



Welcome Home

**May Monthly Reports
June 2014**

AGENDA
WORK SESSION

THURSDAY, JUNE 5TH
WORK SESSION @ 8:15 AM

MEETING CALLED TO ORDER

PUBLIC HEARING (IF NEEDED OR REQUIRED)

- Rezoning Request at The Summit at Harris Creek

AGENDA REVIEWED IN ITS ENTIRELY BEFORE DISCUSSION

PUBLIC COMMENT ON AGENDA ITEMS (FORM REQUIRED)

NEW BUSINESS

- Police Chief Oath of Office
- Board & Committee Appointment
- Resolution for CHIP Policy & Procedures
- Forward Fund Reimbursement Procedure
- Forward Fund Request Hwy 18 & O.G. Skinner Drive
- Rezoning Request at The Summit at Harris Creek
- City Facilities Relocation / Downtown River Park Development
- MEAG Plant Vogtle Agreement & Resolution
- Solid Waste Agreement
- TPL Agreement

CONSIDER ITEMS FOR BUSINESS MEETING (Create Business Meeting Agenda)

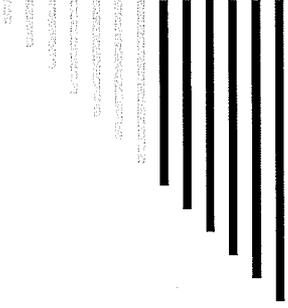
MAYOR & COUNCIL COMMENTS

ADJOURNED

Next Meeting:

Council Meeting – Monday, June 9th @ 6:00 PM

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MINUTES





The regular meeting of the Mayor and Council was held in the Conference room of West Point Technology Building 1122 O.G. Skinner Drive May 12, 2014 at 6:00 P.M. with Mayor A. Drew Ferguson IV presiding.

Members Present:

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

Members Absent:

Boy Scout, Nathan Clark led the Pledge of Allegiance

Mayor Ferguson called Minister Pat Beatty, LTM Movement Ministries for opening prayer.

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

MINUTES

Mayor Ferguson asked for a motion to approve the minutes from the April 14, 2014 regular meeting. Councilmember Gloria Marshall made said motion and was seconded by Councilmember Steven M. Tramell; the minutes were **approved unanimously without change.**

FINANCIAL REPORT

Councilmember Gerald W. Ledbetter presented the April financial report with the May 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 added Jim Wood to the agenda and asked for a motion to approve the amended agenda. Councilmember Gerald W. Ledbetter made said motion and Councilmember Sandra Thornton seconded the motion; **passed unanimously.**

Jim Wood

Mr. Jim Wood stated he was a candidate for the Troup County Commission. He thanked the Mayor and Council for allowing him to come before them and asked for their support. Mayor Ferguson thanked Mr. Wood for his statements.

PROCLAMATIONS & RESOLUTIONS

- **Rebecca Cotney Proclamation**

Mayor Ferguson read a proclamation and presented it to Rebecca Cotney thanking her for her many years of service to the Hawkes Library. Rebecca Cotney retired on April 30, 2014 with over 21 years of service.

E. Drexel Meadors representing the West Point Library Association presented a resolution to Rebecca Cotney thanking her for service as Librarian for the Hawkes Library.

BOND ORDINANCE

Mr. Jon Pannell gave an overview of the water and sewer proposed bonds to refinance the GEFA loans. Mayor Ferguson asked for a motion to approve an ordinance to issue the Series 2014 Bonds in the principal amount of approximately \$7,850,000 for the purposes of payment in full of Georgia Environmental Finance Authority Loans. Councilmember Benjamin F. Wilcox made said motion and seconded by Councilmember Gerald W. Ledbetter; **passed unanimously.**

BOARD AND COMMITTEE APPOINTMENTS

Councilmember Steven M. Tramell made a motion three members to the West Point Board of Adjustments, Donald Cleveland to a three year term, Phillip McClellan to a two year term and Tammy Ledbetter to a one year term. The motion was seconded by Councilmember Gloria R. Marshall; **passed unanimously. Councilmember Gerald R. Ledbetter abstained.**

Council Member Gerald R. Ledbetter made a motion to appoint four members to the Hawkes Library Board, E. Drexel Meadors, Frances Reeves, Monica Barber, and Elizabeth Lester. The motion was seconded by Councilmember Benjamin F. Wilcox; **passed unanimously.**

ALCOHOL LICENSE

Councilmember Sandra Thornton made a motion to approve an on premise malt beverage and wine license application for Pizza Villa, 772 3rd Avenue. The motion was seconded by Councilmember Steven M. Tramell; **passed unanimously.**

Councilmember Sandra Thornton made a motion to approve an off premise malt beverage and wine license application for West Point Corner Store LLC, 607 4th Avenue. The motion was seconded by Councilmember Benjamin F. Wilcox; **passed unanimously**.

CHURCH APPLICATION APPROVAL LTM MOVEMENT MINISTRIES

Councilmember Gloria R. Marshall made a motion to approve LTM Movement Ministries request to locate a Church at 804 3rd Avenue. The motion was seconded by Councilmember Joseph R. Downs III; **passed unanimously**.

ZONING ORDINANCE AMENDMENTS RESIDENTIAL RECREATION FACILITIES REQUIREMENTS

Councilmember Joseph R. Downs made a motion to amend the city's zoning requirement to institute a staging or construction timetable for developer performance of recreational amenities to fix an effective date and for other purposes. Councilmember Gloria R. Marshall seconded the motion; **passed unanimously**.

ANTE LITEM NOTICE

Councilmember Sandra Thornton made a motion to deny a request for payment of \$1 million dollars filed by the Wright Legal Group representing Mr. Calvin Williams. Councilmember Gerald seconded the motion; **passed unanimously**.

MARSEILLES CEMETERY RULES AND REGULATIONS

Councilmember Gerald W. Ledbetter made a motion to amend the city's rules and regulations in Marseilles Cemetery that will allow markers to be made of bronze, granite and other suitable material approve by the city. Councilmember Sandra Thornton seconded the motion; **passed unanimously**.

AGREEMENT FOR WATER AND SEWER SERVICES

Councilmember Gloria R. Marshall made a motion to approve an agreement with the City of LaGrange to provide water and sewer services to newly annexed portions of the City of LaGrange. Councilmember Benjamin F. Wilcox seconded the motion; **passed unanimously**.

GAS PORTFOLIO IV

Councilmember Steven M. Tramell made a motion to enter into a supplemental contract with the Municipal Gas Authority for the long-term financing of gas supplies through the issuance of municipal debt. Councilmember Sandra Thornton seconded the motion; **passed unanimously**.

INTERGOVERNMENTAL AGREEMENT DEPOT PARKING LOT

Councilmember Benjamin F. Wilcox made a motion to enter into an intergovernmental agreement between the City of West Point and the Downtown West Point Development Authority for the purpose of acquiring the Depot Parking Lot property from the West Point Visitors Center and Depot Board. Councilmember Steven M. Tramell seconded the motion; **passed unanimously.**

DONATION AGREEMENT FOR TPL PARK LAND

Councilmember Joseph R. Downs III made a motion to enter into a land donation agreement with the Trust For Public Land for acquisition for certain tracts of property along the Chattahoochee River to provide for passive park space and permanently protect the land from development. Councilmember Gloria R. Marshall seconded the motion; **passed unanimously.**

NEW POLICE CHIEF

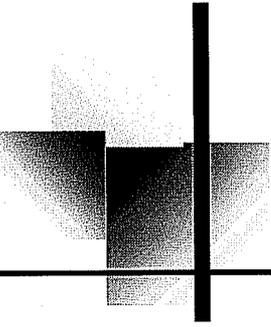
Councilmember Sandra Thornton made a motion to appoint Tony Bailey as the West Point Police Chief effective June 2, 2014. Mr. Bailey has served in public safety for the past 20 years, serving the past six as a part of the command staff for the Acworth Police Department. He is an honor graduate from Mountain State University and holds a Master of Science degree in Strategic Leadership and Bachelor of Science degree in Administration of Criminal Justice. He is also a graduate of the FBI-National Academy, session 242, Chiefs Executive Training through the Georgia Association of Chiefs of Police, and the Professional Management Program through the Georgia Law Enforcement Command College at Columbus State University. Councilmember Joseph R. Downs III seconded the motion; **passed unanimously.**

ADJOURN

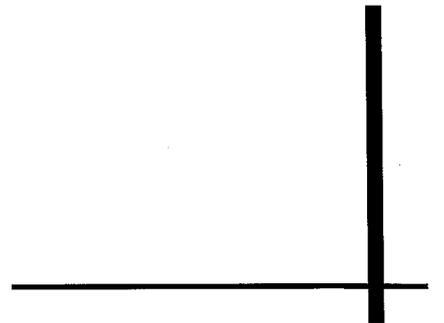
There being no further business, the meeting was adjourned.

