



December Monthly Reports
January 2015

AGENDA
WORK SESSION

THURSDAY, JANUARY 8TH
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

- Elect Mayor Pro-Tempore
- Elect City Officers
 - Swearing in of elected city officers (Council Meeting)
- Resolution to 2014 Budget Amendment
- Malt Beverage & Wine License Application for Shell Food Mart
- Troup County Community Improvement District
- Qualifying Fees for 2015 Municipal Election
- Youth Services Playground Update
- Boards & Committee Appointments

CONSIDER ITEMS FOR BUSINESS MEETING (Create Business Meeting Agenda)

MAYOR & COUNCIL COMMENTS

ADJOURNED

Next Meeting:
Council Meeting - Monday, January 12th @ 6:00 PM

W
E
S
T
P
O
I
N
T



MINUTES





The regular meeting of the Mayor and Council was held in the Council room of West Point City Hall December 8, 2014 at 6:00 P.M. with Mayor A. Drew Ferguson IV presiding.

Members Present:

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

Members Absent:

Mayor Ferguson called Captain Monica Nickum, Troup County Salvation Army for opening prayer.

Mayor Ferguson thanked Ms. Nickum for working with the Salvation Army to help thirty eight families totaling over 80 children from West Point with Christmas gifts this year.

Fire Chief Milton Smith 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 November 10, 2014 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 Gerald W. Ledbetter presented the November financial report with the December cash position and forecast and made a motion to accept the report; motion seconded by Councilmember Gloria R. Marshall and **passed unanimously.**

AGENDA

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

PROCLAMATIONS

Proclamation for First Baptist Church of West Point

Councilmember Joseph R. Downs III read a Proclamation commemorating 165 years of existence of the First Baptist Church of West Point. Councilmember Downs presented the proclamation to Dr. Tom Tucker, Pastor of the First Baptist Church.

PROJECT RIVER

Mayor Ferguson asked for a motion to enter into a Memorandum of Understanding agreement between the Development Authority of Harris County, Georgia, LLC, the Board of Tax Assessors of Harris County, Harris County School District and an unnamed company. (To be announced after all agreements are signed) The project is a 310,080 square foot manufacturing assembly center operating in the Northwest Business Park within the City of West Point. The Company shall have the goal of providing up to two hundred full-time jobs within thirty-six months from the date of the issuance of a Certificate of Occupancy or the anticipated start date of September 1, 2015 whichever occurs first. Councilmember Benjamin F. Wilcox made said motion; seconded by Councilmember Gerald W. Ledbetter **passed unanimously**.

2015 BUDGET

Mayor Ferguson asked for a motion to pass a resolution adopting the Proposed 2015 Budget. The General Fund is \$6,757,262, Water & Sewer, \$3,741,982, Electric \$6,059,632, Gas \$1,547,319 and Sanitation \$466,450 operating budget totaling \$18,572,645, plus Emergency 911 \$94,337, SPLOST \$1,336,100, total budget \$20,003,082. The approved proposed 2015 City of West Point Budget will become effective January 1, 2015. Councilmember Gerald W. Ledbetter made said motion and seconded by Councilmember Gloria R. Marshall and **passed unanimously**.

Other Comments

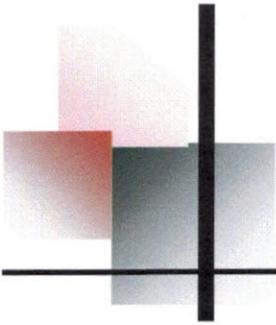
Mayor Ferguson stated the lighting of the City of West Point Christmas Tree will be Thursday, December 11, 2014 at 5:00 pm. The Valley wide Christmas parade will begin following the lighting of the tree.

ADJOURN

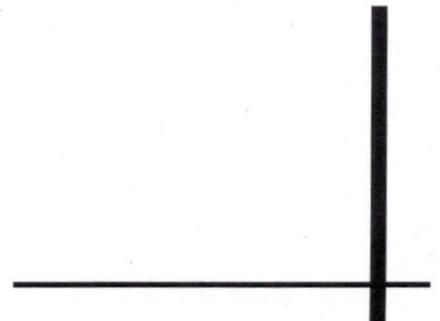
There being no further business, the meeting was adjourned.

