30	438	28	17
Total	466	466		466		17

*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 Report
 January 2016



Public Works Department Activity Report

December 2015

Lots of Rain

Preventive maintenance on storm water collection system

Patch with 6 Tons

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

Trim limbs on the R-O-W

Put up Christmas Decorations

Take down Decorations

Cut and trim to clear sidewalks

Service and repair Equip.

Clean up in town area

Clean recycle area on Stateline Road

Cut and pick up trash on R-O-W

Paint lines in town

Cut Kia Parkway and Boulevard

Thermo lines in town and on KIA Parkway

Replace some street signs

Work at new police sta.

Public Works Department Activity Report

January 2016

Lots of Rain

Preventive maintenance on storm water collection system

Patch with 2 Tons

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

Trim limbs on the R-O-W

Take down Decorations

Cut and trim to clear sidewalks

Service and repair Equip.

Clean up in town area

Clean recycle area on Stateline Road

Close recycle area on State line Road

Cut and pick up trash on R-O-W

Paint lines in town

Thermo lines in town and on KIA Parkway

Replace some street signs and clean others

Assemble recycle cans

Cut grass and bushes on Levy

January 2016 Utility Department Reports

Gas Department/Utility Protection

For the month of January, 2016

task desc	Gas Crew & Utility Protection	department total
LOCATE UNDERGROUND UTILITIES	29	29
RETAKE UG LOCATES	1	1
REPORT OF GAS LEAK	1	1
WITNESS PRESSURE TEST	1	1
GRAND TOTAL	32	32

Power & Lights

For the month of January, 2016

task desc	Electric Crew	department total
CHANGE METER	2	2
REPAIR STREET LIGHT	5	5
REPAIR SECURITY LIGHT	3	3
REPAIR TRAFFIC LIGHT	1	1
POWER OUTAGE	1	1
MISCELLANEOUS-POWER	8	8
GRAND TOTAL	20	20

Jobs Other Than Work Orders Light Department

Rebuilt a portion of Briarcliff Road that needed upgrading. Job completed ahead of schedule.

SERVICE TRUCK

For the month of January, 2016

task desc	Field Customer Service	department total
CITY HALL WORK ORDER	30	30
GRAND TOTAL	30	30

Sewer Department

For the month of January, 2016

task desc	Sewer Crew	department total
SEWER MISCELLANEOUS	1	1
GRAND TOTAL	1	1

January 2016 Utility Department Reports

Water Distribution

For the month of January, 2016

task desc	Water Distribution Crew	department total
MISCELLANEOUS-WATER	8	8
REPAIR LEAK IN MAIN LINE	1	1
RELOCATE WATER METER	1	1
NEW WATER SERVICE	1	1
INVESTIGATE WATER LEAK	1	1
GRAND TOTAL	12	12

Water Treatment Plant

January 2016

33,028,000 Gallons Withdrawn From River (Average 1,065,000 GPD)

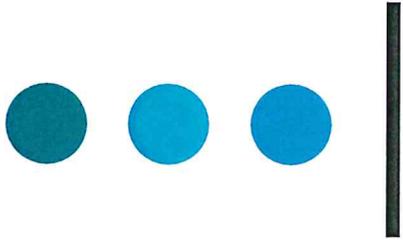
Highest Day Withdrawal was on January 28th. The amount was 1,404,000 Gallons.

31,416,000 Gallons Pumped to System (Average 1,013,000 GPD)

Wastewater Treatment Plant

January 2016

Information Not Available at Time of Report



NEW BUSINESS



January 25, 2015

Mr. Ed Moon
City Manager
City of West Point
P.O. Box 487
West Point, GA 31833

In re: Prosecutor/Solicitor Position for City of West Point Municipal Court

Dear Ed:

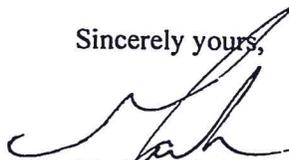
Please let this letter serve as my application for the current open position of West Point Municipal Court prosecutor/solicitor. As you are already aware, I have served as the City's Public Defender for the last three (3) years. During that time, I have gotten to know and have worked well with Judge Wesley Leonard and Paulette Huguley, the Court Clerk. During this time period, I have also gotten to meet and build relationships with many of the city's police officers. Throughout this experience, I have gotten to witness first hand Judge Leonard's procedure in running Court smoothly and efficiently and have learned his preferences, "pet peeves" and his general standards for resolving certain and various cases that frequently come before the Court. Because of this, I believe that I can provide a smooth transition as prosecutor and be a benefit to the Court because of my existing familiarity with the Court system and procedure. I also believe that I can improve upon and streamline the resolution of the cases on the court calendar from my experience representing defendants over the last sixteen (16) years. I will explain that in more detail later in this letter.

Per your request, in lieu of a résumé, I will provide a brief history of my education and experience. I have been a practicing member of the Alabama State Bar since May of 2000 and the Georgia State Bar since 2009. I received my undergraduate degree in Business Management from Auburn University and my Juris Doctor degree from Jones School of Law in Montgomery, Alabama, which is a private law school affiliated with Faulkner University and one of the three ABA accredited law schools within the state. Since that time I have practiced law in both Alabama and Georgia with criminal law (felony, misdemeanor and traffic) being a main focus of my practice. Even though my trial experience has been solely from the defense side of criminal cases, in order to adequately and properly represent clients in defense of criminal allegations of any kind, I have always made it a point to discuss the facts and evidence in the case with the law enforcement officers involved and other witnesses, review the reports and statements and consider the case from the prosecution's point of view before reaching a decision on the best method to resolve the case. These are the same things that the prosecution does in becoming familiar with any case. In the grand scheme of things, both the prosecution and the defense must know the elements of any alleged offense that must be presented to the Court in order to prove the case so I am very experienced in understanding a case from the perspective of the prosecution.

In closing, I believe that I am effectively qualified to step in and fill the shoes of West Point Municipal Court Solicitor recently vacated by Julian Mack. In addition to the information provided above, I am the only attorney that is actually a resident of the City of West Point that actively practices criminal law other than Ben Wilcox. I understand that like all municipal courts, one of the functions of this court is to serve as a product of revenue for the city. I believe that my lengthy experience of representing and counseling persons charged with crimes and traffic violations will assist me in the role of City Solicitor as I can discuss pending cases with defendants in a manner that does not make them feel judged or intimidated. When a person comes into court charged with an offense, they are already nervous, apprehensive and sometimes overly defensive in nature. Knowing how to treat everyone with respect as you discuss resolutions of their cases with them goes a long way to getting cases amicably resolved without often times having to waste time with unnecessary trials. It has been my experience that "bullying" people into a guilty plea is an ineffective way to resolve cases. It leaves people mad at the Court and feeling that they have been mistreated and in this arena, it leaves people mad and bitter with the City of West Point. Being a resident of the West Point, it is important to me that people have a favorable impression with the city and have a desire to do business within the city. I believe that the prosecutor can do his job serving the city but at the same time treat its citizens and visitors with respect. That is a win/win for the Court and the City.

Thank you in advance for your consideration for my application for the open Solicitor's position with the City of West Point Municipal Court. Please let me know if you need anything else from me.

Sincerely yours,



Mark H. Carlton

Volunteers Needed to Serve on City Boards, Authorities or Commissions

Overview

Boards Authorities and Commissions are an established feature of municipal government which offers citizens an extraordinary opportunity to participate in a city's government 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 form 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 website and at City Hall. The application contains a list of the various boards and details the application process.