Richard McCoy
City Clerk

A. Drew Ferguson IV
Mayor



FINANCIAL REPORT



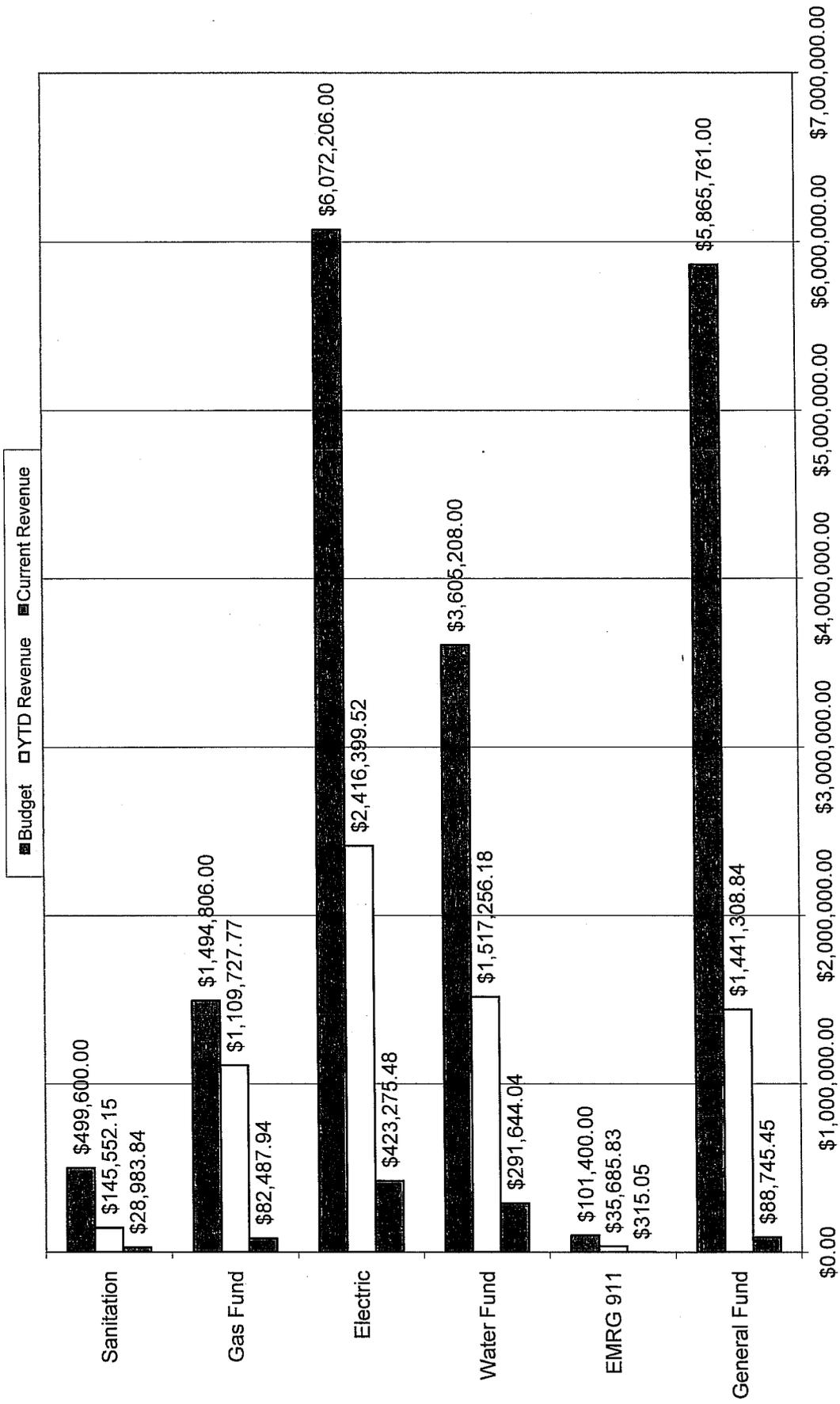


City of West Point Financial Report May, 2014

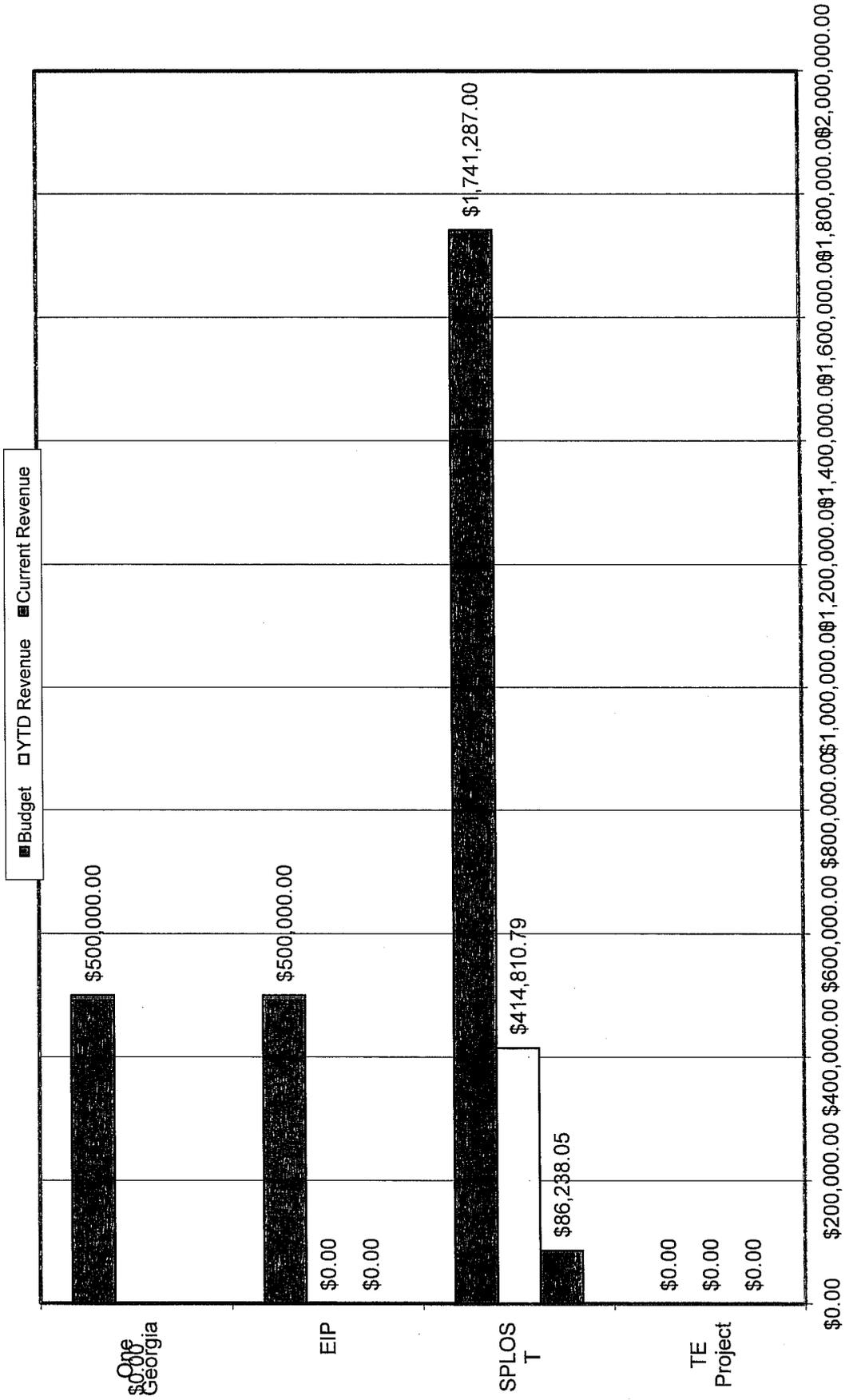
REVENUES

Current Revenue	General Fund	EMRG 911	Water Fund
YTD Revenue	\$88,745.45	\$315.05	\$291,644.04
Budget	\$1,441,308.84	\$35,685.83	\$1,517,256.18
Percentage Budget	\$5,865,761.00	\$101,400.00	\$3,605,208.00
	24.57%	35.19%	42.09%
Current Revenue	Electric Fund	Gas Fund	Sanitation
YTD Revenue	\$423,275.48	\$82,487.94	\$28,983.84
Budget	\$2,416,399.52	\$1,109,727.77	\$145,552.15
Percentage Budget	\$6,072,206.00	\$1,494,806.00	\$499,600.00
	39.79%	74.24%	29.13%
Current Revenue	TE Project	EIP	SPLOST
YTD Revenue	\$0.00	\$0.00	\$86,238.05
Budget	\$0.00	\$0.00	\$414,810.79
Percentage Budget	\$500,000.00	\$500,000.00	\$1,741,287.00
	0.00%	0.00%	23.82%
Total All Departments	Total All Departments	Total YTD Revenue	Total All Departments
Current Revenues	\$1,001,689.85	\$7,080,741.08	\$7,080,741.08
Current Expense	\$1,503,645.39	Total YTD Expenses	\$7,568,958.38
over/under	(\$501,955.54)	over/under	(\$488,217.30)
YTD Revenue	\$7,080,741.08	YTD Revenue	
Budget	\$20,380,268.00	Budget	
Percentage	34.74%	Percentage	

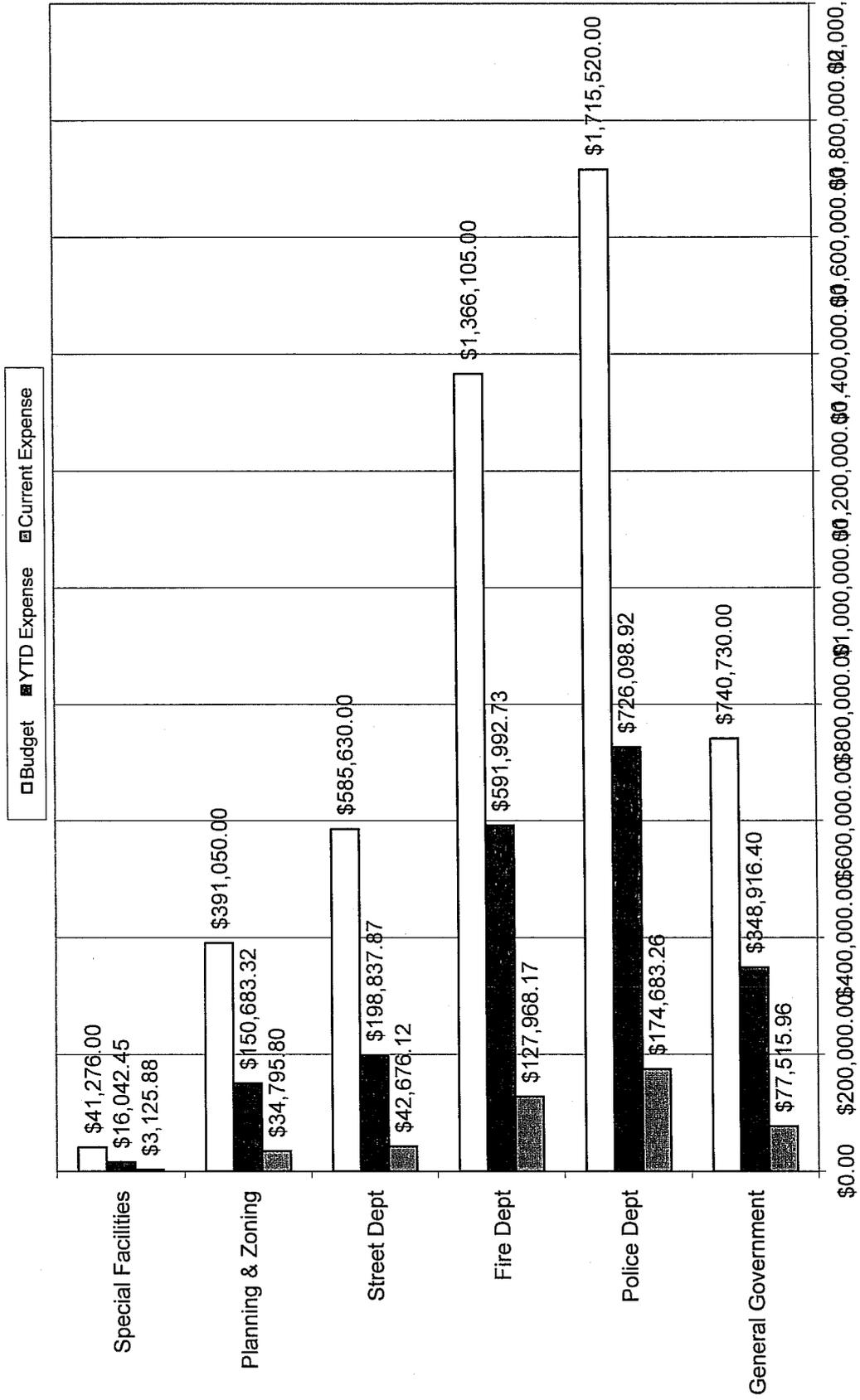
Budget Revenue Comparison May, 2014



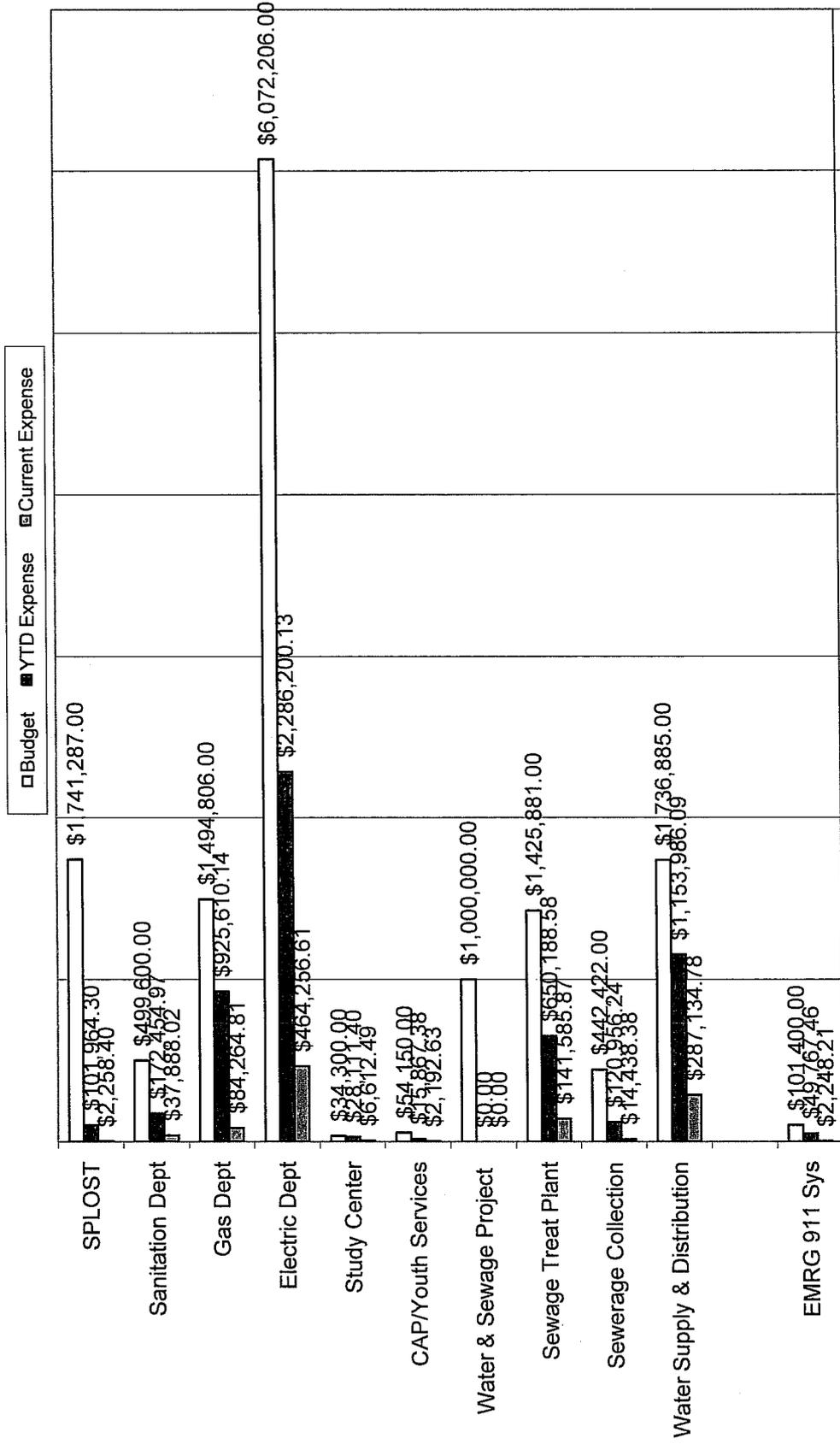
Budget Revenue Comparison May, 2014



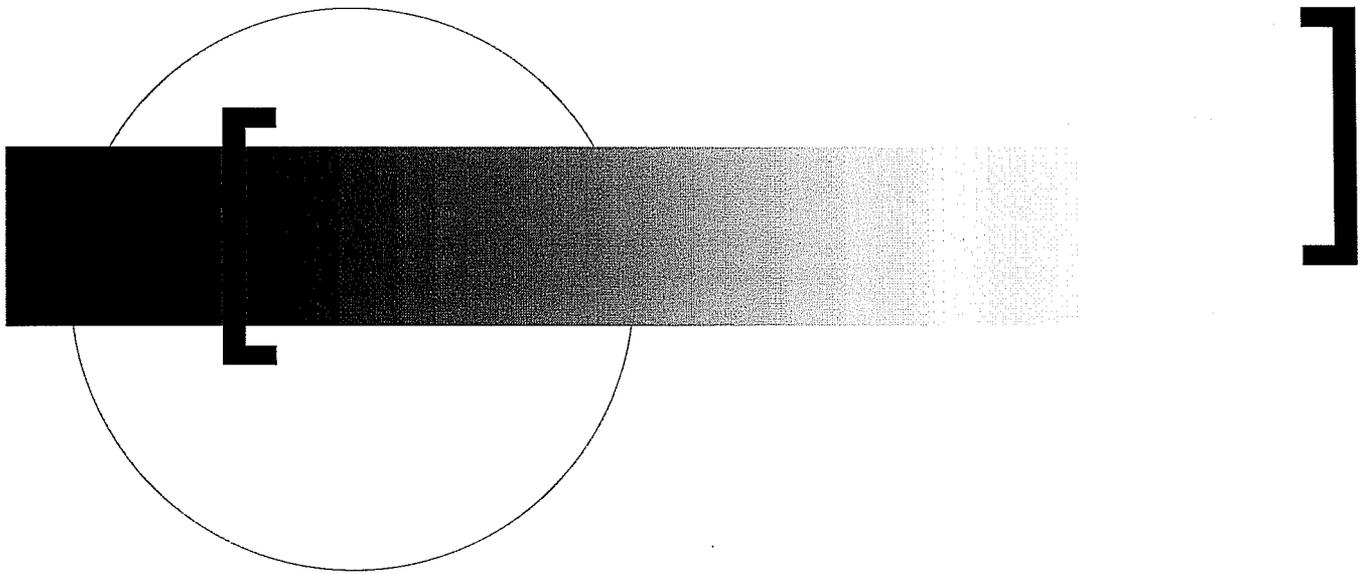
Budget Expense Comparison May, 2014



Budget Expense Comparison May, 2014



\$0.00 \$1,000,000.00 \$2,000,000.00 \$3,000,000.00 \$4,000,000.00 \$5,000,000.00 \$6,000,000.00 \$7,000,000.00



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

May 2014

FIRE RESPONSES

Structure / Residential	10
Structure / Business	1
Vehicle	1
Ground Cover, Trash	0
Hazardous Materials	2
Rescue, M.V.A.	5
False Alarms	4
Mutual Aid Responses	0
Other Responses	2
Total Fire Responses	25

EMERGENCY MEDICAL SERVICE RESPONSES

FACILITY	TRIPS
Lanier Memorial	36
West Ga. Medical	21
East Al. Medical	0
Columbus Medical Center	0
Landing Zone	0
Non-Transport	17
Total E.M.S. Responses	74



Community Development
 May 1 – 31, 2014

Permits Issued – 16
 Elec. Water, Gas 9
 Building 7

Inspections - 52
 Industrial 18
 New Commercial 3
 Remodel Comm. 5
 New Residential 2
 Remodel Res. 22
 Soil & Erosion 2

Certificate of Occupancy- 9

Code Enforcement - 47

Burn Removal 1	Grass & Weeds 4
Illegal Dumping 3	Signs 6
No Utilities 2	Vehicles 4
Property Maint. 5	Other 18
Warnings/Citations 4	

Animal Control- 83

Meet in Person 18	
Deliver/Set Traps 38	Transports to Animal Shelter- Dogs- 3 Cats- 12 (trapped)
Other 12	