Richard McCoy
City Clerk

A Drew Ferguson IV
Mayor



FINANCIAL REPORT



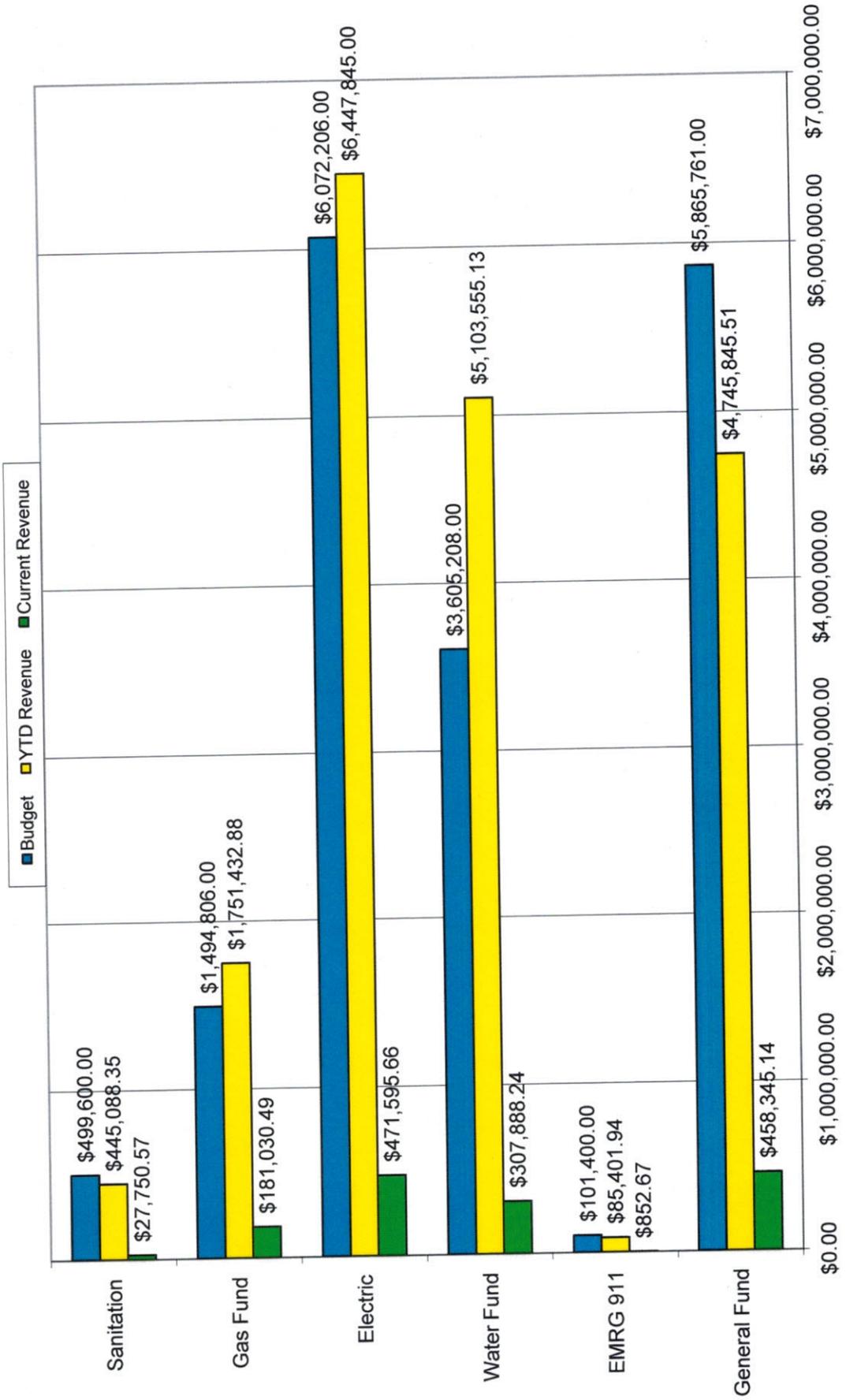


City of West Point Financial Report December, 2014

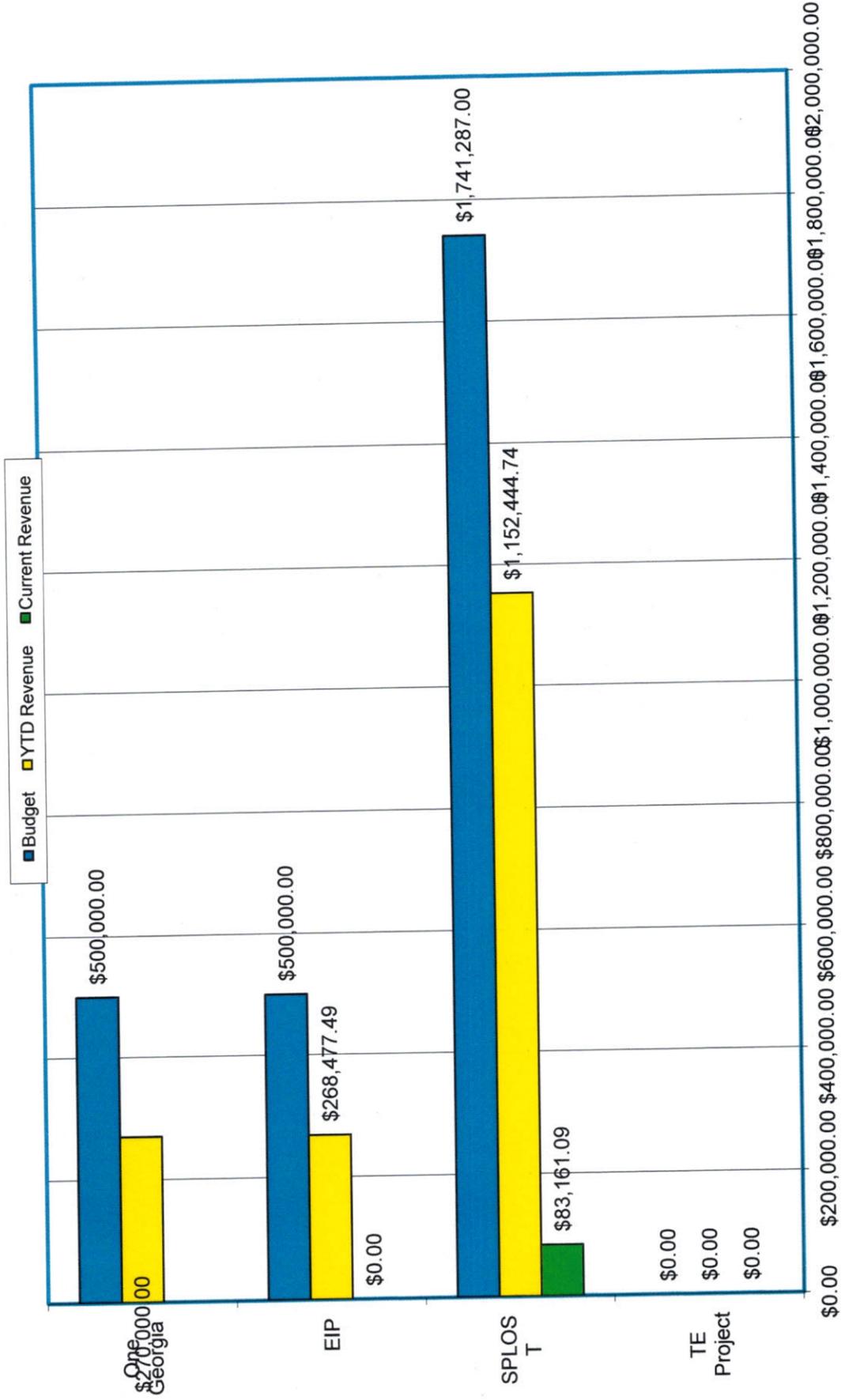
REVENUES

| | | | |
|------------------------------|-----------------------|---------------------------|------------------------------|
| Current Revenue | General Fund | EMRG 911 | Water Fund |
| YTD Revenue | \$458,345.14 | \$852.67 | \$307,888.24 |
| Budget | \$4,745,845.51 | \$85,401.94 | \$5,103,555.13 |
| Percentage Budget | \$5,865,761.00 | 84.22% | \$3,605,208.00 |
| | 80.91% | | 141.56% |
| Current Revenue | Electric Fund | Gas Fund | Sanitation |
| YTD Revenue | \$471,595.66 | \$181,030.49 | \$27,750.57 |
| Budget | \$6,447,845.00 | \$1,751,432.88 | \$445,088.35 |
| Percentage Budget | \$6,072,206.00 | 117.17% | \$499,600.00 |
| | 106.19% | | 89.09% |
| Current Revenue | One Georgia | EIP | SPLOST |
| YTD Revenue | \$0.00 | \$0.00 | \$83,161.09 |
| Budget | \$270,000.00 | \$268,477.49 | \$1,152,444.74 |
| Percentage Budget | \$500,000.00 | 53.70% | \$1,741,287.00 |
| | 54.00% | | 66.18% |
| Total All Departments | | | Total All Departments |
| Current Revenues | \$1,530,623.86 | Total YTD Revenue | \$20,270,091.04 |
| Current Expense | \$1,416,618.33 | Total YTD Expenses | \$20,201,479.68 |
| over/under | \$114,005.53 | over/under | \$68,611.36 |
| YTD Revenue | \$20,270,091.04 | YTD Revenue | \$20,270,091.04 |
| Budget | \$20,380,268.00 | Budget | \$20,380,268.00 |
| Percentage | 99.46% | Percentage | 99.46% |