2016 Board Appointments

February Agenda:

- (1) Troup County Election Board
 - Vacant 12/31/2015

March Agenda:

- (3) Board of Adjustments
 - Phillip McClellan (Incumbent) 3/5/2016
 - Vacant Seat
 - Vacant Seat
- (2) Hawkes Library
 - Tammy Dycus (Incumbent) 3/1/2016
 - Michael Markle Andrews (Incumbent) 3/1/2016
- (1) Municipal Planning Board
 - Joel Finlay (Incumbent) 3/15/2016

June Agenda:

- (2) Keep Troup Beautiful
 - Thomas Scott (Incumbent) 6/30/2016
 - Vacant

October Agenda:

- (1) West Point Historic Commission
 - Larry Duncan (Incumbent) 10/1/2016
 - Joe Thompson (Incumbent) 10/1/2016

December Agenda:

- (1) Troup County Parks & Recreation
 - Kris Cagle (Incumbent) 12/31/2016
- (2) West Point Development Authority
 - Wiki Gladden (Incumbent) 12/31/2016

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



January 25, 2016

**RISK MANAGEMENT AND
EMPLOYEE BENEFIT SERVICES
BOARD OF TRUSTEES**

Chairman
Boyd Austin
Mayor, Dallas

Vice Chairman
Kenneth L. Usry
Mayor, Thomson

Secretary-Treasurer
Lamar Norton
GMA Executive Director

Trustees:

Linda Blechinger
Mayor, Auburn

Keith Brady
Mayor, Newnan

Billy Edwards
City Manager, Hinesville

Elizabeth M. English
Mayor Pro Tem, Vienna

Jason Holt
Councilmember, Fitzgerald

Meg Kelsey
*Deputy City Manager
Finance Officer, LaGrange*

David Nunn
City Manager, Madison

James F. Palmer
Mayor, Calhoun

W.D. Palmer, III
Councilmember, Camilla

Pete Pyrzenski
City Manager, Commerce

Kenneth E. Smith, Sr.
Mayor, Kingsland

Rebecca Tydings
City Attorney, Centerville

Vince Williams
Mayor, Union City

TRANSMITTED VIA EMAIL AND U.S. MAIL
(rmccoy@cityofwestpointga.com)

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

**RE: City of West Point Georgia Municipal Employees Benefit System
Defined Benefit Retirement Plan; Amendment to Address Participation
and Service Credit Purchase by City Manager employed as of
February 8, 2016**

Dear Mr. McCoy:

Per the City's request, enclosed are two (2) copies of a draft amended Adoption Agreement and two (2) copies of a draft amended General Addendum for the City of West Point's Georgia Municipal Employees Benefit System (GMEBS) Defined Benefit Retirement Plan (Plan). The amendments address participation by the City Manager employed as of February 8, 2016, as follows:

- (1) Make participation mandatory for the City Manager employed as of February 8, 2016 (see Adoption Agreement, p. 8 and General Addendum subsection 16(n));
- (2) Provide immediate Vesting for such City Manager (see Adoption Agreement, p. 31; and
- (3) Allow such City Manager to purchase prior service credit under the Plan (see Adoption Agreement pp. 11-13 and Service Credit Purchase Addendum).

In addition, you will note that we have deleted language appearing in Section 19(1) of the Adoption Agreement that allowed employee contributions to be deducted prior to an Eligible Employee becoming a Participant. Give the amendments to the Master Plan that removed the waiting period, this language is no longer needed. For the same reason, language appearing in Section 3 of the General Addendum relating to special waiting period requirements has been deleted.

The Adoption Agreement provides that the amended Plan documents would take effect on February 8, 2016. **Please note that per O.C.G.A. § 47-5-40, the Adoption Agreement has been drafted in the form of an ordinance.**

If the Adoption Agreement and General Addendum are acceptable as drafted, please have the designated representatives sign and date two (2) copies of the Adoption Agreement and General Addendum where indicated (p. 39 and p. 14, respectively) and return all executed originals to:

Mr. Richard McCoy
January 25, 2016
Page 2

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

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

Upon adoption, the executed Adoption Agreement and General Addendum will replace the previous Adoption Agreement and General Addendum, which became effective April 1, 2013. If you wish to keep the previous documents for record-keeping purposes, we suggest that you mark them "superseded by February 8, 2016 Adoption Agreement and General Addendum."

Please let me know if you have any questions about, or revisions to, the draft documents.

Sincerely,



Sam L. Brannen, Jr.
Associate General Counsel

Encl.

C: Mr. Ed Moon, City Manager, City of West Point (w/ encl.)
Mr. Jeffrey Todd, City Attorney, City of West Point (w/ encl.)
Ms. Marinetty Bienvenu, Director, Employee Benefit Services (w/o encl.)
Mr. Randy Logan, Director, Retirement Field Services and DC Program (w/o encl.)
MS. Gwin Hall, Senior Associate General Counsel (w/o encl.)

**SERVICE CREDIT PURCHASE
ADDENDUM TO THE
GEORGIA MUNICIPAL EMPLOYEES BENEFIT SYSTEM
DEFINED BENEFIT RETIREMENT PLAN
ADOPTION AGREEMENT**

This is an Addendum to the Adoption Agreement completed by the City of West Point, Georgia. It modifies the Adoption Agreement to provide for service credit purchases for eligible Participants in the Retirement Plan for the Employees of the City of West Point, Georgia, in accordance with and subject to the following requirements:

- (1) **Service Credit Purchase; Eligibility Requirements.** Subject to any conditions specified in Section 13.C. of the Adoption Agreement and in this Service Credit Purchase Addendum, Participants in this Plan who are actively employed with the City of West Point on or after February 8, 2016 and who are serving as the City Manager as of February 8, 2016 may purchase credit under this Plan for service as City Manager of the City of West Point, Georgia prior to February 8, 2016, provided that such service is not otherwise creditable under this Plan, or any other City of West Point retirement plan. The purchase of prior service credit is permitted but not required under this Plan. Such purchases will be allowed to the extent permitted by law, subject to any conditions, proofs, or acceptance that the Pension Committee Secretary or GMEBS deem appropriate.

- (2) **Use of Purchased Service Credit.** Subject to any conditions or limitations provided in this Addendum, service credit purchased hereunder will be counted as Credited Service for purposes of (check all that apply):
 - computing the amount of benefits payable under the Plan;
 - meeting the minimum service requirements for vesting under the Plan;
 - meeting the minimum service requirements for benefit eligibility under the Plan.

- (3) **Application to Purchase Service Credit.** A Participant who meets the eligibility requirements specified in paragraph (1) above and who

wishes to purchase eligible service credit as described in paragraph (1) above may apply for such purchase by completing and submitting to the City of West Point Pension Committee Secretary (i.e., the City Clerk) an application form provided for that purpose. Participants will be responsible for providing the Pension Committee Secretary with any information or documentation that the Pension Committee Secretary deems necessary to establish that the Participant's service is eligible for purchase under paragraph (1) above.

- (4) Window Period for Application. In order to purchase service credit, eligible Participants may submit the service credit purchase application within the one-month period beginning each September 1st and ending September 30th. If a Participant does not submit a completed application to purchase service credit within the designated window period, the Participant will not be permitted to purchase service credit. As a precondition for approval of his or her application, the Participant will be responsible for providing the Pension Committee Secretary with any additional information or documentation that the Pension Committee Secretary deems necessary to establish that the Participant's service is eligible for purchase under paragraph (1) above. Notwithstanding any provision herein to the contrary, no Participant may apply for or purchase prior service credit after his or her termination of employment.
- (5) Review by Pension Committee Secretary. Within a reasonable time after the end of the application period, the Pension Committee Secretary will review the Participant's application to purchase service credit and will determine whether the application should be accepted. Upon approval of an application by the Pension Committee Secretary, the Pension Committee Secretary will certify on the application the number of years and months of prior service that are eligible for purchase under paragraph (1) above.
- (6) Fee for Cost Study. As a precondition for approval of the application to purchase service credit, and prior to the commencement of any cost study, Participants may be required by the Employer to pay all or a portion of the GMEBS actuarial cost study fee(s) associated with determining the cost to purchase the Participant's eligible service credit.

Any portion of the fee the Participant is not required to pay will be paid by the Employer.

- (7) **Actuarial Study to Determine Cost of Purchase.** In the event that a cost study has not been undertaken prior to the Participant's submission of a completed application to purchase service credit, if the Participant's application to purchase is approved by the Pension Committee Secretary, a cost study will be undertaken as soon as reasonably practicable after the application has been approved, in order to determine the actuarial cost relating to the Participant's prior service that is eligible for purchase.
- (8) **Lump Sum Payment Required Within 120 Days After Receipt.** Upon completion of the cost study, the Pension Committee Secretary will notify the Participant of the lump sum amount required to purchase prior service credit, as reflected in the cost study. Within 120 days of receiving this notice or of receiving notice of the Pension Committee's approval of the Participant's application to purchase service credit, whichever is later, the Participant shall remit said lump sum amount in the form and manner required by paragraphs (9)-(11) below, the Pension Committee Secretary, and GMEBS. The Participant may remit less than the full lump amount necessary to purchase all of the prior service credit which is eligible for purchase, in which case the percentage of service credit awarded will be equal to the percentage of the full amount remitted. The Pension Committee Secretary shall have the authority to extend the 120-day time period for payment of lump sum amounts required to purchase service credit if, for reasons outside the control of the Participant, payment cannot be made within the 120-day period. However, the time limit for payment will not be extended any later than an additional 120 days and in no event may a Participant make such payment after his or her termination of employment.
- (9) **Method of Payment.** To the extent permitted by the Internal Revenue Code and regulations issued thereunder, the lump sum amount referred to in paragraph (8) above may be paid via one or more of the following sources: (1) a direct trustee-to-trustee transfer from a 401(a) qualified retirement plan, a governmental 457(b) deferred compensation plan or a 403(b) tax sheltered annuity; (2) a qualified rollover from a

governmental 457(b) plan, 403(b) tax-sheltered annuity plan, 401(a) qualified plan, 403(a) annuity plan, or a 408(a) or 408(b) individual retirement account or annuity (traditional IRA); or (3) a lump sum contribution of after-tax funds. Participants shall be solely responsible for effecting the payment referred to herein. Participants will not be permitted to purchase credit via payroll deduction.