Hearings - 0
 No Shows 0

Public Notices- 0

Structures Demolished- 1

INCIDENT REPORT STATS
Reports from 5/1/2014 to 5/31/2014

WEST POINT PD

OFFENSE GROUP (UCR) OFFENSE	Offenses Reported	Unfounded	Actual Offenses	Total Cleared	# Involving Juveniles	Stolen Property Total	Recovered Property Total
ASSAULT/BATTERY	19	1	18	5	0		
AGGRAVATED ASSAULT/BATTERY - GUN	1	0	1	0	0		
AGGRAVATED ASSAULT/BATTERY - OTHER WEAPON	4	0	4	1	0		
ASSAULT/BATTERY OFFENSE FREE TEXT	7	0	7	3	0		
SIMPLE ASSAULT/BATTERY	7	1	6	1	0		
BURGLARY	11	0	11	7	0	2,606.00	390.00
BURGLARY - FORCED ENTRY - RESIDENCE	7	0	7	7	0	1,390.00	390.00
BURGLARY - NO FORCED ENTRY - RESIDENCE	3	0	3	0	0	866.00	
BURGLARY OFFENSE FREE TEXT	1	0	1	0	0	350.00	
DAMAGE TO PROPERTY	3	0	3	0	0		
DAMAGE TO PROPERTY - PRIVATE	3	0	3	0	0		
FAMILY	4	0	4	1	0		
CHILD NEGLECT	1	0	1	0	0		
CONTRIBUTING TO THE DELINQUENCY OF A MINOR	1	0	1	0	0		
FAMILY OFFENSE FREE TEXT	2	0	2	1	0		
FRAUD	4	0	4	2	0	231.00	
FRAUD - IMPERSONATION	1	0	1	1	0		
FRAUDULENT ACTIVITY OFFENSE FREE	3	0	3	1	0	231.00	
INVASION OF PRIVACY	18	0	18	4	0		
CRIMINAL TRESPASS	18	0	18	4	0		
LARCENY/THEFT	18	0	18	7	4	1,178.00	145.00
LARCENY - BICYCLE	1	0	1	0	0	58.00	
LARCENY OFFENSE FREE TEXT	10	0	10	2	0	957.00	32.00
SHOPLIFTING	7	0	7	5	4	163.00	113.00
MISCELLANEOUS	26	0	26	14	1	100.00	
MISCELLANEOUS OFFENSES	26	0	26	14	1	100.00	
OBSTRUCTING JUDICIARY	2	0	2	2	0		
PROBATION VIOLATION	2	0	2	2	0		
PUBLIC PEACE	2	0	2	1	0		
HARASSING COMMUNICATION	1	0	1	0	0		
PUBLIC PEACE OFFENSE FREE TEXT	1	0	1	1	0		
ROBBERY	1	0	1	1	2	75.00	
ROBBERY OFFENSE FREE TEXT	1	0	1	1	2	75.00	
SEX OFFENSE NOT ASLT	1	0	1	1	1		
CHILD MOLESTATION	1	0	1	1	1		
SEXUAL OFFENSES	1	0	1	1	1		
RAPE - STRONGARM	1	0	1	1	1		
STOLEN PROPERTY	1	0	1	0	0	475.00	475.00
STOLEN PROPERTY OFFENSE FREE TEXT	1	0	1	0	0	475.00	475.00
STOLEN VEHICLE	2	0	2	0	0	8,000.00	5,000.00
THEFT OF AUTOMOBILE	2	0	2	0	0	8,000.00	5,000.00
WEAPONS	3	0	3	0	0		
FIRING A WEAPON	3	0	3	0	0		
REPORT TOTALS	116	1	115	46	9	12,665.00	6,010.00

OFFICER ACTIVITY REPORT
Activity from 5/1/2014 to 5/31/2014

WEST POINT PD
REPORT RUN ON: 6/2/2014 3:37:20 PM

OFFICER NAME _____
ALL OFFICERS

ACTIVITY STATISTICS FOR THIS OFFICER

CITATION ACTIVITY (TOP 10 and ALL OTHERS) FOR THE PERIOD		OTHER ACTIVITY FOR THE PERIOD	
40-6-181 24	SPEEDING IN EXCESS OF MAXIMUM LIMITS	83	TOTAL CITATIONS
40-5-121 1ST 7	DRIVING WITH SUSPENDED OR REVOKED LICENSE MISDEMEANOR	42	ARRESTS (from Incidents)
40-6-48 2	FAILURE TO MAINTAIN LANE	20	WARRANTS SERVED
40-8-73.1 1	WINDOW GLAZING VIOLATION(TINTED WINDOWS)	0	CIVIL PAPERS & SUBPOENAS SERVED
40-2-20 2	REGISTRATION REQUIREMENTS	25	ACCIDENT REPORTS
40-6-10 8	NO PROOF OF INSURANCE/ MOTOR VEHICLE	90	INCIDENTS
40-8-76.1 4	SAFETY RESTRAINT VIOLATION (ADULT)	8	INCIDENTS - DOMESTIC
40-5-20 4	DRIVING WHILE UNLICENSED (1ST OFFENSE)	12	INCIDENTS - MISC
40-8-22 0	HEADLIGHT REQUIREMENTS		COMMUNITY CONTACTS
40-8-23(D) 0	TAG LIGHT REQUIREMENTS	2	FIELD INTERVIEWS
31	ALL OTHER		

CITATION / WARNINGS ISSUED BREAKDOWN BY RACE/SEX

RACE	W-MALE	W-FEM	B-MALE	B-FEM	H-MALE	H-FEM	O-MALE	O-FEM	U-MALE	U-FEM	U-SEX	TOTAL
WARPN	15	10	26	12	1	1	3	1	1	1	70	70
CIT	13	7	32	25	1	1	2	0	1	1	0	83

(Note: W= White, B= Black, H= Hispanic, O= Other, U= Unknown)

INCIDENTS - OTHER DATA

38	CLEARED BY ARREST
47	EXCEPTIONALLY CLEARED
1	UNFOUNDED
24	FELONIES
74	MISDEMEANORS
\$12,665	STOLEN PROPERTY
\$6,010	RECOVERED PROPERTY

ACCIDENTS - OTHER DATA

11	WRECK REPORTS
14	PRIVATE PROPERTY
5	REPORTS WITH INJURIES
8	TOTAL INJURED
	REPORTS WITH FATALITIES
0	TOTAL KILLED

OFFICER ACTIVITY REPORT
Activity from 5/1/2014 to 5/31/2014

OFFICER NAME _____
ALL OFFICERS

CITATION COUNT BY OFFENSE

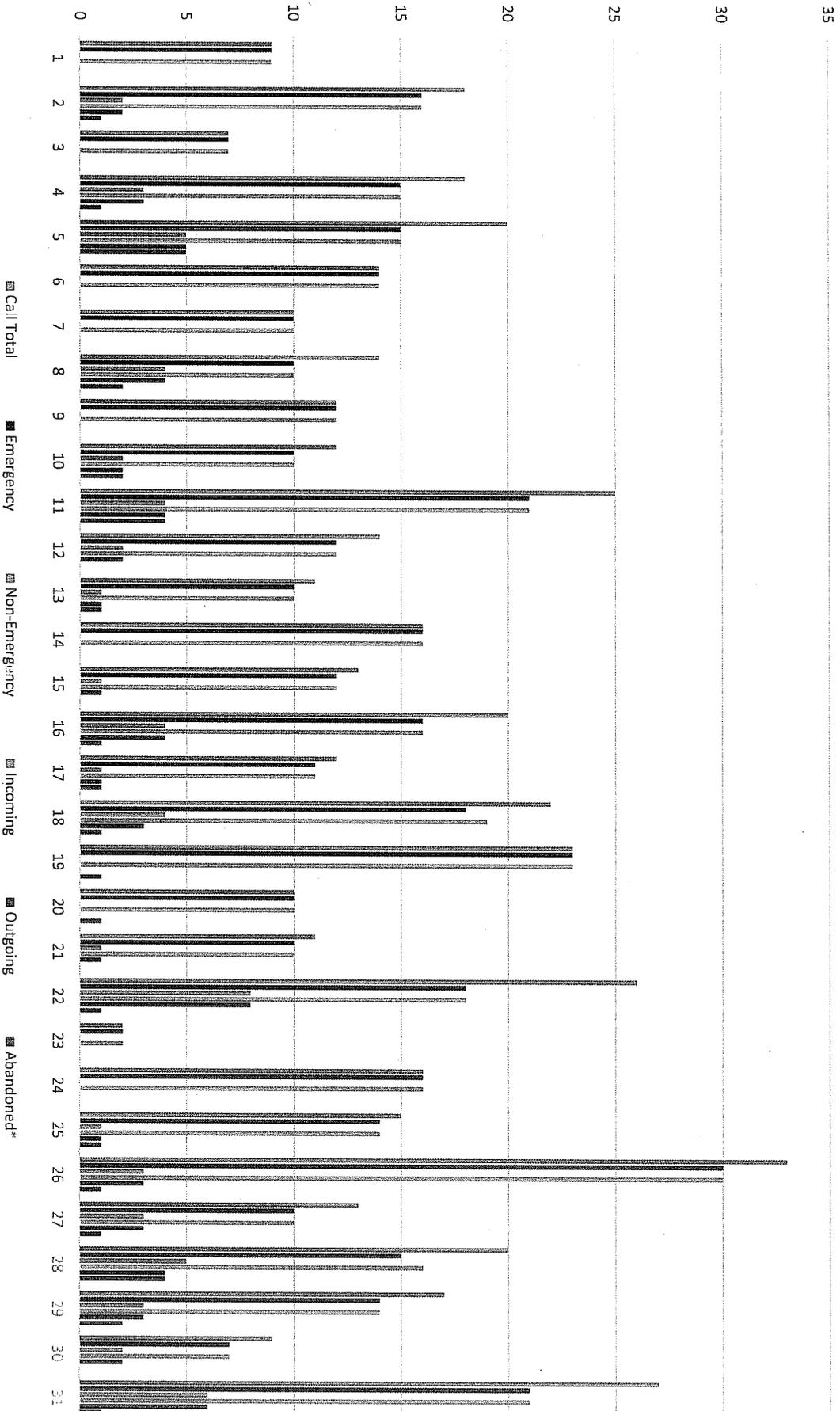
VIOLATION CODE	DESCRIPTION	COUNT
40-6-181	SPEEDING IN EXCESS OF MAXIMUM LIMITS	24
40-5-121 1ST	DRIVING WITH SUSPENDED OR REVOKED LICENSE MISDEA	7
40-6-10	NO PROOF OF INSURANCE/ MOTOR VEHICLE	6
40-8-76.1	SAFETY RESTRAINT VIOLATION (ADULT)	4
40-5-20	DRIVING WHILE UNLICENSED (1ST OFFENSE)	4
40-8-76	SAFETY RESTRAINT VIOLATION (UNDER 5 YEARS OF AGE)	2
16-8-14 M	THEFT BY SHOPLIFTING (MISDEMEANOR) UNDER \$300.00	2
40-2-20	REGISTRATION REQUIREMENTS	2
40-8-76.3	SAFETY RESTRAINT VIOLATION (6 YEARS TO 17 YEARS)	2
40-5-32A	EXPIRED DRIVER'S LICENSE	2
40-6-10	FAILURE TO DISPLAY INSURANCE ON DEMAND	2
40-6-48	FAILURE TO MAINTAIN LANE	2
20-10	ILLEGAL PARKING	2
40-6-240	IMPROPER BACKING	2
40-6-253	OPEN CONTAINER OF ALCOHOL WHILE OPERATING VEHICL	2
40-2-8	OPERATION OF VEHICLE WITHOUT REVALIDATION DECAL,	1
40-6-315(A)	OPERATOR AND PASSENGER MUST HAVE HELMET	1
40-6-203	PARKING PROHIBITED	1
40-6-16	PASSING STATIONARY EMERGENCY VEHICLE	1
40-6-96	PEDESTRIAN MUST WALK ON SIDEWALK/SHOULDER	1
12-25	PUBLIC DRUNKENNESS	1
40-6-121 (3)	IMPROPER U-TURN	1
40-6-15	KNOWINGLY DRIVING MOTOR VEHICLE ON SUSPENDED CA	1
40-6-163	FAILURE TO STOP FOR SCHOOL BUS LOADING AND UNLOA	1
40-6-49	FOLLOWING TOO CLOSE	1
40-5-29	DRIVING WITHOUT LICENSE ON PERSON	1
40-6-14 1ST	EXCESSIVE VOLUME FROM RADIO IN MOTOR VEHICLE - 15'	1
12-32	CRIMINAL TRESPASS	1
16-11-39	DISORDERLY OR INDECENT CONDUCT	1
40-6-14	NOISE VIOLATION (LOUD MUSIC FROM VEHICLE)	1
12-26	OPEN CONTAINER	1
40-8-73.1	WINDOW GLAZING VIOLATION(TINTED WINDOWS)	1
20-41	SPEED LIMITS	1

9-1-1 Call Volume by Day - May 2014

	Daily Call Total	Call Category		Call Origin		Abandoned*
		Emergency	Non-Emergency	Incoming	Outgoing	
1	9	9	0	9	0	0
2	18	16	2	16	2	1
3	7	7	0	7	0	0
4	18	15	3	15	3	1
5	20	15	5	15	5	5
6	14	14	0	14	0	0
7	10	10	0	10	0	0
8	14	10	4	10	4	2
9	12	12	0	12	0	0
10	12	10	2	10	2	2
11	25	21	4	21	4	4
12	14	12	2	12	2	0
13	11	10	1	10	1	1
14	16	16	0	16	0	0
15	13	12	1	12	1	0
16	20	16	4	16	4	1
17	12	11	1	11	1	1
18	22	18	4	19	3	1
19	23	23	0	23	0	1
20	10	10	0	10	0	1
21	11	10	1	10	1	0
22	26	18	8	18	8	1
23	2	2	0	2	0	0
24	16	16	0	16	0	0
25	15	14	1	14	1	1
26	33	30	3	30	3	1
27	13	10	3	10	3	1
28	20	15	5	16	4	4
29	17	14	3	14	3	2
30	9	7	2	7	2	0
31	27	21	6	21	6	1
Total	489	424	65	426	63	32
		489		489		

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

9-1-1 Call Volume by Day - May 2014



Public Works Department Activity Report

MAY 2014

Preventive maintenance on storm water collection system

Grind @ land field

Patch with 14 tons

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

Trim limbs on the R-O-W

Clean off storm drains and repair

Service and repair Equip.

Pick up litter and cut KIA Parkway & Blvd.

Cut R-O-W.

Clean up in town area.

Trim limbs on trees & Bushes on KIA Park Way & KIA Blvd.