Budget Revenue Comparison December, 2014



Budget Revenue Comparison December, 2014



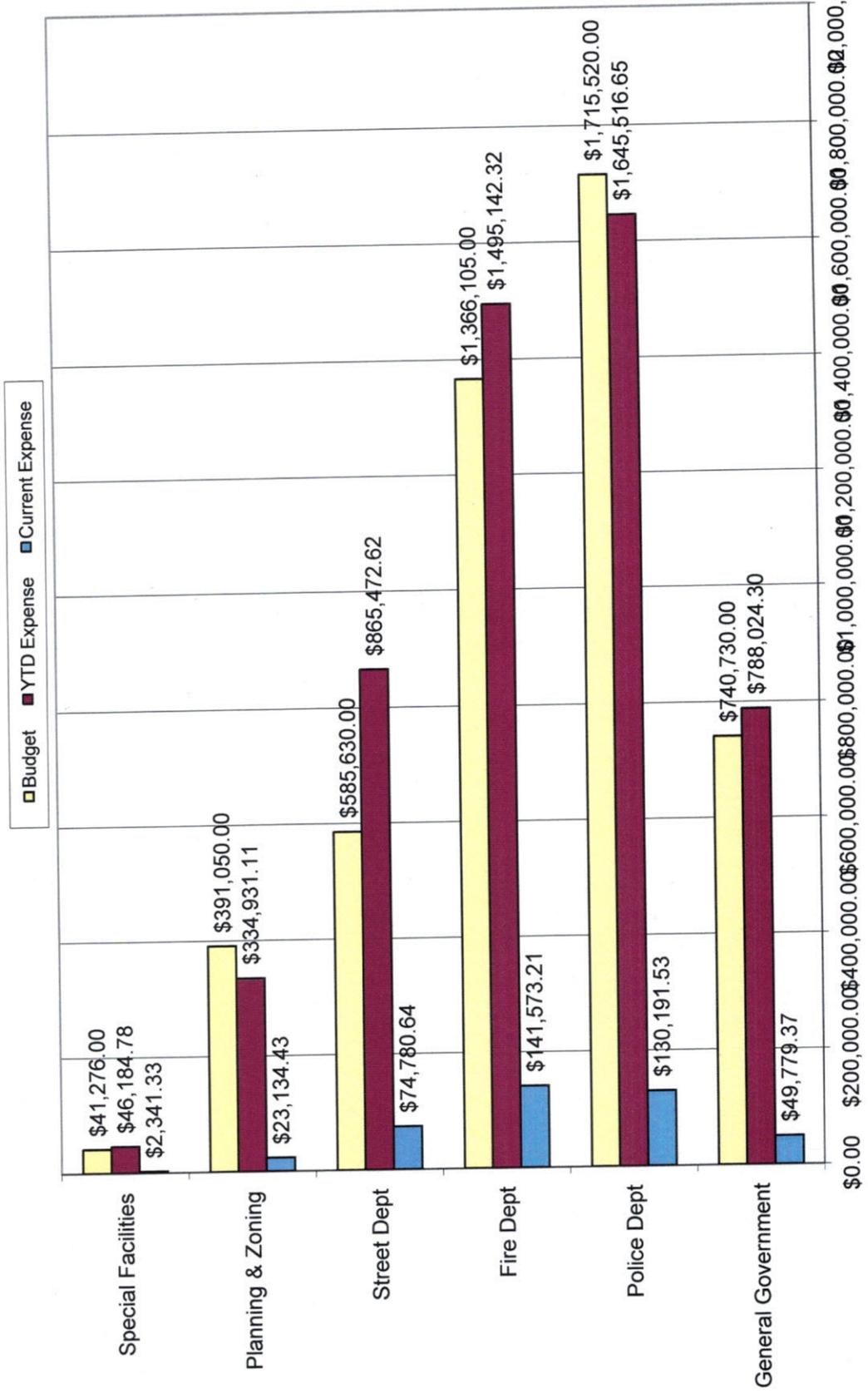


City of West Point Financial Report December, 2014

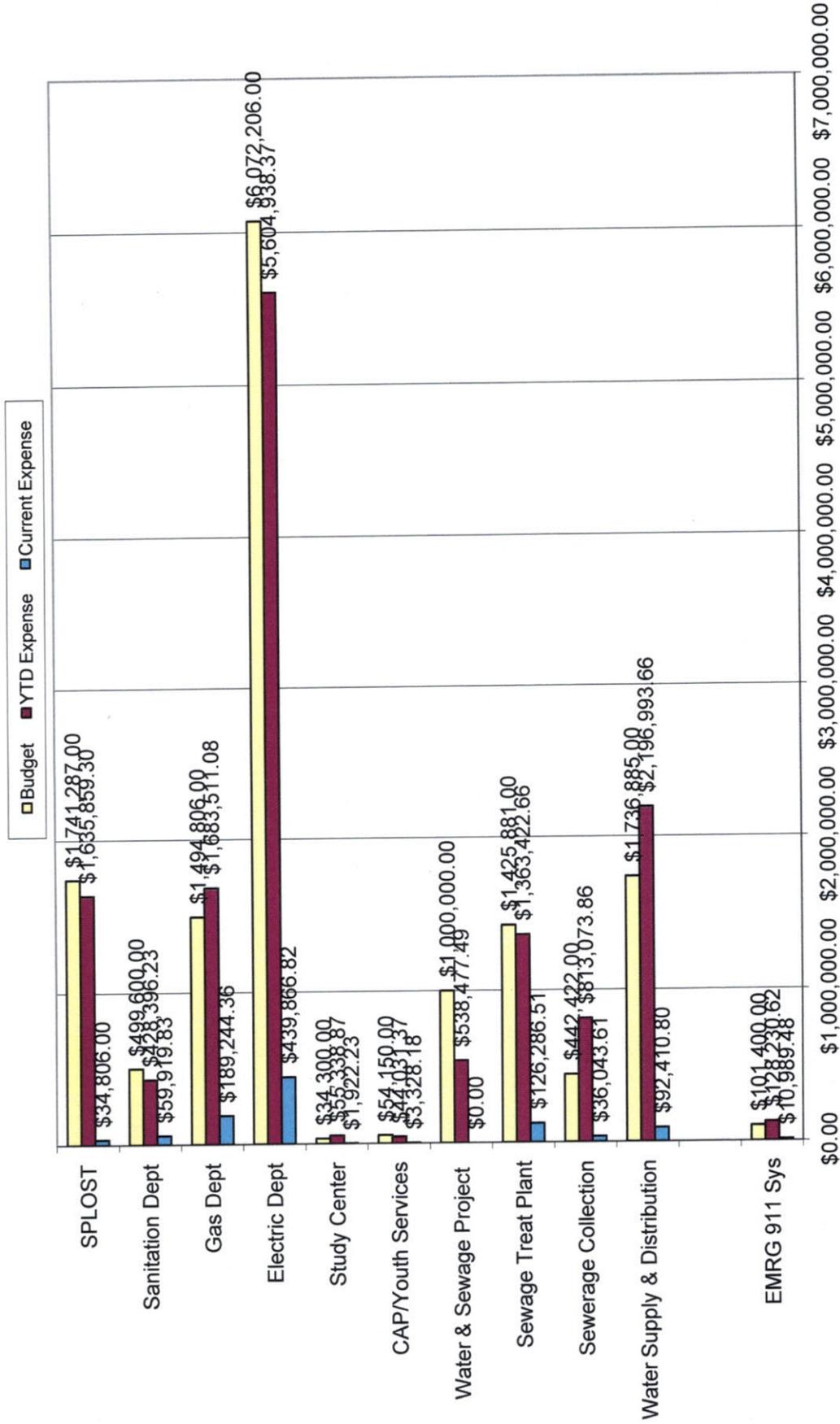
EXPENSES

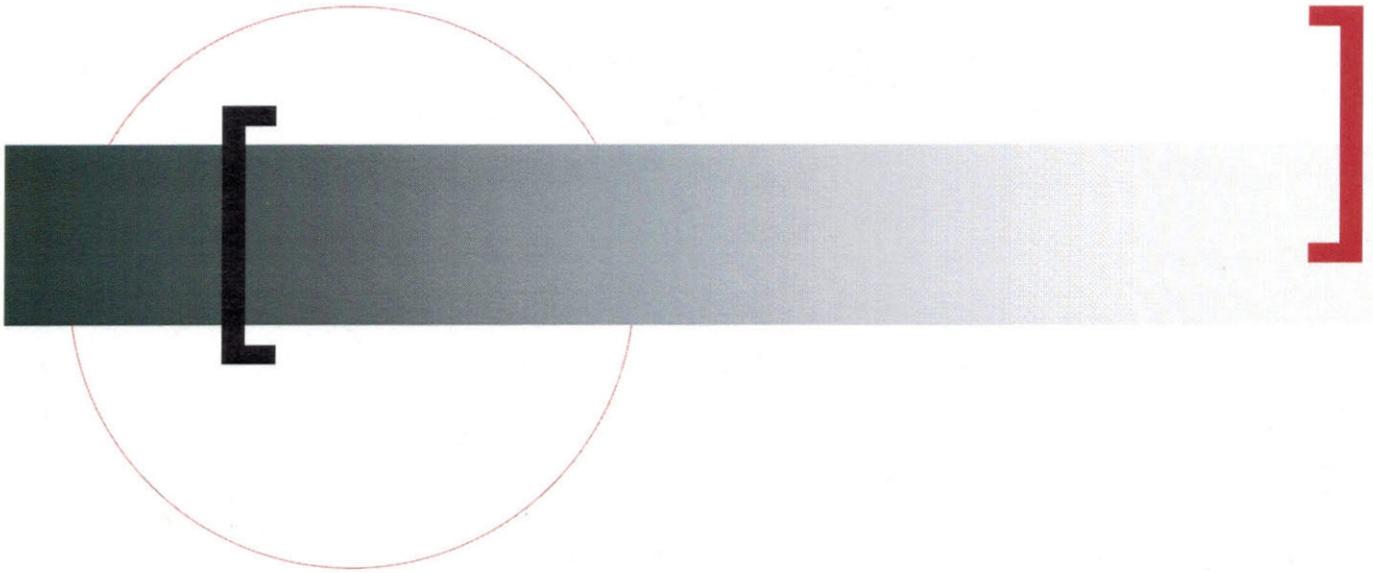
| | | | | |
|-------------------------|------------------------------|------------------------------|---------------------------|---------------------------|
| Current Expense | General Government | Police Dept | Fire Dept | Street Dept |
| YTD Expense | \$49,779.37 | \$130,191.53 | \$141,573.21 | \$74,780.64 |
| Budget | \$788,024.30 | \$1,645,516.65 | \$1,495,142.32 | \$865,472.62 |
| Percentage Budget | \$740,730.00 | \$1,715,520.00 | \$1,366,105.00 | \$585,630.00 |
| | 106.38% | 95.92% | 109.45% | 147.78% |
| Current Expense | Planning & Zoning | Special Facilities | EMRG 911 SYS | Water Dept |
| YTD Expense | \$23,134.43 | \$2,341.33 | \$10,989.48 | \$92,410.80 |
| Budget | \$334,931.11 | \$46,184.78 | \$128,230.62 | \$2,196,993.66 |
| Percentage Budget | \$391,050.00 | \$41,276.00 | \$101,400.00 | \$1,736,885.00 |
| | 85.65% | 111.89% | 126.46% | 126.49% |
| Current Expense | Sewer/ Water/Proj | Electric Dept | Gas Dept | Sanitation Def |
| YTD Expense | \$162,330.12 | \$439,866.82 | \$189,244.36 | \$59,919.83 |
| Budget | \$2,176,496.52 | \$5,604,938.37 | \$1,683,511.08 | \$428,396.23 |
| Percentage Budget | \$2,868,303.00 | \$6,072,206.00 | \$1,494,806.00 | \$499,600.00 |
| | 75.88% | 92.30% | 112.62% | 85.75% |
| Current Expense | SPLOST | Study Center | CAP/Youth Services | Economic Dev |
| YTD Expense | \$34,806.00 | \$1,922.23 | \$3,328.18 | \$0.00 |
| Budget | \$1,635,859.30 | \$55,338.87 | \$44,031.37 | \$533,934.39 |
| Percentage Budget | \$1,741,287.00 | \$34,300.00 | \$54,150.00 | \$937,000.00 |
| | 93.95% | 161.34% | 81.31% | 56.98% |
| Current Revenues | All Funds | Total All Departments | Total YTD Expenses | Total YTD Expenses |
| Current Expense | \$1,530,623.86 | \$20,270,091.04 | \$20,201,479.68 | \$20,380,248.00 |
| over/under | \$1,416,618.33 | \$20,201,479.68 | over/under | 99.12% |
| | \$114,005.53 | \$68,611.36 | | |

Budget Expense Comparison December, 2014



Budget Expense Comparison December, 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

December 2014

FIRE RESPONSES

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

EMERGENCY MEDICAL SERVICE RESPONSES

| FACILITY | TRIPS |
|-------------------------------|--------------|
| East AL Medical-Lanier | 22 |
| West Ga. Medical | 17 |
| East AL Medical-Opelika | 1 |
| Columbus Medical Center | 0 |
| Landing Zone | 0 |
| Non-Transport | 18 |
| Total E.M.S. Responses | 58 |

City of West Point
Fire Department
P.O. Box 487
West Point, GA 31833

MONTHLY ACTIVITY REPORT

2014

FIRE RESPONSES

| | |
|-----------------------------|------------|
| Structure / Residential | 33 |
| Structure / Business | 29 |
| Vehicle | 6 |
| Ground Cover, Trash | 15 |
| Hazardous Materials | 24 |
| Rescue, M.V.A. | 94 |
| False Alarms | 32 |
| Mutual Aid Responses | 6 |
| Other Responses | 12 |
| Total Fire Responses | 251 |

EMERGENCY MEDICAL SERVICE RESPONSES

| FACILITY | TRIPS |
|-------------------------------|--------------|
| East AL Medical-Lanier | 326 |
| West Ga. Medical | 202 |
| East AL Medical-Opelika | 5 |
| Columbus Medical Center | 2 |
| Landing Zone | 7 |
| Non-Transport | 165 |
| Total E.M.S. Responses | 707 |

COMMUNITY DEVELOPMENT DEPT
December 1 – 31, 2014

Permits Issued – 12
 Elec. Water, Gas 9
 Building 3

Inspections - 27
 Industrial 4
 New Commercial 0
 Remodel Comm. 9
 New Residential 5
 Remodel Res. 8
 Soil & Erosion 1

Certificate of Occupancy- 4

Code Enforcement - 21

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

Animal Control- 44

| | | |
|-------------------|----|--|
| Meet in Person | 15 | |
| Deliver/Set Traps | 14 | Transports to Animal Shelter- Dogs- 4 Cats- 1(trapped) |
| Other | 10 | |

