



Welcome Home

**February Monthly Reports
March 2014**

AGENDA
WORK SESSION

THURSDAY, MARCH 6TH
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

- Presentation on Forward Fund Policy & Procedures
- Zoning Ordinance Amendment
- Street Closure for Phase II Recreation "Free Play Field"
- Liquor, Malt Beverage and Wine License Applications
- Resolution to Award Contractor for Sewer System Improvements
- Sale of City Property
- Council Room Renovation Dates

❖ Executive Session

CONSIDER ITEMS FOR BUSINESS MEETING (Create Business Meeting Agenda)

MAYOR & COUNCIL COMMENTS

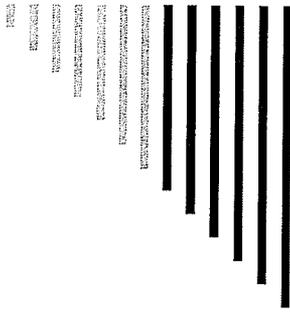
ADJOURNED

Next Meeting:

Council Meeting – Monday, March 10th @ 6:00 PM

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MINUTES



The regular meeting of the Mayor and Council was held in the Council room of West Point City Hall February 10, 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 Benjamin F. Wilcox
Councilmember Steven M. Tramell

Members Absent:

Mayor Ferguson called Minister Bobbie Ogletree, Blessed Assurance Baptist Church Columbus, GA 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 January 13, 2014 regular meeting. Councilmember Joseph R. Downs III made said motion and was seconded by Councilmember Gloria R. Marshall; the minutes were **approved unanimously without change.**

FINANCIAL REPORT

Councilmember Gerald W. Ledbetter presented the January financial report with the February cash position and forecast and made a motion to accept the report; motion seconded by Councilmember Joseph R. Downs III and **passed unanimously.**

AGENDA

Mayor Ferguson asked for a motion to approve the agenda. Councilmember Gerald W. Ledbetter made said motion and seconded by Councilmember Sandra Thornton and **passed unanimously.**

RESOLUTION FOR KaBOOM GRANT

Councilmember Sandra Thornton made a motion to approve a resolution to accept a grant for \$9,000 offered by KaBoom for the creation of a playground at the youth services center. The motion was seconded by Councilmember Gerald W. Ledbetter **and passed unanimously.**

BOARD & COMMITTEE APPOINTMENTS

Councilmember Benjamin F. Wilcox made a motion to appoint Kris Cagle to the Troup County Parks and Recreation Commission. The motion was seconded by Councilmember Gerald W. Ledbetter; **carried unanimously.**

Councilmember Gerald W. Ledbetter made a motion to appoint Griggs Zachry to the West Point Development Authority Board. The motion was seconded by Councilmember Sandra Thornton; **carried unanimously.**

Councilmember Steven M. Tramell made a motion to recommend to the Troup County Board of Commissioners that Gloria Watson be reappointed to the Troup County Elections Board. The motion was seconded by Councilmember Benjamin F. Wilcox; **carried unanimously.**

Councilmember Gloria R. Marshall made a motion to appoint Dianne Davidson to the City of West Point Board of Adjustments. The motion was seconded by Councilmember Steven M. Tramell; **carried unanimously.**

ORDINANCE TO AMEND THE BUFFER REQUIREMENTS

Councilmember Joseph R. Downs III made a motion to approve an ordinance to amend Section 22.4 of the City of West Point Zoning Ordinance to create a larger buffer between newly annexed properties when it is adjacent to the unincorporated County. The motion was seconded by Councilmember Gloria R. Marshall **and passed unanimously.**

PHASE II RECREATION "FREE PLAY FIELD" CONCEPT PLAN

Mayor Ferguson asked for a motion to approve the concept plan as presented for the Phase II Recreation Improvements. Councilmember Sandra Thornton made said motion and the motion was seconded by Councilmember Benjamin F. Wilcox; **passed unanimously.**

OTHER

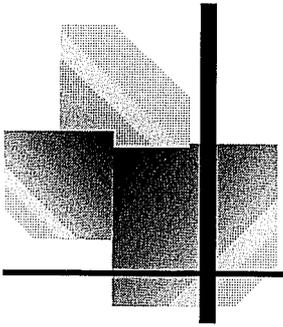
Councilmember Sandra reminded everyone that the Black History Program will be held at the West Point Gym on February 25th at 6:00 o'clock. She encourages all citizens to attend this event honoring our children and youth of the area.

ADJOURN

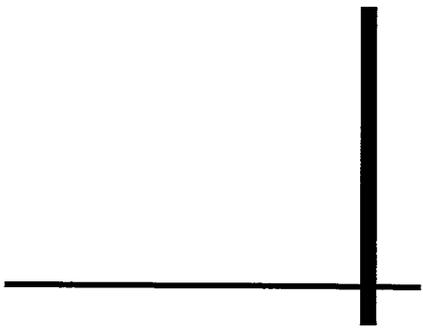
There being no further business, the meeting was adjourned.

Richard McCoy
City Clerk

A. Drew Ferguson IV
Mayor



FINANCIAL REPORT



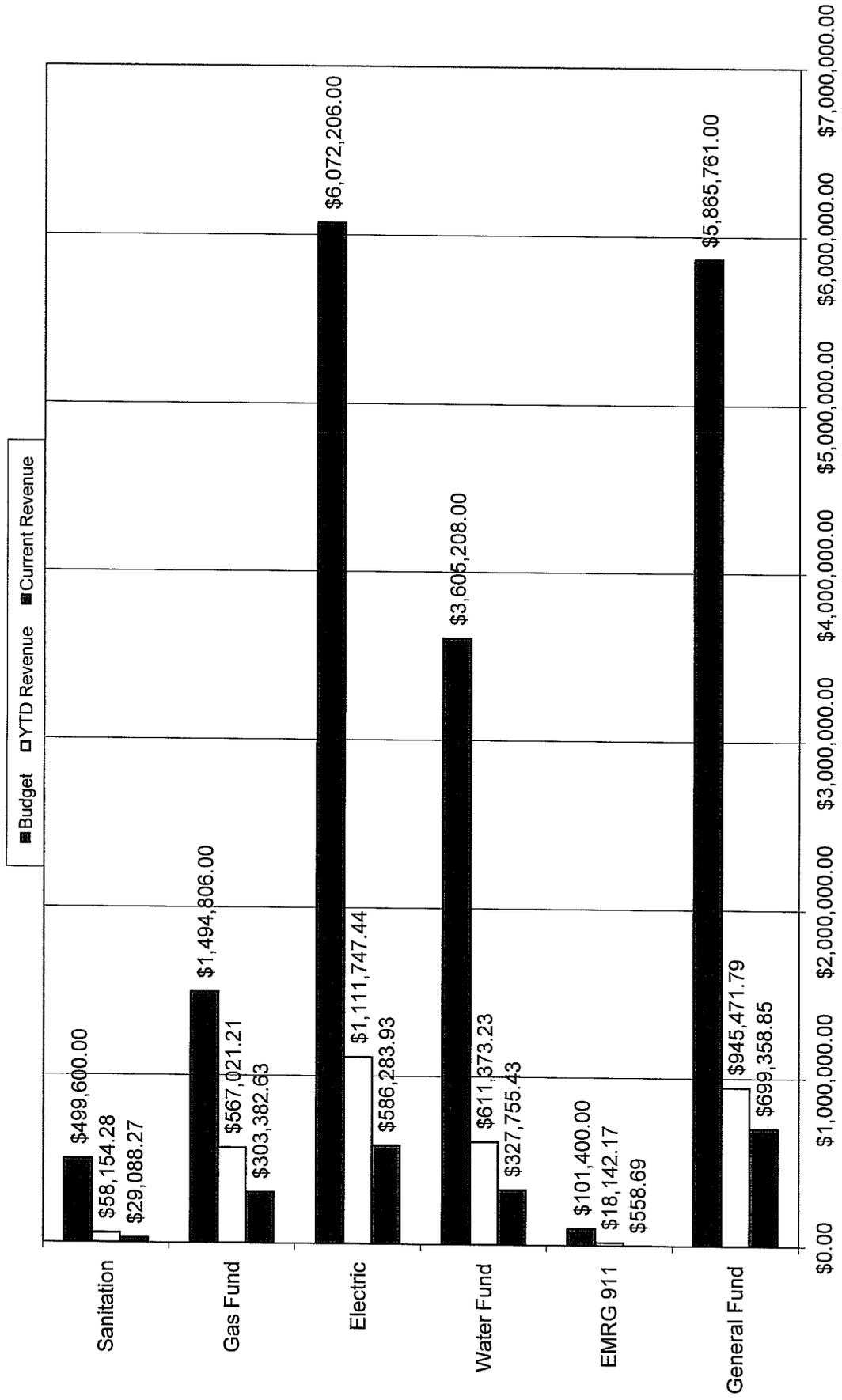


City of West Point Financial Report February, 2014

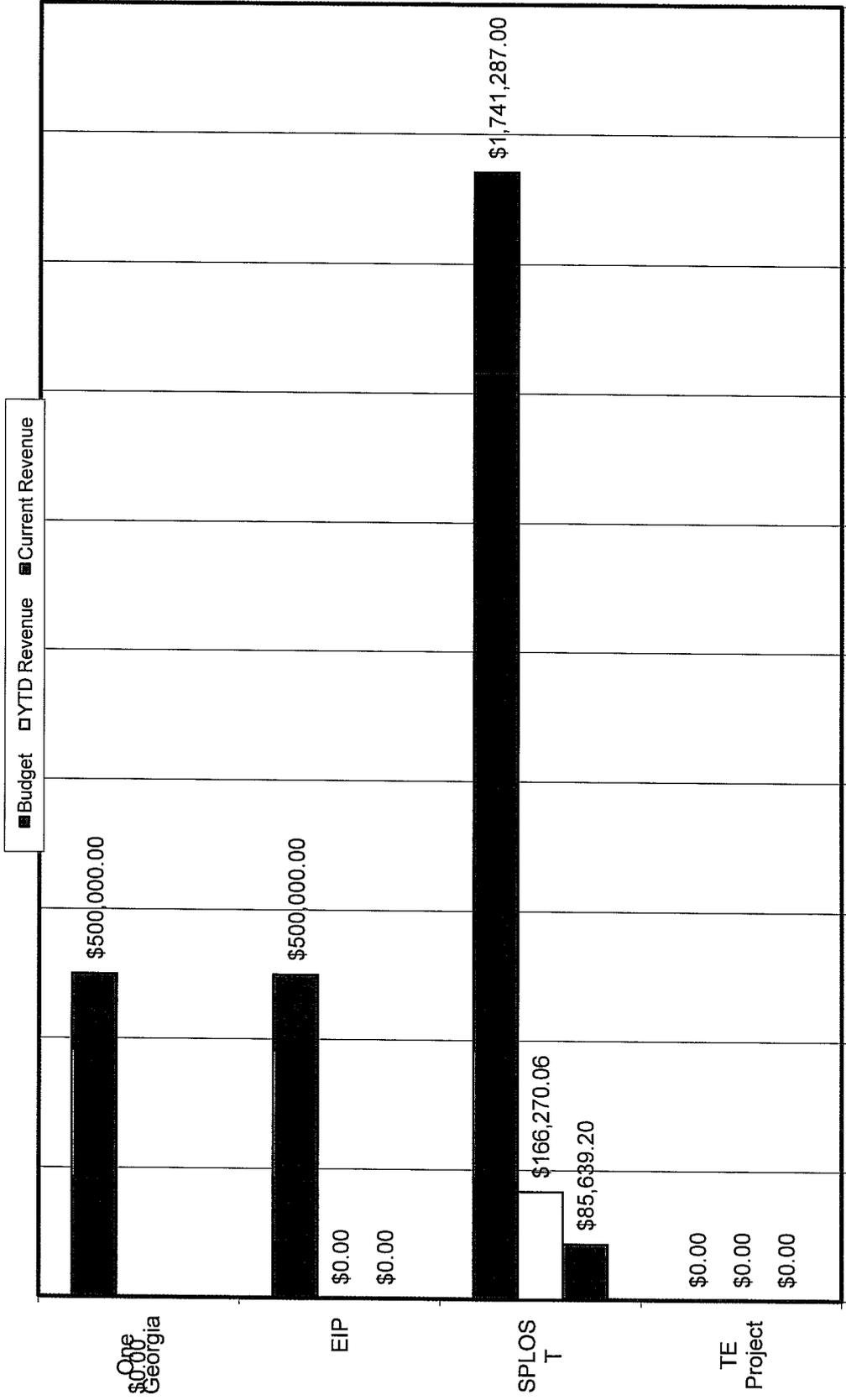
REVENUES

General Fund	EMRG 911	Water Fund
\$699,358.85	\$558.69	\$327,755.43
\$945,471.79	\$18,142.17	\$611,373.23
\$5,865,761.00	\$101,400.00	\$3,605,208.00
16.12%	17.89%	16.96%
Electric Fund	Gas Fund	Sanitation
\$586,283.93	\$303,382.63	\$29,088.27
\$1,111,747.44	\$567,021.21	\$58,154.28
\$6,072,206.00	\$1,494,806.00	\$499,600.00
18.31%	37.93%	11.64%
TE Project	EIP	SPLOST
\$0.00	\$0.00	\$85,639.20
\$0.00	\$0.00	\$166,270.06
\$500,000.00	\$500,000.00	\$1,741,287.00
0.00%	0.00%	9.55%
Total All Departments	Total YTD Revenue	Total All Departments
\$2,032,067.00	\$3,478,180.18	\$3,478,180.18
\$1,434,891.49	Total YTD Expenses	\$2,987,833.75
\$597,175.51	over/under	\$490,346.43
YTD Revenue	YTD Revenue	
Budget	\$3,478,180.18	
Percentage	\$20,380,268.00	
Percentage	17.07%	