Remove trees on East 11TH ST. at new park area

Work on Cane patch East 3rd Street

Training flagging class

Water Trees on 10th Street

Clean up after storms

IMPACT ON TROUP COUNTY

**FOR EVERY \$ 1.00 OF PUBLIC MONIES INVESTED IN KEEP TROUP BEAUTIFUL,
\$7.16 WAS RETURNED IN SERVICES TO THE COMMUNITY**

KEEP TROUP BEAUTIFUL IN 2014-2015

- Over 2000 volunteers giving an average of 4 hours per person @ #22.55 /hour = **\$180,400** of value in volunteer hours
- Sponsored school presentations, community programs, television/radio and industry workshops and participated in festivals, displays, parades, tournaments, and exhibitions serving over 50,000 people collectively.
- Preregistered 871 volunteers and Involved over 1500 volunteers in the 2014 Great American Cleanup. Collected over 30 tons of trash and litter, including 461 scrap tires. Other significant improvements included: cleaning school grounds, parks, parking lots, and roadsides enhancement, seeds and shrubs planted, collected food and stocked shelves for food pantry, and prevented over 1 million aluminum cans from being placed in the landfill, etc. Appeared on local television and radio to promote the Great American Cleanup as well as in newspapers. Secured five "Pacesetter" groups and three sponsors for the event.. Sent 50 requests to churches in the County to encourage "Adopting" roads and/or streets.
- Provided recycling bins for nationally televised ESPN Bass Tournament on West Point Lake, scouting activities, school cafeterias and activities., city events, etc..
- Completed the Annual Litter Index for Troup County covering over 250 miles of roads. Rating ranged from 1 – 4 with one depicting "little or no litter" and four depicting "serious litter problems". Overall rating for Troup County was 1.7 which is same score as 2013.
- Recycled over 600+ Christmas trees as a partner of the Corps of Engineers for the 2014 'Bring One to the Chipper' project, saving valuable landfill space.
- Also collected over 5,400 pounds of electronic waste for recycling.
- Sponsored a recycled art contest in the schools to promote America Recycles Day. Artwork was displayed at the LaGrange Memorial Library and the Hogansville Library. Winners were presented monetary awards totaling \$500. 71 entries received. Partnered with Pratt Industries to sponsor the event, and the students were recognized at the Troup County Board of Education.
- Continued partnerships with "Troup Alive and Green" (TAG) , Habitat for Humanity, West Point Lake Coalition, Novelis Foils, Pratt Industries, LaGrange College ,Sierra Club, and other organizations for beautification projects, recycling, litter prevention, and proper waste management on larger scale throughout County. Continued partnership with Calumet Village Revitalization project to provid assistance and supplies for cleanup projects
- Presented five "Awards of Excellence" for beautification, recycling and litter prevention projects to organizations and individuals in Troup County.
- Recognized by **KEEP GEORGIA BEAUTIFUL** as:
 - Outstanding Program in the State in 1998, 2006, 2009
 - Second Place – Outstanding Program in State - 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2007, 2008, 2011
 - First Place – Beautification - 2006
 - First Place – Litter Prevention Award – 2003, 2004, 2010, 2011
 - Second Place – Litter Prevention and Waste Management Awards – 2007, 2008, 2009, 2012, 2013
 - Second Place – Waste Management & Beautification – 2003, 2008
 - Third Place – Waste Management – 2007, 2010
 - Distinguished Service Award – 2003, 2009, 2010
 - Outstanding "Man of the Year" Award - 2011
- Recognized by **KEEP AMERICA BEAUTIFUL** as:
 - Second Place – National Affiliate Award (50,000-200,000 Population) – 2007, 2008
 - First Place – Litter Prevention - 2011
 - First Place – Waste Management – 2007
 - Second Place – Waste Management – 2008, 2009, 2010, 2011
 - National Distinguished Service Award – Litter Prevention – 2006 and 2007

✓ **Beautification . . .**

Adopt-a-Mile/Adopt-a-Spot
Litter Index
Great American Clean Up
Flower Seed and Bulb Planting

✓ **Education . . .**

'Waste in Place' Workshops
School Pride Award
Program Resources – Literature
Water Preservation & Conservation Education
Exhibits, Parades and Displays
Legislative Issues
"Green" workshops
Arbor Day Support
America Recycles Day

✓ **Waste Management /Recycling . . .**

Waste Management Seminars & Demos
Earth Day Activities
Christmas Tree Recycling/Electronics Recycling
Aluminum Can Collections
Paper shredding events
Recycling Clubs in Schools - Clothing/Food, Books,Plastics
Recycling Collections, Old sports shoes, Plastic bottles, etc.

✓ **Development . . .**

Membership/Recruitment Program
Partnerships & Coalitions,, i.e., TAG, Novelis, Habitat for Humanity, Pratt Industries, etc.
Awards of Excellence for Beautification, Recycling & Waste Management, Litter Prevention

May 2014 Monthly Report for Utilities

Gas Department/Utility Protection

For the month of **May, 2014**

Task Desc	Sanitation Crew	Gas Crew & Utility Protection	Field Customer Service	Department Total
INVESTIGATE CUSTOMER COMPLAINT	0	1	2	3
MISCELLANEOUS	0	1	0	1
LOCATE UNDERGROUND UTILITIES	1	41	0	42
RETAKE UG LOCATES	0	1	0	1
REPORT OF GAS LEAK	0	2	0	2
INSTALL, RENEW, RELOCATE, REINSTATE, ABANDON SERVICE	0	1	0	1
WITNESS PRESSURE TEST	0	2	0	2
GRAND TOTAL	1	49	2	52

Power & Lights

For the month of **May, 2014**

Task Desc	Electric Crew	Department Total
INVESTIGATE CUSTOMER COMPLAINT	5	5
MISCELLANEOUS	1	1
CUT TREE OR LIMB	2	2
REPAIR STREET LIGHT	6	6
REPAIR SECURITY LIGHT	3	3
POWER OUTAGE	4	4
GRAND TOTAL	21	21

SERVICE TRUCK

For the month of **May, 2014**

Task Desc	Field Customer Service	Department Total
TURN ON UTILITIES	3	3
TURN OFF UTILITIES	2	2
READ-IN / READ-OUT UTILITIES	11	11
GRAND TOTAL	16	16

Sewer Department

For the month of **May, 2014**

Task Desc	Sewer Crew	Department Total
REPAIR LEAK IN MAIN LINE	1	1
INSTALL, RENEW, RELOCATE, REINSTATE, ABANDON SERVICE	1	2
GRAND TOTAL	2	3

Water Distribution

For the month of **May, 2014**

Task Desc	Water Distribution Crew	Department Total
INVESTIGATE CUSTOMER COMPLAINT	1	1
CHANGE METER	1	1
RELOCATE WATER METER	1	1
CHECK WATER PRESSURE	1	1
METER READING COMPLAINT	2	2
NEW WATER SERVICE	2	2
TURN/OFF METER	1	1
WATER LEAK	1	1
GRAND TOTAL	10	10

Water Treatment Plant

February, 2014

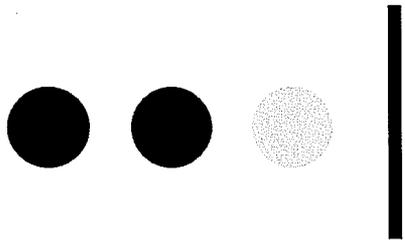
34,320,000 Gallons Withdrawn From River (Average 1,107,096 GPD)

31,809,000 Gallons Pumped to System (Average 1,026,096 GPD)

Wastewater Treatment Plant

February, 2014

41,792,000,000 Gallons Discharged to River (Average 1,348,129 GPD)



NEW BUSINESS

RESOLUTION

**2013 CHIP HOUSING REHABILITATION PROGRAM
ADOPTING REVISED POLICIES AND PROCEDURES**

WHEREAS, the City of West Point was awarded a \$200,000.00 Community HOME Investment Program (CHIP) Grant from the Georgia Department of Community Affairs on April 30, 2013; and

WHEREAS, the City applied for these funds from the Georgia Department of Community Affairs; and

WHEREAS, the City applied for such grant to provide housing rehabilitation assistance to a minimum of seven (7) units and seventeen (17) qualified very low- income persons in the city limits of West Point; and

WHEREAS, the goal of the City is to improve the housing conditions in the city of West Point.

NOW THEREFORE BE IT RESOLVED, that the Mayor and City Council hereby adopt the revised Policies and Procedures for the 2013 CHIP Housing Rehabilitation Program.

Adopted and approved by the City Council of the City of West Point on June 09, 2014.

Honorable A. Drew Ferguson, IV, Mayor

ATTEST:

Richard McCoy, City Clerk

Amendment #1 to the Forward Fund Loan Program

GRANT REIMBURSEMENT PROCEDURE

A. Reimbursement Guidelines

This is a reimbursement program; therefore, the grant recipient must pay 100 percent of the cost of an item before submitting a Request for Reimbursement for eligible costs. Reimbursement requests to the City will be handled expeditiously.

A Request for Reimbursement may not be submitted to the City for less than 25 percent of the total grant amount. The final pay request will be withheld until the project is completed and inspected by the City or its representative.

Reimbursements will be made only for those items that are listed on the Project Application and Agreement and subsequent approved amendments.

Copies of contracts, contractors' estimates, invoices, canceled checks, etc. shall be included with the reimbursement request.

CITY OF WEST POINT FORWARD FUND LOAN PROGRAM APPLICATION
SECTION A – GENERAL INFORMATION

1. Name of Applicant: West Point Village, LLC

Mailing Address: PO Box 2871

City: Gainesville State: Georgia Zip Code: 30503

Applicant Contact Person: Brian Rochester

Telephone Number: (678) 316-1687

Email Address: bkrochester@rochester-assoc.com

2. Name of Sub-recipient: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Sub-recipient Contact Person: _____

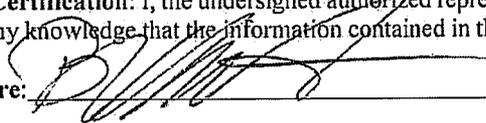
Telephone Number: _____

Email Address: _____

3. Project Address: 1602 10th Street East, West Point, Georgia

4. Total Project Cost: \$ 539,300 Forward Fund Loan Requested: \$ 250,000

5. Applicant Certification: I, the undersigned authorized representative of the applicant, certify to the best of my knowledge that the information contained in this application is true and correct.

Authorized Signature:  Date: May 2, 2014

Name (printed): Brian K. Rochester Title (printed): Managing Member

CITY OF WEST POINT FORWARD FUND LOAN PROGRAM APPLICATION

SECTION B – PROJECT SPECIFIC INFORMATION

Please provide a description of the project for which you are seeking a Forward Fund Loan, making sure to be as specific as possible in addressing each of the following items. Please provide typed responses on a separate attachment for all questions below (1-9).

1. Project Description

West Point Village will be a new retail and office development located on 10th Street. The project will serve as the Gateway to downtown West Point. West Point Village is planned for more than 150,000 square feet on approximately 45 acres within the 10th Street Area Redevelopment District. It is anticipated that the center piece of the development will be a Grocery anchored retail center. The balance of the development may include other uses such as office space, restaurants, pharmacy, banks, hotel, day care, convenience store, and neighborhood retail establishments.

The Forward Fund Loan Program proceeds will be used for the installation of a traffic signal at the intersection of 10th Street East (State Route 18) and OG Skinner Drive. This intersection improvement is critical for the City of West Point, the existing businesses located along OG Skinner Drive, and for West Point Village. The intersection improvement will provide better safety for the workers in the industrial park, better transportation flow for goods and services, and provide a critical requirement along SR 18 to attract an anchor tenant in West Point Village.

The balance of the proposed funds will be contributed by West Point Village LLC. These funds will cover any short fall in the design and installation of the signal, as well as construct improvements for the intersection within West Point Village's property.

The project will be developed by Leigh Ann Green with Development Site Services, Inc.

2. Financing Structure

The intersection improvement project will be funded through the Forward Fund Loan Program and through cash from West Point Village, LLC. No financing will be needed for this portion of the project. All of the permanent improvements made within the intersection will become the property of the City of West Point or Georgia Department of Transportation (GDOT) at the conclusion of the project. The real estate is already owned by West Point Village, LLC.

3. Collateral

The collateral for the project will be the signal and roadway improvements.

4. Timetable and Stages

The roadway improvements to SR 18 were previously approved by GDOT for the entire frontage of West Point Village. The construction plans will be modified to only address the improvements associated with this intersection. A warrant study for the signal and the signal design will be commissioned as part of this agreement.

Schedule: It is anticipated that the warrant study would be conducted in late August or early September 2014 with the signal design following shortly thereafter. It is anticipated that the permitting process will be completed by December 2014. Construction would begin in January of 2015 with completion in spring of 2015.

It is anticipated that \$20,000 of Forward Fund proceeds would be needed in 4th quarter of 2014. The balance of the funds would be needed in 1st and 2nd quarter of 2015.

5. Eligible Activity

The following eligible Forward Fund Loan Program activities will be undertaken in this project: Infrastructure improvements including: road improvements, waterline improvements, drainage improvements, and a traffic signal. This project lies within the 10th Street Area Redevelopment Plan designated district.

6. Map of Project Location

See Attached

7. The purpose of the Forward Fund Loan Program is to finance activities that will assist applicants in promoting the economic security and creation and retention of economic opportunities for the citizens of West Point through the development and retention of employment opportunities in the City of West Point. Does this project meet this stated purpose? If not, please explain.

Yes. This intersection improvement will allow existing businesses within West Point to grow by improving the safety of the primary entrance into the industrial park. The project will also serve as a critical element in recruiting a grocer anchor to West Point Village and then the other tenants on the project. West Point Village will ultimately employ hundreds of people provide much needed retail services to the community.

8. Describe the project's impact using the following measures.

- The number of jobs to be created or retained: 525 (at Ultimate build out of West Point Village)
- The quality of jobs to be created or retained: Jobs will range for entry level hourly positions to management positions.
- The amount of new private leverage;
- The amount of new and/or retained taxes to be generated: At Build out the project will be approximately \$37.5 M
- Verification that the project is within the 10th Street Area Redevelopment Plan designated district:
See attached

9. Additional required documentation:

- A preliminary engineering report (unless staff agrees the project does not necessitate one)
- Any additional information requested by the staff.

Sources and Uses of Funds

In the "Source of Funds" column, indicate the amount of Forward Fund Loan Program financing requested and identify the sources and amounts of the balance of funding for your project (for example, bank financing, owner's cash investment). In the "Use of Funds" column, please show the uses of all of the proposed sources of funding (for example, property acquisition, renovation, construction). If a particular source of funding will be used for more than one activity, please indicate so. Be sure to identify the amount of equity in the project. **Note that the Forward Fund Loan Program generally requires an owner's equity injection in order for the project to be competitive.**

SOURCES AND USES STATEMENT USE OF FUNDS

Use: Traffic Signal at intersection of 10th St and OG Skinner Dr Amount: \$ 336,000

Use: West Point Village Entrance Improvements Amount: \$ 203,300

Use: _____ Amount: \$ _____

TOTAL COSTS = \$ _____

SOURCE OF FUNDS

Lender/Equity Investor: City of West Point Amount: \$ 250,000

Lender/Equity Investor: West Point Village, LLC Amount: \$ 203,300

Lender/Equity Investor: OG Skinner Drive Businesses Amount: \$ 86,000

Lender/Equity Investor: _____ Amount: \$ _____

TOTAL SOURCES = \$ _____

NOTE – SOURCES MUST EQUAL USES

PERSONAL FINANCIAL STATEMENT

CONFIDENTIAL

IMPORTANT: DIRECTIONS TO APPLICANT

To: Mr. Ed Moon
 Address: City of West Point

Read directions before completing Financial Statement.

Please check appropriate box N/A

Individual credit—If relying on your own income and assets and not the income and assets of a spouse or another person as a basis for extension or repayment or credit, complete the Financial Statement below only as it applies to you, individually. Do not provide any information about a spouse or other person. Sign the Financial Statement.

Personal Financial Statement as of May 2, 2014
(DATE)

Joint Credit If applying for joint credit or for individual credit relying on income or assets of a spouse or another person for extension and repayment of credit requested, complete the Financial Statement below. Include information about income, assets and liabilities of the spouse or other person. Both Applicant and Spouse or Co-Applicant sign this statement.

APPLICANT'S NAME(S): West Point Village, LLC Members

HOME ADDRESS PO Box 2871
Gainesville, Ga. 30503

HOME PHONE (678) 311-1687

Please do not leave any questions unanswered. Use "no" or "none" where necessary.

Assets	In Even Dollars	Liabilities and Net Worth	In Even Dollars
Cash on hand and in Banks—See Schedule A	\$ 4.5	Notes Payable: This Bank—See Schedule A	\$
U.S. Government Securities—See Schedule B		Notes Payable: Other Institutions—See Schedule A	
Listed Securities—See Schedule B	2.5		1.7
Unlisted Securities—See Schedule B	1.0	Notes Payable—Relatives	
Other Equity Interests—See Schedule B	37.0	Notes Payable—Others	
Accounts and Notes Receivable		Accounts and Bills Due	
Real Estate Owned—See Schedule C	10.0	Unpaid Taxes	
Mortgages and Land Contracts Receivable—See Schedule D		Real Estate Mortgages Payable—See Schedule C or D	0.8
Cash Value Life Insurance—See Schedule E		Land Contracts Payable—See Schedule C or D	
Other Assets: Itemize		Life Insurance Loans—See Schedule E	
		Other Liabilities: Itemize	
		TOTAL LIABILITIES	\$ 2.5
		NET WORTH	\$ 52.5
TOTAL ASSETS	\$ 55.0	TOTAL LIABILITIES AND NET WORTH	\$ 55.0

Sources of Income	In Even Dollars	General Information
Salary	\$	Employer
Bonus and Commissions		Position or Profession
Dividends		No. Years
Real Estate Income		Employer's Address
*Other Income: Itemize		Phone No.
		Partner, officer or owner in any other venture? <input type="checkbox"/> No <input type="checkbox"/> Yes
		If so, explain:
TOTAL	\$	
*Alimony, child support or separate maintenance payments need not be disclosed unless relied upon as a basis for extension of credit. If disclosed, payments received under <input type="checkbox"/> court order <input type="checkbox"/> written agreement <input type="checkbox"/> oral understanding.		
Are any assets pledged? <input type="checkbox"/> No <input type="checkbox"/> Yes Detail in Schedule A		
Income taxes settled through (Date)		

* in \$000,000's.