Hearings - 0
 No Shows 0

Public Notices- 0

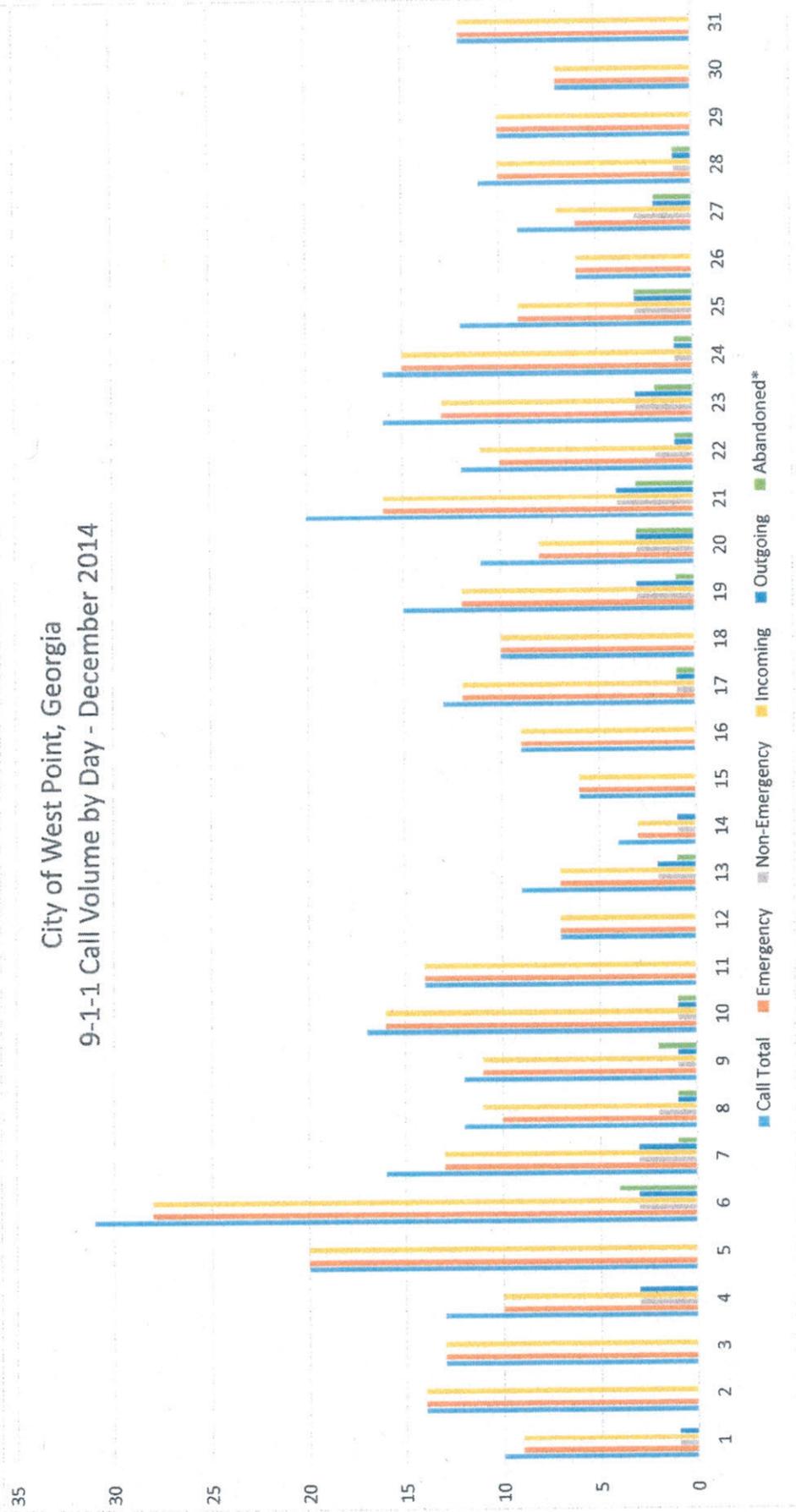
Structures Demolished- 1 Pending

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

| | Daily Call Total | Call Category | | Call Origin | | Abandoned |
|--------------|---------------------|---------------|---------------|-------------|-----------|-----------|
| | | Emergency | Non-Emergency | Incoming | Outgoing | |
| 1 | 10 | 9 | 1 | 9 | 1 | 0 |
| 2 | 14 | 14 | 0 | 14 | 0 | 0 |
| 3 | 13 | 13 | 0 | 13 | 0 | 0 |
| 4 | 13 | 10 | 3 | 10 | 3 | 0 |
| 5 | 20 | 20 | 0 | 20 | 0 | 0 |
| 6 | 31 | 28 | 3 | 28 | 3 | 4 |
| 7 | 16 | 13 | 3 | 13 | 3 | 1 |
| 8 | 12 | 10 | 2 | 11 | 1 | 1 |
| 9 | 12 | 11 | 1 | 11 | 1 | 2 |
| 10 | 17 | 16 | 1 | 16 | 1 | 1 |
| 11 | 14 | 14 | 0 | 14 | 0 | 0 |
| 12 | 7 | 7 | 0 | 7 | 0 | 0 |
| 13 | 9 | 7 | 2 | 7 | 2 | 1 |
| 14 | 4 | 3 | 1 | 3 | 1 | 0 |
| 15 | 6 | 6 | 0 | 6 | 0 | 0 |
| 16 | 9 | 9 | 0 | 9 | 0 | 0 |
| 17 | 13 | 12 | 1 | 12 | 1 | 1 |
| 18 | 10 | 10 | 0 | 10 | 0 | 0 |
| 19 | 15 | 12 | 3 | 12 | 3 | 1 |
| 20 | 11 | 8 | 3 | 8 | 3 | 3 |
| 21 | 20 | 16 | 4 | 16 | 4 | 3 |
| 22 | 12 | 10 | 2 | 11 | 1 | 1 |
| 23 | 16 | 13 | 3 | 13 | 3 | 2 |
| 24 | 16 | 15 | 1 | 15 | 1 | 1 |
| 25 | 12 | 9 | 3 | 9 | 3 | 3 |
| 26 | 6 | 6 | 0 | 6 | 0 | 0 |
| 27 | 9 | 6 | 3 | 7 | 2 | 2 |
| 28 | 11 | 10 | 1 | 10 | 1 | 1 |
| 29 | 10 | 10 | 0 | 10 | 0 | 0 |
| 30 | 7 | 7 | 0 | 7 | 0 | 0 |
| 31 | 12 | 12 | 0 | 12 | 0 | 0 |
| Total | 387 | 346 | 41 | 349 | 38 | 28 |

***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 - December 2014



Statistical Counts Report

For records with dates between 12/1/2014 and 12/31/2014

WEST POINT PD

PAGE 1 OF 1

| | | | | |
|--|------------------|------------------------|--------------------------|-----------------------------|
| Incident Reports Created | <u>ALL</u> 83 | <u>INCIDENTS</u> 64 | <u>MISC.</u> 13 | <u>FAMILY VIOL.</u> 6 |
| Incident Reports Cleared | <u>ALL</u> 51 | <u>BY ARREST</u> 28 | <u>UNFOUNDED</u> 22 | <u>EXCEPTIONALLY</u> 1 |
| Property Involved | | | <u>STOLEN</u> \$9,565 | <u>RECOVERED</u> \$2,637 |
| Incident Type Level | | | <u>FELONY</u> 17 | <u>MISDEMEANOR</u> 53 |
| Investigative Files Opened | | | | 3 |
| Investigative Files Assigned | | | | 2 |
| Investigative Files Cleared | | | | 0 |
| Drug Related Investigative Files Opened | | | | 1 |
| Drug Related Investigative Files Cleared | | | | 0 |
| Arrests / Booking Records | | | | 33 |
| Citations Issued | | | | 132 |
| Warnings Issued | | | | 50 |
| Ordinance Violations | | | | 3 |
| <u>Court Services</u> | | | <u>RECEIVED</u> | <u>SERVED</u> |
| Civil Papers | | | 0 | 0 |
| Subpoenas | | | 0 | 0 |
| Warrants | | | 21 | 99 |
| Accident Reports | | <u>ALL</u> 18 | <u>CRASH</u> 14 | <u>PRIV PROP</u> 4 |

Public Works Department Activity Report

December 2014
Merry Christmas To All

Preventive maintenance on storm water collection system

Patch with 26 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 Put up Christmas Lights

Clean recycle area on Stateline Road

Work at new Bld. HWY. 29

Put up Christmas Decorations

December 2014 Utility Department Reports

Gas Department/Utility Protection December, 2014

| Task Desc | Gas Crew & Utility Protection | Field Customer Service | Department Total |
|--|-------------------------------|------------------------|------------------|
| Locate Underground Utilities | 32 | 0 | 32 |
| Investigate a Reported Gas Leak | 6 | 0 | 6 |
| Report of Gas Leak | 4 | 1 | 5 |
| Install, Renew, Relocate, Reinstate, Abandon Service | 1 | 0 | 1 |
| GRAND TOTAL | 43 | 1 | 44 |

Power & Lights December, 2014

| Task Desc | Electric Crew | Department Total |
|------------------------------|---------------|------------------|
| Change Service | 1 | 1 |
| Repair Street Light | 7 | 7 |
| Repair Security Light | 7 | 7 |
| Power Outage | 8 | 8 |
| Repair Service Line | 3 | 3 |
| Pull Pole | 1 | 1 |
| INSTALL NEW ELECTRIC SERVICE | 1 | 1 |
| GRAND TOTAL | 28 | 28 |

SERVICE TRUCK December, 2014

| Task Desc | Field Customer Service | Department Total |
|------------------------------|------------------------|------------------|
| Turn On Utilities | 5 | 5 |
| Turn Off Utilities | 6 | 6 |
| Read-In / Read-Out Utilities | 13 | 13 |
| GRAND TOTAL | 24 | 24 |

Sewer Department December, 2014

| Task Desc | Sewer Crew | Department Total |
|---------------|------------|------------------|
| Sewer Back Up | 2 | 2 |
| GRAND TOTAL | 2 | 2 |

December 2014 Utility Department Reports

Water Distribution December, 2014

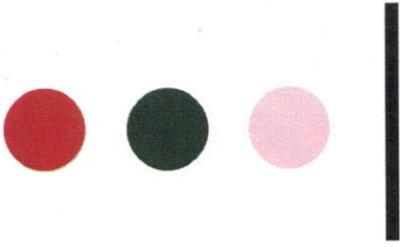
| Task Desc | Water Distribution Crew | Department Total |
|--------------------------|-------------------------|------------------|
| Miscellaneous-Water | 5 | 5 |
| Change Meter | 2 | 2 |
| Repair Leak In Main Line | 1 | 1 |
| CHECK WATER PRESSURE | 1 | 1 |
| Meter Reading Complaint | 8 | 8 |
| NEW WATER SERVICE | 1 | 1 |
| INVESTIGATE WATER LEAK | 5 | 5 |
| GRAND TOTAL | 23 | 23 |

Water Treatment Plant Dec, 2014

28,421,000 Gallons Withdrawn From River (Average 916,806 GPD – 49.06% of Permit)
28,485,000 Gallons Pumped to System (Average 918,870 GPD)

Wastewater Treatment Plant Dec, 2014

32,400,000 Gallons Discharged to River (Average 1,045,161 GPD)



NEW BUSINESS

2015 Election of Mayor Pro-Tem

Motion by _____ second by _____ to elect _____ as
Mayor Pro-Tem

2015 Appointment of City Officers

Motion by _____ second by _____ to appoint _____ as
Municipal Court Judge

Motion by _____ second by _____ to appoint _____ as
City Recorder Pro Tempore

Motion by _____ second by _____ to appoint _____ as
Prosecuting Attorney

Motion by _____ second by _____ to appoint _____ as
Assistant Prosecuting Attorney

Motion by _____ second by _____ to appoint _____ as
City Attorney

Motion by _____ second by _____ to appoint _____ as
Public Defender

2014/Current Officers

Mayor Pro-Tem – Gerald W. Ledbetter

Municipal Court Judge – Wesley Leonard

City Recorder Pro-Tem – Kenneth S. Rearden

Prosecuting Attorney – Julian A. Mack

Assistant Prosecuting Attorney – Jeffery M. Todd

City Attorney – Jeffery M. Todd

Public Defender – Mark Carlton

Resolution

WHEREAS, the Mayor and Council of the City of West Point have reviewed the actual revenues and expenditures at the end of fiscal year 2014 and;

WHEREAS, this body is satisfied that the revenues and expenditures during this period were appropriate and necessary to the operation of the City government.

NOW THEREFORE BE IT RESOLVED; by the Mayor and Council does hereby amend the 2014 City Budget originally adopted to reflect the actual total revenues and expenditures at the end of fiscal year 2014.

Adopted this 12th day of January, 2015.

ATTEST:

Richard McCoy, City Clerk

A. Drew Ferguson IV, Mayor

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

January 5, 2015

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

APPLICANT: **Jayshree A. Patel**

ADDRESS: 6755 Bridge Way, Columbus, GA 31904

LOCATION: 1000 Avenue E, Radhe Shyam 1 LLC dba **Shell Food Mart**

Application Review

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

Remarks: Mrs. Jayshree A Patel currently owns the business and is requesting all licenses be converted into her name. All application forms have been submitted.

Richard McCoy
City Clerk

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

January 5, 2015

Classified Ads Section
Valley Times-News
Lanett, AL

Dear Sir or Madam:

Please run the following small box ad Monday, January 5th, and again on Monday, January 12th. Send affidavit to the City of West Point, P.O. Box 487, West Point, GA 31833.

LEGAL NOTICE

This is to notify the public that Jayshree A. Patel, is applying to the City of West Point for Off-premises malt beverage and wine licenses for Radhe Shyam 1 LLC (convenience store) at 1000 Avenue E. Said application will be heard at the next meeting of the Mayor and Council on Monday, January 12th at 6:00 P.M.

Bill to:

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

Thanks,

Richard McCoy, City Clerk

TROUP COUNTY COMMUNITY IMPROVEMENT DISTRICTS; CREATION.

AN ACT

To provide for the creation of one or more community improvement districts in Troup County; to provide for a short title; to provide for the purposes of said district or districts; to provide for definitions; to provide for a board to administer said district or districts; to provide for the appointment and election of members of said board or boards; to provide for taxes, fees, and assessments; to provide for establishment of the boundaries of said district or districts; to provide for a tax cap; to provide for the alteration of district boundaries and the practices, procedures, and requirements related thereto; to provide for debt of said district or districts; to provide for cooperation with local governments; to provide for powers of said boards; to provide for bonds, notes and other obligations of said district or districts; to provide for authorized contents of agreements and instruments of the board generally, use of proceeds of bonds, notes or other obligations, and subsequent issue of bonds, notes or other obligations; to provide for construction; to provide that no notice, proceeding, publication, or referendum shall be required; to provide for dissolution; to provide the procedures connected with all of the foregoing; to repeal conflicting laws; and for other purposes.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

SECTION 1.

Short title.

This Act shall be referred to as the "Troup County Community Improvement Districts Act."

SECTION 2.

Purpose.