Budget Revenue Comparison February, 2014



Budget Revenue Comparison February, 2014



\$0.00 \$200,000.00 \$400,000.00 \$600,000.00 \$800,000.00 \$1,000,000.00 \$1,200,000.00 \$1,400,000.00 \$1,600,000.00 \$1,800,000.00 \$2,000,000.00

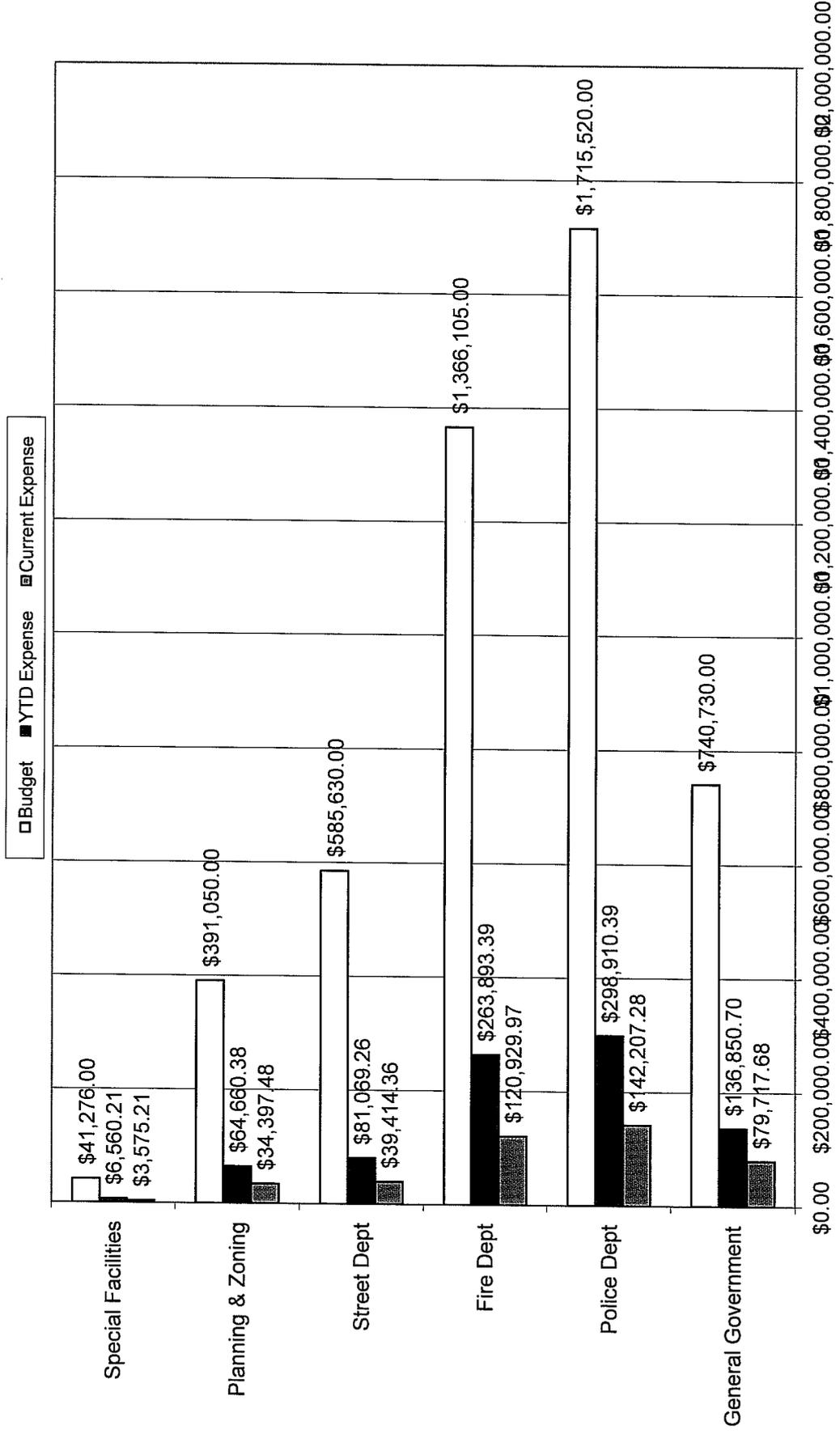


City of West Point Financial Report February, 2014

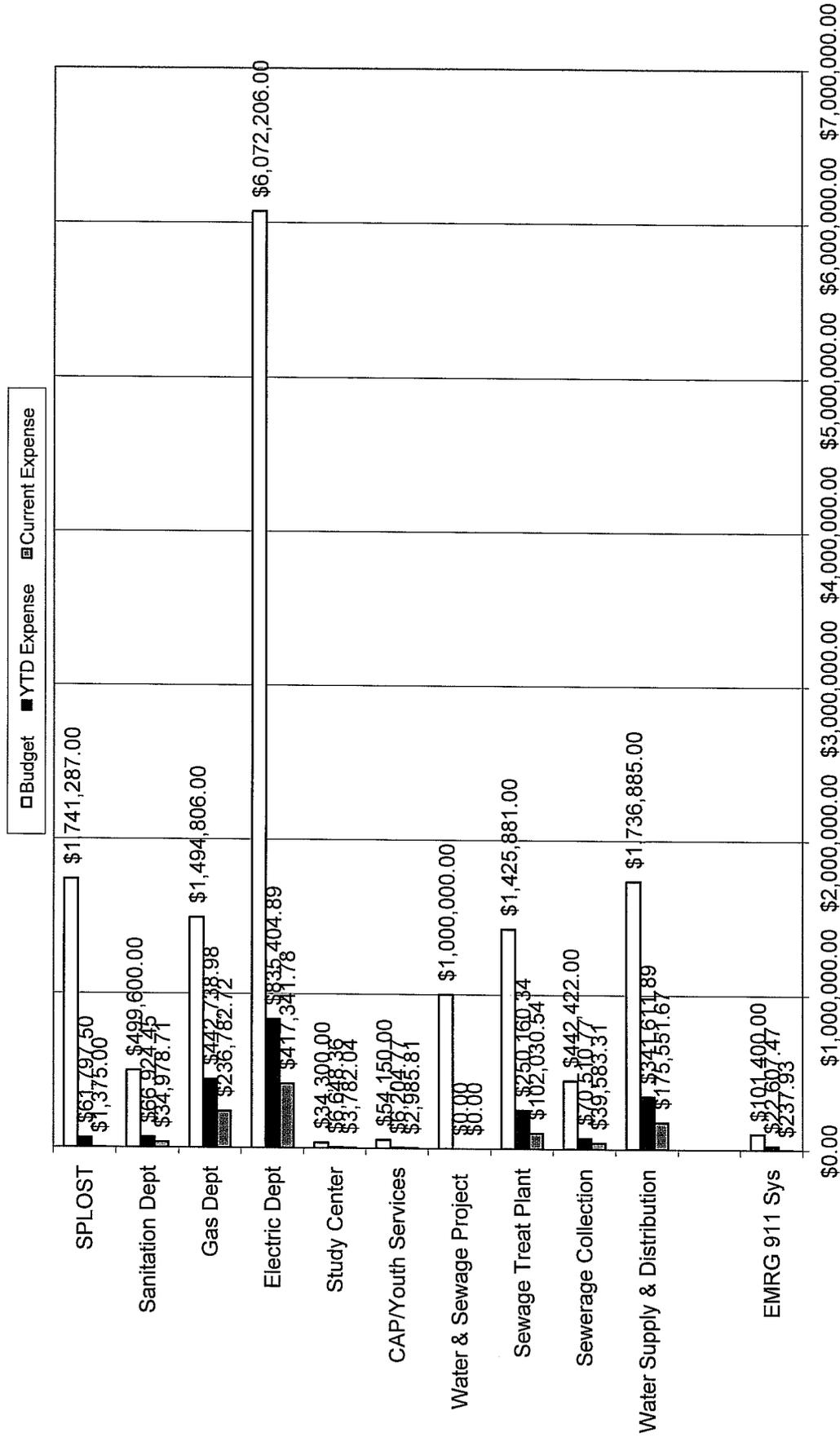
EXPENSES

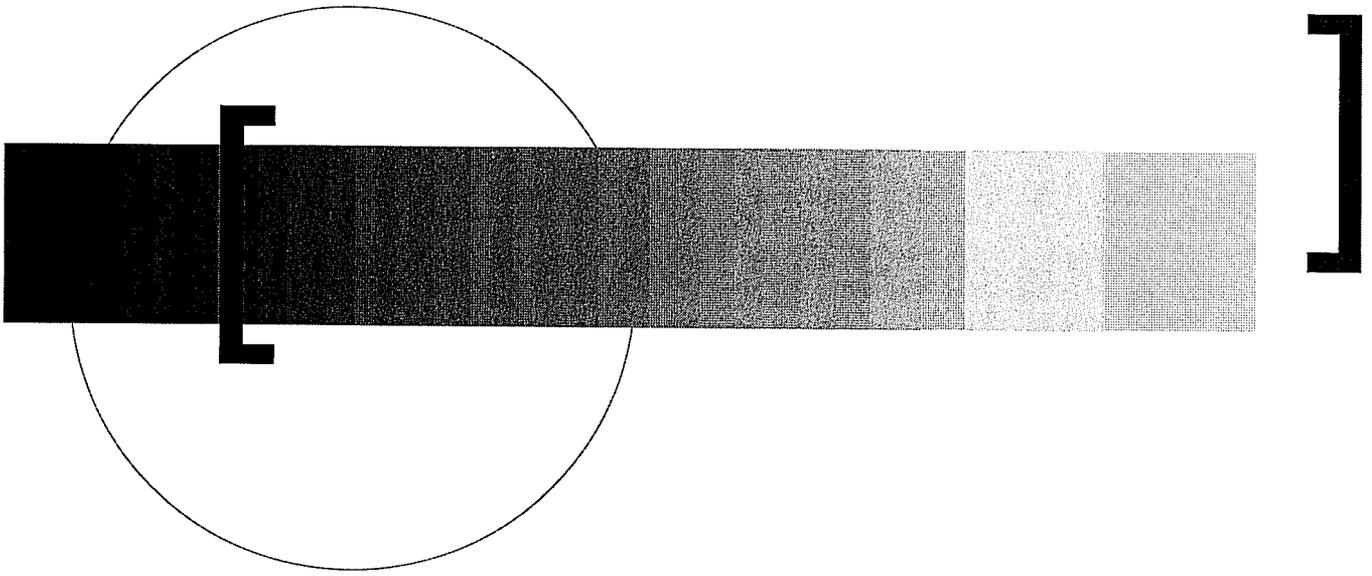
General Government	Police Dept	Fire Dept	Street Dept
\$79,717.68	\$142,207.28	\$120,929.97	\$39,414.36
\$136,850.70	\$298,910.39	\$263,893.39	\$81,069.26
\$740,730.00	\$1,715,520.00	\$1,366,105.00	\$585,630.00
18.48%	17.42%	19.32%	13.84%
Planning & Zoning	Special Facilities	EMRG 911 SYS	Water Dept
\$34,397.48	\$3,575.21	\$237.93	\$175,551.67
\$64,660.38	\$6,560.21	\$22,607.47	\$341,611.89
\$391,050.00	\$41,276.00	\$101,400.00	\$1,736,885.00
16.54%	15.89%	22.30%	19.67%
Sewer/ Water/Proj	Electric Dept	Gas Dept	Sanitation Def
\$141,613.85	\$417,341.78	\$236,782.72	\$34,978.71
\$320,671.11	\$835,404.89	\$442,738.98	\$66,924.45
\$2,868,303.00	\$6,072,206.00	\$1,494,806.00	\$499,600.00
11.18%	13.76%	29.62%	13.40%
SPLOST	Study Center	CAPI/Youth Services	Economic Dev
\$1,375.00	\$3,782.04	\$2,985.81	\$0.00
\$61,797.50	\$6,648.36	\$6,204.77	\$31,280.00
\$1,741,287.00	\$34,300.00	\$54,150.00	\$937,000.00
3.55%	19.38%	11.46%	3.34%
All Funds	Total All Departments	Total YTD Expenses	Total YTD Expenses
\$2,032,067.00	\$3,478,180.18	\$2,987,833.75	\$2,987,833.75
\$1,434,891.49	\$2,987,833.75	Budget	\$20,380,248.00
\$597,175.51	\$490,346.43	over/under	14.66%

Budget Expense Comparison February, 2014



Budget Expense Comparison February, 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