- (10) **Limitation on Amount of Lump Sum Payment.** If the lump sum amount referred to in paragraph (8) is paid via any method other than as described under paragraph (9)(1) or (9)(2) above, then the Participant shall not be permitted to contribute to the Plan in any calendar year an amount which exceeds any applicable limit specified in Internal Revenue Code Section 415.
- (11) **IRC 415, Other Limitations.** Notwithstanding any other provision of the Adoption Agreement or this Addendum to the contrary, the Plan will not accept and shall return without interest any contribution or portion of a contribution made to purchase service credit if such contribution would result in a violation of the applicable limitations established under Internal Revenue Code Section 415(b), (c), or (n) or any other provision of law or the Plan, or if it is later determined that the Participant's prior service is not eligible for purchase, and any prior service credit attributable to said contribution or portion of a contribution will be forfeited.
- (12) **Return of Contributions.** Contributions made to purchase prior service credit shall be used to fund retirement and death benefits payable under the Plan relating to such credit. Contributions shall not otherwise be refundable to the Participant or any other person, except as otherwise provided in this paragraph (12) or in Section 13.06 or 18.04 of the Master Plan Document (concerning failure to exhaust or termination of the Plan, respectively). Participants (check one):
- will not be permitted to withdraw contributions made to purchase prior service credit upon termination of employment (Participants must be vested to purchase prior service credit).
 - will not be permitted to withdraw contributions made to purchase prior service credit upon termination of employment, unless they

are not vested upon termination (Participants are not required to be vested to purchase prior service credit).

- will be permitted to withdraw contributions made to purchase service credit upon termination of employment, subject to the provisions of Section 13.03(c) of the Master Plan Document concerning the effect of withdrawal. For purposes of determining the amount of any refund of contributions made to purchase service credit, said contributions shall be credited with interest at ___% per annum, subject to any limitations on the crediting of interest in Section 13.03(c) of the Master Plan Document.
- will be permitted to withdraw contributions made to purchase service credit upon termination of employment, subject to the following conditions for repayment (must describe):
Withdrawal of contributions made to purchase service credit shall be subject to the provisions of Section 13.03(c) of the Master Plan Document concerning the effect of withdrawal. For purposes of determining the amount of any refund of contributions made to purchase service credit, said contributions shall be credited with interest at 5.0% per year, posted on the first day of each month and based upon the employee contribution account balance as of the last business day of the previous month.

Note: Partial withdrawal of employee contributions is not permitted. If the Participant withdraws contributions made to purchase service credit, the Participant will forfeit any and all service credit and/or benefits attributable to such purchase for all purposes.

- (13) Repayment Upon Reemployment. If the Participant returns to employment with the Employer after having withdrawn his contributions made to purchase prior service credit, the Participant (check one):
- not applicable (withdrawal not permitted).
 - will not be permitted to re-purchase said service credit upon reemployment.
 - will be permitted to re-purchase said service credit upon reemployment, based on the actuarial cost of such service credit, taking into account the additional actuarial cost of any benefit enhancements adopted prior to reemployment

pursuant to paragraph (14) below, provided that the Participant makes application for such re-purchase within [insert time limit] after reemployment and provided the Participant effects payment for such re-purchase in accordance with and subject to the provisions of this Addendum within [insert time limit] after the application is approved.

- will be permitted to re-purchase said service credit upon reemployment, subject to the following conditions for repayment (must describe other repayment method): See Section 13.03(d) of the Master Plan concerning repayment of withdrawn Employee Contributions.

(14) Definition of Actuarial Cost. The cost to purchase qualifying prior service credit shall be determined based upon the actuarial cost of said prior service credit. In applying the provisions of the Adoption Agreement and this Service Credit Purchase Addendum, the term "actuarial cost of prior service credit" means:

- the actuarial accrued liability relating to such prior service as determined by the GMEBS actuary and calculated using the actuarial assumptions and methods established for this purpose in the funding policy adopted by the GMEBS Board of Trustees.
- Other (must specify other method of determining actuarial cost for this purpose): _____.

The terms of the foregoing Service Credit Purchase Addendum to the Adoption Agreement are approved by the Mayor and Council of the City of West Point, Georgia this _____ day of _____, 2016.

Attest:

CITY OF WEST POINT, GEORGIA

City Clerk
(SEAL)

Mayor

Approved:

City Attorney

The terms of the foregoing Service Credit Purchase Addendum are approved by the Board of Trustees of the Georgia Municipal Employees Benefit System.

IN WITNESS WHEREOF, the Board of Trustees of the Georgia Municipal Employees Benefit System has caused its Seal and the signatures of its duly authorized officers to be affixed this _____ day of _____, 2016.

Board of Trustees
Georgia Municipal Employees
Benefit System

(SEAL)

Secretary



INFORMATION



West Point Development Authority

Agenda

February 1, 2016

- 1. Invocation & Lunch**
- 2. Minutes**
- 3. Financial Report**
- 4. Old Business**
- 5. New Business**
- 6. Economic Development Director Report – Meghan Duke**
- 6. Adjournment**
- 7. Next meeting to be held on Monday, March 7, 2016 at 12:00 noon.**

WEST POINT DEVELOPMENT AUTHORITY
Meeting Minutes
January 4, 2016

Members Present: Josh Moon, Griggs Zachry, Lionel Johnson, Wiky Gladden, and newly appointed member, Kevin Patrick. Also present were WPDA Attorney Larry Nix, City Manager Ed Moon and Economic Development Director, Meghan Duke.

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

Motion was made by Wiky Gladden and seconded by Kevin Patrick to approve the minutes of the December 7, 2015 meeting. Vote to approve was unanimous.

Motion was made by Wiky Gladden and seconded by Lionel Johnson to approve the financial report for December, 2015. Vote to approve was unanimous.

The budget for 2016 was presented. Members reviewed and motion was made by Griggs Zachry and seconded by Wiky Gladden to approve as presented. Vote to approve was unanimous.

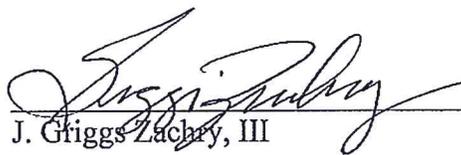
Economic Development Director, Megan Duke, reported activity for December.

Nominations were made for officers for 2016. Wiky Gladden made the motion to approve and seconded by Griggs Zachry that officers for 2016 are as follows:

Chairman – Josh Moon
Vice Chairman – Lionel Johnson
Secretary – Griggs Zachry
Treasurer – Wiky Gladden

Vote to approve was unanimous.

There being no further business, the meeting was adjourned.



J. Griggs Zachry, III
Secretary

10:05 AM
01/27/16
Accrual Basis

West Point Development Authority
Balance Sheet
As of January 31, 2016

	<u>Jan 31, 16</u>
ASSETS	
Current Assets	
Checking/Savings	
CB&T Certificate of Deposit	251,392.21
Charter Bank - Money Market Acc	200,000.00
Farmers & Merchants Bank - MMA	251,669.32
Operating Account	<u>54,872.65</u>
Total Checking/Savings	757,934.18
Accounts Receivable	
Loan Receivable - ITC CP LLC	<u>120,780.06</u>
Total Accounts Receivable	<u>120,780.06</u>
Total Current Assets	<u>878,714.24</u>
TOTAL ASSETS	<u><u>878,714.24</u></u>
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	516,166.89
Retained Earnings	227,254.36
Net Income	<u>135,292.99</u>
Total Equity	<u>878,714.24</u>
TOTAL LIABILITIES & EQUITY	<u><u>878,714.24</u></u>