The purpose of this Act shall be to provide for the creation of one or more community improvement districts within Troup County, and such district or districts may be created for the provision of some or all of the following governmental services and facilities as provided and authorized by Article IX, Section VII of the Constitution of the State of Georgia and the resolution activating each district created hereby, or as may be adopted by resolutions of the majority of the electors and the majority of the equity electors voting at a caucus of electors, or hereafter amended or supplemented as provided for by law, including, but not limited to:

- (1) Street and road construction and maintenance, including curbs, sidewalks, street lights, and devices and services to control the flow of traffic on streets and roads or services in connection therewith;
- (2) Parks and recreational areas and facilities and services;
- (3) Storm water and sewage collection and disposal systems;
- (4) Development, storage, treatment, purification, and distribution of water;
- (5) Public transportation, including, but not limited to, services intended to reduce the volume of automobile traffic, to transport two or more persons in conveyances, to improve air quality, and to provide bicycle and pedestrian facilities and the operation of a traffic management association or similar entity and services;
- (6) Terminal and dock facilities and parking facilities and services; and
- (7) Such other services and facilities as may be provided for by general law or as the Georgia Constitution may authorize or provide now or hereafter.

SECTION 3.

Definitions.

As used in this Act, the term:

(1) "Agricultural" means the growing of crops for sale or the raising of animals for sale or use, including the growing of field crops, fruit or nut trees, the raising of livestock or poultry, and the operation of dairies, horse boarding facilities, and riding stables.

(2) "Board" means the administrative body created for the governance of a community improvement district herein authorized.

(3) "Bonds," or "general obligation bonds," means any bonds of a district which are authorized to be issued under the Constitution and laws of Georgia, including refunding bonds but not including notes or other obligations.

(4) "Caucus of electors" means a meeting of electors herein provided. A quorum at such caucus shall consist of those electors present. Notice of a caucus of electors shall be given by publishing notice thereof in the legal organ of the Troup County at least once each week for four weeks prior to such caucus.

(5) "Cost of the project" or "cost of any project" means and includes:

(A) All costs of acquisition (by purchase or otherwise), construction, assembly, installation, modification, renovation, or rehabilitation incurred in connection with any project or any part of any project;

(B) All costs of real property, fixtures, or personal property used in or in connection with or necessary for any project or for any facilities related thereto, including, but not limited to, the cost of all land, estates for years, easements, rights, improvements, water rights, connections for utility services, fees, franchises, permits, approvals, licenses, and certificates; the cost of securing any such franchises, permits, approvals, licenses, or certificates; the cost of preparation of any application therefor; and the cost of all fixtures,

machinery, equipment (including all transportation equipment and rolling stock), furniture, and other property used in or in connection with or necessary for any project;

(C) All financing charges and loan fees and all interest on notes or other obligations of a district which accrue or are paid prior to and during the period of construction of a project and during such additional period as the board may reasonably determine to be necessary to place such project in operation;

(D) All costs of engineering, surveying, architectural, accounting, and legal services and all expenses incurred by engineers, surveyors, architects, accountants, and attorneys in connection with any project;

(E) All expenses for inspection of any project;

(F) All fees of fiscal agents, paying agents, and trustees for bondholders under any trust agreement, indenture of trust, or similar instrument or agreement; all expenses incurred by any such fiscal agents, paying agents, and trustees; and all other costs and expenses incurred relative to the issuances of any bonds, notes, or other obligations for any project;

(G) All expenses of or incidental to determining the feasibility or practicability of any project;

(H) All costs of plans and specifications for any project;

(I) All costs of title insurance and examinations of title with respect to any project;

(J) Repayment of any loans made for the advance payment of any part of the foregoing costs, including interest thereon and any other expenses of such loans;

(K) Administrative expenses of the board and such other expenses as may be necessary for or incidental to any project or the financing thereof or the placing of any project in operation; and

(L) The establishment of a fund or funds for the creation of a debt service reserve, a renewal and replacement reserve, or such other funds or reserves as the board may approve with respect to the financing and operation of any project and as may be authorized by any bond resolution, trust agreement, indenture of trust, or similar

instrument or agreement pursuant to the provisions of which the issuance of any bonds, notes, or other obligations of the district may be authorized.

Any cost, obligation, or expense incurred for any of the foregoing purposes shall be a part of the cost of the project and may be paid or reimbursed as such out of the proceeds of bonds, notes, or other obligations issued by the district.

(6) "District" means the geographical area designated as such by the resolution of the governing body or bodies consenting to the creation of the community improvement district or districts or as thereafter modified by any subsequent resolution of the governing body or bodies within which the district is or is to be located, or a body corporate and politic being a community improvement district created and activated pursuant hereto, as the context requires or permits.

(7) "Elector" means an owner of real property within the given district which is subject to taxes, fees, and assessments levied by the board, as it appears on the most recent ad valorem real property tax return records of Troup County, or one officer or director of a corporate elector, one trustee of a trust which is an elector, one partner of a partnership elector, or one designated representative of an elector whose designation is made in writing. An owner of property that is subject to taxes, fees, or assessments levied by the board shall have one vote for an election based on numerical majority. An owner of multiple parcels has one vote, not one vote per parcel, for an election based on numerical majority. Multiple owners of one parcel have one vote for an election based on numerical majority which must be cast by one representative who is designated in writing.

(8) "Equitably apportioned among the properties subject to such taxes, fees, and assessments according to the need for governmental services and facilities created by the degree of density of development of each such property," with reference to taxes, fees, and assessments levied by the board, means that the burden of the taxes, fees, and assessments shall be apportioned among the properties subject thereto based upon the

values established in the most recent ad valorem tax reassessment of such properties certified by the Troup County Board of Tax Assessors.

(9) "Equity elector" means an elector who casts votes equal to each \$1,000.00 value of all of its owned real property within the given district which is then subject to taxes, fees, and assessments levied by the board.

(10) "Forestry" means the planting and growing of trees for sale in a program which includes reforestation of harvested trees, regular underbrush and undesirable growth clearing, fertilizing, pruning, thinning, cruising, and marking which indicate an active tree farming operation. The term does not include the casual growing of trees on land otherwise idle or held for investment, even though some harvesting of trees may occur thereon.

(11) "Hereby," "herein," "hereunder," and "herewith" mean under this Act.

(12) "Project" means the acquisition, construction, installation, modification, renovation, or rehabilitation of land, interests in land, buildings, structures, facilities, or other improvements, including operation of facilities or other improvements, located or to be located within or otherwise providing service to the district and the acquisition, installation, modification, renovation, rehabilitation, or furnishing of fixtures, machinery, equipment, furniture, or other property of any nature whatsoever used on, in, or in connection with any such land, interest in land, building, structure, facility, or other improvement; the creation, provision, enhancement, or supplementing of public services (such as fire, police, or other services), provided that same do not conflict with or duplicate existing public services; and all for the public purposes set forth in Section 2 of this Act.

(13) "Property owner" or "owner of real property" means any entity or person shown as a taxpayer for one or more parcels of real estate on the most recent ad valorem tax records of Troup County within the district, said record being declared prima-facie proof of ownership.

(14) "Property used nonresidentially" means property or any portion thereof used for neighborhood shopping, planned shopping centers, general commercial, transient lodging facilities, tourist services, office or institutional, office services, light industry, heavy industry, central business district, parking, or other commercial or business use, as well as vacant land zoned or approved for any of the aforementioned uses which do not include residential.

(15) "Residential" means a specific structure, work, or improvement undertaken primarily to provide either single family or multifamily dwelling accommodations for persons and families and such community facilities as may be incidental or appurtenant thereto.

(16) "Taxpayer" means an entity or person paying ad valorem taxes on real property, whether on one or more parcels of property within the district. Multiple owners of one parcel shall constitute one taxpayer and shall designate in writing one person to represent the whole.

(17) "Value" or "assessed value" of property means the values established in the most recent ad valorem tax reassessment of such properties certified by the Troup County Board of Tax Assessors.

SECTION 4.

Creation.

Pursuant to Article IX, Section VII of the Constitution of the State of Georgia, there is created one or more community improvement districts to be located in Troup County, Georgia, which shall be activated upon compliance with the conditions set forth in this section. The conditions for such activation shall be:

- (1) The adoption of a resolution consenting to the creation of each community improvement district by:

- (A) The governing authority of Troup County if the district is located wholly within the unincorporated area of Troup County;
 - (B) The governing authority of the municipality if the district is located wholly within the incorporated area of a municipality; or
 - (C) The governing authorities of Troup County and any municipality in which the district is partially located if it is partially within the unincorporated area of Troup County and partially within the incorporated area of any municipality; and
- (2) The written consent to the creation of the community improvement district by:
- (A) A majority of the owners of real property within the given district which will be subject to taxes, fees, and assessments levied by the board of the given district; and
 - (B) The owners of real property within the given district which constitutes at least 75 percent by value of all real property within the district which will be subject to taxes, fees, and assessments levied by the board. For this purpose, value shall be determined by the most recent approved Troup County ad valorem tax digest.

The written consents provided for in this paragraph shall be submitted to the Troup County Tax Commissioner, who shall certify whether subparagraphs (A) and (B) of this paragraph have been satisfied with respect to such proposed district. The district or districts or respective board or boards created under this Act shall not transact any business or exercise any powers under this Act until the foregoing conditions are met. A copy of such resolutions shall be filed with the Secretary of State and the Georgia Department of Community Affairs, which shall each maintain a record of all districts activated under this Act.

SECTION 5.

Administration, appointment, and election of board members.

(a) Each district created pursuant hereto shall be administered by a board composed of a minimum of seven board members to be appointed and elected as hereinafter provided. One board member shall be appointed by the governing authority of Troup County to Post 6. One board member shall be appointed by the governing authority of each municipality, if any portion of the district lies within the incorporated area of such municipality, to Post 7 and additional Posts if there are multiple municipalities. One board member shall be elected by a numerical majority of the elector votes to serve in Post 1, and four board members shall be elected by a majority of the equity elector votes to serve in Posts 2, 3, 4, and 5. The initial term of office for the members representing Posts 1 and 2 shall be one year. The initial term of office for the members representing Posts 3 and 4 shall be two years, and the initial term of office of the member representing Post 5 shall be three years. Thereafter, all terms of office shall be for three years, except the appointed board members who shall serve at the pleasure of the appointing governing authority.

(b) The initial board members to be elected as provided in paragraph (a) of this section shall be elected in a caucus of electors which shall be held within 60 days after the adoption of the resolutions consenting to the creation of the district, pursuant to the certification of the Troup County Tax Commissioner of the written consents herein provided, at such time and place within the district as the governing authority of Troup County, or the governing authority of the municipality if the district lies wholly within the incorporated area thereof, shall designate after notice thereof shall have been given to said electors by publishing same in the legal organ of Troup County as hereinafter provided. Thereafter, there shall be conducted annually, not later than 60 days following the last day for filing ad valorem real property tax returns in Troup County, a caucus of

electors at such time and place within the district as the board shall designate in such notice for the purpose of electing board members to those board member positions whose terms expire or are vacant. If a vacancy occurs in an elected position on the board, the board shall, within 60 days thereof, call a special election to fill the same to be held within 60 days of the call unless such vacancy occurs within 180 days of the next regularly scheduled election, in which case a special election may, but need not, be called. For any election held hereunder, notice thereof shall be given to said electors by publishing notice thereof in the legal organ of the Troup County at least once each week for four weeks prior to such election.