February 2014

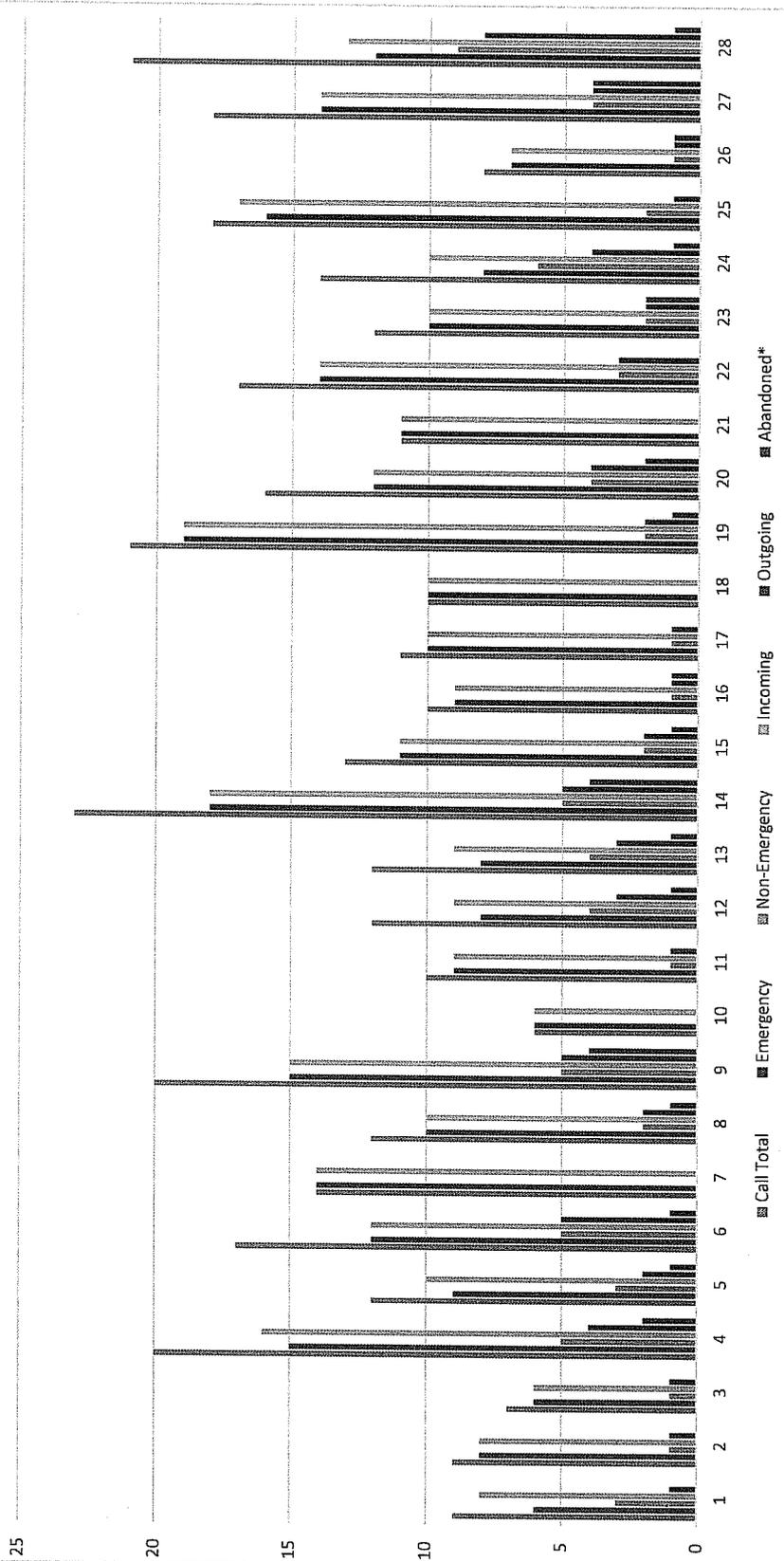
FIRE RESPONSES

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

EMERGENCY MEDICAL SERVICE RESPONSES

FACILITY	TRIPS
Lanier Memorial	16
West Ga. Medical	16
East Al. Medical	0
Columbus Medical Center	0
Landing Zone	0
Non-Transport	12
Total E.M.S. Responses	44

9-1-1 Daily Call Count for February 2014



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

Daily Call Total	Call Category		Call Origin		Abandoned
	Emergency	Non-Emergency	Incoming	Outgoing	
1	6	3	8	1	0
2	8	1	8	1	0
3	6	1	6	1	0
4	15	5	16	4	2
5	9	3	10	2	1
6	12	5	12	5	1
7	14	0	14	0	0
8	10	2	10	2	1
9	15	5	15	5	4
10	6	0	6	0	0
11	9	1	9	1	0
12	8	4	9	3	1
13	8	4	9	3	1
14	18	5	18	5	4
15	11	2	11	2	1
16	9	1	9	1	1
17	10	1	10	1	0
18	10	0	10	0	0
19	19	2	19	2	1
20	12	4	12	4	2
21	11	0	11	0	0
22	14	3	14	3	0
23	10	2	10	2	2
24	8	6	10	4	1
25	16	2	17	1	0
26	7	1	7	1	1
27	14	4	14	4	4
28	12	9	13	8	1
Monthly Total	307	76	317	66	29

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

OFFICER ACTIVITY REPORT
Activity from 2/1/2014 to 2/28/2014

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	SPEEDING IN EXCESS OF MAXIMUM LIMITS	14	
40-6-72(B)	FAILURE TO STOP AT A STOP SIGN	5	
40-8-7(A)	DEFECTIVE EQUIPMENT	0	
40-6-20	FAILURE TO OBEY TRAFFIC CONTROL DEVICE	3	
20-9	RESTRICTIONS	9	
40-8-25	NO BRAKE LIGHTS OR WORKING TURN SIGNAL	2	
20-10	ILLEGAL PARKING	1	
40-5-121 1ST	DRIVING WITH SUSPENDED OR REVOKED LICENSE MISDEMEANOR	7	
40-6-10	NO PROOF OF INSURANCE/ MOTOR VEHICLE	6	
40-8-31	FAILURE TO DIM HEADLIGHTS	1	
	ALL OTHER	35	
	TOTAL CITATIONS	83	
	ARRESTS (from Incidents)	31	
	WARRANTS SERVED	28	
	CIVIL PAPERS & SUBPOENAS SERVED	0	
	ACCIDENT REPORTS	17	
	INCIDENTS	68	
	INCIDENTS - DOMESTIC	10	
	INCIDENTS - MISC	4	
	COMMUNITY CONTACTS		
	FIELD INTERVIEWS	4	

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
WARN	32	14	27	22	0	0	2	0	1	1	104	104
CIT	14	11	29	17	0	0	2	0	1	1	9	83

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

INCIDENTS - OTHER DATA

29	CLEARED BY ARREST
37	EXCEPTIONALLY CLEARED
2	UNFOUNDED
24	FELONIES
52	MISDEMEANORS
\$24,233	STOLEN PROPERTY
\$663	RECOVERED PROPERTY

ACCIDENTS - OTHER DATA

11	WRECK REPORTS
6	PRIVATE PROPERTY
0	REPORTS WITH INJURIES
0	TOTAL INJURED
	REPORTS WITH FATALITIES
0	TOTAL KILLED

OFFICER ACTIVITY REPORT
Activity from 2/1/2014 to 2/28/2014

WEST POINT PD
 REPORT RUN ON: 3/4/2014 7:34:21 AM

OFFICER NAME
 ALL OFFICERS

CITATION COUNT BY OFFENSE

VIOLATION CODE	DESCRIPTION	COUNT
40-6-181	SPEEDING IN EXCESS OF MAXIMUM LIMITS	14
20-9	RESTRICTIONS	9
40-5-121 1ST	DRIVING WITH SUSPENDED OR REVOKED LICENSE MISDEMEANOR	7
40-6-72(B)	FAILURE TO STOP AT A STOP SIGN	5
40-6-10	NO PROOF OF INSURANCE/ MOTOR VEHICLE	5
40-6-20	FAILURE TO OBEY TRAFFIC CONTROL DEVICE	3
40-6-240	IMPROPER BACKING	3
40-6-15	KNOWINGLY DRIVING MOTOR VEHICLE ON SUSPENDED,C/	2
40-6-71	FAILURE TO YIELD WHILE TURNING LEFT	2
40-5-32A	EXPIRED DRIVER'S LICENSE	2
40-8-25	NO BRAKE LIGHTS OR WORKING TURN SIGNAL	2
40-6-121	NO U-TURN	2
40-2-8	OPERATION OF VEHICLE WITHOUT REVALIDATION DECAL	2
40-2-20	REGISTRATION REQUIREMENTS	2
16-8-14 M	THEFT BY SHOPLIFTING (MISDEMEANOR) UNDER \$300.00	1
40-6-390	RECKLESS DRIVING	1
40-8-76.1	SAFETY RESTRAINT VIOLATION (ADULT)	1
40-8-76	SAFETY RESTRAINT VIOLATION (UNDER 5 YEARS OF AGE)	1
40-6-253	OPEN CONTAINER OF ALCOHOL WHILE OPERATING VEHICLE	1
40-8-31	FAILURE TO DIM HEADLIGHTS	1
40-6-10	FAILURE TO DISPLAY INSURANCE ON DEMAND	1
40-6-48	FAILURE TO MAINTAIN LANE	1
4-76	ALLOWING A DOG TO RUN AT LARGE	1
4-57	DOGS AT LARGE, LEASHES REQUIRED	1
40-6-391(A)(1) 1ST	DRIVING UNDER THE INFLUENCE-LESS SAFE-ALCOHOL(1'S)	1
40-5-121	DRIVING WHILE LICENSE WITHDRAWN	1
40-6-49	FOLLOWING TOO CLOSE	1
20-10	ILLEGAL PARKING	1
40-6-270	LEAVING THE SCENE OF ACCIDENT/HIT AND RUN FIRST OF	1
40-6-141	FAILURE TO STOP AT RAIL ROAD CROSSING	1
40-6-72(B) YIELD	FAILURE TO YIELD AFTER STOPPING AT A STOP SIGN	1
40-6-70	FAILURE TO YIELD RIGHT OF WAY	1

INCIDENT REPORT STATS
Reports from 2/1/2014 to 2/28/2014

WEST POINT PD

OFFENSE GROUP (UCR) OFFENSE	Offenses Reported	Unfounded	Actual Offenses	Total Cleared	# Involving Juveniles	Stolen Property Total	Recover Property Total
ASSAULT/BATTERY	17	1	16	5	1		
AGGRAVATED ASSAULT/BATTERY - OTHER WEAPON	1	0	1	1	0		
ASSAULT/BATTERY OFFENSE FREE TEXT	7	1	6	4	1		
SIMPLE ASSAULT/BATTERY	5	0	5	0	0		
TERRORISTIC THREATS/INTIMIDATION	4	0	4	0	0		
BURGLARY	11	0	11	0	0	6,550.00	350.00
BURGLARY - FORCED ENTRY - RESIDENCE	11	0	11	0	0	6,550.00	350.00
DAMAGE TO PROPERTY	2	0	2	0	0		
DAMAGE TO PROPERTY - BUSINESS	1	0	1	0	0		
DAMAGE TO PROPERTY - PRIVATE	1	0	1	0	0		
DANGEROUS DRUG OFFENSE	1	0	1	2	0		
COCAINE FREE TEXT	1	0	1	1	0		
FORGERY	1	0	1	0	0	327.00	
FORGERY OFFENSE FREE TEXT	1	0	1	0	0	327.00	
FRAUD	2	0	2	0	0		
FRAUD - ILLEGAL USE OF CREDIT/FINANCIAL TRANSACTION CARDS	0	0	0	0	0		
FRAUDULENT ACTIVITY OFFENSE FREE	1	0	1	0	0		
INVASION OF PRIVACY	2	0	2	0	0		
CRIMINAL TRESPASS	2	0	2	0	0		
LARCENY/THEFT	55	0	55	10	0	9,803.00	63.00
LARCENY - ARTICLES FROM VEHICLE	3	0	3	0	0	185.00	
LARCENY OFFENSE FREE TEXT	40	0	40	3	0	9,510.00	
SHOPLIFTING	12	0	12	7	0	108.00	63.00
MISCELLANEOUS	39	0	39	13	0	4,851.00	
MISCELLANEOUS OFFENSES	39	0	39	13	0	4,851.00	
OBSTRUCTING JUDICIARY	3	0	3	3	0		
FAILURE TO APPEAR	1	0	1	1	0		
OBSTRUCTING JUDICIARY OFFENSE FREE TEXT	1	0	1	1	0		
PROBATION VIOLATION	1	0	1	1	0		
PUBLIC PEACE	5	0	5	2	0		
HARASSING COMMUNICATION	5	0	5	2	0		
RUNAWAY JUVENILE	1	0	1	0	0		
RUNAWAY JUVENILE	1	0	1	0	0		
SEX OFFENSE NOT ASLT	1	0	1	1	1		
CHILD MOLESTATION	1	0	1	1	1		
STOLEN PROPERTY	8	0	8	0	0	2,200.00	
STOLEN PROPERTY OFFENSE FREE TEXT	8	0	8	0	0	2,200.00	
WEAPONS	1	0	1	1	0	0.00	250.00
WEAPONS VIOLATION OFFENSE FREE TEXT	1	0	1	1	0	0.00	250.00
REPORT TOTALS	149	1	148	37	2	23,731.00	663.00

February 2014 Monthly Report for Utilities

Gas Department/Utility Protection

For the Month of February, 2014

Task Desc	Gas Crew & Utility Protection	Department Total
Investigate Customer Complaint	1	1
Miscellaneous	2	2
Locate Underground Utilities	30	30
Pull Gas Meter	1	1
Investigate a Reported Gas Leak	4	4
Restake UG Locates	11	11
Report of Gas Leak	4	4
Install, Change Meter	3	3
Turn On/Off Meter	2	2
Witness Pressure Test	1	1
GRAND TOTAL	59	59

Power & Lights

For the Month of February, 2014

Task Desc	Electric Crew	Department Total
Investigate Customer Complaint	6	6
Miscellaneous	1	1
Cut Tree or Limb	1	1
Repair Street Light	4	4
Repair Security Light	3	3
Install Security Light	1	1
Power Outage	8	8
Pull Pole	1	1
Repair Traffic Light (City)	1	1
GRAND TOTAL	26	26

SERVICE TRUCK

For the Month of February, 2014

Task Desc	Field Customer Service	Department Total
CITY HALL WORK ORDER	1	3
Turn On Utilities	8	9
Turn Off Utilities	4	5
Read-In / Read-Out Utilities	7	9
GRAND TOTAL	20	26

Sewer Department

For the Month of **February, 2014**

Task Desc	Sewer Crew	Department Total
Investigate Customer Complaint	1	1
Miscellaneous	4	4
Sewer Inspection	2	2
Sewer Back Up	3	3
GRAND TOTAL	10	10

Water Distribution

For the month of **February, 2014**

Task Desc	Water Distribution Crew	Department Total
Investigate Customer Complaint	9	9
Miscellaneous	3	3
Change Meter	4	4
Change Service	3	3
Repair Service Line	2	2
Repair Leak In Main Line	1	1
Meter Reading Complaint	0	1
GRAND TOTAL	22	23

Water Treatment Plant

February, 2014

24,165,000 Gallons Withdrawn From River (Average 863,035 GPD)

21,731,000 Gallons Pumped to System (Average 776,107 GPD)

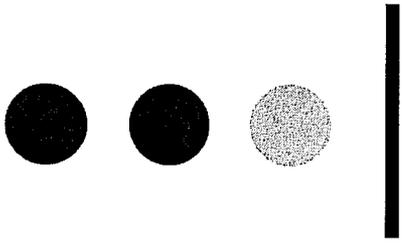
Purchased from LaGrange = 4,781,000

Wastewater Treatment Plant

February, 2014

41,566,000 Gallons Discharged to River (Average 1,484,500 GPD)

Percent Water Returned To River = 156%



NEW BUSINESS



CITY OF WEST POINT FORWARD FUND LOAN PROGRAM APPLICATION

Thank you for your interest in the City of West Point Forward Fund Loan Program (hereinafter the Forward Fund Loan Program). The mission of this fund is to encourage sustainable community development projects that further the economic growth of the community, create employment and housing opportunities for residents, and generally improve the City. The area of specific focus for this program is the 10th Street Area Redevelopment Plan designated district.