<i>Contingent Liabilities</i>	<i>In Even Dollars</i>	<i>General Information (continued)</i>
As endorser, co-maker or guarantor	\$	Are you a defendant in any suits or legal action? <input type="checkbox"/> No <input type="checkbox"/> Yes
On leases		If so, explain:
Legal claims		Have you ever taken bankruptcy? <input type="checkbox"/> No <input type="checkbox"/> Yes
Provision for federal income taxes		If so, explain:
Other special debt, e.g., recourse or repurchase liability		Do you have a will? <input type="checkbox"/> No <input type="checkbox"/> Yes With whom?
		Do you have a trust? <input type="checkbox"/> No <input type="checkbox"/> Yes With whom?
TOTAL	\$	Number of dependents _____ Ages _____

Schedule A: Banks, Brokers, Savings & Loan Association, Finance Companies or Credit Unions. List here the names of all the institutions at which you maintain a deposit account and/or where you have obtained loans.

<i>Name of Institution</i>	<i>Name on Account</i>	<i>Balance on Deposit</i>	<i>High Credit</i>	<i>Amount Owning</i>	<i>Monthly Payment</i>	<i>Secured by What Assets</i>
TOTAL			TOTAL			

Schedule B: U.S. Governments, Stocks (Listed & Unlisted), Bonds (Gov't & Comm.), and Partnership Interests (General & Ltd.)

<i>Number of Shares, Face Value (Bonds), or % of Ownership</i>	<i>Indicate:</i> 1. Agency or name of company issuing security or name of partnership 2. Type of investment or equity classification 3. Number of shares, bonds or % of ownership held 4. Basis of valuation*	<i>In Name of</i>	<i>*Market Value</i>	<i>Pledged</i> Yes () No ()	
TOTAL					

*If unlisted security or partnership interest, provide current financial statements to support basis for valuation.

Schedule C: Real Estate Owned (and related debt, if applicable)

<i>Description of Property or Address</i>	<i>Title in Name Of</i>	<i>Date Acq.</i>	<i>Cost + Improvements</i>	<i>Present Mkt. Value</i>	<i>Mortgage or Land Contract Payable</i>		
					<i>Bal. Owning</i>	<i>Mo. Payt.</i>	<i>Holder</i>
TOTAL							

Schedule D: Real Estate: Mortgages & Land Contracts Receivable (and related debt, if applicable)

Description of Property or Address	Title in Name Of	Date Acq.	Balance Receivable	Monthly Payment	Mortgage or Land Contract Payable		
					Bal. Owing	Mo. Payt.	Holder
TOTAL							

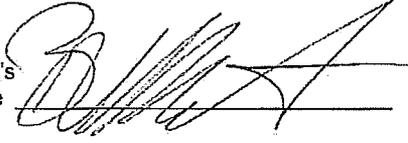
Schedule E: Life Insurance Carried

Name of Company	Face Amount	Cash Surrender Value	Loans	Beneficiary
TOTAL				

I/we have carefully read and submitted the foregoing information provided on all three pages of this statement to the Lender named above. The information is presented as a true and accurate statement of my/our financial condition on the date indicated. ~~This statement is provided for the purpose of obtaining and maintaining credit with said Lender.~~ I/we agree that if any material change(s) occur(s) in my/our financial condition that I/we will immediately notify said Lender of said change(s) and unless said Lender is so notified it may continue to rely upon this financial statement and the representations made herein as a true and accurate statement of my/our financial condition.

~~I/we authorize the Lender to make whatever credit inquiries it deems necessary in connection with this financial statement. I/we authorize and instruct any person or consumer reporting agency to furnish to the Lender any information that it may have or obtain in response to such credit inquiries.~~

I/we also hereby certify that no payment requirements listed herein are delinquent or in default except as follows; if "NONE" so state.

Applicant's Signature  Date Signed 5/5/14 Social Security No. _____ Date of Birth _____

Spouse's or Co-Applicant's Signature _____ Date Signed _____ Social Security No. _____ Date of Birth _____

Schedule of Debts

Loan #1

Name of Lender: United Community Bank

Account #: _____

Loan Type (business or personal): Business

Original Loan Amount: _____

Loan Term (in years): _____

Interest Rate: _____

Current Loan Balance: \$1,707,428.49

Monthly Debt Service: \$11,950

Is the loan current? Circle Yes or No

Loan #2

Name of Lender: _____

Account #: _____

Loan Type (business or personal): _____

Original Loan Amount: _____

Loan Term (in years): _____

Interest Rate: _____

Current Loan Balance: _____

Monthly Debt Service: _____

Is the loan current? Circle Yes or No

**Development Site Services, Inc.
Job Cost Detail**

<u>Schedule of Values</u>	<u>BUDGET</u>
Survey	\$ 6,000.00
Engineering	\$ 8,500.00
Warrant Study/Signal Design	\$ 10,500.00
Erosion Control	\$ 21,500.00
Demolition	\$ 12,500.00
Clearing	\$ 2,500.00
Grading	\$ 19,700.00
Storm Drain	\$ 88,500.00
Curb & Gutter	\$ 13,200.00
Reprographics	\$ 250.00
Water Line	\$ 41,900.00
Monitoring	\$ 1,950.00
Paving Overlay	\$ 48,000.00
Grassing	\$ 1,500.00
Traffic Signal	\$ 175,000.00
Decell Paving	\$ 62,000.00
Traffic Control	\$ 8,500.00
Signs & Striping	\$ 10,300.00
Monitoring	\$ 2,000.00
Management Fees	\$ 5,000.00
	\$ 539,300.00

West Point

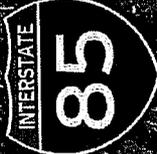
West Point Industrial Park

Emory Clinic

Coca-Cola

Kia Blvd

Subject Property



Exit 2

5 miles to Kia



320 Acres
2007
Appreciation

228.53

The Summit at Harris Creek
- The Villages at Harris Creek



FOR THE RECORD, THE DEVELOPER HAS BEEN ADVISED THAT THE CITY OF ATLANTA HAS REVIEWED THIS DEVELOPMENT AND HAS DETERMINED THAT THE DEVELOPMENT IS IN ACCORDANCE WITH THE CITY OF ATLANTA ZONING ORDINANCES AND THE CITY OF ATLANTA SUBDIVISION ACT.

LINE/CURVE TABLE

LINE NO.	START STATION	END STATION	LENGTH	CHORD BEARING	CHORD DISTANCE	DELTA ANGLE	PIECEWISE CURVE DATA
1	0+00	0+10	10.00	N 0° 00' 00" E	10.00	0° 00' 00"	0.0000 0.0000 0.0000
2	0+10	0+20	10.00	N 45° 00' 00" E	7.07	45° 00' 00"	0.0000 0.0000 0.0000
3	0+20	0+30	10.00	N 0° 00' 00" E	10.00	0° 00' 00"	0.0000 0.0000 0.0000
4	0+30	0+40	10.00	N 45° 00' 00" W	7.07	45° 00' 00"	0.0000 0.0000 0.0000
5	0+40	0+50	10.00	N 0° 00' 00" W	10.00	0° 00' 00"	0.0000 0.0000 0.0000

THE DEVELOPER HAS BEEN ADVISED THAT THE CITY OF ATLANTA HAS REVIEWED THIS DEVELOPMENT AND HAS DETERMINED THAT THE DEVELOPMENT IS IN ACCORDANCE WITH THE CITY OF ATLANTA ZONING ORDINANCES AND THE CITY OF ATLANTA SUBDIVISION ACT.

DEVELOPMENT STANDARDS

ITEM	REQUIREMENT
TOTAL AREA	320.00 ACRES
TOTAL LOT AREA	100.00 ACRES

DEVELOPMENT STANDARDS

ITEM	REQUIREMENT
TOTAL AREA	320.00 ACRES
TOTAL LOT AREA	100.00 ACRES

GRAPHIC SCALE: 1" = 100'

NO. DATE DESCRIPTION REVISIONS

11

OVERALL SITE PLAN FOR THE VILLAGES AT HARRIS CREEK

LOCATED AT: 1111 S. 225 3TH DISTRICT HARRIS COUNTY, GEORGIA

Rochester & Associates, Inc.

425 Oak Street, N.W., Atlanta, Georgia 30501
(770) 718.1600 (770) 718.9090 Fax: www.rochester-assoc.com



May 20, 2014

Agenda Item: Rezoning Application – The Summit at Harris Creek

Purpose: Request to rezone approximately 222.53 acres on the east side of Highway 103 from MXD-1 to R-2 (see “Exhibit B”).

Background: This property was annexed and zoned into the City of West Point from Harris County on August 13, 2007 as MXD-1 (Mixed Use). The initial annexation and rezoning was known as the Villages at Harris Creek. At that time, the property was 320.31 acres and located on both sides of Highway 103. There were approximately 222.53 acres on the west side of Hwy 103 and 97.37 acres on the east side of Hwy 103 (see “Exhibit C” for entire tract annexed in 2007).

Due to financial reasons, the 97.37 acres on the west side of Hwy 103 is the only portion of the original 320 acres that still belongs to the Villages at Harris Creek. The 222.53 acres on the east side of Hwy 103 being requested for rezoning is under new ownership. The new owners of the property are John H. Jones and Robert Baral with headquarters in Peachtree City. The property owner’s representative is Leigh Ann Green. These property owners are in no way associated with the previous owner of this portion of the property.

The applicants are requesting to rezone the property to R-2 which will allow them to build single-family homes and apartments. The reason for changing the property from MXD-1 (Mixed Use) is to eliminate the commercial requirement that goes along with the Mixed Use zoning. The applicants are in the residential business and do not feel that this property lends itself to commercial development.

The Conceptual Zoning Plan (see attached) is very similar to plan previously approved for The Villages at Harris Creek without the two (2) commercial lots. The only exception to the plan would come in the layout of Phase 1 which would consist of 250 multi-family units and 27 single-family lots. The initial plan also showed townhomes instead of apartments which was an annexation condition placed on the property by Harris County. The condition of no apartments had to remain in effect for a period one (1) year and can now be removed with this rezoning.

Staff Recommendation: Staff has always felt that this property provides the best opportunity for residential growth in Harris County. We understand the applicants desire to change from Mixed Use to R-2 in order to remove the commercial aspects of the zoning. The city has a lot of land available near Exit 2 and Exit 6 that is zoned commercial and not yet taken off. There is no reason to assume this property would do any better. The rezoning application will be forwarded to the Mayor and Council for a public hearing at their June 5th work session. If approved, the applicant shall submit a site plan for approval by the Planning Board before any work can begin. Staff recommends rezoning this property R-2.

The Planning Board recommended approving the rezoning by a vote of 5 – 0 at their May 5, 2014 meeting.

**JHJ HARRIS 65, LLC
RCB HARRIS 35, LLC
475 SWANSON ROAD
TYRONE, GA 30290**

April 14, 2014

City of West Point Georgia
730 1st Avenue
West Point, GA 31833

Please let this letter serve as our official request to rezone the 222 acres of property we own located on Hwy. 103 in West Point, Georgia.

The property is currently zoned MXD1 and we are requesting that the property be rezoned to R-2.

Our proposed plan shows a maximum of 382 single-family lots and 250 multi-family units. We are not requesting any modifications to the existing buffers proposed. The City of West Point does have water and sewer accessible to the property.

Your consideration in this matter is greatly appreciated.

Sincerely,



Leigh Ann Green
Applicant / Property Manager

"Exhibit A"



CITY OF WEST POINT, GEORGIA

Planning & Zoning Department

730 1ST Avenue

West Point, Georgia 31833

Office (706) 645-3534

Fax (706) 643-8150

APPLICATION TO AMEND ZONING MAP

Note to Applicant: Please be sure to complete all entries on the application form. If you are uncertain to the applicability of an item, contact The Planning & Zoning Department at 706-645-3534. Incomplete applications or applications submitted after the deadline will not be accepted.

Name of Applicant Leigh Ann Green

Mailing Address 475 Swanson Rd., Tyrone, GA 30290

Telephone (770) 318-9912

Property Owner (Use back if multiple names) JHJ Harris 65, LLC & RCB Harris 35, LLC

Mailing Address 252 Smokerise Trace, Peachtree City, GA 30269

Telephone (678) 416-2498

Address/Location of Property Hwy. 103, West Point, GA

Map # Block # Parcel # Land Lot 178 & 225

District/Section 5th Size of Property (Square Feet or Acres) 222

Present Zoning Classification: MXD Proposed Zoning Classification R-2

Present Land Use: Vacant Land

To the best of your ability, please answer the following questions regarding the application:

Explain how conditions have changed that renders the zoning map designation invalid and no longer applicable: Property is not conducive to commercial & there is a market need for multi-family units

If the proposed zoning map change is an extension of an existing adjacent zoning district, provide an explanation why the proposed extension should be made: Property across Hwy. 103 is currently zoned R-2

If the requested change is not designed to extend an adjacent zoning district, explain why this property should be placed in a different zoning district than all adjoining property. In other words, how does this property differ from adjoining property and why should it be subject to different restrictions? N/A

"Exhibit E"

Application to Amend Zoning Map

City of West Point, Georgia

- 8. For multiple owners, a Property Owner's Authorization form shall be submitted for each owner.
- 9. Fees for Amending the Zoning Map shall be made payable to the **City of West Point** in the amount shown in the fee schedule.

PLEASE NOTE: THIS APPLICATION MUST BE FILED BY THE 25th DAY OF THE MONTH TO BE CONSIDERED FOR THE PLANNING BOARD MEETING IN THE FOLLOWING MONTH.

I (We) hereby authorize the staff of the City of West Point to inspect the premises of the above-described property. I (We) do hereby certify the information provided herein is both complete and accurate to the best of my (our) knowledge, and I (we) understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application.

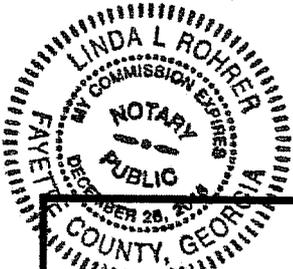
Sworn to and subscribed before me this

14th day of April 2014 Signature of Applicant _____

Linda L. Rohrer
Notary Public

(Affix Raised Seal Here)

My Commission Expires: Dec. 26, 2016



FOR OFFICIAL USE ONLY

DATE OF PRE-APPLICATION CONFERENCE 4/17/2014

RECEIVED BY Jimmy Oberlin

DATE OF FILING 4/14/2014

FILING FEE RECEIVED \$ 300.00 Pd by Check # 1032 BBT

DATE OF NOTICE TO NEWSPAPER 5/16/2014

DATE OF PUBLIC HEARING 5/20/2014 6/5/2014

PLANNING BOARD RECOMMENDATION (DATE) _____

DATE OF TRANSMITTAL TO CITY COUNCIL 6/5/2014 & 6/9/2014

CITY COUNCIL DECISION (DATE) _____

Downtown River Park

- How we arrived here
 - Planning
 - TPL and East Side River Park
- Schedule
- Budget
 - Highway 29 property \$500,000
 - Downtown River Park ?