10:01 AM
01/27/16
Accrual Basis

West Point Development Authority
Profit & Loss
January 2016

	<u>Jan 16</u>
Income	
Bond Income	110,000.00
Intergovernmental Income	30,000.00
Total Income	<u>140,000.00</u>
Expense	
Community Development	762.39
Computer & Website Maintenance	130.00
Contract Labor	1,000.00
Lease Payment Expense	750.00
Legal and Closing	250.00
Office Expense	346.17
Professional Dues & Subscript.	1,468.45
Total Expense	<u>4,707.01</u>
Net Income	<u><u>135,292.99</u></u>

West Point Development Authority
Profit & Loss Detail
 January 2016

10:01 AM
 01/27/16
 Accrual Basis

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
Income								
Bond Income								
Deposit	1/5/2016	dep	Deposit	PowerTech		Operating Acc...	110,000.00	110,000.00
Total Bond Income							110,000.00	110,000.00
Intergovernmental Income								
Deposit	1/20/2016	dep	Deposit	1st Quarter 2...		Operating Acc...	30,000.00	30,000.00
Total Intergovernmental Income							30,000.00	30,000.00
Total Income							140,000.00	140,000.00
Expense								
Community Development								
Check	1/4/2016	2035	DeeDee Williams	Reimburse...		Operating Acc...	670.27	670.27
Check	1/4/2016	2036	Yvonne Reed	Lunch for Me...		Operating Acc...	92.12	762.39
Total Community Development							762.39	762.39
Computer & Website Maintenance								
Check	1/4/2016	2028	West Point Industries			Operating Acc...	30.00	30.00
Check	1/27/2016	2040	West Point Industries	Domain Ren...		Operating Acc...	100.00	130.00
Total Computer & Website Maintenance							130.00	130.00
Contract Labor								
Check	1/4/2016	2034	Yvonne Reed			Operating Acc...	1,000.00	1,000.00
Total Contract Labor							1,000.00	1,000.00
Lease Payment Expense								
Check	1/4/2016	2027	Tramell Properties			Operating Acc...	750.00	750.00
Total Lease Payment Expense							750.00	750.00
Legal and Closing								
Check	1/4/2016	2029	Morrow & Nix			Operating Acc...	250.00	250.00
Total Legal and Closing							250.00	250.00
Office Expense								
Check	1/4/2016	2030	Integrity Leasing LLC			Operating Acc...	144.45	144.45
Check	1/4/2016	2031	Dello Products Inc.			Operating Acc...	70.00	214.45
Check	1/4/2016	2032	WOW!			Operating Acc...	123.72	338.17
Check	1/27/2016	2039	Yvonne Reed	Reimburse fo...		Operating Acc...	8.00	346.17
Total Office Expense							346.17	346.17

10:01 AM

01/27/16

Accrual Basis

West Point Development Authority

Profit & Loss Detail

January 2016

Type	Date	Num	Name	Memo	Cir	Split	Amount	Balance
Professional Dues & Subscript								
Check	1/4/2016	2033	GSCCCA			Operating Acc...	11.95	11.95
Check	1/22/2016	2038	Valley Partnership J...	Dues Januar...		Operating Acc...	1,456.50	1,468.45
Total Professional Dues & Subscript.							1,468.45	1,468.45
Total Expense							4,707.01	4,707.01
Net Income							135,292.99	135,292.99

West Point Development Authority
Profit & Loss Budget vs. Actual
January 2016

	Jan 16	Budget	\$ Over Budget	% of Budget
Income				
Bond Income	110,000.00			
Intergovernmental Income	30,000.00	30,000.00	0.00	100.0%
Total Income	<u>140,000.00</u>	<u>30,000.00</u>	<u>110,000.00</u>	<u>466.7%</u>
Expense				
Community Development	762.39	166.66	595.73	457.5%
Computer & Website Maintenance	130.00	208.33	-78.33	62.4%
Contract Labor	1,000.00	4,750.00	-3,750.00	21.1%
Contributions	0.00	2,500.00	-2,500.00	0.0%
Education	0.00	83.33	-83.33	0.0%
Lease Payment Expense	750.00	750.00	0.00	100.0%
Legal & Closing-Projects	0.00	333.33	-333.33	0.0%
Legal and Closing	250.00	250.00	0.00	100.0%
Marketing	0.00	1,666.67	-1,666.67	0.0%
Miscellaneous Expense	0.00	83.33	-83.33	0.0%
Office Expense	346.17	416.67	-70.50	83.1%
Professional Dues & Subscript.	1,468.45	333.33	1,135.12	440.5%
Travel	0.00	83.33	-83.33	0.0%
Total Expense	<u>4,707.01</u>	<u>11,624.98</u>	<u>-6,917.97</u>	<u>40.5%</u>
Net Income	<u>135,292.99</u>	<u>18,375.02</u>	<u>116,917.97</u>	<u>736.3%</u>

West Point Development Authority
Profit & Loss Budget vs. Actual
 January through December 2016

	Jan - Dec 16	Budget	\$ Over Budget	% of Budget
Income				
Bond Income	110,000.00	100,000.00	10,000.00	110.0%
Intergovernmental Income	30,000.00	120,000.00	-90,000.00	25.0%
Total Income	140,000.00	220,000.00	-80,000.00	63.6%
Expense				
Community Development	762.39	2,000.00	-1,237.61	38.1%
Computer & Website Maintenance	130.00	2,500.00	-2,370.00	5.2%
Contract Labor	1,000.00	57,000.00	-56,000.00	1.8%
Contributions	0.00	30,000.00	-30,000.00	0.0%
Education	0.00	1,000.00	-1,000.00	0.0%
Insurance	0.00	4,500.00	-4,500.00	0.0%
Lease Payment Expense	750.00	9,000.00	-8,250.00	8.3%
Legal & Closing-Projects	0.00	4,000.00	-4,000.00	0.0%
Legal and Closing	250.00	3,000.00	-2,750.00	8.3%
Marketing	0.00	20,000.00	-20,000.00	0.0%
Miscellaneous Expense	0.00	1,000.00	-1,000.00	0.0%
Office Expense	346.17	5,000.00	-4,653.83	6.9%
Postage	0.00	100.00	-100.00	0.0%
Professional Dues & Subscript.	1,468.45	4,000.00	-2,531.55	36.7%
Travel	0.00	1,000.00	-1,000.00	0.0%
Total Expense	4,707.01	144,100.00	-139,392.99	3.3%
Net Income	135,292.99	75,900.00	59,392.99	178.3%



S. Meghan Duke
Economic Development Director
706.645.3518
meghanduke@cityofwestpointga.com

Economic Development Director Report
Submitted: Wednesday, January 27, 2016

- City of West Point Directors met with Local Engineer team contracted with Point University to review the site plans for downtown campus expansion. (1/11)
- Aaron Fortner from Canvas Planning presented at the Downtown West Point Development Authority January Board Meeting regarding Point University Master Plan and Downtown Campus Expansion. (1/12)

City Council Presentation scheduled Thursday, February 4 @ 8:15 AM

- Attended Downtown LaGrange Development Authority Meeting. (1/12)
- Distributed City of West Point, Georgia Website Redesign & Development Request for Proposal (RFP). (1/13)

The Proposal Timeline for this project is as follows:

Wednesday, January 13, 2016	RFP issued
Wednesday, February 3, 2016	All questions regarding the RFP are due
Friday, February 19, 2016	Proposals due by 2:00 PM EST
March 1-8, 2016	Internal review and Interview of candidates
March 17-24, 2016	Successful bidder notified
April 11-15, 2016	Contract signed
August 1, 2016	Contract deliverables due

- Met with Matt Colvin, Business Development Associate with Electric Cities of Georgia. (1/13)
- "Project Blue" – West Point Development Authority, Troup County Development Authority, LaGrange Economic Development.

Existing Industry considering a significant investment in Troup County. New investment under consideration is for a strategic spend initiative that will help the company stay competitive and remain an industry leader in their market.

Working with ECG on a LOCI (local impact analysis)

- Attended LaGrange-Troup County Chamber of Commerce Annual Dinner. (1/19)

- Attended LaGrange-Troup County Chamber of Commerce Board of Directors Meeting. (1/20)

- "Project Sequence" Existing Industry searching for a site to accommodate company distribution needs. Looking for available 30-50 acre sites between exits 6 and 2 close proximity to the KIA plant. Search/Project is being conducted by Binswanger an international real estate firm with regional headquarters in Atlanta.

Two West Point – Troup County available privately owned properties were submitted for review with Phase 1 Environmental and Utility conditions.

Harris County submitted North West Harris Business Park.