If you are prepared to submit a Forward Fund Loan Program application, and have provided the appropriate information to staff following the pre-application meeting, please contact the City Planner at (706) 645-3090.

The following guidelines are designed to assist applicants in submitting complete and competitive Forward Fund Loan Program applications and, if funded, to implement approved projects in accordance with all applicable laws and regulations. The Forward Fund Loan Program regulations should also be carefully reviewed since these guidelines are not intended to duplicate the regulations in their entirety, but rather to highlight important program requirements and emphasize critical steps in the process.

1. Eligible applicants and recipients of loan and/or grant funds awarded under this program shall include, but not be limited to, the City of West Point, West Point Development Authority, Downtown West Point Development Authority, West Point Housing Authority, or other local government authorities and joint or multi-county development authorities that are proposing projects within the City of West Point. When conditions dictate, and when authorized by law, the city may loan funds to a private company.
2. The minimum loan is \$50,000 per project.
3. Applicants must demonstrate that they have a viable project and clearly identify the proposed uses of the loan proceeds. Once approved, eligible uses of funds provided under the Forward Fund Loan Program include, but are not limited to, the provision of such public infrastructure, services, facilities and improvements such as: road improvements, water and sewer improvements, technology infrastructure, drainage improvements, other public utilities, public facilities and services specifically designed to increase economic opportunities through job training, workforce development, education and other employment support services, the acquisition, clearance and disposition of real property, site preparation, site improvements, real property rehabilitation, new commercial construction, new residential construction and the provision of planning services and technical assistance. The area of specific focus for this program is the 10th Street Area Redevelopment Plan designated district.
4. The Forward Fund Loan Program applications will be subjected to a rigorous analysis to ensure the applicants' ability to repay the loans in accordance with their specific terms and conditions.

5. Terms and conditions of loan repayment will vary on a project by project basis, depending on the proposed use(s) of the Forward Fund Loan Program proceeds and local and individual economic conditions. These terms and conditions will be incorporated in the loan agreement.
6. Usually, other funds should be used on an interim basis to finance construction of a project while Forward Fund Loan Program funds will provide permanent financing once the project is complete. However, the pre-application meeting (including the City receiving subsequent requested information) and application processes should be started as soon as possible; a Forward Fund Loan Program award may be made at the beginning of a project with conditions that will provide for the loan closing at the completion of the project. The initiation or completion of project activities using interim financing prior to loan approval *may* endanger Forward Fund Loan Program funding. Please check with the City of West Point as soon as it appears that such a situation may occur.
7. The conflict of interest provisions specified in the Forward Fund Loan Program regulations are strong and intentionally broad. It is imperative that the City of West Point be informed of any possibility for a conflict of interest, whether real or apparent, as soon as the applicant/recipient becomes aware of it in order to determine if it can be waived or mitigated for cause.
8. Forward Fund Loan Program applications are subject to the Georgia Open Records Act. Georgia Law requires that “all state, county and municipal records, except those which by order of a court of this state or by law are prohibited from being open to inspection by the general public, shall be open for a personal inspection of any citizen of this state at a reasonable time and place, and those in charge of such records shall not refuse this privilege to any citizen” (O. C. G. A. 50- 18-70). This means that past and current records on the use of Forward Fund Loan Program funds, including the Forward Fund Loan Program applications and supporting materials, are required to be open for public inspection. However, certain proprietary information which is required by the City to be included in an application and which constitutes a “trade secret” (O. C. G. A. 10-1-740 et seq.; 16-8-13 (a) (4)) is exempt from disclosure under O. C. G. A. 50-18-70. The applicant must clearly identify and mark any documents that contain confidential or trade secret information.
9. The City of West Point reserves the right to establish other guidelines or requirements in order to further the purposes of the Forward Fund Loan Program.

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

1.	Name of Applicant: _____
	Mailing Address: _____
	City: _____ State: _____ Zip Code: _____
	Applicant Contact Person: _____
	Telephone Number: _____
	Email Address: _____
2.	Name of Sub-recipient: _____
	Mailing Address: _____
	City: _____ State: _____ Zip Code: _____
	Sub-recipient Contact Person: _____
	Telephone Number: _____
	Email Address: _____
3.	Project Address: _____
4.	Total Project Cost: \$ _____ Forward Fund Loan Requested: \$ _____
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: _____
	Name (printed): _____ Title (printed): _____

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

Describe your project. Provide sufficient detail for a clear understanding of the entire project, including the interested parties and their names and a description of any sub-recipient business. Please indicate: what activities the Forward Fund Loan Program proceeds will be used for and the amount of financing needed to implement the total project; who will develop the project; where the project will take place (please give an exact or at least an approximate address); and the status of the project and its implementation schedule.

The project description should also address how the proposed project will assist the community in its efforts to revitalize and enhance the 10th Street Area Redevelopment Plan designated district.

2. Financing Structure

Describe the principal parties in your deal and how funds will flow to the project. For example:

- Who will provide the equity?
- Who will provide the permanent financing, other than the Forward Fund Loan Program? Has permanent financing been committed?
- Who will be the primary borrower of the Forward Fund Loan Program financing?
- Is interim financing needed? If yes, who will provide the interim financing and has it been committed?
- Who will own the assets upon completion?
- If real estate is involved, has it been acquired or is there an option on the property?

3. Collateral

The Forward Fund Loan Program requires that most loans be collateralized. Describe the collateral for the Forward Fund Loan, and if applicable, the proposed collateral for other project debt. Examples of collateral might be:

- A first or second lien on real property;
- A first lien on machinery or equipment; or
- The pledge of marketable securities.

4. Timetable and Stages

Indicate your estimated project *timetable*, including where the project stands now, the estimated completion date, and at what *stage(s)* you will need Forward Fund Loan Program financing.

5. Eligible Activity

Indicate *each* eligible Forward Fund Loan Program activity you will be undertaking, for example, the provision of such public infrastructure, services, facilities and improvements as: road improvements, water and sewer improvements, technology infrastructure, drainage improvements, other public utilities, public facilities and services specifically designed to increase economic opportunities through job training, workforce development, education and other employment support services, the acquisition, clearance and disposition of real property, site preparation, site improvements, real property rehabilitation, new commercial construction, new residential construction and the provision of planning services and technical assistance. The area of specific focus for this program is the 10th Street Area Redevelopment Plan designated district.

6. Map of Project Location

Please attach a map that reflects the 10th Street Area Redevelopment Plan designated district and that clearly identifies the location of the proposed project within the district. Provide a few paragraphs of narrative regarding the area in which the project will take place, including, the specific portion of the 10th Street Area Redevelopment Plan designated district.

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.

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

- The number of jobs to be created or retained;
- The quality of jobs to be created or retained;
- The amount of new private leverage;
- The amount of new and/or retained taxes to be generated; and
- Verification that the project is within the 10th Street Area Redevelopment Plan designated district.

9. Additional required documentation:

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

CITY OF WEST POINT FORWARD FUND LOAN PROGRAM APPLICATION

SECTION C – SUPPORTING DOCUMENTATION

In addition to the application information, the City of West Point will require several items of supporting documentation as part of your Forward Fund Loan Program application. Supporting documentation items will vary from project to project. A list included in the Standard Forms section of this application packet is designed to give you an idea of the types of supporting documentation items that may be requested in the Forward Fund Loan Program application. The staff is available to discuss the supporting documentation in more detail.

HOW TO APPLY

Once a pre-application meeting with staff has taken place and appropriate information has been provided to staff subsequent to the pre-application meeting, a completed application (one original and two copies) can be submitted to:

City of West Point
Attn: City Planner
Community Development Department
730 1st Avenue
West Point, GA 31833
Office (706) 645-3090
Fax (706) 643-8150

Standard Forms Follow (For use as needed)

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: _____ Amount: \$ _____
TOTAL COSTS = \$ _____

SOURCE OF FUNDS

Lender/Equity Investor: _____ Amount: \$ _____
TOTAL SOURCES = \$ _____

NOTE – SOURCES MUST EQUAL USES

Credit Authorization

In connection with _____'s application to the City of West Point for assistance, I authorize the City of West Point or its agent to make inquiries as necessary to verify the accuracy of the statements made and to determine my creditworthiness. I further authorize the City of West Point or its agent to receive information, documents, credit reports, summaries, etc. received by other lenders in connection with any additional financial assistance I am pursuing as part of a complete financing package for the applicant business.

Authorized Signature

By: _____

Name: _____
(print or type)

Title: _____

Company: _____

Date: _____

Applicants should note that Georgia Law requires that "all state, county and municipal records, except those which by order of a court of this state or by law are prohibited from being open to inspection by the general public, shall be open for a personal inspection of any citizen of this state at a reasonable time and place, and those in charge of such records shall not refuse this privilege to any citizen" (O.C.G.A. 50-18-70). This means that past and current records on the use of the City of West Point funds are required to be opened for public inspection. However, certain proprietary information which is required by the City of West Point to be included in an application and must be supplied by a business in order to compete and which constitutes a "trade secret" (O.C.G.A. 10-17-140 et seq.; 16-8-13(a)(4)) is exempt from disclosure under O.C.G.A. 50-18-70. APPLICANT IS RESPONSIBLE FOR MARKING ALL DOCUMENTS THAT IT CONSIDERS CONFIDENTIAL OR TRADE SECRET.

Contingent Liabilities	In Even Dollars	General Information (continued)
As endorser, co-maker or guarantor	\$	Are you a defendant in any suits or legal action? <input type="checkbox"/> No <input type="checkbox"/> Yes If so, explain:
On leases		
Legal claims		Have you ever taken bankruptcy? <input type="checkbox"/> No <input type="checkbox"/> Yes If so, explain:
Provision for federal income taxes		
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.

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

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

Number of Shares, Face Value (Bonds), or % of Ownership	Indicate: 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*	In Name of	*Market Value	Pledged 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)

Description of Property or Address	Title in Name Of	Date Acq.	Cost + Improvements	Present Mkt. Value	Mortgage or Land Contract Payable		
					Bal. Owning	Mo. Payt.	Holder
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: _____ Social Security No. _____ Date of Birth: _____

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

**Real Estate
Pro Forma Income and Expense Statement**

	Year 1	Year 2	Year 3
Gross Rent (s.f. x rent p.s.f.)			
+Tenant Contributions			
=Total Gross Rents (TGR)			
-Vacancy (% vacancy x TGR)			
=Effective Gross Rent (EGR)			
-Utilities			
-Maintenance			
-Security			
-Professional Services			
-Insurance			
-Real Estate Taxes			
-Management Fees			
-Other Operating Expenses			
=Net Operating Income (NOI)			
-Debt Service			
=Cash Flow			

Real Estate Ratios

Cash on Cash (CF/Equity)			
Debt Coverage (NOI/D/S)			
Break-Even Point (Exp+D/S/Gross Rent)			

Assumptions

Please attach a brief explanation of assumptions so that the reviewer may understand how each of the numbers on this pro forma income and expense statement was derived.

Schedule of Debts

Loan #1

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

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

Schedule of Debts

Loan #3

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

Loan #4

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

Schedule of Debts

Loan #5

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

Loan #6

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

CITY OF WEST POINT FORWARD FUND LOAN PROGRAM APPLICATION

Supporting Documentation List

The following lists the supporting documentation items needed to support your Forward Fund Loan Program application. Items underlined are usually critical. Other documentation may not be applicable to your project or will be required prior to disbursement of Forward Fund Loan Program funds. The City of West Point reserves the right to request other information. Please provide typed responses on a separate attachment.

Applicants should note that Georgia Law requires that “all state, county and municipal records, except those which by order of a court of this state or by law are prohibited from being open to inspection by the general public, shall be open for a personal inspection of any citizen of this state at a reasonable time and place, and those in charge of such records shall not refuse this privilege to any citizen” (O.C.G.A. 50-18-70). This means that past and current records on the use of the City of West Point funds are required to be opened for public inspection. However, certain proprietary information which is required by the City of West Point to be included in an application and must be supplied by a business in order to compete and which constitutes a “trade secret” (O.C.G.A. 10-17-140 et seq.; 16-8-13(a)(4)) is exempt from disclosure under O.C.G.A. 50-18-70. APPLICANT IS RESPONSIBLE FOR MARKING ALL DOCUMENTS THAT IT CONSIDERS CONFIDENTIAL OR TRADE SECRET.