2002
University of Georgia
West Point Charrette

The ideal solution would be to replace the historic 8th bridge that has been lost; however, this may not be financially feasible. Therefore, the team presents two alternatives:

Strategy A:

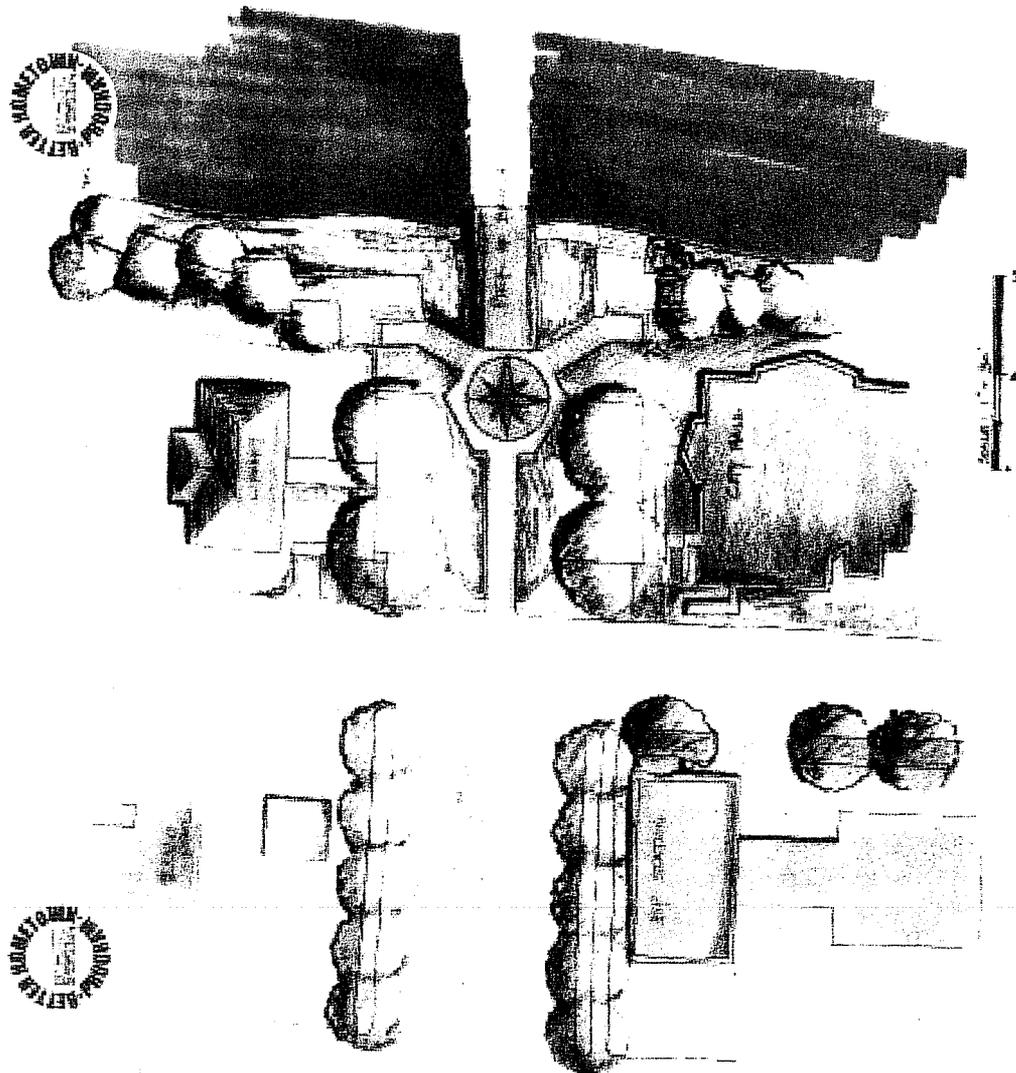
Reestablish a pedestrian connection with the east side of river through the rebuilding of the Eighth Street bridge across the Chattahoochee. This would restore a visual connection with the east side of town and strengthen a strong, though neglected, visual axis from downtown to the Old Primary School. This bridge would serve only pedestrians and bicycles, but should be similar in design to prior historic bridge.

Strategy B:

Build a public pier built on the west side of the old 8th Street bridge location. The pier should be built to resemble a section of prior historic bridge, supported by pilings, and extending just into the river.

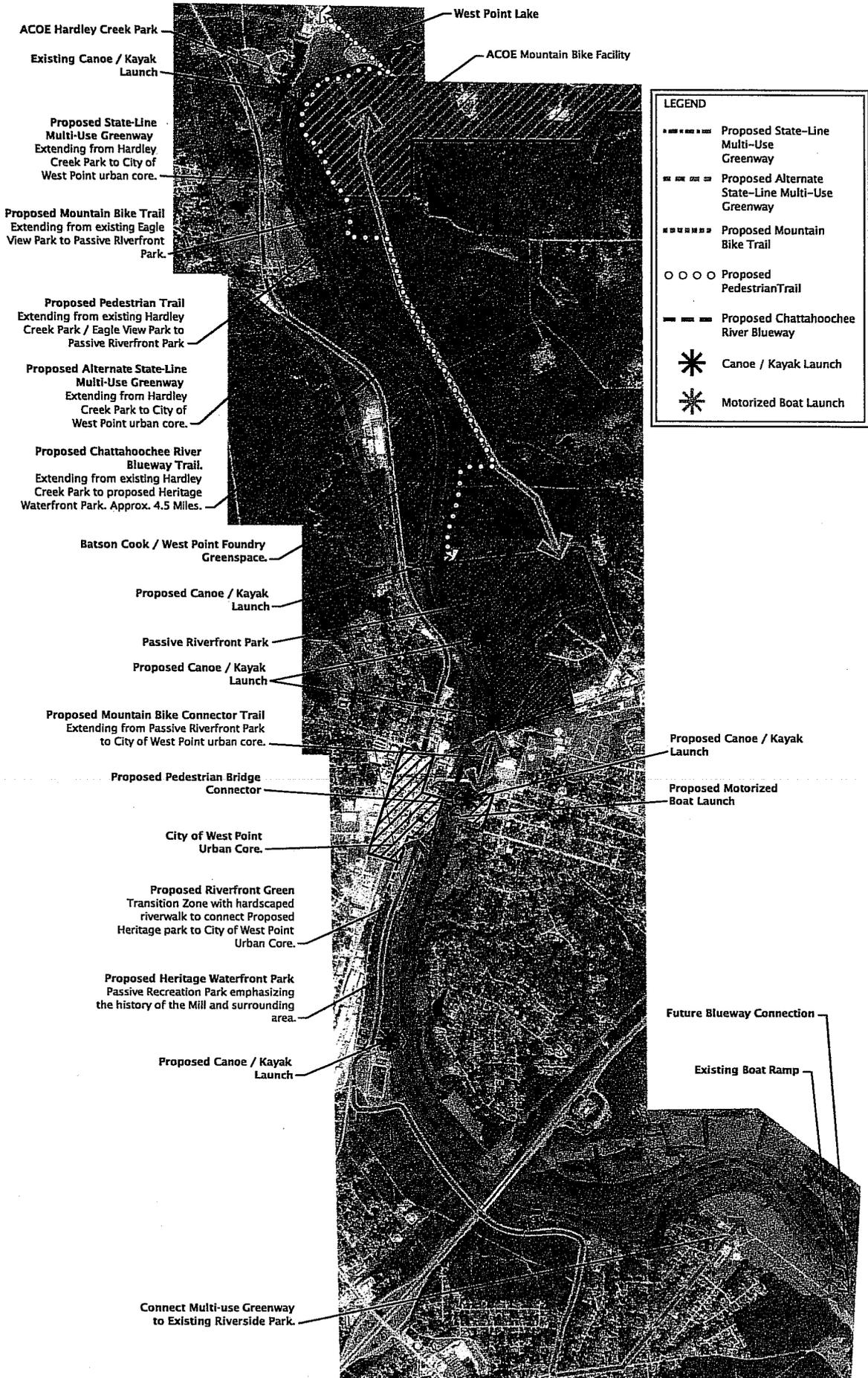
West Bank of Chattahoochee: Long Term—Relocate Municipal buildings south of City Hall. Extend Riverfront Park. Short Term—Screen municipal sheds and storage (cars, equipment) from river with plantings. Clean up banks (remove trash, junk, non-native plant species).

East Bank of Chattahoochee: Obtain easements for a bike path from West Point Lake, if possible. Remove exotic plant species on bank and replant with native riverbank species.



The lower portion of the park design capitalizes on the prominence of the Chattahoochee in West Point, and provides a seating and walking area on a terrace just above the river. Paved paths would connect stairs to small, shaded seating areas. The south end of the riverside level would rescreen with plantings to hide unsightly view of municipal facilities south of city hall. The space provides a launching place for the proposed bike trail at north end. All paving on both levels would be hexagonal cast concrete pavers with brick edging. Trees planted along river should include native, riparian species such as Musciewood (Carpinus caroliniana), Red Maple (Acer rubrum), Sycamore (Platanus occidentalis), and River Birch (Betula nigra)

**2007
jB+a
River Corridor
Master Plan**



THE CITY OF WEST POINT

N.T.S.

West Point Chattahoochee River Corridor Master Plan

B

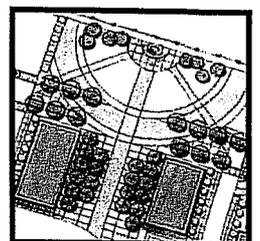
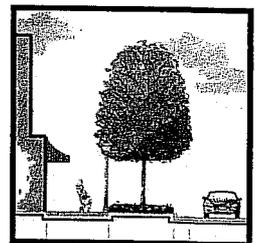
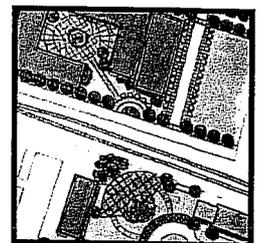
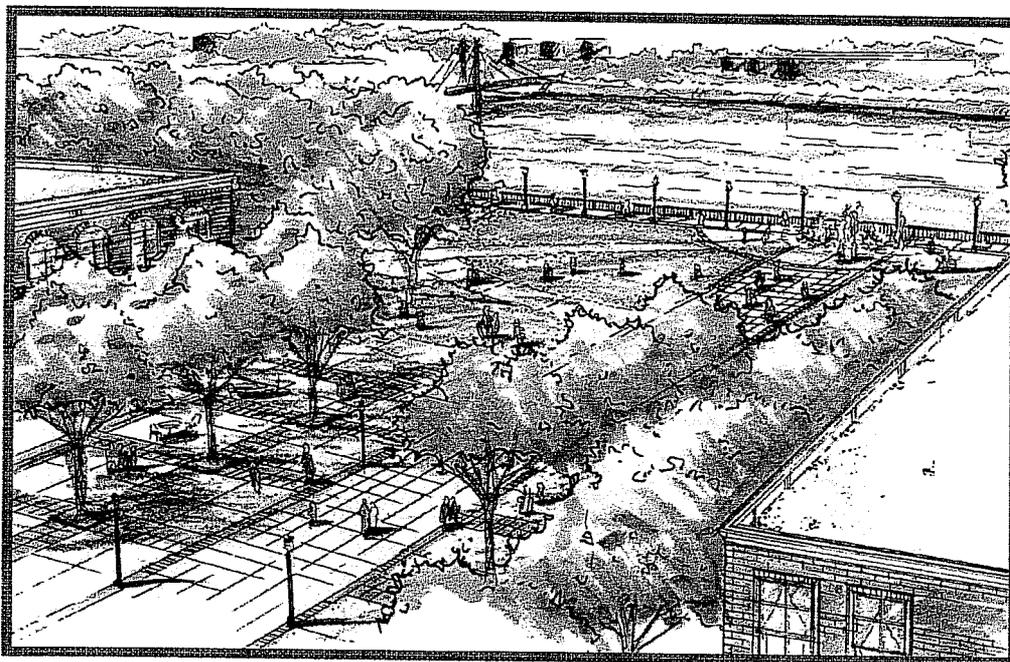
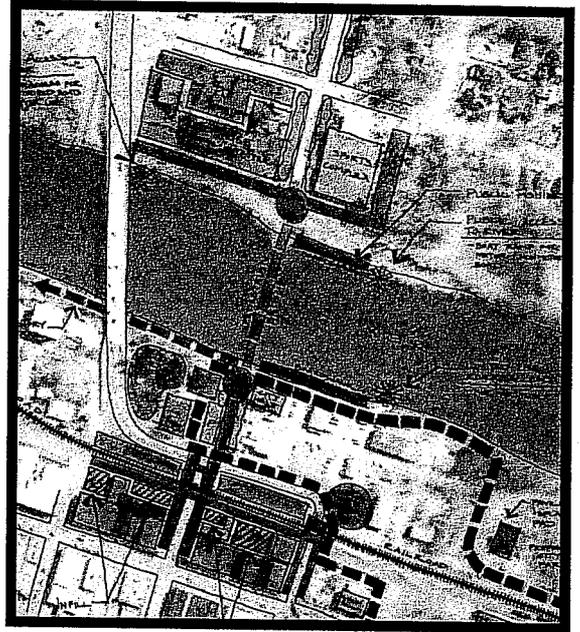
2014, Inc.
 1700 Jackson Avenue
 Suite 100
 Atlanta, Georgia 30333
 TEL: 404.525.8800
 FAX: 404.525.8800
 www.bplan.com