- "Project IPT" Conducted Search for 3,000- 5,000 sq. ft warehouse for Georgia Department of Economic Development Project Manager site location query. (12/28, 1/20)

Submitted three properties located in West Point Central Business District

Site visit with company representatives and Investors from Project IPT Thursday, January 28

- Met with April Pruitt Region 4 Coordinator with the Georgia Department of Labor. (1.21)
- "A Reflection" Movie Film Project West Point/Chambers County postponed due to logistics.
- "Project Panel" – Northwest Harris Business Park
Project status: Final Local and State Incentive letters have been sent to Company Executives by Harris County. Pending Company decision
 - Jobs 110
 - Private Investment \$35,000,000

City of West Point has contracted with Allen-Smith Consulting for Employment Incentive Program (EIP) financing application to be used to cover the cost of water & sewer extension/site improvements.

- North West Harris Business Park – Park Maintenance

Construction of new radio tower site near the Northwest Harris Business Park is scheduled to be completed in the next week. Our goal is to advocate wireless providers to locate antennas on the new tower to improve communication for companies located in the North West Harris Business Park.

- Attended Korea Southeast US Chamber of Commerce Annual Dinner with Electric Cities of Georgia at the KIA Training Center. (1/28)



Troup

County



AREA LABOR PROFILE

Updated: Nov 2015

Labor Force Activity - 2014

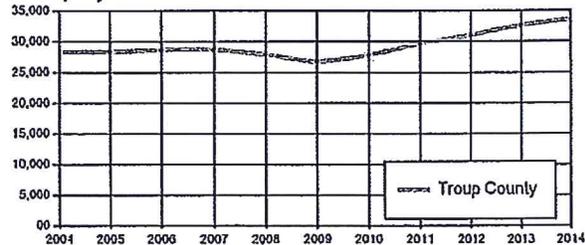
2014 ANNUAL AVERAGES

	Labor Force	Employed	Unemployed	Rate
Troup	36,187	33,488	2,699	7.5%
Coweta	66,404	62,258	4,146	6.2%
Harris	15,615	14,661	954	6.1%
Heard	5,023	4,625	398	7.9%
Meriwether	8,894	8,023	871	9.8%
Troup Area	132,123	123,055	9,068	6.9%
Georgia	4,756,708	4,414,343	342,365	7.2%
United States	155,922,000	146,305,000	9,617,000	6.2%
Chambers, AL	14,656	13,664	992	6.7%
Randolph, AL	8,599	7,998	601	7.0%

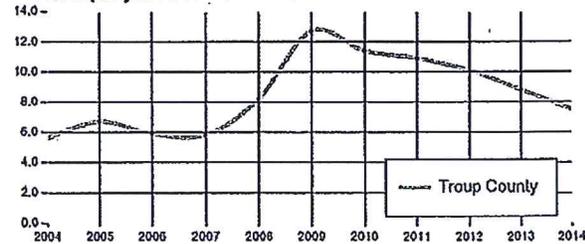
Note: This series reflects the latest information available. Labor Force includes residents of the county who are employed or actively seeking employment.

Source: Georgia Department of Labor; U.S. Bureau of Labor Statistics.

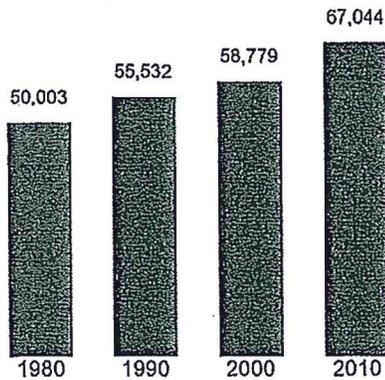
Employment Trends



Unemployment Rate Trends



Population Estimates



Population

	2010 Census	2014 Rank	2014 Estimate	% Change 2000-2014	2025 Projected*	% Change 2010-2025
Troup	67,044	33	69,469	3.6	89,442	33.4
City of LaGrange	29,588					
Troup Area	316,761		327,332	3.3	450,371	42.2
Georgia	9,687,653		10,097,343	4.2	13,426,590	38.6
United States	308,745,538		318,857,056	3.3	349,439,199	13.2
Chambers, AL	34,029		34,076	0.1	36,532	7.4
Randolph, AL	22,521		22,539	0.1	28,232	25.4

Source: Population Division, U.S. Census Bureau, *Governor's Office of Planning and Budget.

MARK BUTLER - COMMISSIONER, GEORGIA DEPARTMENT OF LABOR
 Equal Opportunity Employer/Program
 Auxillary Aids and Services Available upon Request to Individuals with Disabilities

Workforce Statistics & Economic Research; E-mail: Workforce_Info@gdol.ga.gov Phone: (404) 232-3875

Industry Mix - 2nd Quarter of 2015

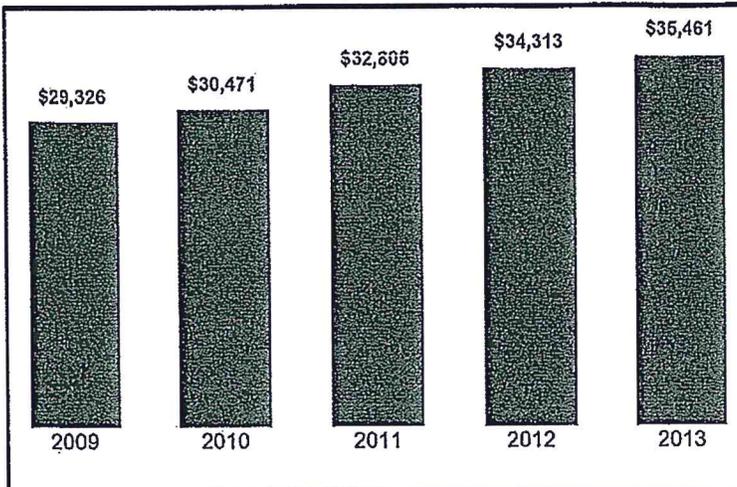
INDUSTRY	Troup				Troup Area			
	NUMBER OF FIRMS	EMPLOYMENT NUMBER	PERCENT	WEEKLY WAGE	NUMBER OF FIRMS	EMPLOYMENT NUMBER	PERCENT	WEEKLY WAGE
Goods-Producing	251	12,523	32.7	1,030	811	21,611	25.1	948
Agriculture, Forestry, Fishing and Hunting	8	29	0.1	733	58	229	0.3	630
Mining, Quarrying, and Oil and Gas Extraction	2	*	*	*	4	28	0.0	1,336
Construction	140	1,410	3.7	943	510	3,295	3.8	862
Manufacturing	101	11,076	29.0	1,041	239	18,060	21.0	966
Food	1	*	*	*	8	1,351	1.6	547
Textile Mills	9	669	1.7	1,095	12	899	1.0	1,017
Textile Product Mills	10	2,368	6.2	986	15	2,391	2.8	981
Wood Product	5	117	0.3	596	11	513	0.6	788
Paper	2	*	*	*	5	380	0.4	921
Printing and Related Support Activities	6	26	0.1	497	12	46	0.1	535
Petroleum and Coal Products	1	*	*	*	3	*	*	*
Chemical	2	*	*	*	14	106	0.1	817
Plastics and Rubber Products	8	379	1.0	973	17	953	1.1	893
Nonmetallic Mineral Product	5	32	0.1	813	17	371	0.4	954
Primary Metal	1	*	*	*	6	766	0.9	769
Fabricated Metal Product	16	206	0.5	820	46	934	1.1	740
Machinery	7	598	1.6	1,249	14	763	0.9	1,265
Computer and Electronic Product	2	*	*	*	3	*	*	*
Electrical Equipment, Appliance, and Component	2	*	*	*	4	*	*	*
Transportation Equipment	15	5,895	15.4	1,067	23	7,423	8.6	1,051
Furniture and Related Product	4	*	*	*	14	87	0.1	562
Miscellaneous	5	17	0.0	453	13	158	0.2	929
Beverage and Tobacco Product	0	0	0.0	0	2	*	*	*
Service-Providing	1,211	21,782	56.9	640	4,033	51,977	60.4	640
Utilities	1	*	*	*	15	805	0.9	1,618
Wholesale Trade	85	975	2.5	1,005	257	2,899	3.4	941
Retail Trade	255	4,100	10.7	577	732	10,438	12.1	524
Transportation and Warehousing	44	1,281	3.3	775	156	2,003	2.3	807
Information	18	346	0.9	1,051	64	1,427	1.7	661
Finance and Insurance	92	942	2.5	886	268	1,827	2.1	901
Real Estate and Rental and Leasing	63	227	0.6	643	212	658	0.8	656
Professional, Scientific, and Technical Services	122	698	1.8	995	425	1,825	2.1	998
Management of Companies and Enterprises	12	265	0.7	1,132	24	366	0.4	1,328
Administrative and Support and Waste Management and Remediation Services	104	5,723	15.0	463	333	8,954	10.4	470
Educational Services	9	442	1.2	632	49	1,091	1.3	575
Health Care and Social Assistance	126	3,241	8.5	877	414	9,115	10.6	881
Arts, Entertainment, and Recreation	19	*	*	*	65	808	0.9	307
Accommodation and Food Services	139	2,403	6.3	267	391	7,499	8.7	286
Other Services (except Public Administration)	122	808	2.1	754	384	2,002	2.3	640
Unclassified - Industry not assigned	50	49	0.1	821	244	258	0.3	1,083
Total - Private Sector	1,512	34,354	89.8	782	4,844	73,588	85.6	730
Total - Government	74	3,904	10.2	685	265	12,407	14.4	708
Federal Government	9	135	0.4	1,126	50	464	0.5	1,043
State Government	32	640	1.7	659	80	1,636	1.9	612
Local Government	33	3,129	8.2	671	135	10,307	12.0	709
ALL INDUSTRIES	1,586	38,259	100.0	772	5,109	85,994	100.0	727
ALL INDUSTRIES - Georgia					289,238	4,144,314		904