I. General Project Information

- A. **Synopsis of Project** – Indicate: *who* will be the primary borrower(s) of the Forward Fund Loan Program financing and *who* will develop the project; *what* the Forward Fund Loan Program proceeds will be used for and the amount of financing needed to implement the total project; *where* the project will take place; *when* the project will be implemented; and *how* the Forward Fund Loan Program financing will be passed through any public intermediaries and combined with other financing instruments. The synopsis should also provide a description of the 10th Street Area Redevelopment Plan designated district and how this project will impact the district.
- B. **Corridor Feasibility/Marketing Analysis and Plan** – Existing plans relevant to the project should be provided. Relevant information could include any market or feasibility studies and various analyses that examine trade areas, tenant mix, over/under supply mixes in retail markets, etc.
- C. **Source and Use Statement** – Individual sources of financing and the specific uses of a particular financing source.
- D. **Resumes of the principals** involved in day-to-day management of the project.
- E. **Plans, Specifications, Renderings and Architectural Drawings** that have been approved by appropriate local and state regulatory agencies.
- F. **Property Management Plan** (for real estate projects) that outlines a plan for the renting and merchandising of space in the renovated facility, the operation and maintenance of the facility and what party will be responsible for the financial and day-to-day management of the property.

II. *Financial and Company Information*

- A. **Personal financial statement** current within 60 days for each proprietor, partner, or stockholder with 20% or more ownership of the project. The City of West Point has a form available in the Forward Fund Loan Program application package; a standard form from a commercial bank may be used as well.
- B. **Personal tax returns** for the previous three years for each proprietor, partner, or stockholder with 20% or more ownership of the project.
- C. A **year-end real estate pro-forma for the first two years** of the project with a **written explanation of assumptions**. The pro-forma should include gross rent, vacancy rate, net rent, operating expenses including taxes, utilities and maintenance, net operating income, debt service, and cash flow. For tax credit projects, an after-tax cash flow estimate should be provided. The City of West Point has a form available in the Forward Fund Loan Program application package.
- D. A **schedule of debts** which includes the original date and amount, monthly payment, interest rate, present balance owed, maturity, to whom payable, and collateral securing any short-term and long-term loans that the project business or the developer(s) currently have outstanding or have planned for the next 12 months. Please indicate whether each loan is current or delinquent.
- E. The **names of affiliated (through ownership or management control) and subsidiary businesses**. The City of West Point may require financial statements be provided.
- F. A copy of **existing or proposed lease agreement(s)**.
- G. Corporate **tax returns for the previous three years** for the existing business that is the underlying Forward Fund Loan Program borrower.
- H. Company financial statements for the previous three years for the existing business that is the underlying Forward Fund Loan Program borrower as well as interim financial statements within 60 days of the application.
- I. A **year-end pro-forma balance sheet and income statement for the first two years** of the business that is the Forward Fund Loan Program borrower with a **written explanation of assumptions**.
- J. A monthly cash flow analysis for the first 12 months of operation or for three months beyond the breakeven point (whichever is longer) together with a written explanation of assumptions for any new business that is the Forward Fund Loan Program borrower.
- K. The most recent **Audited Financial Statements** of the local government *if the local government is the ultimate borrower* (e.g., a city that borrows funds for water and sewer improvements). Interim financial statements may be required.

III. *Supporting Cost Documentation, Site Control, etc.*

- A. A copy of **key cost documents** such as real estate purchase agreements, contractor cost estimates, vendor quotes for machinery and equipment, etc.
- B. **Purchase Option, Sales Agreement, or Warranty Deed** for any real estate needed to undertake the project.
- C. **Financial Commitment Letter(s)** from participating financial institution(s) and public agencies. The letter(s) should indicate the amount, rate, term, and contingencies associated with the financing.
- D. **Commitment Letter(s)** from participating business(es) or tenants. The letter(s) should indicate the number of full-time jobs to be created and/or retained and the amounts of any private investment that will occur as a result of the project.
- E. **List of Available Collateral** with prior liens noted.
- F. **Proposed-Use Certification** from the local government that certifies the project will comply with all applicable land-use, environmental, and other applicable local laws as well as any special requirements involving community improvement districts, special tax districts, or redevelopment areas.
- G. **Appraisal** (prepared by an appraiser with credentials acceptable to the City of West Point and prepared on behalf of the City of West Point) for any real estate to be financed or an **independent appraisal** on an “as completed basis.” Appraisals will not normally be required until after review by the City of West Point. Appraisals should only be ordered after consultation with the City of West Point.
- H. An **environmental analysis** acceptable to the City of West Point. Environmental analyses will not normally be required until after review by the City of West Point. Environmental analyses should only be ordered after consultation with the City of West Point.
- I. If the business is a franchise, include a copy of the Franchise Agreement and the Franchisor’s Disclosure Statements that is required by the Federal Trade Commission.



CITY OF WEST POINT FORWARD FUND
LOAN PROGRAM REGULATIONS

CITY OF WEST POINT FORWARD FUND LOAN PROGRAM REGULATIONS

Purpose

The City of West Point, Georgia welcomes applications for the City of West Point Forward Fund Loan Program (hereinafter the Forward Fund Loan Program), established through a 16-year payment in lieu of taxes agreement between the City of West Point and Kia Motors Corporation. The mission of this fund is to encourage sustainable community development projects that further the economic growth of the community, create employment and housing opportunities for residents, and generally improve the City. The area of specific focus for this program is the 10th Street Area Redevelopment Plan designated district.

The Forward Fund Loan Program is designed to be a flexible community and economic development tool; however, resources for the program are limited. All potential applicants should seek the advice of the City of West Point Planning Department prior to submitting an application. These regulations govern the operation of the Forward Fund Loan Program as established by the City of West Point Mayor and City Council through its resolution adopted on July 8, 2013.

The purpose of the Forward Fund Loan Program is to provide a program of financial investments that includes loans, grants, loan/grant combinations, and any other forms of assistance authorized by the City of West Point Mayor and City Council 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. The area of specific focus for this program is the 10th Street Area Redevelopment Plan designated district.

Eligible Applicants

Eligible applicants and recipients of loan and/or grant funds awarded under this program shall include, but not be limited to, the City of West Point, West Point Development Authority, Downtown West Point Development Authority, West Point Housing Authority, or other local government authorities and joint or multi-county development authorities that are proposing projects within the City of West Point. When conditions dictate, and when authorized by law, the city may loan funds to a private company.

Fund Availability

Funding appropriated or otherwise made available to the Forward Fund Loan Program will be made available to eligible applicants through an application process. Applications will be accepted by the City of West Point Community Development Department and will be reviewed based upon the established criteria.

Eligible applicants must apply for assistance under this program in a format and manner prescribed by the City of West Point. The Mayor and City Council at its discretion, upon staff recommendation, may grant funds to projects for public infrastructure or public facilities.

Eligible Activities

Eligible uses of funds provided under the Forward Fund Loan Program include, but are not limited to, the provision of such public infrastructure, services, facilities, and improvements as: road improvements, water and sewer improvements, technology infrastructure, drainage improvements, other public utilities, public facilities and services specifically designed to increase economic opportunities through job training, workforce development, education and other employment support services, the acquisition,

clearance, and disposition of real property, site preparation, site improvements, real property rehabilitation, new commercial construction, new residential construction, and the provision of planning services and technical assistance. The area of specific focus for this program is the 10th Street Area Redevelopment Plan designated district.

The City of West Point Mayor and City Council reserves the right to establish criteria regarding the nature, types, and forms of financial assistance that the Forward Fund Loan Program provides. In general, assistance will take the form of grants, low-interest loans, or loan/grant combinations. The exact structure and amount will be determined by the activity to be financed and the financial capacity of the applicant, business, and/or enterprise. Loans will be structured using generally accepted public and private financing instruments and procedures. All recaptured funds must be returned to the Forward Fund Loan Program fund.

Review of Loan Applications

Threshold Requirements (In order to be rated and reviewed, an application must meet all threshold requirements identified below):

1. The application is from an eligible applicant.
2. The project takes place within the City of West Point.
3. The proposed use of funds are for eligible activities and will be carried out in a manner consistent with the state constitution, state law, local law, and in accordance with the applicant's (or sub-recipient's) enabling legislation and authority.

All applications will be reviewed to determine the merit of the application and of the proposed uses of funds. In determining whether an applicant shall receive funding, the following criteria will be considered:

4. Each application will be reviewed based upon an analysis of the project's potential enhancement of community development opportunities, creditworthiness, overall project feasibility, project impact, and soundness of the proposed strategy. The analysis will include but is not limited to such factors as: impact on the community's tax base; degree of local commitment; consistency with local development plans, goals, and objectives; project readiness; project feasibility; reasonableness of cost estimates; elimination of blighting influences; total private capital investment; number of jobs created and/or retained; historic preservation impact; and potential state and regional impact.
5. In its review of applications, the City may, at its discretion, consult with other individuals or agencies as appropriate for the purpose of receiving information and/or advice. All relevant supporting documentation available (plans, studies, engineering reports, appraisals, etc.) should also be attached.
6. The criteria listed in this application is designed to assist the City in making its decision and provide prospective applicants with guidance as to the factors that their application needs to address in order to be competitive. The decisions made by the City shall be final and conclusive.
7. Supporting documentation will strengthen the application, and, if not provided, may be requested if deemed necessary to arrive at a recommendation. A preliminary engineering report is an example and would strengthen the application.
8. Other guidelines or requirements may be established by the City of West Point in order to further the purposes of the Forward Fund Loan Program.
9. Application submission procedures will be established by the City of West Point Mayor and City Council.

Awarding of Loan Funds

The award limit is set at a minimum of \$50,000 per project. Limits may be waived by the City of West Point Mayor and City Council.

Statement of Conditions

In addition to the specific certifications made by the applicant in accepting the commitment letter and in executing the loan agreement, the recipient further certifies or acknowledges that:

1. No applicable state laws, rules, regulations, or applicable local ordinances shall be violated in carrying out the project and expending the loan proceeds.
2. The recipient's accounting records of the loan funds shall be maintained in a manner consistent with generally accepted government accounting standards.
3. It is the recipient's responsibility to determine the laws applicable to the specific project and to meet ALL of its requirements (i.e. Georgia's Environmental Policy Act).
4. Loan funds shall be disbursed by the City in accordance with the provisions of the loan agreement. Those provisions may vary depending on each project's particular circumstances.
5. The City may make reviews and audits of the project including on-site reviews as may be necessary or appropriate to implement the program and insure the requirements contained in the loan agreement are met. In the case of noncompliance, the City at its sole discretion shall take such actions as it deems appropriate to prevent continuance of the deficiency, mitigate any adverse effects or consequences, and prevent a recurrence.
6. The recipient may be required to submit quarterly or other progress reports to the City in a format prescribed by the City. Failure to submit timely and acceptable reports may result in a request for immediate repayment of all funds from the recipient by the City.
7. Loan payments shall be due to the City or its agent in accordance with the terms and provisions of the loan agreement. All payments shall be made at West Point City Hall or at such other place as specified by the City.
8. The City reserves the right to establish other guidelines or requirements in order to further the purposes of the program.
9. The City reserves the right to request additional information as needed.
10. The initiation of project activities prior to an award could endanger Forward Fund Loan Program funding. While the Forward Fund Loan Program is flexible, initiation of project activities prior to award may indicate that Forward Fund Loan Program monies are not needed.
11. A project budget is required. The specific use of Forward Fund Loan Program monies should be clearly identified as well as the use of all other funds. All sources of funds should be identified. Sources of funds must equal uses. Prior to drawdown of funds or upon audit or monitoring of the Forward Fund Loan Program project, documentation will be required showing how Forward Fund Loan Program funds and other project funds have been spent.

12. The description of the project and activities are clearly described and documented.
13. The project will generate positive net public benefits as quantified by an acceptable public cost-benefit analysis, model, or methodology.
14. The responsibilities for carrying out each activity are clearly ascribed to a participating entity and each entity has firmly committed in writing to carry out its part.
15. Project readiness concerns are addressed (as applicable):
 - engineering/architectural/environmental;
 - infrastructure/utility access issues;
 - specific job and investment commitments;
 - commitments to fund operations/maintenance, etc.;
 - other public and private sector investors are committed and ready to invest;
 - all needed real property is acquired or under option;
 - environmental, regulatory, and liability concerns addressed (phase 1, government permits, etc.);
 - administrative capacity is adequate; and
 - (soft projects) professional service providers have adequate credentials and work history, etc.
16. Underwriting analysis (as applicable) has determined that the:
 - organizational status of benefiting entity is documented and reputable;
 - development entity 's performance and standing is secure in the following areas: capital management, debt capacity, management character and experience, collateral value, and economic and market conditions;
 - development entity's proposed development or business plan uses reasonable assumptions;
 - development entity's proposed development team (developer, contractor, property managers, syndicator, etc.) has a successful record of accomplishment;
 - proposed business plan, marketing strategy, and proforma are realistic; and
 - the development entity will be able to repay the City assistance (as applicable).
17. Project costs are verified through original source documents, architectural and engineering reports, or certified appraisals.
18. Applicant certifies that the project complies (or will comply) with all applicable federal, state, and local laws and regulations.
19. The benefiting entity is willing to back its commitments by entering into a legally binding agreement with the City that provides appropriate covenants for the delivery of proposed public benefits and acceptable security for the City's financing and repayment provisions or sanctions should promised benefits not occur.
20. The project will result in the enhancement of the workforce through job training, skill upgrades, education, etc.