planning • landscape architecture

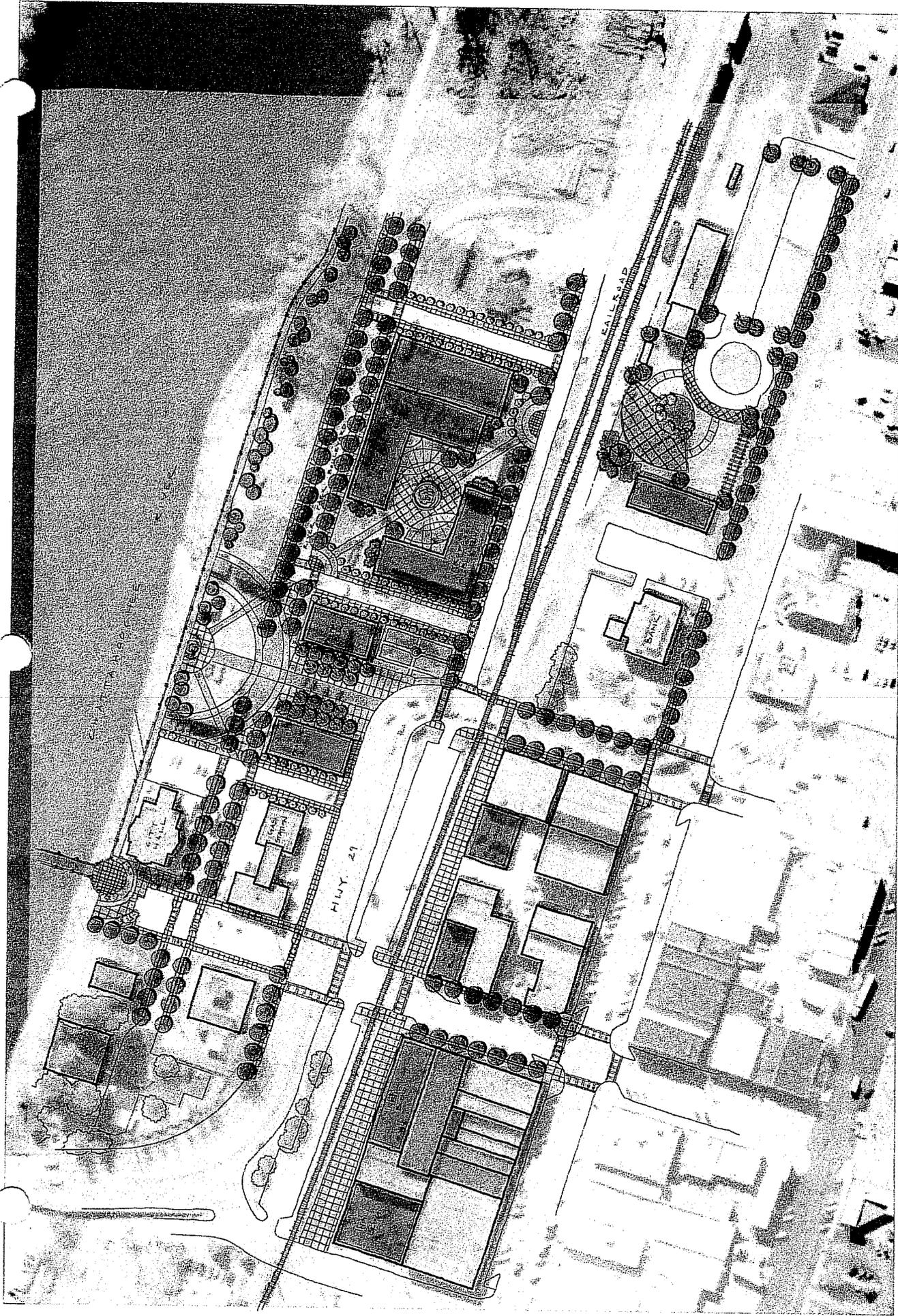


planning + landscape architecture

Located on the Chattahoochee River, just south of West Point Lake, the City of West Point was born and still thrives. With the rise of new industry, the City wanted to explore expanding its Historic Downtown by providing more public spaces and development opportunities. West Point considers the Chattahoochee River as their "Main Street," so it is a natural focal point for improvements, new and old. The master plan for the Historic Downtown was composed of three major elements: The Downtown River Front, Urban Plaza, and the Historic Depot. Plazas, pedestrian ways, streetscapes, tree-lined boulevards, and views connect elements to the existing Downtown. Proposed buildings incorporate mixed uses around public spaces. Some of the Historic Downtown expansion's unique elements are the interactive fountain, performance spaces, the "market" area, and other urban elements, all with the Chattahoochee as the backdrop. The River Front connects to a hierarchy of trails while utilizing the City's history. Educational signage will denote important events and archeological items on the ground and in the river. A new pedestrian bridge, at the original location of the old 9th street bridge, will connect the Historic Downtown to West Point's Downtown East.

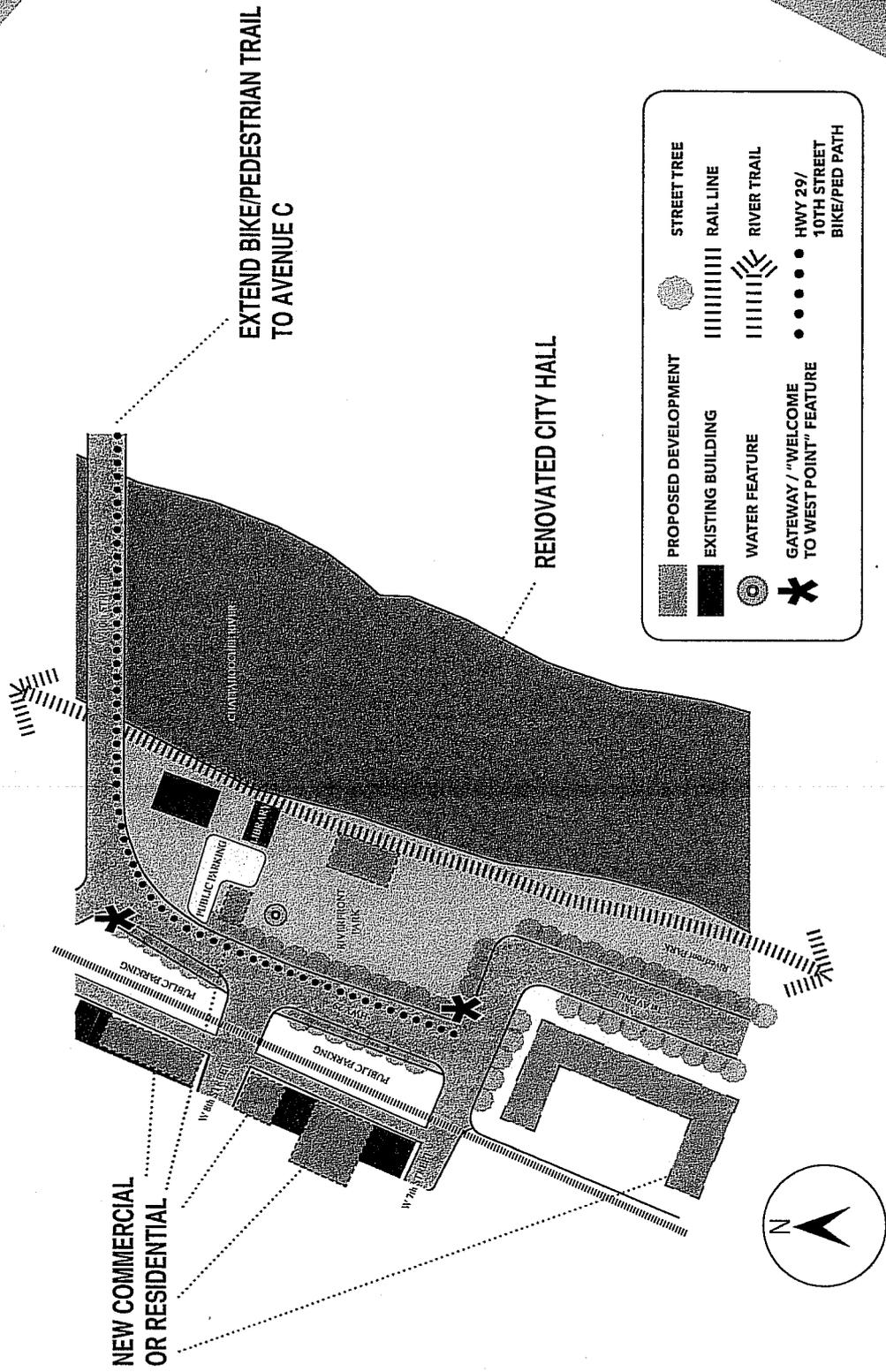


**West Point Historic Downtown
Master Plan
West Point, Georgia**

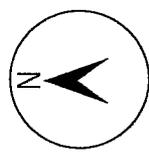


**2013
Market & Main
Downtown West Point
Master Plan**

FIGURE 8: PROPOSED RIVERFRONT PARK PLAN



	PROPOSED DEVELOPMENT		STREET TREE
	EXISTING BUILDING		RAIL LINE
	WATER FEATURE		RIVER TRAIL
	GATEWAY / "WELCOME TO WEST POINT" FEATURE		HWY 29 / 10TH STREET BIKE/PED PATH



June 1, 2014

- Close on Highway 29 Property
- Renovate Highway 29 property
- Develop and implement a fueling station solution
- Begin detailed planning of the Downtown River Park

January 1, 2015

- Begin moving city staff and equipment to new Highway 29 facilities
- Develop plans for removal of river front facilities
- Finalize plans for Downtown River Park

April 1, 2015

- Removal of facilities from park property
- Implement park plan

Highway 29 Project

Budget \$500,000.00

Purchase \$250,000.00

Electrical \$50,000.00

HVAC \$25,000.00

Roof \$75,000.00

Interior \$45,000.00

Exterior \$20,000.00

Fence \$10,000.00

Lot/Drive \$10,000.00

Contingency \$15,000.00

\$500,000.00

Forward Fund \$450,000

Gas Fund \$50,000

\$500,000



To: MEAG Power Vogtle Expansion Participants
From: Bob Johnston
Date: May 15, 2014
Subject: Plant Vogtle Units 3 and 4 Amended and Restated Power Sales Contracts

Attached are the Amended and Restated Power Sales Contracts with respect to your participation in the Plant Vogtle 3 and 4 expansion units. These amended documents incorporate the changes necessary to allow us to complete the DOE loan guarantee financing, which in turn will significantly reduce the cost of our completion financing for these units.

One of our key objectives in negotiating the DOE loan guarantee was to maintain separate financing (without any pledging of assets across Projects) for Projects M, J and P. This was particularly challenging because the DOE regulations require that any Borrower provide a first priority lien of the asset being financed by a DOE loan guarantee. In order to avoid MEAG being required to pledge its entire ownership interest in the expansion units as collateral for each of the individual loan guarantees, we negotiated a structure where MEAG will create three special purpose entities (SPV) (each a Georgia limited liability corporation wholly owned and managed by MEAG). We will then transfer a proportionate share of our ownership interest to each SPV and the SPV, not MEAG, will be the DOE Borrower pledging only its ownership interest as collateral for its loan.

In order to accomplish the foregoing restructuring, the Amended and Restated Power Sales Contracts include the following additional provisions;

- (1) MEAG will purchase the power from each SPV and then sell the power to each Participant. Importantly, there will be no change to your existing entitlement or cost share obligation.
- (2) The contract provisions pertaining to the structure and payment obligations with respect to bond financing have been amended so that these provisions also incorporate the DOE loan guarantee financing. And,
- (3) The contract term has been extended by an additional 6 years (50 years from now) in order to allow financing over the 40 year operating license of each unit based on the current planned commercial operation dates of each unit.

Importantly, if for any reason we ultimately elect not to close the DOE loan guarantee all of these proposed changes to the Project structure – except for the term extension – will be rendered void and of no force or effect.

We were also successful in negotiating a “Standstill Agreement” with the DOE which provides that in the event of a monetary default by JEA or Power South with respect to Projects J and P, DOE cannot exercise its foreclosure rights until after the expiration of the term of the Projects J and P Amended and Restated Power Sales Contracts. This is a substantial concession on the part of DOE which it has not made to any other Borrower.

The DOE loan guarantee financing is projected to provide savings of hundreds of millions of dollars to the Projects based on current interest rates. If we move quickly we can take advantage of current favorable interest rates and capture these benefits. The entire MEAG staff is available to assist in your review and consideration of these documents so please feel free to contact us if we can be of any assistance.

RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF CERTAIN AMENDED AND RESTATED POWER SALES CONTRACTS RESPECTING THE PLANT VOGTLE ADDITIONAL UNITS; AND FOR OTHER PURPOSES

WHEREAS, the CITY OF WEST POINT ("City") is a Participant of the Municipal Electric Authority of Georgia ("MEAG Power"); and

WHEREAS, the City is party to (i) a certain Plant Vogtle Additional Units Non-PPA Power Sales Contract (the "Non-PPA Contract"), (ii) a certain Plant Vogtle Additional Units PPA Power Sales Contract (the "PPA Contract") and (iii) a certain Plant Vogtle Additional Units PPA-2 Power Sales Contract (the "PPA-2 Contract," and together with the Non-PPA Contract and the PPA Contract, the "Contracts"), each dated as of June 15, 2008, with MEAG Power; and

WHEREAS, the Contracts, along with substantially similar contracts between MEAG Power and certain other Participants, and the bonds and bond resolutions related thereto were validated in Superior Court of Fulton County, Georgia in Civil Action File Nos. 2008CV159297 and 2009CV179503; and

WHEREAS, the City and MEAG Power desire to amend the Contracts, and have caused certain amendments and restatements thereof to be prepared (the "Amendments"), to accommodate, among other things, the DOE Guaranteed Loan (as defined in the Amendments) in order to effect lower financing costs for the Plant Vogtle Additional Units Non-PPA Project, the Plant Vogtle Additional Units PPA Project and the Plant Vogtle Additional Units PPA-2 Project, drafts of which are attached hereto as Exhibits A, B and C, respectively;

NOW, THEREFORE, BE IT RESOLVED that the Mayor ("Authorized Official") is hereby authorized and directed to execute, and the Clerk, or any Assistant Clerk, is hereby authorized to attest and deliver the Amendments, in substantially the forms thereof attached hereto, with such changes thereto as the Authorized Official deems necessary or appropriate, including changes requested by DOE (as defined in the Amendments) in connection with the DOE Guaranteed Loan, the execution of the Amendments by the Authorized Official being conclusive evidence of the approval of such changes; and

FURTHER RESOLVED that the City hereby authorizes the Mayor and the Clerk, or any Assistant Clerk, to take any further actions and execute and deliver any other documents necessary to carry out the purpose of this Resolution, as amended from time to time, including, but not limited to, executing all documents necessary for validation and confirmation of the Amendments and other matters respecting the DOE Guaranteed Loan.

This the ___ day of _____, 2014.

CITY OF WEST POINT

Mayor

ATTEST:

Clerk

[SEAL]

THE
TRUST
for
PUBLIC
LAND



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One Georgia Center
600 West Peachtree St. NW
Suite 1840
Atlanta, GA
30308
T: (404) 873-7306
F: (404) 875-9099
www.tpl.org

June 3, 2014

Mr. Ed Moon
City Manager
The City of West Point
730 1st Avenue
West Point, Georgia 31833

TRANSMITTED VIA ELECTRONIC MAIL ONLY

RE: Huff et al Property Donation to the City of West Point, Georgia

Dear Mr. Moon:

The Trust for Public Land (TPL) is pleased to be working toward another conveyance of property along the Chattahoochee River to the City of West Point. We're working hard to successfully donate a deed to an approximately 101-acre riverfront property as an addition to the City's adjacent River Park (also a TPL-donation in 2004) as well as a conservation easement over an approximately 23-acre adjacent tract of land. These projects will further the TPL's Chattahoochee River Protection Program and the City's Parks Master Plan by protecting the natural resources and drinking water quality and provide additional passive recreational opportunities and enhancing the quality of life for the residents and visitors to West Point.

As we optimistically near the finish line with these transactions, I thought it appropriate to provide you an update on our work. The landowners of the three tracts that comprise the property, Stafford Huff, Philip G. Huff, William K. Huff and John S. Cohen (parcel 1); Earl Coatings, Inc. (parcel 2); and Robert and Michele Young (parcel 3), entered into a purchase agreement with TPL initially in October, 2013 with the most recent transaction under contract since March, 2014. Thank you for your work in securing the recent City Council approval to enter into the donation agreement regarding these transactions. For your information I enclose here a recent update to the appraisal report we'd previously provided to you of the entire approximately 124-acre property that TPL is working to acquire. It We are also happy to report that Ed and Judy Garland have agreed to all terms of the contract intended to convey a 23-acre portion over which the proposed conservation easement will apply pending approval of the due diligence work already underway.

TPL's Board of Directors asks each of our offices apply a slightly more formal approach to our work with our public agency partners. Accordingly, we are now sending correspondence to the agencies we are working with clearly stating our various policies as applicable regarding appraisals, funding and public benefits as we continue our land conservation work.