Note: *Denotes confidential data relating to individual employers and cannot be released. These data use the North American Industrial Classification System (NAICS) categories. Average weekly wage is derived by dividing gross payroll dollars paid to all employees - both hourly and salaried - by the average number of employees who had earnings; average earnings are then divided by the number of weeks in a reporting period to obtain weekly figures. Figures in other columns may not sum accurately due to rounding. All figures are 2nd Quarter of 2015.

Source: Georgia Department of Labor. These data represent jobs that are covered by unemployment insurance laws.

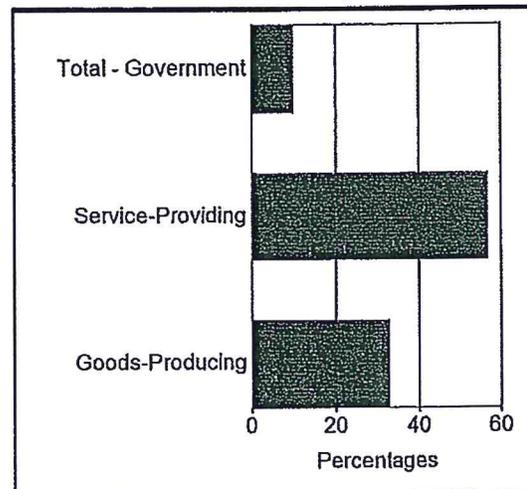
Troup Per Capita Income

Source: U.S. Bureau of Economic Analysis



Troup Industry Mix 2015

Source: See Industry Mix data on Page 2.



Top Ten Largest Employers - 2014*

Troup

Interface Flooring Systems, Inc.
 JC Malone Associates
 Kia Motors Manufacturing Georgia, Inc.
 Milliken & Company
 MOBIS Alabama, LLC
 Security Forces, LLC
 Sewon America, Inc.
 Surge Staffing, LLC
 Walmart
 West Georgia Medical Center, Inc.

Troup Area

Interface Flooring Systems, Inc.
 JC Malone Associates
 JCG Foods Of Georgia, LLC
 Kia Motors Manufacturing Georgia, Inc.
 Piedmont Newnan Hospital, Inc.
 Security Forces, LLC
 Southeastern Regional Medical Center
 Walmart
 West Georgia Medical Center, Inc.
 Yamaha Motor Manufacturing

COUNTY

Troup
 Troup
 Harris
 Troup
 Coweta
 Troup
 Troup
 Coweta
 Troup
 Troup
 Coweta

*Note: Represents employment covered by unemployment insurance excluding all government agencies except correctional institutions, state and local hospitals, state colleges and universities. Data shown for the Third Quarter of 2014. Employers are listed alphabetically by area, not by the number of employees.

Source: Georgia Department of Labor

Commuting Patterns

EMPLOYED RESIDENTS OF			PERSONS WORKING IN		
COUNTY WHERE EMPLOYED	Troup	PERCENT OF TOTAL	COUNTY OF RESIDENCE	Troup	PERCENT OF TOTAL
	NUMBER			NUMBER	
Troup, GA	21,879	80.0	Troup, GA	21,879	68.7
Chambers, AL	1,032	3.8	Chambers, AL	2,892	9.1
Coweta, GA	712	2.6	Coweta, GA	1,077	3.4
Muscogee, GA	711	2.6	Meriwether, GA	1,022	3.2
Harris, GA	494	1.8	Muscogee, GA	751	2.4
Fulton, GA	461	1.7	Lee, AL	739	2.3
Lee, AL	382	1.4	Harris, GA	704	2.2
Heard, GA	367	1.3	Heard, GA	633	2.0
Other	1,317	4.8	Other	2,158	6.8
Total Residents:	27,355	100.0	Total Residents:	31,855	100.0

Note: Other category represents employment from U.S. counties only.

Source: U.S. Census Bureau - 2010 County-To-County Worker Flow Files.

Education of the Labor Force

Troup Area

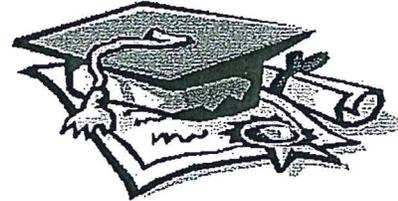
	PERCENT OF TOTAL	PERCENT DISTRIBUTION BY AGE				
		18-24	25-34	35-44	45-64	65+
Elementary	5.1%	2.0%	3.3%	2.3%	3.6%	16.7%
Some High School	12.0%	19.0%	11.4%	9.0%	10.6%	15.2%
High School Grad/GED	35.3%	43.5%	31.1%	35.0%	35.5%	33.9%
Some College	21.2%	28.2%	25.0%	19.7%	20.5%	15.6%
College Grad 2 Yr	6.3%	2.8%	7.5%	8.4%	6.9%	3.2%
College Grad 4 Yr	13.3%	4.3%	17.0%	17.7%	14.0%	8.7%
Post Graduate Studies	6.8%	0.3%	4.8%	8.0%	8.9%	6.8%
Totals	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Note: Totals are based on the portion of the labor force between ages 18 - 65+. Some College category represents workers with some college with no degree less than two years.

Source: U.S. Census Bureau - 2010 Decennial Census.

High School Graduates - 2014

	PUBLIC SCHOOLS	PRIVATE SCHOOLS*	TOTAL
Coweta	1,466	--	1,466
Harris	342	--	342
Heard	126	--	126
Meriwether	160	--	160
Troup	657	--	657
Troup Area	2,751	--	2,751



Note: Public schools include city as well as county schools systems.

* Private schools data is not available for 2014 from Georgia Independent School Association.

Source: The Governor's Office of Student Achievement of Georgia.

Colleges and Universities

Troup Area

Troup

LaGrange College	
Point University	
LaGrange College	www.lagrange.edu
Lagrange Campus (Satellite campus of West Georgia Technical College)	www.westgatech.edu
West Georgia Technical College	www.westgatech.edu

Coweta

Brewton-Parker-Newnan campus	http://www.bpc.edu/newnan/
University of West Georgia-Newnan	http://www.westga.edu/newnan/index.php
Mercer University-Newnan Center	https://workingadults.mercer.edu/locations/newnan/
Coweta Campus (Satellite campus of West Georgia Technical College)	www.westgatech.edu

Heard

Franklin Site (Satellite campus of West Georgia Technical College)	www.westgatech.edu
--	--

Meriwether

Greenville Site (Satellite campus of West Georgia Technical College)	www.westgatech.edu
--	--

Note: The colleges and universities listed include public and private institutions. This list is updated periodically as information becomes available.

Source: Integrated Postsecondary Education Data System (IPEDS).