(c) Elected board members shall be subject to recall by the vote of a caucus of electors, said caucus being called by a petition of either 20 percent of the electors within the district or by a petition of holders of 20 percent of the eligible votes represented by equity electors, provided that the petition shall be from the category of voters who elected the board member to be subjected to a recall election.

(d) Board members, including appointed board members, shall be electors within the district. If a board member ceases to be an elector, such board member's position shall be declared vacant by the board as of the date of the event terminating such status.

(e) Board members shall receive no compensation for their services, but shall be reimbursed for actual expenses reasonably incurred in the performance of their duties.

(f) Board members shall elect one of their number as chairperson and another as vice chairperson. They shall also elect a secretary and a treasurer, or a secretary/treasurer, either of whom may, but need not, be a member of the board or an elector.

(g) Chapter 2 of Title 21 of the O.C.G.A., the "Georgia Election Code," shall not apply to the election of district board members. The district board may adopt such bylaws not inconsistent herewith to provide for any matter concerning such elections.

SECTION 6.

Taxes, fees, and assessments.

(a) The board may levy taxes, fees, and assessments within the district only on real property used nonresidentially, specifically excluding all property exempt from ad valorem taxation under the Constitution or laws of the State of Georgia, all property used for residential, agricultural, or forestry purposes, and all tangible personal property and intangible property. Any tax, fee, or assessment so levied shall not exceed five mills on the assessed value of all such real property. The taxes, fees, and assessments levied by the board shall be equitably apportioned among the properties subject to such taxes, fees, and assessments according to the need for governmental services and facilities created by the degree of density of development of each such property. The proceeds of taxes, fees, and assessments levied by the board shall be used only for the purpose of providing governmental services and facilities which are specially required by the degree of density of development within the district and not for the purpose of providing those governmental services and facilities provided to Troup County or the municipality as a whole. Any tax, fee, or assessment so levied shall be collected by the Troup County Tax Commissioner in the same manner as taxes, fees, and assessments are levied by Troup County. Delinquent taxes shall bear the same interest and penalties as Troup County ad valorem taxes and may be enforced and collected in the same manner. The proceeds of taxes, fees, and assessments so levied, less a fee to cover the costs of collection of 1 percent thereof, but not more than \$25,000.00 in any one calendar year, shall be transmitted as soon as they are acquired by the Troup County Tax Commissioner to the district board, and shall be expended by the board only for the purposes authorized hereby.

(b) The board shall levy the taxes provided for in subsection (a) of this section subsequent to the report of the assessed taxable values for the current calendar year and

notify in writing the collecting governing bodies so they may include the levy on their regular ad valorem tax bills, if possible.

(c) If, but for this provision, a parcel of real property is removed from a district or otherwise would become nontaxable, it shall continue to bear the tax millage levied by the district then extant upon such parcel for bonded indebtedness of the district then outstanding until said indebtedness is paid or refunded.

SECTION 7.

Boundaries of the districts.

(a) The boundaries of the district or districts shall be as designated as such by the governing authority of Troup County and such municipalities within which the district may be partially located if partially within the unincorporated area of Troup County and partially within one or more municipalities, or by the governing authority of a municipality if wholly within the incorporated area thereof, as set forth in the resolutions required in Section 4 of this Act, or as may thereafter be added as hereinafter provided.

(b) The boundaries of the district or districts may be increased after the initial creation of a district pursuant to the following:

(1) Written consent of a majority of the owners of real property within the areas sought to be annexed and which will be subject to taxes, fees, and assessments levied by the board of the district;

(2) Written consent of the owners of real property within the areas sought to be annexed which constitutes at least 75 percent by value of the property which will be subject to taxes, fees, and assessments levied by the board of the district. For this purpose, value shall be determined by the most recent approved county ad valorem tax digest;

(3) The adoption of a resolution consenting to the annexation by the board of the district;
and

(4) The adoption of a resolution consenting to the annexation by the governing authority of Troup County if any portion of the district is or is to be in the unincorporated area of Troup County, and/or the governing authority of such municipalities as may have area within the district before or after the annexation.

(c) The boundaries of the district or districts may also be increased after the initial creation of a district to include property which is not at that time subject to taxes, fees, and assessments levied by the board of the district by:

(1) The adoption of a resolution consenting to the annexation by the board of the district; and

(2) The adoption of a resolution consenting to the annexation by the governing authority of Troup County if any portion of the district is or is to be in the unincorporated area of Troup County, and/or the governing authority of such municipalities as may have area within the district before or after the annexation.

SECTION 8.

Debt.

Except as otherwise provided in this section, the district may incur debt without regard to the requirements of Article IX, Section V of the Constitution of the State of Georgia, or any other provision of law, prohibiting or restricting the borrowing of money or the creation of debt by political subdivisions of the State of Georgia, which debt shall be backed by the full faith, credit, and taxing power of the district but shall not be an obligation of the State of Georgia or any other unit of government of the State of Georgia other than the district.

SECTION 9.

Cooperation with local governments.

The services and facilities provided pursuant hereto will be provided for in a cooperation agreement executed jointly by the board, the governing body of Troup County if any of the district is in the unincorporated area of the county, and any municipalities within which the district is partially located. The provisions of this section shall in no way limit the authority of Troup County or any such municipality to provide services or facilities within the district; and Troup County and such municipalities shall retain full and complete authority and control over any of its facilities located within any district. Said control shall include but not be limited to the modification of, access to, and degree and type of services provided through or by facilities of Troup County or such municipalities. Nothing contained in this section shall be construed to limit or preempt the application of any governmental laws, ordinances, resolutions, or regulations to the district or the services or facilities provided therein.

SECTION 10.

Powers.

(a) The district and the board created pursuant hereto shall have all of the powers necessary or convenient to carry out and effectuate the purposes and provisions hereof, including, without limiting the generality of the foregoing, the power to:

- (1) Bring and defend actions;
- (2) Adopt and amend a corporate seal;
- (3) Make and execute contracts, agreements, and other instruments necessary or convenient to exercise the powers of the board or to further the public purposes for which the district is created including, but not limited to, contracts for construction of projects,

leases of projects, contracts for sale of projects, agreements for loans to finance projects, contracts with respect to the use of projects, and agreements with other jurisdictions or community improvement districts regarding multijurisdictional projects or services or for other cooperative endeavors to further the public purposes of the district;

(4) Acquire by purchase, lease, or otherwise and to hold, lease, and dispose of real and personal property of every kind and character, or any interest therein, in furtherance of the public purposes of the district;

(5) Finance (by loan, private grant, lease, or otherwise), construct, erect, assemble, purchase, acquire, own, repair, remodel, renovate, rehabilitate, modify, maintain, extend, improve, install, sell, equip, expand, add to, operate, or manage projects and to pay the cost of any project from the proceeds of the district or any other funds of the district, or from any contributions or loans by persons, corporations, partnerships (whether limited or general), or other entities, all of which the board is authorized to receive, accept, and use;

(6) Borrow money to further or carry out its public purposes and to execute bonds, notes, other obligations, leases, trust indentures, trust agreements, agreements for the sale of its notes, or other obligations, loan agreements, security agreements, assignments, and such other agreements or instruments as may be necessary or desirable, in the judgment of the board, to evidence and to provide security for such borrowing;

(7) Issue bonds, notes or other obligations of the district and use the proceeds thereof for the purpose of paying all or any part of the cost of any project and otherwise to further or carry out the public purposes of the district and to pay all costs of the board incidental to, or necessary and appropriate to, furthering or carrying out such purposes;

(8) Make application directly or indirectly to any federal, state, county, or municipal government or agency or any other source, whether public or private, for loans, grants, guarantees, or other financial assistance in furtherance of the district's public purposes

and to accept and use the same upon such terms and conditions as are prescribed by such federal, state, county, or municipal government or agency or any other source;

(9) Enter into agreements with the federal government or any agency thereof to use the facilities or services of the federal government or any agency thereof in order to further or carry out the public purposes of the district;

(10) Contract for any period, not exceeding 50 years, with the State of Georgia, state institutions, or any municipal corporation, county, or political subdivision of this state for the use by the district of any facilities or services of the state or any such state institution, municipal corporation, county, or political subdivision of this state, or for the use by any state institution or any municipal corporation, county, or political subdivision of this state of any facilities or services of the district, provided that such contracts shall deal with such activities and transactions as the district and any such political subdivision with which the district contracts are authorized by law to undertake;

(11) Grant, mortgage, convey, assign, or pledge its property, revenues or taxes, or fees or assessments to be received as security for its notes, or other indebtedness and obligations;

(12) Receive and use the proceeds of any tax levied by any county or any municipal corporation to pay the costs of any project or for any other purpose for which the board may use its own funds pursuant hereto;

(13) Receive and administer gifts, private grants, and devises of money and property of any kind and to administer trusts;

(14) Use any real property, personal property, or fixtures or any interest therein or to rent or lease such property to or from others or make contracts with respect to the use thereof or to sell, lease, exchange, transfer, assign, pledge, or otherwise dispose of or grant options for any such property in any manner as it deems to be the best advantage of the district and the public purposes thereof;

(15) Appoint, select, and employ engineers, surveyors, architects, urban or city planners, fiscal agents, attorneys, and others and to fix their compensation and pay their expenses;

(16) Encourage and promote the improvement and economic development of the district and to make, contract for, or otherwise cause to be made long range plans or proposals for the district in cooperation with Troup County and any municipalities within which the district is wholly or partially located;

(17) Invest its funds, whether derived from the issuance of its bonds or otherwise, in such manner as it may deem prudent and appropriate, without further restriction;

(18) Adopt bylaws governing the conduct of business by the board, the election and duties of officers of the board, and other matters which the board determines to deal with in its bylaws;

(19) Exercise any power granted by the laws of this state to public or private corporations which is not in conflict with the public purposes of the district;

(20) Create, provide, enhance, or supplement public services such as fire, police, and other services as may be deemed necessary, provided that said services do not conflict with or duplicate existing Troup County or municipal services;

(21) To reimburse expenses for the creation and approval of a district; and

(22) Do all things necessary or convenient to carry out the powers conferred hereby.

(b) The powers enumerated in subsection (a) of this section are cumulative of and in addition to those powers enumerated herein and elsewhere in this Act, and no such power limits or restricts any other power of the board.

SECTION 11.

Bonds.

(a) Notes or other obligations issued by a district, other than general obligation bonds, shall be paid solely from the property pledged to pay such notes or other obligations. General obligation bonds issued by any district shall constitute a general obligation of the district to the repayment of which the full faith, credit, and taxing power of the district shall be pledged.