With all of our projects, we incur substantial expenses in preparing to place targeted properties into public ownership. To defray these costs, in these and in all of our independent transactions, TPL seeks donations and other support from a variety of sources: foundations, corporations, and private donors including landowners. These donors voluntarily support TPL because of their interest in the land we protect, and because of our "Land and People" mission. Since TPL is a



Mr. Moon
June 3, 2014
Page 2 of 2

qualified non-profit organization, donors are generally entitled to a charitable deduction for their contribution. This support allows TPL to risk its own funds to protect threatened lands for the public, to pay for the considerable project costs that we frequently incur, and to generally support the organization and our mission. Typically public agencies also benefit from our support policy, as we save agencies significant appraisal, survey, staff, option consideration and other project costs, and often generate even greater savings from below fair market value conveyances.

Accordingly, as we complete the work of the Huff et al acquisition, we are seeking donations and other support from the landowners and from many other sources pursuant to our Public Benefits Policy, which accompanies this letter. The details of this project are quite inspirational. The landowners have expressed a willingness to sell the property at a significant discount. TPL is then able to leverage this land value donation against funding from our Chattahoochee River Protection Program which has funding from a prior capital campaign intended to protect lands along the Chattahoochee River. Lastly, to help defray our costs, we appreciate the City's agreement to pay up to \$25K toward the due diligence and relevant transaction costs. These circumstances combined are enabling the outright donation of the property and conservation easement to the City of West Point. Given the strong public and private support for protecting land along the Chattahoochee River as well as projects that enhance the quality of life in our communities, and TPL's exemplary record, we are confident that we will -- at minimum -- cover the extensive project costs that are likely in this transaction.

TPL looks forward to the success of this project, and many more in the future. Please give me a call with any questions at 850/212-6859.

Sincerely,



Doug Hattaway, AICP
Senior Project Manager

Xc: Jeff Todd, Acting City Attorney, West Point (email transmittal only)

Enclosure: TPL Public Benefits Policy

Trust for Public Land Public Benefits Policy

The Trust for Public Land (TPL, www.tpl.org) is a national nonprofit organization that conserves land for people to enjoy as parks, community gardens, historic sites, rural lands, and other natural places. Protecting the places people care about—from inner city to wilderness—is at the heart of TPL's work.

TPL's work depends on the generous support of donors and volunteers who share our mission of conserving land for people. *The Wall Street Journal's SmartMoney* magazine, *Money*, *Forbes*, and *The Chronicle of Philanthropy* have all rated TPL among the most efficient charities in the United States for keeping fund-raising and operating costs low while meeting mission goals.

TPL is a recognized 501 (c)(3) public charity and as such, donations to TPL are tax deductible. TPL is not a membership organization and receives no dues. Instead, TPL receives donations and support from corporations, foundations and individuals – including landowners. We ask landowners to contribute to TPL in virtually every transaction, and because they well understand our mission, skills and dedication, we usually are successful in receiving their support.

All donations to TPL are plowed back into our work to conserve land for people. Our donors voluntarily support TPL because of their interest in the land we protect, and because of our "Land and People" mission.

This support allows TPL to risk its own funds to protect threatened lands for the public, to pay for the considerable project costs that we incur, and to generally support the organization and our mission.

The public, and public agencies in particular, benefit from TPL's Public Benefits Policy in several ways.

Save cherished lands. Because we are independently funded, we can take financial risks to protect extraordinary, and often threatened, properties - risks that public agencies are appropriately reluctant to take. As an experienced organization with a thirty-year track record of success, TPL has protected over 2 million acres of land valued at \$ 4 billion.

Allow limited public funds to go further. Our goal is to create savings for the public by conveying land to public agencies for less than fair market value, the price that many agencies are required to offer. Since 1972, TPL has saved the public \$ 569 million in these land acquisition costs alone.

TPL typically saves agencies project costs. We save agencies hundreds of thousands of dollars each year in appraisal, survey, staff, option consideration and other project costs by absorbing them ourselves. Thanks to our donors, we are able to pay for costs that otherwise would be borne by the government agency, and ultimately, by the taxpayer.



INFORMATION



Downtown West Point Development Authority Minutes
April 8, 2014

Present: Joe Hill, Steve Tramell, Bill Nixon, Gus Darden, Steve Wheeler, Lance Francis, April Ross, Drew Ferguson and Karen Meadows

Joe Hill called the meeting to order. A motion was made by Drew Ferguson and seconded by Gus Darden to approve the minutes from the previous meeting.

Steve Tramell presented the treasurer's report, reflecting a beginning balance of \$65,933.76 and an ending balance of \$61,065.55 after receiving property tax revenue. Joe Hill passed out a spreadsheet reflecting revenues and expenses for 2013, along with the budgeted numbers for the same time period. A motion was made by Bill Nixon and seconded by Drew Ferguson to approve the treasurer's report.

Committee Reports:

Promotions Committee-No chairman

Joe Hill bought up the Christmas Carnival and reported that the donation from WOW still had not been collected and he proposed going back to Judy to ask for a refund of \$250 from her fee that included the WOW donation. All in attendance agreed.

Economic Restructuring Committee-David Lyons

David Lyons was absent and no report was given, however Drew Ferguson mentioned that the anticipated open date for the brewery was 12 to 18 months.

Economic Design Committee – Buffy Ferguson

Buffy Ferguson was absent and no report was given, however Drew Ferguson mentioned that two new oak trees were planted in the JSL park.

BHT Manager's Report - Cheryl Magby

Cheryl Magby was absent and no report was given.

Old Business:

Steve Tramell and Drew Ferguson reported on the results of the meeting with Billy Parrish and Kirby Glaze. A 19 page preliminary report was provided to the Downtown Development Authority and it was recommended that the Board focus efforts on one main project which centered around development of the riverfront area. Steve Tramell offered to email the report to the Board members.

New Business:

Bill Nixon reported that the New Horizon Theatre was applying for façade grant to fix up the old Nader's building. A discussion was held concerning the Better Home Town and its responsibilities. Steve Wheeler announced that WCJM is stepping forward to take over the Back to School Bash, moving that event out from under BHT.

A motion was made by Bill Nixon and seconded by Drew Ferguson to adjourn the meeting and reconvene as the Better Home Town Board.

Joe adjourned meeting. The next meeting will be May 13, 2014 at 8:00am.

Submitted by Karen Meadows, acting recording secretary

Better Home Town Board Minutes
April 8, 2014

Present: Joe Hill, Steve Tramell, Bill Nixon, Gus Darden, Steve Wheeler, Lance Francis, April Ross, Drew Ferguson and Karen Meadows

Joe Hill called the meeting to order.

New Business:

Drew Ferguson made a motion for the BHT Board to notify the City of West Point its intent to dissolve and withdraw all involvement within 60 days. The motion was seconded by Bill Nixon with a suggestion to email a copy of this intent to Cheryl Magby with the City of West Point.

A motion was made by Drew Ferguson and seconded by Steve Tramell to adjourn the meeting.

WEST POINT HISTORIC PRESERVATION COMMISSION MEETING MINUTES

May 7, 2014

The meeting was called to order by Chairman Duncan. Attending were Debra Robertson, Jane Fuller- Blackburn, Bob Hicks and Marshall Sapp. In addition, Sammy Osborne, city planner, and Ed Moon, city manager, were present.

The minutes of the March 5, 2014 were sent to the commissioners to read and having no changes the minutes were approved. The minutes of the April 15, 2014 were read by Commissioner Robertson and were unanimously approved.

New Business:

- 1- COA was presented by Pastor Jerry Ledbetter representing West Point Presbyterian Church, located at 1002 5th Avenue, requesting the addition of 1400 square feet to their existing fellowship hall along the 5th Avenue side of the church.

Pastor Ledbetter was given a copy of section 4.10 Additions to Historic Commercial Buildings (4.10.01-4.10.8), 4.11 Handicap Accessibility Issues (4.11.1-4.11.7), and section 4.9 Mechanical Systems (4.9.1-4.9.5). These sections were discussed at length during our review of the request.

Pastor Ledbetter stated that the addition is needed to accommodate growth. Plans drawn by Alise and Associates were reviewed. Batson Cook Construction will build the addition. This new addition will be attached to an existing addition and not to the original church. The plans include a setback distinguishing it from the rest of the building. The new addition will be very similar to the existing addition in that it will have the same look of windows and stone work. The doors will be glass with a transom above. The proposed addition will be constructed of brick of very similar color and texture to match as closely as possible the brick of the existing addition. There will be no metal used in construction except for structural support. The covered portico to the back of the addition will have an open gable to mimic, but not duplicate an existing open gable. Due to elevation changes, there should be no need for handicap accessibility; however, it was noted that if needed, handicap accessibility should be placed to the rear of the building if possible. Also any mechanical systems should be hidden from view.

During the discussion, it was noted that the new addition will be compatible with the size, symmetry, rhythm, and alignment of the original building along with being compatible in material, design and scale with the existing structure.

Chairman Duncan called for a motion to approve the plans as presented. Commission Blackburn made the motion, Commissioner Sapp seconded and the motion was approved unanimously.

- 2- Commission Robertson addressed the commission concerning issues with the West Point Corner Store at 607 4th Avenue owned by Mr. Kirtikumar Patel and the Nadar Building on West 8th Street owned by New Horizons Community Theatre.

THE WEST POINT CORNER STORE - Commissioner Robertson stated that Mr. Patel has mounted two air conditioning units on brackets on the 12 Street side of the building. The mounting of these units is not in compliance with the West Point Design Guidelines and was not approved by the HPC when the COA for Adaptive Resuse of the building was approved in January. According to the guidelines mechanical systems should be located at the rear of the building or on the roof far enough back so that they are not visible. The issue of the location of the mechanical systems was not discussed at the January meeting. However, applications for COA's include a request for applicant to "consult the Historic District Design Guidelines to insure that all details of your project are in compliance with the Guidelines".

After discussion which included pictures of the side of the building and consulting of Mr. Osborne, it was decided that Matt Livingston, building inspector, would accompany Chairman Duncan and Commissioner Robertson to have a discussion with Mr. Patel to request that he conceal the air conditioning units with possibly an awning.

THE NADAR BUILDING – Commission Robertson stated that NHCT was notified in August 2013 for failure to file a COA when they removed the awning and wooden sign which revealed the original painted Nadar sign on the bricks. The commission's opinion at that time, according to the minutes of the August 7 meeting, was that it was more historically pleasing to leave the building as is and not replace the awning thereby covering the painted sign. A letter was sent to NHCT expressing this opinion and stating that a COA needed to be filed and reviewed by our commission unless they replace the awning and wooden sign.

At the February 4, 2014 HPC meeting Mr. Joel Finlay was present and he was informed that NHCT needed to file a COA if the awning was not to be replaced and that all changes to the exterior of the Nadar Building needed HPC approval.

Commissioner Robertson stated that the Nadar Building has now been painted covering the Nadar sign painted on the bricks and that a larger light fixture that matches the fixture on the new theatre building across the street has been added. No COA was filed for this and COA still has not been filed for removal of the awning.

Mr. Osborne stated that he thought that a permit was issued to NHCT for the Nadar Building work. He will check his records when he returns to his office.

New Horizons Community Theatre continues to not follow regulations stipulated by the design guidelines that the city of West Point has adopted. It is the desire of the HPC to work with business owners in making compliance to the guidelines not a hardship.

With no more business to discuss Chairman Duncan adjourned the meeting.

Minutes prepared and submitted by:

Debra Robertson, Secretary
West Point Historic Preservation Commission

WEST POINT HISTORIC PRESERVATION COMMISSION MEETING MINUTES

May 16, 2014

The meeting was called to order by Chairman Duncan. Attending were Debra Robertson, Bob Hicks, and Marshall Sapp. Jane Fuller-Blackburn was absent. In addition, Ed Moon, city manager, and Sammy Osborne, city planner, were present.

The minutes of the May 7, 2014 meeting had been reviewed by commissioners prior to the meeting and with no changes or additions Chairman Duncan made a motion to approve the minutes. Commissioner Sapp seconded and the minutes were unanimously approved.

- 1- COA was presented by Steve Tramell for the Goodwill Building, located at 813 3rd Avenue, requesting that he be allowed to remove the metal framework covered with stucco on the front façade of the building in order to try to restore the building as close to the original state as possible.

Chairman Duncan called this meeting to accommodate Mr. Tramell's desire to expedite the review of the COA so that if approved, he could start demolition work immediately today. The next scheduled meeting is not until June 4. It is the desire of the HPC to work with merchants as much as possible.

Chairman Duncan provided a photograph of the Goodwill building in its former glory taken approximately around 1930. Mr. Tramell stated that he had punched a couple of exploratory holes in the stucco to see if it would be possible for it to be removed. He stated that there is a 4 inch space between the bricks and the metal framework on which the stucco has been applied. The stucco was not applied directly to the bricks, so it is possible that the bricks have been preserved and are good repair. He is in hopes that the keystones and dentil details are still present. Mr. Tramell stated that from the inside of the building you could see that the windows are present and have been filled with brick.

After review of the photo and an in-depth discussion, Commissioner Sapp made a motion to approve the COA to remove the stucco and the anchoring metal framework on the façade of the Goodwill building. Commission Robertson seconded and the motion was unanimously passed. The West Point Historic Commission is in support of the rehabilitation of buildings to their original state when possible.

Chairman Duncan presented Mr. Tramell with an approved COA.

OLD BUSINESS:

- 1- West Point Corner Store located at 607 4th Avenue has mounted air-conditioning units on brackets on the 12 Street side of the building. At the regular HPC meeting last week it was decided that Chairman Duncan and Commissioner Robertson would accompany Matt Livingston, building inspector, to have a discussion with Mr. Patel,

owner of the store, to see if it would be feasible for the units to be either hidden behind an awning or relocated.

At this time Mr. Livingston joined our meeting to have a better understanding of the situation. Section 4.9 Mechanical Systems for Commercial and Institutional Buildings of The West Point Design Guidelines was discussed. According to our guidelines mechanical systems should be located at the rear of the building or far enough back on the roof so that they are not seen from the ground. Mr. Livingston stated that the units were not able to be located on the roof because the roof's configuration would not support the units. He stated that the location of the store often floods during heavy rains so it would not have been practical to have installed the units on the ground. Mr. Livingston stated that the back portion of the building is not in use and is not climate controlled therefore the units could not have been placed at the rear of the building due to code requirements concerning distance.

During the discussion it was determined that it would probably draw more attention to the units trying to hide them by surrounding them with some type of structure thereby making the area of concern larger. Chairman Duncan stated that it would have been more visually pleasing for the units to have been mounted on the wall facing Sweet Georgia Brown next door. (There is an alley between the two buildings).

Commissioner Robertson thanked Mr. Moon for city representatives attending our meetings and working with us and merchants to address and meet requirements stipulated by the West Point Design Guidelines by which we are governed.

NEW BUSINESS:

Sammy Osborne wanted the opinion of the commission concerning a property owner investigating the possibility of the demolition of a house located across from West Point United Methodist Church. The home is in disrepair and has been neglected for many years.

This house is located within the Eastside Historic District and is now on the National Register of Historic Places because of its location; however, it is not located within a local historic district or on the National Register of Historic Places as a stand-alone building making it come under HPC's jurisdiction. Chairman Duncan stated that the HPC has no authority over the demolition of the house, but that the commission would highly discourage it.

With no further business to discuss, Chairman Duncan adjourned the meeting.

Minutes prepared and submitted by:

Debra Robertson, Secretary
West Point Historic Preservation Commission