21. The project is likely to lead to direct local impact by:
 - attracting related development/investment;
 - supporting/enhancing local development strategies and priorities;
 - supporting/enhancing local institutions and quality of life.
22. Financial and programmatic alternatives have been considered for the project and eliminated.
23. The project supports the overall objectives of the City of West Point.
24. The project represents an innovative approach to the development and retention of employment opportunities in the City of West Point.
25. The project is within the 10th Street Area Redevelopment Plan District.
26. No real or apparent conflict of interest shall be engaged in by any official, employees or agents of the recipient and sub-recipient(s) and any member of their immediate family, their partners and any organization which employs, or is about to employ any of the above. This prohibition prohibits both the solicitation and acceptance of gratuities, favors, or anything of monetary value from contractors, potential contractors, parties, or sub-agreements. It is the responsibility of the recipient to disclose to the City any relationship that might create a real or apparent conflict of interest as soon as the recipient becomes aware of it.
 - A) In general, no person who is an elected or appointed official, employee, agent, consultant, officer, or any person serving in a similar capacity with any participating public agency that exercises or has exercised any functions or responsibilities with respect to any Forward Fund Loan Program activities can benefit from a Forward Fund Loan Program project. Those persons who are in a position to participate in a decision-making process or gain inside information regarding Forward Fund Loan Program proposed or related activities, who may obtain a personal, financial interest, or benefit from the project, or have any interest in any contract, subcontract, or agreement with respect to any Forward Fund Loan Program project are also prohibited from benefiting from the project. The prohibitions against benefiting from a Forward Fund Loan Program project would apply to the covered individuals or those with whom they have family or business ties, for one (1) year following their tenure in the covered position.
 - B) Exceptions - Upon written request, the agent may grant an exception to the provisions of paragraph A directly above, on a case-by-case basis, before funds are expended. Exceptions can only be granted when the agent determines that the exception will serve to further the purposes of the Forward Fund Loan Program. To seek an exception, a written request for an exception must be submitted by the applicant to the agent which:
 - Fully discloses the conflict or potential conflict of interest, prior to the applicant undertaking any action which results or may result in a conflict of interest, real or apparent; and
 - Describes how the conflict of interest was publicly disclosed; and
 - Includes a written opinion of the applicant's attorney that the interest for which the exception is sought would not violate state or local law.

Maintaining a Proper Accounting and Financial Management System

The first responsibility of Forward Fund Loan Program administration is setting up a proper financial management and accounting system that documents the financial aspect of the project within the State or Georgia laws, rules and regulations.

- Assure that adequate funds are available in the Forward Fund Loan Program before committing to any project.
- Funding will be disbursed based on the Loan Agreement and Loan Disbursement Schedule.
- Payments will be made by borrower based on the Loan Amortization Schedule.
- Follow the Governmental Accounting Standards Board rules and regulations.

Financial Underwriting Guidelines

Since local governments are required to conduct at least basic financial underwriting prior to providing financial assistance to a for-profit business, they should account for differences in the size and scope of a proposed project, and in the case of a micro enterprise or other small business, the capacity and level of sophistication due to its size.

As an example, in the case of a low-interest loan the objectives of the financial underwriting process are to ensure that:

- the recipient can repay the proposed assistance;
- project costs are reasonable;
- all sources of project financing are committed;
- to the extent practicable, Forward Fund Loan Program funds are not substituted for other possible financial support;
- the project is financially feasible;
- to the extent practicable, the return on the owner's equity investment will not be unreasonably high;
- to the extent practicable, Forward Fund Loan Program funds are disbursed on a pro rata basis with other finances provided to the project.

Financial Feasibility of the Project

The public benefit a local community expects to derive from Forward Fund Loan Program-assisted projects will not materialize if the project is not financially feasible. To determine if there is a reasonable chance for the project's success, the reviewer should evaluate the financial viability of the project. A project would be considered financially viable if all of the assumptions about the project's market share, sales levels, growth potential, projections of revenue, project expenses, and debt service (including repayment of the Forward Fund Loan Program assistance if appropriate) were determined to be realistic and met the project's break-even point (which is generally the point at which all revenues are equal to all expenses). Generally speaking, an economic development project that does not reach this break-even point over time is not financially feasible. Some exceptions should be noted:

- some projects make provisions for a negative cash flow in the early years of the project while space is being leased up or sales volume built up, but the project's projections should take these factors into account and provide sources of financing for such negative cash flow; and
- it is expected that a financially viable project will also project sufficient revenues to provide a reasonable return on equity investment. The reviewer should carefully examine any project that is not economically able to provide a reasonable return on equity investment. Under such circumstances, a business may be overstating its real equity investment (actual costs of the project may be overstated as well), or it may be overstating some of the project's operating expenses in the expectation that the difference will be taken out as profits, or the business may be overly pessimistic in its market share and revenue projections and has downplayed its profits.

In addition to the financial underwriting reviews carried out earlier, evaluate the management experience and capacity of the business owner. Based on this analysis, identify those elements, if any, that pose the greatest risks contributing to the project's lack of financial feasibility.

Loan Documentation, Servicing and Monitoring

Another important area of responsibility is the servicing and monitoring of the loan portfolio. Establish individual files for each loan. Periodically perform the following:

- Ensure timely collection of Forward Fund Loan Program loan payments. If necessary, mail an invoice for the payment several weeks before the due dates. Continually monitor all activity and follow-up with borrowers who are delinquent in repayment.
- Maintain loan documentation and appropriate tickler files to ensure compliance with amortization schedules, loan covenants, financial reporting requirements, insurance requirements, tax payments, etc. Follow-up is also needed to perfect security interest (UCC statements must be re-filed periodically) and check the condition of collateral.

In order to obtain payments when due and properly service and enforce loan covenants, local governments must have properly drafted loan documents for the particular loan being made. In addition, the documents must be properly executed, and the security agreements and UCC forms properly recorded with the appropriate County Court.

To accomplish these objectives, the Forward Fund Loan Program must have adequate legal counsel to draft loan documents that will stand up to federal and state laws governing commercial lending transactions. These laws tend to be very complex and are beyond the scope of this manual. However, loan documents generally need to document the borrower's:

- authority to borrow from the Forward Fund Loan Program;
- indebtedness to the Forward Fund Loan Program;
- responsibilities under the terms and conditions of the loan; and
- collateral for the Forward Fund Loan Program loan.

The loan documentation process is complex and full of pitfalls for the unwary. Work with legal counsel to determine what loan documentation is appropriate for your particular loan.

The basic loan documents routinely used in the Forward Fund Loan Program are outlined on the next page. Although each loan is unique, and usually requires additional special attention, some form of the following documents will be used in all cases.

- Loan Agreement – This is a general document that outlines the intended use of the loan proceeds, mandates specific requirements regarding loan disbursements, any fees charged to the borrower, regulatory compliance, and a host of affirmative and negative covenants. Requirements such as the submission of financial statements and insurance requirements will usually be found in this document.
- Promissory Note – The Note provides evidence of the borrower’s debt to the Forward Fund Loan Program. Specifically, it names the borrower, amount of debt, interest rate, and term of the loan.
- Security Agreement – The Security Agreement identifies the loan’s collateral and allows the Forward Fund Loan Program to take possession of the collateral in case of a loan default. This is often executed in conjunction with Uniform Commercial Code (UCC) filings, which “perfects” the Forward Fund Loan Program’s security interest and notifies other lenders that the collateral is encumbered.

If the loan is secured by real property, a Mortgage Deed to Secure Debt will also be executed. Both documents and the UCC filings must be properly recorded at the appropriate County Courthouse in order to be enforceable. UCC filings must also be renewed on a periodic basis (usually 5 years).

Administration Costs and Servicing Fees

There are certain costs associated with lending funds. All administration and servicing costs will be paid by the borrower.

- Troup County Clerk of Court
(Recording Fees; Intangible Tax)
- City of West Point
(Document preparation closing fee; Certification opinion to City)

Legal Documentation Required

- Loan Agreement
- Promissory Note
- Security Deed
- Borrower's Certificate
- Reaffirmation Affidavit
- Loan Disbursement Schedule
- Compliance Agreement
- Payment Information Disclosure
- Amortization Schedule



February 21, 2014

Agenda Item: *Accessory Structures and Uses & Standards for Telecommunications Facilities* – Establish a new Section 20 in the Zoning Ordinance

Purpose: We have one (1) Zoning Ordinance amendment for your consideration. The creation of a new Section 20 is needed to establish *Telecommunications Facilities* guidelines for the City of West Point. The *Accessory Structures and Uses* portion of the Ordinance will remain unchanged.

Background: The Planning Board and staff discussed this topic at the January 7, 2014 meeting of the Planning Board. Staff explained the telecommunications-related elements and answered questions. The Planning Board approved the amendment with a unanimous vote at their February 3, 2014 meeting.

AN ORDINANCE TO AMEND SECTION 20 OF THE ZONING ORDINANCE (APPENDIX A) OF THE CITY OF WEST POINT, GEORGIA

WHEREAS, the Mayor & Council of the City of West Point has discussed the amendment of Section 20 of the City of West Point Zoning Ordinance (Appendix A) of the City of West Point, Georgia and referred the issue to the Planning Board for consideration and recommendation;

WHEREAS, the Planning Board has discussed the desirability and need of an amendment to Section 20 – Accessory Structures and Uses; and

WHEREAS, in accordance with the requirements of the Zoning Ordinance of the City of West Point, the Planning Board of the City of West Point has forwarded its recommendation to the Mayor & Council with regard to such text amendments; and

WHEREAS, pursuant to said requirements of the Zoning Ordinance of the City of West Point, the Mayor & Council has conducted a properly advertised public hearing on the text amendment not less than 15 nor more than 45 days from the date of publication of notice, which public hearing was held on the 6th day of March, 2014; and

WHEREAS, after the above referenced public hearing, the Mayor & Council has determined that it would be in the best interest of the residents, property owners and citizens of the City of West Point, Georgia to adopt an amended Section 20 – to add Standards for Telecommunications Facilities and to also rename Section 20 to *Supplemental Regulations*;

NOW, THEREFORE, BE IT ORDAINED by the Mayor & Council of the City of West Point, Georgia, and it is hereby ordained by authority of same that Section 20 – Accessory Structures and Uses of the Zoning Ordinance (Appendix A) of the City of West Point, Georgia be amended as follows:

SECTION 1. Section 20 – To include Standards for Telecommunications Facilities as shown on Exhibit “A” attached hereto, hereinafter known as *Supplemental Regulations*, and by reference made a part hereof is hereby adopted.

SECTION II. All Ordinances or parts of Ordinances in conflict or inconsistent with this Ordinance hereby are repealed.

SECTION III. This ordinance shall be effective upon adoption.

Ordained this 10th day of March, 2014 by the Mayor and Council of the City of West Point, Georgia.

ATTEST:

City Clerk

This is a true and correct
copy of an ordinance
passed on 03-10-2014

A. Drew Ferguson IV, Mayor

Joseph R. Downs III, Councilmember

Gerald Ledbetter, Councilmember

Gloria Ramsey Marshall, Councilmember

Sandra Thornton, Councilmember

Steve Tramell, Councilmember

Benjamin Wilcox, Councilmember

“Exhibit A”

Standards for Telecommunications Facilities

The Telecommunications Act of 1996 affirmed the City of West Point’s authority concerning the placement, construction, and modification of Towers, Antennas, and the facilities whereon such Towers or Antennas are located. This section is designed and intended to balance the interests of the residents of the City of West Point, Georgia, telecommunications providers, and telecommunications customers in the siting of Telecommunications Facilities within the City of West Point, Georgia, so as to protect the health, safety, and integrity of residential neighborhoods, and to foster, through appropriate zoning and land use controls, a competitive environment for telecommunications carriers that does not unreasonably discriminate among providers of functionally equivalent personal wireless services. This section shall not prohibit, or have the effect of prohibiting, the provision of personal wireless services. This section is intended to promote the City of West Point, Georgia, as a proactive City in the availability of personal telecommunications service. To that end, this section shall:

1. Provide the appropriate location and development of Telecommunications Facilities within the City of West Point, Georgia;
2. Protect the City of West Point, Georgia’s built and natural environment by promoting compatible design standards for Towers;
3. Minimize adverse visual impacts of Towers through careful design, siting, and landscape screening;
4. Avoid potential damage to adjacent properties from Tower or Antenna Failure through engineering and careful siting of Towers and Antennas;
5. Maximize use of any new and existing Towers through co-location so as to minimize the need to construct new Towers and minimize the total number of Towers throughout the City of West Point, Georgia.
6. Maximize and encourage use of alternate Tower structures as a primary option rather than construction of additional single-use Towers; and
7. Encourage and promote the location of new telecommunications activities in areas which are not zoned for residential use.

6. Definitions.

As used in this section pertaining only to Standards for Telecommunications Facilities, the following terms shall have the meanings ascribed below:

Accessory Facility or Structure. An accessory facility or structure serving or being used in conjunction with Telecommunications Facilities, and located on the same property or lot as the Telecommunications Facilities, including but not limited to, utility or transmission equipment storage sheds or cabinets.

Applicant. Any Wireless service provider submitting an Application for a Telecommunications Facility.

Application. All necessary and appropriate documentation that an Applicant submits in order to receive a permit for a Telecommunications Facility.

Antenna. A system of electrical conductors that transmit or receive electromagnetic waves or radio frequency or other wireless signals.

Board of Adjustment. The appointed Board of Adjustment of the City of West Point, Georgia, authorized to hear and decide on variance applications, administrative appeals, and other duties as determined by the Ordinance.

Camouflage or Stealth. Disguising a Tower or Telecommunications Facility so as to make it less visually obtrusive and not recognizable to the average person as a Telecommunications Facility.