(b) All bonds, notes, and other obligations of any district shall be authorized by resolution of its board, adopted by a majority vote of the board members at a regular or special meeting.

(c) Bonds, notes, or other obligations shall bear such date or dates, shall mature at such time or times (not more than 40 years from their respective dates), shall bear interest at such rate or rates (which may be fixed or may fluctuate or otherwise change from time to time), shall be subject to redemption on such terms, and shall contain such other terms, provisions, covenants, assignments, and conditions as the resolution authorizing the issuance of such bonds, notes, or other obligations may permit or provide. The terms, provisions, covenants, assignments, and conditions contained in or provided or permitted by any resolution of the board authorizing the issuance of such bonds, notes, or other obligations shall bind the board members of the district then in office and their successors.

(d) The board shall have power from time to time and whenever it deems it expedient to refund any bonds by the issuance of new bonds, whether or not the bonds to be refunded have matured, and may issue bonds partly to refund bonds then outstanding and partly for any other purpose permitted hereunder. The refunding bonds may be exchanged for the bonds to be refunded, with such cash adjustments as may be agreed upon, or may be sold and the proceeds applied to the purchase or redemption of the bonds to be refunded.

(e) There shall be no limitation upon the interest rates or any maximum interest rate or rates on any bonds, notes, or other obligations of the district; and the usury laws of this state shall not apply to bonds, notes, or other obligations of these districts.

(f) Bonds issued by a district may be in such form, either coupon or fully registered, or both coupon and fully registered, and may be subject to such exchangeability and transferability provisions as the bond resolution authorizing the issuance of such bonds or any indenture or trust agreement may provide.

(g) Bonds shall bear a certificate of validation. The signature of the clerk of the Superior

Court of Troup County may be made on the certificate of validation of such bonds by facsimile or by manual execution, stating the date on which such bonds were validated; and such entry shall be original evidence of the fact of judgment and shall be received as original evidence in any court in this state.

(h) In lieu of specifying the rate or rates of interest which such bonds are to bear, and the principal amount and maturities of such said bonds, the notice to the district attorney or the Attorney General, the notice to the public of the time, place, and date of the validation hearing, and the petition and complaint for validation may state that the bonds when issued will bear interest at a rate not exceeding a maximum per annum rate of interest (which may be fixed or may fluctuate or otherwise change from time to time) and that the principal amount will not exceed and the final maturity date will not be later than as specified in such notices and petition and complaint or may state that, in the event the bonds are to bear different rates of interest for different maturity dates, none of such rates will exceed the maximum rate (which may be fixed or may fluctuate or otherwise change from time to time) so specified; provided, however, that nothing in this section shall be construed as prohibiting or restricting the right of a board to sell such bonds at a discount, even if in doing so the effective interest cost resulting therefrom would exceed the maximum per annum interest rate specified in such notices and in the petition and complaint.

(i) The terms "cost of the project" and "cost of any project" shall have the meaning prescribed herein whenever those terms are referred to in bond resolutions of a board, in bonds, notes, or other obligations of the district, or in notices of proceedings to validate such bonds, notes, or other obligations of a district.

SECTION 12.

Authorized contents of agreements and instruments of the board generally; use of proceeds of sale of bonds, notes, etc.; subsequent issues of bonds, notes, etc.

(a) Subject to the limitations and procedures provided by this section and by the immediately preceding section, the agreements or instruments executed by a board may contain such provisions not inconsistent with law as shall be determined by such board.

(b) The proceeds derived from the sale of all bonds, notes, and other obligations issued by a district shall be held and used for the ultimate purpose of paying, directly or indirectly as permitted herein, all or part of the cost of any project, or for the purpose of refunding any bonds, notes, or other obligations issued in accordance hereunder.

(c) Issuance by a board of one or more series of bonds, notes, or other obligations for one or more purposes shall not preclude it from issuing other bonds, notes, or other obligations in connection with the same project or with any other projects; but the proceeding wherein any subsequent bonds, notes, or other obligations are issued shall recognize and protect any prior loan agreement, security agreement, or other agreement or instrument made for any prior issue of bonds, notes, or other obligations, unless in the resolution authorizing such prior issue the right is expressly reserved to the board to issue subsequent bonds, notes, or other obligations on a parity with such prior issue.

SECTION 13.

Construction; notice, proceeding, publication, referendum.

This Act shall be liberally construed to effect the purposes hereof. No notice, proceeding, or publication except those required hereby shall be necessary to the performance of any act authorized hereby, nor shall any such act be subject to referendum.

SECTION 14.

Applicability of Chapter 5 of Title 10 of the O.C.G.A.,
the "Georgia Uniform Securities Act of 2008."

The offer, sale, or issuance of bonds, notes, or other obligations by the district shall not be subject to regulation under Chapter 5 of Title 10 of the O.C.G.A., the "Georgia Uniform Securities Act of 2008."

SECTION 15.

Dissolution.

(a) A district activated under the provisions of this Act may be dissolved upon the occurrence of the following:

- (1) The adoption of a resolution approving of the dissolution of the community improvement district by the governing authority of Troup County if wholly within the unincorporated area of Troup County, by the governing authority of Troup County and such municipalities within which the district may be located if within the unincorporated area of Troup County and partially within one or more municipalities, or by the governing authority of a municipality if wholly within the incorporated area thereof; and
- (2) The written consent to the dissolution of the community improvement district by:

(A) A majority of the owners of real property within the district subject to taxes, fees, and assessments levied by the board of the district; and

(B) The owners of real property constituting at least 75 percent by value of all real property within the district subject to taxes, fees, and assessments levied by the board. For this purpose, value shall be determined by the most recent approved county ad valorem tax digest.

The written consent provided for in this paragraph shall be submitted to the Troup County Tax Commissioner, who shall certify whether subparagraphs (A) and (B) of this paragraph have been satisfied with respect to the proposed district dissolution.

(b) At such time within each six-year period following the creation of the district as the board determines appropriate, the question shall be put before a caucus of electors whether to dissolve the district. Upon an affirmative vote of a majority of the electors present and voting, who shall represent at least 75 percent of the votes cast on the basis of value, the board shall send a ballot to each owner of property subject to taxes, fees, and assessments levied by the board for a vote on the dissolution. Upon receipt of ballots consenting to the dissolution from a majority of the property owners subject to taxes, fees, and assessments levied by the board, who shall represent at least 75 percent of the assessed value of said properties, as certified by the Troup County Tax Commissioner, the governing authorities of Troup County and any municipality within which the district is located shall dissolve the district.

(c) In the event that successful action is taken pursuant to this section to dissolve the district, the dissolution shall become effective at such time as all debt obligations of the district have been satisfied. Following a successful dissolution action and until the dissolution becomes effective, no new projects may be undertaken, obligations or debts incurred, or property acquired.

(d) Upon a successful dissolution action, the board shall serve until December 31 of that year for the purpose of concluding any ongoing matters and projects, but if such cannot

be concluded by December 31, the governing authority of Troup County, or if the district is located entirely within a municipality, the municipality, shall assume the duties, obligations, and authority of the board. The board, and after December 31 the governing authority which has assumed the duties as set forth above, may continue to levy taxes within the limitation set forth in Section 6 until all debt obligations of the district have been satisfied.

(e) Upon a successful dissolution action, all noncash assets of the district other than public facilities or land or easements to be used for such public facilities, as described in Section 2 of this Act, shall be reduced to cash and, along with all other cash on hand, shall be applied to the repayment of any debt obligation of the district. Any cash remaining after all outstanding obligations are satisfied shall be refunded to each property owner in direct proportion to the total amount in taxes, fees, or assessments paid by the property owner relative to the total revenues paid by all properties in the district in the most recent tax year.

(f) When dissolution becomes effective, the governing authority of Troup County for public facilities located within the unincorporated area, or the municipality within which they are located, shall take title to all public facilities, and land or easements to be used for such public facilities, previously in the ownership of the district, and all taxes, fees, and assessments of the district shall cease to be levied and collected.

(g) A district may be reactivated in the same manner as an original activation.

SECTION 16.

Severability.

In the event any section, subsection, sentence, clause, or phrase of this Act shall be declared or adjudged invalid or unconstitutional, such adjudication shall in no manner affect the other sections, subsections, sentences, clauses, or phrases of this Act, which

shall remain of full force and effect as if the section, subsection, sentence, clause, or phrase so declared or adjudged invalid or unconstitutional were not originally a part hereof. The General Assembly declares that it would have passed the remaining parts of this Act if it had known that such part or parts hereof would be declared or adjudged invalid or unconstitutional.

SECTION 17.

Effective date.

This Act shall become effective upon its approval by the Governor or upon its becoming law without such approval.

SECTION 18.

Repealer.

All laws and parts of laws in conflict with this Act are repealed.

**A RESOLUTION ESTABLISHING
QUALIFYING FEES FOR 2015 MUNICIPAL ELECTION**

WHEREAS, O.C.G.A. Sec. 21-2-131 requires that qualifying fees for party and public offices be fixed and published; and

WHEREAS, O.C.G.A. Sec. 21-2-131 requires that the governing body of a municipality fix and publish qualifying fees for each of its offices not later than February 1 of the year the general election is to be held; and

WHEREAS, O.C.G.A. Sec. 21-2-131 states the qualifying fee for each office to be filled in the upcoming election shall be three (3) percent of the total gross salary of the office paid in the preceeding calendar year;

NOW THEREFORE, BE IT HEREBY RESOLVED that the Mayor and City Council of the City of West Point, Georgia, do hereby fix the qualifying fee for the office of Mayor at one hundred fifty three dollars (\$153.00) and the qualifying fee for the office of Councilmember at ninety dollars (\$90.00) and do hereby publish the same.

Adopted this 12th day of January, 2015.

A. Drew Ferguson IV, MAYOR

RICHARD MCCOY, CITY CLERK



INFORMATION





4B Eves Drive, Suite 200
P.O. Box 961
Marlton, NJ 08053-3112

t 1.800.444.4554 Opt. 2
f 1.800.777.3929

December 22, 2014

Mr. Drew Ferguson, Mayor
West Point FD
P.O. Box 487
West Point, Georgia, 31833

RE: West Point Fd, Harris, Troup Counties, Georgia
Public Protection Classification: West Point Fd, Harris(03/3X) & Troup(03/3X)
Effective Date: April 01, 2015

Dear Mr. Drew Ferguson,

We wish to thank you Mr. Sammy Inman and Mr. Milton Smith for your cooperation during our recent Public Protection Classification (PPC) survey. ISO has completed its analysis of the structural fire suppression delivery system provided in your community. The resulting classification is indicated above.

Enclosed is a summary of the ISO analysis of your fire suppression services. If you would like to know more about your community's PPC classification, or if you would like to learn about the potential effect of proposed changes to your fire suppression delivery system, please call us at the phone number listed below.