Technical College Graduates - 2014*

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2012	2013	2014	2012-2013	2013-2014
Accounting Technology/Technician and Bookkeeping*	76	109	165	45.3	42.2
Administrative Assistant and Secretarial Science, General*	78	68	74	-12.8	8.8
Aesthetician/Esthetician and Skin Care Specialist*	12	21	22	75.0	4.8
Automobile/Automotive Mechanics Technology/Technician*	165	269	239	63.0	-11.2
Barbering/Barber	14	3	4	-78.6	33.3
Business Administration and Management, General*	4	2	10	-50.0	400.0
CAD/CADD Drafting and/or Design Technology/Technician*	8	15	8	87.5	-46.7
Child Care Provider/Assistant*	93	69	71	-25.8	2.9
Clinical/Medical Laboratory Technician	13	14	11	7.7	-21.4
Computer Installation and Repair Technology/Technician*	19	37	30	94.7	-18.9
Cosmetology/Cosmetologist, General*	251	240	195	-4.4	-18.8
Criminal Justice/Police Science*	13	21	30	61.5	42.9
Criminal Justice/Safety Studies*	53	69	67	30.2	-2.9
Culinary Arts/Chef Training	4	3	8	-25.0	166.7
Data Entry/Microcomputer Applications, General*	97	118	88	21.6	-25.4
Data Processing and Data Processing Technology/Technician*	42	59	54	40.5	-8.5
Dental Assisting/Assistant*	102	100	85	-2.0	-15.0
Dental Hygiene/Hygienist	14	11	12	-21.4	9.1
Drafting and Design Technology/Technician, General	7	3	3	-57.1	0.0
Early Childhood Education and Teaching*	59	40	39	-32.2	-2.5
Electrical/Electronics Equipment Installation and Repair, General*	17	13	6	-23.5	-53.8
Electrician*	1	3	2	200.0	-33.3
Emergency Medical Technology/Technician (EMT Paramedic)*	58	65	57	12.1	-12.3
Fire Science/Fire-fighting*	17	7	1	-58.8	-85.7
Fire Services Administration	7	19	14	171.4	-26.3
Food Preparation/Professional Cooking/Kitchen Assistant*	23	28	53	21.7	89.3
Game and Interactive Media Design*	17	27	12	58.8	-55.6
General Office Occupations and Clerical Services*	55	65	45	18.2	-30.8
Heating, Air Conditioning, Ventilation and Refrigeration Maintenance Technology*	51	45	52	-11.8	15.6
Heavy Equipment Maintenance Technology/Technician*	8	2	20	-75.0	900.0
Industrial Mechanics and Maintenance Technology*	10	25	17	150.0	-32.0
Licensed Practical/Vocational Nurse Training	50	61	56	22.0	-8.2
Machine Shop Technology/Assistant*	22	10	68	-54.5	580.0
Marketing/Marketing Management, General	3	4	13	33.3	225.0
Medical Insurance Specialists/Medical Biller*	10	36	28	260.0	-22.2
Medical Office Assistant/Specialist*	32	30	24	-6.3	-20.0
Medical Transcription/Transcriptionist*	31	7	6	-77.4	-14.3

Technical College Graduates - 2014*

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2012	2013	2014	2012-2013	2013-2014
Medical/Clinical Assistant	32	28	23	-12.5	-17.9
Network and System Administrator/Administrator	8	16	28	87.5	86.7
Nursing Assistant/Alde and Patient Care Assistant/Alde*	145	178	246	22.8	38.2
Pharmacy Technician/Assistant*	9	9	30	0.0	233.3
Phlebotomy Technician/Phlebotomist*	44	39	47	-11.4	20.5
Professional, Technical, Business, and Scientific Writing*	6	4	9	-33.3	125.0
Radiologic Technology/Science - Radiographer*	45	31	35	-31.1	12.9
Registered Nursing/Registered Nurse	79	77	51	-2.5	-33.8
Surgical Technology/Technologist	21	11	11	-47.6	0.0
Truck and Bus Driver/Commercial Vehicle Operator and Instructor*	102	169	242	65.7	43.2
Welding Technology/Welder*	116	172	241	48.3	40.1

Definition: All graduates except those listed as technical certificates(*) are diploma and degree graduates. Diploma and degree programs are one to two years in length. Technical certificates are less than a year in length. Duplication may occur due to graduates with multiple awards.

Source: Technical College System of Georgia

*Data shown represents Annual 2012, 2013, and 2014.

Note - The data shown is from West Georgia Technical College

Active Applicants - Georgia Department of Labor

	TOTAL	Mgt.	Bus. and Finance	Comp. and Math	Arch. and Eng.	Life and Soc. Svcs.	Comm. and Svcs	Legal	Ed. and Training	Arts and Design	Health Prac.	Health Support
Coweta	517	163	66	52	36	12	23	3	47	30	33	52
Harris	144	42	16	12	10	6	8	2	10	8	17	13
Heard	24	3	3	2	3	2	1	1	2	0	3	4
Meriwether	95	27	11	9	3	0	5	0	20	5	5	10
Troup	467	118	30	24	34	28	44	2	75	19	36	57
Subtotal Area	1,247	353	126	99	86	48	81	8	154	62	94	136

Active Applicants - Georgia Department of Labor (cont.)

	TOTAL	Protect. Svcs.	Food Prep.	Ground Cleaning	Personal Care	Sales	Office Support	Farm. and Forestry	Cons- truction	Installation Main.	Prod.	Trans. and Moving
Coweta	1,780	37	85	73	45	188	543	2	124	80	328	275
Harris	336	11	18	8	11	30	79	1	26	29	78	45
Heard	172	5	8	7	4	10	40	0	15	13	49	21
Meriwether	564	5	34	28	20	35	108	4	26	21	176	107
Troup	2,882	72	155	88	81	203	566	5	90	108	996	518
Subtotal Area	5,734	130	300	204	161	466	1,336	12	281	251	1,627	966

Note: For current applicant data available for a specific occupation, contact the nearest Georgia Department of Labor Career Center.

Source: Georgia Department of Labor (active applicants as of October 2016).

Georgia Department of Labor Location(s)

Career Center(s)

1002 Longley Place

LaGrange GA 30240-5733

Phone: (706) 845 - 4000

Fax: (706) 845 - 4005

For copies of Area Labor Profiles, please visit our website at: dol.georgia.gov or contact Workforce Statistics & Economic Research, Georgia Department of Labor, 148 Andrew Young International Blvd N.E. Atlanta, GA. 30303-1751. Phone: 404-232-3875; Fax: 404-232-3888 or Email us at workforce_info@gdol.ga.gov

The Housing Authority of the City of West Point, Georgia

Regular Board Meeting

Thursday, January 21, 2016

4:00 P.M.

AGENDA

	Page
1. Invocation	
2. Introduction of Guests	
3. Consider Approval of Minutes for Special Board Meeting of December 17, 2015 (Attached behind Agenda)	
4. Consider Approval of Staff Reports:	
Finance	1 – 3
Occupancy.....	4
5. Consider A Resolution Authorizing The Charge-Off of Resident Account Balances For Month Ending August 31, 2015.....	5
6. Consider A Resolution Authorizing The Charge-Off of Resident Account Balances For Month Ending September 30, 2015.....	6
7. Consider A Resolution Authorizing The Charge-Off of Resident Account Balances For Month Ending October 31, 2015.....	7
8. Consider A Resolution Authorizing The Charge-Off of Resident Account Balances For Month Ending November 30, 2015.....	8
9. Consider A Resolution Authorizing The Charge-Off of Resident Account Balances For Month Ending December 31, 2015.....	9
10. Executive Director's Report	
11. 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
DECEMBER 17, 2015

The Commissioners of the Housing Authority of the City of West Point, Georgia, met for the regular Board Meeting at the Rental Office Community Room in West Point on the 17th day of December 2015, as allowed by and in compliance with By-laws of the Authority.

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

Burt Winston
Coleman Reeves

The following Commissioner(s) were absent:

Nekos Davis
Stan Rodimon

OTHERS PRESENT

Len Williams, Sabrina Richards, Jackie White, Temekia Carr, and Sabrina Allen

INVOCATION

Wiky Gladden

INTRODUCTION OF GUESTS

Sabrina Allen (ROSS Coordinator) introduced herself to the board.

APPROVAL OF MINUTES OF SPECIAL BOARD MEETING OF AUGUST 20, 2015

There were no corrections made to the minutes. Motion was made by Commissioner Coleman Reeves and seconded by Commissioner Burt Winston. The Board unanimously approved the minutes.

APPROVAL OF STAFF REPORT

Following discussion and on motion by Commissioner Burt Winston, seconded by Commissioner Coleman Reeves, the Board unanimously approved the financial report.

CONSIDER A RESOLUTION ADOPTING THE UPDATED MAINTENANCE CHARGES FOR JANUARY 2016

The Following Resolution was introduced and duly considered:

RESOLUTION NO: 1006-93

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

Following discussion and on motion by Commissioner Coleman Reeves, seconded by Commissioner Burt Winston, the Board unanimously approved the charges.

CONSIDER A RESOLUTION AUTHORIZING THE CHARGE-OFF OF RESIDENTS ACCOUNT BALANCES FOR MONTH ENDING NOVEMBER 30, 2015

Following discussion and in agreement with the Board this matter was tabled until the next meeting. Due to a new software conversion the balances were not correct.