City. Means West Point, Georgia.

Co-location. The use of an existing Tower or structure to support Antenna for the provision of wireless services.

Coverage Zone. The area in which a wireless device can receive service.

FAA. The Federal Aviation Administration, or its duly designated and authorized successor agency.

FCC. The Federal Communications Commission, or its duly designated and authorized successor agency.

Governing Authority. The City Council for West Point, Georgia.

Guy Tower. A tower supported, in whole or in part, by guy wires and ground anchors.

Height. When referring to a Tower or structure, the distance measured from the pre-existing grade level to the highest point on the Tower or structure, even if said highest point is an Antenna or lightening protection device.

Lattice Tower. A guyed or self-supporting open frame structure that has three or four sides used to support telecommunications equipment.

Monopole Tower. A structure consisting of a single spire or pole, constructed without guy wires or ground anchors, used to support telecommunications equipment.

Nonconforming Structure. See definition of Nonconforming Use.

Nonconforming Use. Any facility/structure or land lawfully occupied by a use at the time of passage of this section or amendment thereto which does not conform after the passage of this section or an amendment thereto with the use regulations of the district in which it is situated.

Nonresidential Zoning District. CBD, CGN, CHV, I-1, or I-2 zoning districts.

Ordinance. The City of West Point Zoning Ordinance.

Person. Any individual, corporation, estate, trust, partnership, joint stock company, association of two (2) or more persons having a joint common interest, or any other entity.

Private Facilities and Structures. See definition for Telecommunications Facility.

Repairs and Maintenance. The replacement or repair of any components of a Telecommunications Facility where the replacement is identical to the component being replaced or for any matters that involve the normal repair and maintenance of a wireless facility without the addition, removal or change of any of the physical or visually discernable components or aspects of a wireless facility that will add to the visible appearance of the facility as originally permitted.

Residential Zoning District. R-1A, R-1, R-2, RPUD-1, and MXD-1 zoning districts.

Section. The portion of Section 20 of the City of West Point Zoning Ordinance entitled *Standards for Telecommunications Facilities*.

Separation. The minimum horizontal distance between two Towers.

Setback. The minimum horizontal distance between the lot or property line and the nearest front, side, or rear line of the facility/structure (as the case may be), or any covered projection.

Staff. The staff of the Department of Community Development of West Point, Georgia.

State. The State of Georgia.

Telecommunications. The transmission and/or reception of audio, video, data, and other information by wire, radio frequency, light, and other electronic or electromagnetic systems.

Telecommunications Facility. A Tower, Antenna, or any and all buildings, structures, or other supporting equipment used in connection with a Tower or Antenna.

Tower. Any structure designed primarily to support an Antenna for receiving and/or transmitting a wireless signal.

Variance. Is a grant of relief from the requirements of this section which permits construction in a manner otherwise prohibited by this section.

7. General requirements for a Tower.

A. The height limitations set forth in this Ordinance applicable to buildings and structures shall not apply to Towers which shall be governed by this section.

B. If a Tower is to be erected in an I-1 or I-2 zoning district and meets the requirements found in this section, Staff can process the building permit application.

If a Tower is to be erected in a zoning district other than I-1 and I-2, a variance must be obtained from the Board of Adjustment. In addition to standards required in this section, the following standards shall be considered by the Board of Adjustment prior to the approval of a variance for a Tower:

1. Height of the proposed Tower.
2. Proximity of the Tower to residential structures and residential zoning districts, historical districts, parks, and designated nature preserve areas.
3. Nature of the uses on adjacent and nearby properties.
4. Surrounding topography.
5. Surrounding tree coverage and foliage.
6. Design of the Tower structure, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness.
7. Availability of suitable existing Towers and other structures for co-location as defined in this section.

C. All new Towers or Antennas shall obtain a building permit prior to the construction or placement of such structures or facilities. A building permit shall not be approved for such Towers without prior approval of a variance if so required by this section. Excludes noncommercial amateur radio Antennas, Towers, and supporting structures.

D. The application for a Tower shall include, but not be limited to, the following information:

1. A survey site plan drawn to scale by a professional licensed by the State of Georgia showing all property lines with dimensions, location of existing buildings and other structures, topography, location of setback lines or other dimensional requirements, proposed Tower location, Tower height, location of accessory structures to the Tower, proposed landscaping, neighboring uses, north arrow, and property street number;

2. The coverage zone of the proposed Tower;

3. A report, documented by the submission of a certification by a qualified engineer licensed by the State of Georgia, showing evidence of an engineering nature which demonstrates that no existing Tower or structure can accommodate the proposed Antenna(s). Said report shall include, but not be limited to, the following information:

(a) No existing Towers or structures are located within the geographic area required to meet applicant's engineering requirements;

(b) Existing Towers or structures are not of sufficient height to meet applicant's engineering requirements;

(c) Existing Towers or structures do not have sufficient structural strength to support applicant's proposed Antenna and related equipment;

(d) The applicant's proposed Antenna would cause electromagnetic interference with the Antenna on the existing Towers or structures, or the Antenna on the existing Towers or structures would cause interference with the applicant's proposed Antenna;

(e) The fees, costs, or contractual provisions required by the owner in order to share an existing Tower or structure or to adapt an existing Tower or structure for sharing are unreasonable (costs exceeding new Tower development are considered to be unreasonable); or

(f) The applicant demonstrates that there are other limiting factors that render existing Towers and structures unsuitable; and

4. A report by a professional licensed by the State of Georgia explaining the process by which the subject site was chosen.

E. Shared usage of Towers and Antennas is encouraged, and Towers shall be designed to accommodate at least one (1) other entity to co-locate on such Towers.

F. Accessory Facilities or Structures shall be limited to the restrictions described in the definition of Accessory Facilities or Structures found in the Definitions of the section.

G. All Towers shall be equipped with an anti-climbing device to prevent unauthorized access and such Towers and related Accessory Facilities or Structures shall be enclosed by security fencing not less than six (6) feet in height.

Ord. No. 2014-02

Page 6 of 10

H. At the time of application for a building permit, the plans for the construction of a Tower shall be certified by an independent registered structural engineer licensed by the State of Georgia as meeting all current safety and design standards of all applicable codes.

I. Towers are encouraged to locate in nonresidential areas where possible. Towers shall not be permitted within a single-family residential zoning district unless the applicant can show that the denial of a permit in such a location will cause a significantly harmful and permanent degradation of service which cannot be overcome by any other means including planned or potential locations which would provide the same or similar coverage or capacity.

J. Towers shall not be permitted in the CBD zoning district or any designated Historic District.

K. Lattice and Guy Towers shall be permitted only within the I-1 and I-2 district.

L. Towers shall either maintain a galvanized steel finish or, subject to any applicable standards of the Federal Aviation Administration, Federal Communications Commission, or other applicable federal or state agency, be painted a neutral color or painted to match the existing structure so as to reduce visual obtrusiveness.

M. Towers shall not be artificially lighted unless required by the Federal Aviation Administration, Federal Communications Commission or other state or federal agency of competent jurisdiction. If lighting is required, the staff may review the available lighting alternatives and approve the design that would cause the least disturbance to the surrounding views.

N. Towers shall not exceed a height required for a safe approach to any nearby airport as set forth by the Federal Aviation Administration.

O. If upon inspection or upon receipt of an engineer's report, the Building Official determines that an Antenna or Tower has not been utilized by any communications service provider for any communications-related purpose for a continuous period of twelve (12) consecutive months, such Antenna or Tower shall be considered abandoned and the owner shall remove the same within ninety (90) days of receipt of written notice from the city. If the Antenna or Tower is not removed within said ninety (90) days, the city may proceed with removal of such Antenna or Tower and place a lien upon the property for the costs of such removal.

P. No advertising or signage is permitted on the Tower other than warning or equipment information.

8. General Requirements for a Co-location

A. The applicant must submit two sets of accurate drawings including a scaled site plan and a scaled elevation view and other supporting drawings, calculations, and other documentation including, but not limited to, the method of construction and attachment to the building or structure. Plans for Antenna construction shall be certified by an independent, registered structural engineer in the State of Georgia as meeting all current safety and design standards of all applicable federal, state, and city codes.

9. Tower Setbacks, Height, and Separation.

A. **Setbacks.** Towers erected in any zoning district shall be set back a distance equal to the full vertical height of the Tower from all adjoining property lines of a nonresidential zoning district and a distance of twice ($\times 2$) the height of the Tower from all property lines which adjoin a residential zoning district or any residential structure.

B. **Height.** Towers shall be limited to a height of two hundred (200) feet in an I-1 or I-2 zoning district, one hundred fifty (150) feet in a CGN or CHV zoning district, and one hundred twenty (120) feet in a R-1A, R-1, R-2, RPUD-1, and MXD-1 zoning district.

C. **Separation.** Towers shall be separated a distance equal to one-quarter ($\frac{1}{4}$) of a mile. (Excludes such Towers erected in the I-1 or I-2 zoning districts). For purposes of determining whether the installation of a Tower complies with setback requirements, the dimensions of the entire lot shall control, even though the Tower may be located on leased parcels within such lots.

10. Landscaping requirements.

Where adequate existing vegetation is not present, as determined by the city, Towers located in all zoning districts other than I-1 and I-2 shall have the base of the Tower and any Accessory Facilities or Structures to the Tower screened on all sides with a landscaped area having a minimum width of fifteen (15) feet. Said area shall be included in the setback and shall be planted with trees of an evergreen species capable of achieving a minimum height of twenty (20) feet at maturity so as to provide a visual barrier. Required plantings shall be a minimum of five (5) feet in height at the time of planting and placed outside of any required security fencing and shall be regularly maintained by the property owner(s) to ensure that the above objectives and standards are met.

11. Nonconforming structures.

Any Telecommunications Facility existing on the date of the adoption of this section shall be considered a nonconforming structure and shall be required to follow the standards set forth in Section 23 of the of West Point Zoning Ordinance.

12. Exemptions.

A. A single Tower seventy-five (75) feet in height or less owned and operated by a federally licensed amateur radio station operator shall be exempt from these requirements. However, the owner or operator of such Antenna shall be required to comply with all applicable city, state, and federal building codes.

B. Antennas attached to existing nonresidential structures are exempt from these requirements except that such Antennas shall meet or exceed Federal Aviation Administration and Federal Communications Commission standards and shall be limited to ten (10) feet in height above an existing structure in the CBD zoning district or any designated Historic District and twenty (20) feet in height above an existing structure in all other zoning districts. Such nonresidential structures shall include buildings, light poles, water towers, church steeples, and other similar structures. Such Antennas shall not be attached to freestanding sign structures. Prior to placement, a building permit shall be obtained. Placement of Antennas or other communications equipment on any nonconforming use shall provide no vested right for continued use of the site should the nonconforming use cease.

C. Attachment of additional Antennas or transmission equipment to existing permitted Towers shall be exempt from these requirements so long as the height of said Tower is not increased; such equipment meets or exceeds Federal Aviation Administration and Federal Communications Commission standards; and a building permit is obtained prior to such attachment.

D. A Monopole Tower up to ninety (90) feet in height placed on nonresidential zoned sites shall be exempt from these requirements except that such Towers shall be set back a distance equal to the full vertical height of the Tower from all adjoining property lines of a nonresidential zoning district and a distance of twice ($\times 2$) the height of the Tower from all property lines which adjoin a residential zoning district or any residential structure. Such Towers shall be no closer than one-quarter ($\frac{1}{4}$) mile to any other Tower unless within the I-1 or I-2 zoning district and must obtain a building permit prior to construction.

E. Alternative Tower structures such as manmade trees, clock towers, bell steeples, flagpoles, light poles, and similar alternative design mounting structures that camouflage or conceal the presence of Antennas or Towers shall be exempt from these requirements. Such Towers shall obtain a building permit prior to construction and shall be limited to ninety (90) feet in height.

F. Towers constructed on the governing authority's properties, facilities, or structures shall be exempt from these requirements. Telecommunications Facilities placed upon the governing authority's property shall be governed by a lease agreement between the governing authority and the provider.

G. Accessory Facilities or Structures

H. Repairs and Maintenance

Ord. No. 2014-02

Page 9 of 10

13. Variances.

Variances from this section may be applied for and granted in the same procedural manner as required by Section 26 of the City of West Point Zoning Ordinance.

**RESOLUTION OF THE MAYOR AND COUNCIL
OF THE CITY OF WEST POINT**

WHEREAS, as authorized by its charter, ordinances and laws of the State of Georgia, the Mayor and Council of the City of West Point continue to work toward the expansion and improvement of park facilities within the corporate limits of the City;

WHEREAS, in order to expand and improve such opportunities, the City has acquired additional real estate adjacent to East 11th Street;

WHEREAS, expansion of City park facilities will be best served by closing that portion of East 11th Street between its intersection with Avenue D and its intersection with Avenue C;

WHEREAS, no property owner within West Point will lose access to property as a result of this action;

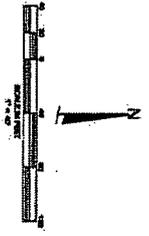
NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the City of West Point, Georgia, and it is so ordained by the authority thereof, that the portion of East 11th Street, from its intersection with Avenue D to its intersection with Avenue C, shall be closed to vehicular traffic. Moreover, said property is not abandoned by the City, but shall be dedicated for public park purposes until such time as the Mayor and Council, in their discretion, may determine otherwise. Attached hereto as Exhibit "A" is a drawing showing the approximate location of that portion of East Eleventh Street to be closed pursuant to this Resolution.

ADOPTED AND MADE EFFECTIVE this _____ day of March, 2014.