ISO's Public Protection Classification Program (PPC) plays an important role in the underwriting process at insurance companies. In fact, most U.S. insurers – including the largest ones – use PPC information as part of their decision-making when deciding what business to write, coverage's to offer or prices to charge for personal or commercial property insurance.

Each insurance company independently determines the premiums it charges its policyholders. The way an insurer uses ISO's information on public fire protection may depend on several things – the company's fire-loss experience, ratemaking methodology, underwriting guidelines, and its marketing strategy.

Through ongoing research and loss experience analysis, we identified additional differentiation in fire loss experience within our PPC program, which resulted in the revised classifications. We based the differing fire loss experience on the fire suppression capabilities of each community. The new classifications will improve the predictive value for insurers while benefiting both commercial and residential property owners. We've published the new classifications as "X" and "Y" – formerly the "9" and "8B" portion of the split classification, respectively. For example:

- A community currently graded as a split 6/9 classification will now be a split 6/6X classification; with the "6X" denoting what was formerly classified as "9."
- Similarly, a community currently graded as a split 6/8B classification will now be a split 6/6Y classification, the "6Y" denoting what was formerly classified as "8B."
- Communities graded with single "9" or "8B" classifications will remain intact.

PPC is important to communities and fire departments as well. Communities whose PPC improves may get lower insurance prices. PPC also provides fire departments with a valuable benchmark, and is used by many departments as a valuable tool when planning, budgeting and justifying fire protection improvements.

ISO appreciates the high level of cooperation extended by local officials during the entire PPC survey process. The community protection baseline information gathered by ISO is an essential foundation upon which determination of the relative level of fire protection is made using the Fire Suppression Rating Schedule.

The classification is a direct result of the information gathered, and is dependent on the resource levels devoted to fire protection in existence at the time of survey. Material changes in those resources that occur after the survey is completed may affect the classification. Although ISO maintains a pro-active process to keep baseline information as current as possible, in the event of changes or questions, please call customer service at 1-800-444-4554, option 2 to expedite the update activity.

ISO is the leading supplier of data and analytics for the property/casualty insurance industry. Most insurers use PPC classifications for underwriting and calculating premiums for residential, commercial and industrial properties. The PPC program is not intended to analyze all aspects of a comprehensive structural fire suppression delivery system program. It is not for purposes of determining compliance with any state or local law, nor is it for making loss prevention or life safety recommendations.

If you have any questions about your classification, please let us know.

Sincerely,

Dominic Santanna

Dominic Santanna

Manager - National Processing Center

Encl.

cc: Mr. Sammy Inman, Water Superintendent, West Point Water Department
Mr. Milton Smith, Chief, West Point FD
Ms. Barbara Hightower, Communications Supervisor, West Point Police Department

West Point Development Authority

Agenda

January 5, 2015

- 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, February 2, 2015**

WEST POINT DEVELOPMENT AUTHORITY
December 1, 2014

Members Present: Josh Moon, Lionel Johnson, Griggs Zachry, DeeDee Williams. Wicky Gladden was absent Also present was Executive Director David Lyons, Attorney Larry Nix and Joe Hill.

Bill Murphy and group with the Columbus Chamber of Commerce/Valley Partnership were present to share the 2014 State of Economic Development Report with the WPDA Board.

Meeting was called to order by Josh Moon.

Motion was made by Lionel Johnson and seconded by Griggs Zachry to approve the minutes of the November 3, 2014 meeting. Motion was made by Lionel Johnson and seconded by Griggs Zachry to approve the November 7, 2014 special meeting minutes. Vote to approve was unanimous by all members present.

Motion was made by Griggs Zachry and seconded by DeeDee Williams to approve the financial reports for November, 2014. Vote to approve was unanimous by all members present.

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

On motion made by Lionel Johnson and seconded by Josh Moon, the board approved the 2015 budget as presented. Vote to approve was unanimous by all members present.

David Lyons informed the board members via email that he has accepted a job in Ozark, AL and his last day with the WPDA would be Friday, December 5, 2014.

It was discussed that the meeting dates for 2015 would remain as they have been in the past. The Board will meet on the 1st Monday of each month at 12:00 noon at the WPDA office with the exception of September. That meeting will be held on Tuesday, September 8th, because of the Labor Day Holiday.

There being no further business, the meeting was adjourned.

J. Griggs Zachry, III
Secretary

Current Account Balances - As of 12/31/2014

As of 12/31/2014

| Account | 12/31/2014 Balance |
|--------------------------------|-----------------------|
| Bank Accounts | |
| CB&T Certificate of Deposit | 250,000.00 |
| Farmers & Merchants Bank - MMA | 250,987.70 |
| Operating Account | 14,872.73 |
| TOTAL Bank Accounts | 515,860.43 |
| OVERALL TOTAL | 515,860.43 |

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

12/19/2014

| Category | 12/1/2014 Actual | Budget | 12/31/2014 Difference |
|-----------------------------------|---------------------|-------------------|--------------------------|
| OUTFLOWS | | | |
| 'Education | 0.00 | 166.66 | 166.66 |
| Cell Phone | 60.11 | 58.33 | -1.78 |
| Community Development | 1,023.80 | 1,166.66 | 142.86 |
| Computer and Website Maintenance | 180.00 | 175.00 | -5.00 |
| 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 | 289.80 | 333.33 | 43.53 |
| Marketing | 0.00 | 833.33 | 833.33 |
| Miscellaneous | 0.00 | 258.33 | 258.33 |
| Office Expenses | 1,140.07 | 250.00 | -890.07 |
| Postage | 0.00 | 16.66 | 16.66 |
| Professional Dues & Subscriptions | 11.95 | 416.66 | 404.71 |
| Project Development | 525.00 | 1,666.66 | 1,141.66 |
| Travel | 246.00 | 583.33 | 337.33 |
| TOTAL OUTFLOWS | 8,394.89 | 11,666.61 | 3,271.72 |
| OVERALL TOTAL | -8,394.89 | -11,666.61 | 3,271.72 |

| Category | 1/1/2014 Actual | Budget | 12/31/2014 Difference |
|-----------------------------------|--------------------|--------------------|--------------------------|
| EXPENSES | | | |
| Education | 125.00 | 2,000.00 | 1,875.00 |
| Cell Phone | 721.69 | 700.00 | -21.69 |
| Community Development | 8,099.59 | 14,000.33 | 5,900.74 |
| Computer and Website Maintenance | 2,205.00 | 2,100.00 | -105.00 |
| Contract Labor | 53,837.13 | 59,000.33 | 5,163.20 |
| FICA | 2,740.63 | 3,000.00 | 259.37 |
| Health Insurance | 2,128.28 | 3,000.00 | 871.72 |
| Insurance | 3,687.00 | 3,900.00 | 213.00 |
| Legal & Closing | 6,472.20 | 4,000.00 | -2,472.20 |
| Marketing | 0.00 | 10,000.00 | 10,000.00 |
| Miscellaneous | 0.00 | 3,100.00 | 3,100.00 |
| Office Expenses | 9,217.93 | 3,000.00 | -6,217.93 |
| Postage | 168.20 | 200.00 | 31.80 |
| Professional Dues & Subscriptions | 3,710.90 | 5,000.00 | 1,289.10 |
| Project Development | 3,748.17 | 20,000.00 | 16,251.83 |
| Travel | 2,943.53 | 7,000.00 | 4,056.47 |
| TOTAL EXPENSES | 99,805.25 | 140,000.66 | 40,195.41 |
| OVERALL TOTAL | -99,805.25 | -140,000.66 | 40,195.41 |

Register Report - Dec 2014

12/1/2014 through 12/31/2014

12/19/2014

| Date | Num | Description | Memo | Category | Amount |
|-----------------|------|--|-------------------------------------|---------------------------------|-----------|
| EXPENSES | | | | | |
| 12/15/2014 | 1884 | S Greater Columbus Georgia Chamber ... | | Cell Phone | -8,394.89 |
| 12/1/2014 | 1877 | S Cardmember Service | Hooters of Columbus | Community Development | -60.11 |
| | | | Cheddar's | Community Development | -60.11 |
| | | | County's North | Community Development | -1,023.80 |
| | | | Waffle House | Community Development | -75.22 |
| | | | Taco Mac | Community Development | -45.94 |
| | | | Johnny's | Community Development | -39.19 |
| | | | ChickFILA | Community Development | -19.70 |
| | | | County's North | Community Development | -73.33 |
| | | | Zaxby's | Community Development | -64.04 |
| | | | Jin Express | Community Development | -6.53 |
| | | | LaGrange-Troup Chamber Of Comme... | Community Development | -72.10 |
| | | | Yvonne Reed | Community Development | -47.78 |
| | | | Yvonne Reed | Community Development | -47.85 |
| | | | West Point Industries | Community Development | -17.00 |
| | | | West Point Industries | Community Development | -175.00 |
| | | | Yvonne Reed | Community Development | -500.00 |
| | | | Monthly - Computer & Website Mai... | Community Development | -15.12 |
| | | | Additional Due for Invoice #C/V7050 | Community Development | -180.00 |
| | | | Monthly - Salary | Computer and Website Mainten... | -175.00 |
| | | | Monthly - Salary | Computer and Website Mainten... | -5.00 |
| | | | Contract Labor | Contract Labor | -4,508.91 |
| | | | Contract Labor | Contract Labor | -1,000.00 |
| | | | FICA | FICA | -3,508.91 |
| | | | FICA | FICA | -230.77 |
| | | | Health Insurance | Health Insurance | -230.77 |
| | | | Health Insurance | Health Insurance | -178.48 |
| | | | Legal & Closing | Legal & Closing | -178.48 |
| | | | Legal & Closing | Legal & Closing | -289.80 |
| | | | Monthly Retainer | Legal & Closing | -250.00 |
| | | | Acct #258055-07 | Legal & Closing | -39.80 |
| | | | Monthly - Copy Machine | Office Expenses | -1,140.07 |
| | | | Monthly Rent Expense | Office Expenses | -144.45 |
| | | | Walmart | Office Expenses | -750.00 |
| | | | Dello | Office Expenses | -30.14 |
| | | | Invoice #01CZ8001 | Office Expenses | -70.00 |
| | | | 1656098 | Office Expenses | -19.02 |
| | | | | Office Expenses | -126.46 |

Register Report - Dec 2014
12/1/2014 through 12/31/2014

12/19/2014

| Date | Num | Description | Memo | Category | Amount |
|--|------|--|----------------------|-----------------------------------|------------------|
| Professional Dues & Subscriptions | | | | | |
| 12/1/2014 | 1877 | S Cardmember Service | GSCCCA | Professional Dues & Subscripti... | -11.95 |
| Project Development | | | | | |
| 12/15/2014 | 1886 | Morrow & Nix | Project Dog expenses | Project Development | -525.00 |
| Travel | | | | | |
| 12/1/2014 | 1877 | S Cardmember Service | Lanier Parking | Travel | -246.00 |
| 12/15/2014 | 1884 | S Greater Columbus Georgia Chamber ... | | Travel | -6.00 |
| | | | | OVERALL TOTAL | -8,394.89 |