EXECUTIVE DIRECTOR'S REPORT

Mr. Williams would like to schedule a meeting with Mayor Ferguson to discuss future plans of WPHA. New information was introduced to the Board about continuing resolution from budget. The HUD budget provides 84% of eligible operating subsidies. Approximately 100 more agencies will be added to the Moving to Work (MTW) program within the next 7 years. This will allow for consolidation of the program and each participating authority can participate in the Moving to Work (MTW) Agency. It's a good opportunity for the Board to consider. The name will continue to stay as The Housing Authority of West Point, Georgia but under the HACG umbrella.

Mr. Williams will try to contact Mayor Ferguson and set up a meeting with the Board. He will e-mail the board of a date and time. He will also have a discussion with attorneys for additional information.

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

None

With no further discussion meeting adjourned at 4:31 p.m.

Wiky Gladden, Chairman

J. Len Williams, Secretary-Treasurer

THE HOUSING AUTHORITY OF THE CITY OF WEST POINT, GA
BALANCE SHEET
DECEMBER 31, 2015

Assets

Cash		\$ 23,731
Tenant Accounts Receivable (Net)		38,608
Investments		1,069,000
Prepaid Expenses and Other Assets		57,723
Land, Structures & Equipment	\$ 12,516,815	
Less: Accumulated Depreciation	<u>(9,509,584)</u>	
		<u>3,007,231</u>
Total Assets		<u><u>\$ 4,196,293</u></u>

Liabilities

Tenant Security Deposits		\$ 40,550
Accounts Payable - Vendor		-
Accounts Payable - HACG		35,768
Payment in Lieu of Taxes		19,780
Accrued Salaries & Wages		-
Accrued Compensated Absences		32,661
Other Liabilities		<u>16,583</u>
Total Liabilities		<u>\$ 145,342</u>

Surplus

HUD-PHA Contributed Assets		\$ 3,007,231
Operating Reserve		<u>1,043,720</u>
Total Surplus		<u>\$ 4,050,951</u>
Total Liabilities and Surplus		<u><u>\$ 4,196,293</u></u>

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

As of
DECEMBER 31, 2015

	<u>YEAR-TO-DATE</u>			2016 ANNUAL BUDGET
	<u>Actual</u>	<u>Budget</u>	<u>Favorable/ (Unfavorable) Variance</u>	
REVENUES				
Rental Income	\$ 355,009	\$ 355,505	\$ (496)	\$ 711,010
Other Income	5,822	13,000	(7,178)	26,000
HUD Subsidy	495,486	490,998	4,488	981,996
CFP Operating Transfer	133,711	-	133,711	-
Total Revenues	\$ 990,028	\$ 859,503	\$ 130,525	\$ 1,719,006
EXPENSES				
Administrative	\$ 65,094	\$ 72,498	\$ 7,404	\$ 144,995
Property Mgmt/Accounting Fee/Frontline Fees	86,570	87,015	445	174,030
Resident Service	5,770	6,441	671	12,882
Utilities	240,250	302,500	62,250	605,000
Ordinary Maintenance	160,024	222,186	62,162	444,371
General Expenses	83,068	81,623	(1,445)	163,246
Extra-Ordinary Maintenance	-	-	-	-
Capital Expenditures	7,390	17,500	10,110	35,000
Total Expenses	\$ 648,166	\$ 789,762	\$ 141,596	\$ 1,579,524
Net Income/ (Deficit) from Operations	\$ 341,862	\$ 69,741	\$ 272,121	\$ 139,482

THE HOUSING AUTHORITY OF THE CITY OF WEST POINT, GA
Grant Funding
DECEMBER 31, 2015

Grant Funding	Program End Dates	Approved Budget	Total Obligated	Actual Expenditures	Remaining to Obligate	Remaining to Disburse
CFP - FY'14 (910)	05/12/16 Obligate 05/12/18 Disburse	255,916	37,523	34,793	218,393	221,123
CFP - FY'15 (938)	04/12/17 Obligate 04/12/19 Disburse	277,264	27,726	27,726	249,538	249,538
ROSS - FY'12 (992)	12/17/13 Effective 12/17/16 Disburse	191,565	119,708	119,708	71,857	71,857
Total Grants		\$ 724,745	\$ 184,957	\$ 182,227	\$ 539,788	\$ 542,518

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

1-Jan-16

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 12/01/15 - 12/31/15

PUBLIC HOUSING

No. of Apparently Eligible Applications on Hand last reported period	312
No. of Applications taken during reporting period	5
No. of Applications suspended or withdrawn during reporting period	9
No. of Move-Ins for reporting period	3
No. of Apparently Eligible Applications on Hand for reporting period	314

Applications on Hand

0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
0	138	118	56	1	1

= 314

NO. OF VACANT APARTMENTS AND MOVE-INS

Developments	Total No. of Units	Units Vacant 11/30/15	Moved Out During December	Moved In During December	UNITS AVAILABLE 12/31/2015						Total Units Vacant	Percent Units Vacant	
					0 BR	1 BR	2 BR	3 BR	4 BR	5 BR			
PINE RIDGE APTS	741	42	5	1	0	0	1	3	1	1	0	6	14%
GRANT APTS.	742	55	1	0	0	0	1	0	0	0	0	1	2%
O.J. COOK APTS	743	8	0	0	0	0	0	0	0	0	0	0	0%
O.J. COOK APTS	744	110	2	0	1	0	0	0	0	0	1	1	1%
HIGGINS CIRCLE	747	8	0	0	0	0	0	0	0	0	0	0	0%
Sub-Total	223	8	1	1	0	1	4	1	1	0	8	4%	
GRAND TOTAL	223	8	1	1	0	1	4	1	1	0	8	4%	

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 AUGUST 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	-	-	-	104.89	\$ 104.89	1
GRANT APARTMENTS - 742	-	-	-	-	\$ -	0
O.J. COOK APARTMENTS - 743	-	-	-	-	\$ -	0
O.J. COOK APARTMENTS - 744	493.00	-	40.00	1,087.29	\$ 1,620.29	3
HIGGINS CIRCLE - 747	-	-	-	-	\$ -	0
TOTAL CHARGED TO COLLECTION LOSS	\$ 493.00	\$ -	\$ 40.00	\$ 1,192.18	\$ 1,725.18	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 SEPTEMBER 30, 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	160.16	-	-	159.58	\$ 319.74	1
O.J. COOK APARTMENTS - 744	833.14	-	-	421.06	\$ 1,254.20	1
HIGGINS CIRCLE - 747	-	-	-	-	\$ -	0
TOTAL CHARGED TO COLLECTION LOSS	\$ 993.30	\$ -	\$ -	\$ 580.64	\$ 1,573.94	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 OCTOBER 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	218.00	-	45.89	244.75	\$ 508.64	0
GRANT APARTMENTS - 742	269.92	-	20.00	553.16	\$ 843.08	0
O.J. COOK 1 APARTMENTS - 743	734.00	-	-	309.13	\$ 1,043.13	0
O.J. COOK 2 APARTMENTS - 744	-	-	-	-	\$ -	0
HIGHLANDS - 747	-	-	-	-	\$ -	0
TOTAL CHARGED TO COLLECTION LOSS	\$ 1,221.92	\$ -	\$ 65.89	\$ 1,107.04	\$ 2,394.85	0

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, 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	1,410.00	-	-	530.58	\$ 1,940.58	0
GRANT APARTMENTS - 742	-	-	-	-	\$ -	0
O.J. COOK 1 APARTMENTS - 743	2,566.32	-	-	613.54	\$ 3,179.86	0
O.J. COOK 2 APARTMENTS - 744	1,318.24	-	20.00	362.72	\$ 1,700.96	0
HIGHLANDS - 747	-	-	-	-	\$ -	0
TOTAL CHARGED TO COLLECTION LOSS	\$ 5,294.56	\$ -	\$ 20.00	\$ 1,506.84	\$ 6,821.40	0

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, 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	308.00	-	16.00	348.49	\$ 672.49	1
GRANT APARTMENTS - 742	-	-	-	-	\$ -	0
O.J. COOK 1 APARTMENTS - 743	-	-	-	-	\$ -	0
O.J. COOK 2 APARTMENTS - 744	133.00	-	-	136.52	\$ 269.52	0
HIGHLANDS - 747	-	-	-	-	\$ -	0
TOTAL CHARGED TO COLLECTION LOSS	\$ 441.00	\$ -	\$ 16.00	\$ 485.01	\$ 942.01	1