CITY OF WEST POINT, GEORGIA (SEAL)

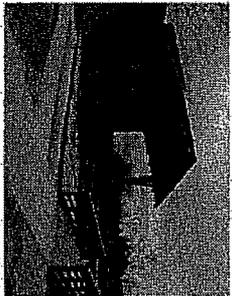
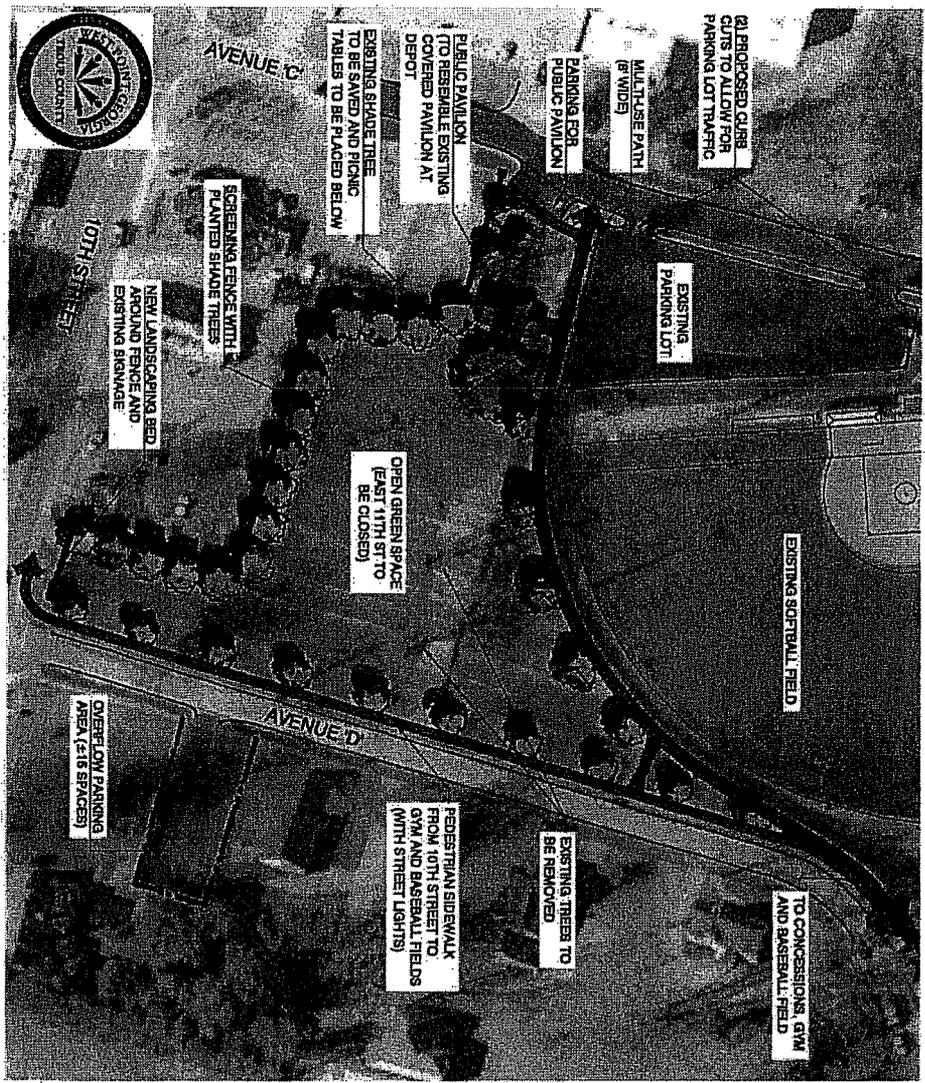
BY: _____
Mayor

ATTEST: _____
Clerk

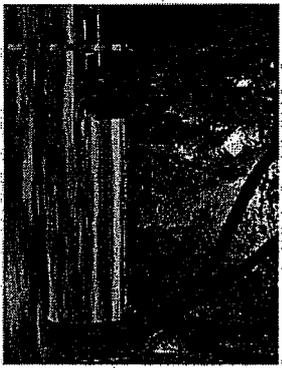


WEST POINT PARK PRELIMINARY SITE STUDY

PREPARED: JANUARY 21, 2014



EXISTING COVERED PAVILION AT WEST POINT DEPOT



SHADED PICNIC AREA



8' CEDAR SCREENING FENCE



SIDEWALK LIGHTING (TO MATCH EXISTING POLES AT DEPOT)

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

February 24, 2014

Classified Ads Section
Valley Times-News
Lanett, AL

Dear Sir or Madam:

Please run the following small box ad Thursday, February 27, and again on Thursday, March 6th. 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 Jaimee Soohyun,(Manager) is applying to the City of West Point for on-premises consumption liquor, malt beverage and wine licenses for Miso Sushi House at 705 Suite #101 3rd Avenue. Said application will be heard at the next meeting of the Mayor and Council on Monday, March 10th 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

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

February 24, 2014

SUMMARY REVIEW
ON-PREMISES CONSUMPTION
LIQUOR, MALT BEVERAGE & WINE LICENSE APPLICATIONS

APPLICANT: **Jaimee Soohyun (Manager)**
Son Suk (Owner)

ADDRESS: 4882 Duncan Wood Dr., Duluth, GA 30096

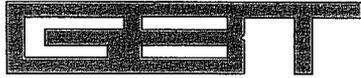
LOCATION: 705 Suite 101 3rd Avenue, Miso Sushi House

Application Review

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

Remarks: Ms. Jaimee Soohyun is managing the restaurant for the owner Ms. Son Suk. All application forms have been submitted and completed, nothing was found in these applications to disqualify the applicant.

Richard McCoy
City Clerk



G. BEN TURNIPSEED ENGINEERS

Environmental - Civil - Hydraulic

2255 CUMBERLAND PARKWAY, BUILDING 400, ATLANTA GA 30339 · 770-333-0700

February 7, 2014

Mayor and Council
City of West Point
P. O. Box 487
West Point, Georgia 31833-0487

Attention: Mr. Ed Moon, City Manager

Re: City of West Point
Sewerage System Improvements
Dymos of Georgia
Project No. 131880

We have checked the bids received February 4, 2014, on subject project. A tabulation of the bids received is as follows:

Division One – Sewer Line and Appurtenances

Contractor	Total Amount Bid	A-1	A-2	A-3	A-4	A-5	A-6
1. Crawford Grading & Pipeline, Inc. Luthersville, GA	\$381,434.90	\$33,666.98	\$7.12	\$17.36	\$17.86	\$31.02	\$14457.60
2. Don Hall Construction, Inc. Hampton, GA	\$424,619.00	\$16,894.00	\$9.00	\$15.00	\$17.00	\$30.00	\$50,000
3. Strack, Inc. Fairburn, GA	\$433,112.54	\$30,952.57	\$10.54	\$21.57	\$19.79	\$33.57	\$51,389.60
4. Alexander Contracting Co., Inc. Fortson, GA	\$472,295.97	\$27,488.64	\$6.27	\$14.83	\$16.82	\$28.78	\$52,640
5. RDJE, Inc. Newnan, GA	\$482,972.00	\$25,442.00	\$7.00	\$20.00	\$18.00	\$35.00	\$10,400

Division One – Sewer Line and Appurtenances

Contractor	Total Amount Bid	A-1	A-2	A-3	A-4	A-5	A-6
6. Alexander Cont. Co., Inc. Fortson, GA	\$503,032.25	\$29,967.00	\$7.50	\$18.00	\$20.00	\$35.00	\$35,000
7. Site Engineering, Inc. Atlanta, GA	\$560,509.00	\$40,096.00	\$12.00	\$26.00	\$26.00	\$38.00	\$44,000
8. Mike Blackburn Cont., Inc. Sunset, SC	\$642,738.25	\$18,178.00	\$12.00	\$16.00	\$26.50	\$30.00	\$50,000
9. Landmark Grading Co., Inc. Ft. Mitchell, AL	\$642,738.25	\$18,178.00	\$12.00	\$16.00	\$26.50	\$30.00	\$50,000

As indicated, the low, responsive bidder for Division One is Crawford Grading and Pipeline, Inc. of Luthersville, Georgia with a bid of \$381,434.90. Since the Division One low bidder appears to have adequate experience, technical ability and financial capability to complete the project, we recommend Division One contract award be made to Crawford Grading and Pipeline, Inc. in the amount of \$381,434.90.

Division Two – Pump Station

Contractor	Total Amount Bid	D-1	Total Amount Bid with D-1
1. Mike Blackburn Cont., Inc. Sunset, SC	\$432,500.50	(\$78,000.00)	\$354,500.50
2. P.F. Moon and Company, Inc. West Point, GA	\$521,000.00	(\$55,413.00)	\$465,587.00
3. Landmark Grading Co., Inc. Ft. Mitchell, AL	\$585,045.00	(\$150,000.00)	\$584,895.00
4. Alexander Contracting. Co., Inc. Fortson, GA	\$732,892.85	(\$473,865.00)	\$259,027.85

As indicated, the low, responsive bidder for Division Two is Mike Blackburn Contractors, Inc., Inc. of Sunset, South Carolina with a bid of \$432,500.50. In the bid process all bidders were required to submit an additional bid for a possible contract change for deleting the bar screen structure. With Deduction D-1, the low bidder is Alexander Contracting Co., Inc. of Fortson, Georgia.

Since the Division Two low bidder appears to have adequate experience, technical ability and financial capability to complete the project, we recommend Division Two contract award be made to Alexander Contracting Co., Inc. in the amount of \$259,027.85 with D-1.

We have enclosed a certified copy of the bid tabulation for the bids received. We are also enclosing a project cost summary which shows the estimated amount of matching funds the City will need to provide. We are enclosing a sample resolution for your consideration in awarding the contract. If awarded we will prepare the contracts for execution by both the Contractors and the City.

If you have any questions concerning our recommendations, please call us.

Yours truly,
G. BEN TURNIPSEED ENGINEERS, INC.



G. Ben Turnipseed, P.E.

GBT:kb

Enclosures

cc: Allen-Smith Consulting, Inc. (w/enclosure)

G. BEN TURNIPSEED ENGINEERS, INC.
 ATLANTA, GEORGIA
 CITY OF WEST POINT
 SEWERAGE SYSTEM IMPROVEMENTS
 DYMOS OF GEORGIA
 Project No.: 131880
 Bids Received February 4, 2014

CERTIFIED BID TABULATION

THIS IS TO CERTIFY THAT THIS
 IS A CORRECT TABULATION

 G. Ben Turnipseed, P.E.

CITY OF WEST POINT		Crawford Grading & Pipeline, Inc.		Don Hall Construction, Inc.			
SSI/DYMOS OF GEORGIA/DIVISION ONE		Luthersville, Georgia		Hampton, Georgia			
ITEM NO.	QTY.	UNITS	DESCRIPTION	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1.			15-INCH PVC GRAVITY SEWER				
a.	16	LF	6' - 8' Cut	\$39.19	\$627.04	\$54.00	\$864.00
b.	333	LF	8' - 10' Cut	\$38.24	\$12,733.92	\$55.00	\$18,315.00
c.	285	LF	10' - 12' Cut	\$39.26	\$11,189.10	\$57.00	\$16,245.00
d.	434	LF	12' - 14' Cut	\$40.18	\$17,438.12	\$59.00	\$25,606.00
e.	165	LF	14' - 16' Cut	\$44.05	\$7,268.25	\$75.00	\$12,375.00
f.	493	LF	16' - 18' Cut	\$45.98	\$22,668.14	\$104.00	\$51,272.00
g.	270	LF	18' - 20' Cut	\$48.02	\$12,965.40	\$109.00	\$29,430.00
2.			16-INCH DUCTILE IRON GRAVITY SEWER				
a.	5	LF	0' - 6' Cut, or in casing	\$130.77	\$653.85	\$125.00	\$625.00
b.	11	LF	6' - 8' Cut	\$127.91	\$1,407.01	\$127.00	\$1,397.00
c.	41	LF	8' - 10' Cut	\$128.09	\$5,251.69	\$129.00	\$5,289.00
d.	2	LF	10' - 12' Cut	\$138.63	\$277.26	\$131.00	\$262.00
3.			10-INCH PVC GRAVITY SEWER				
a.	184	LF	0' - 6' Cut	\$26.99	\$4,966.16	\$46.00	\$8,464.00
b.	432	LF	6' - 8' Cut	\$26.99	\$11,659.68	\$48.00	\$20,736.00
c.	861	LF	8' - 10' Cut	\$26.98	\$23,229.78	\$50.00	\$43,050.00
d.	220	LF	10' - 12' Cut	\$29.01	\$6,382.20	\$52.00	\$11,440.00
e.	23	LF	12' - 14' Cut	\$28.99	\$666.77	\$54.00	\$1,242.00
4.			8-INCH PVC FORCE MAIN				
a.	1,887	LF	0' - 6' Cut, or in casing	\$18.59	\$35,079.33	\$16.00	\$30,192.00
b.	10	LF	6' - 8' Cut	\$24.31	\$243.10	\$17.00	\$170.00
5.	300	LF	8-INCH HDPE FORCE MAIN (Install by Directional Bore)	\$108.01	\$32,403.00	\$67.00	\$20,100.00
6.			MANHOLE FRAME AND COVER				
a.	8	EA	370# Standard	\$492.20	\$3,937.60	\$610.00	\$4,880.00
b.	9	EA	Watertight	\$492.20	\$4,429.80	\$660.00	\$5,940.00
c.	3	EA	Watertight with M.H. Vent Stack	\$2,274.20	\$6,822.60	\$1,820.00	\$5,460.00
7.			4' - 0" DIAMETER PRECAST CONCRETE MANHOLE				
a.	250	VF	Base, Riser and Cone	\$348.29	\$87,072.50	\$170.00	\$42,500.00
8.			DROP CONNECTION TO MANHOLE				
a.	2	EA	10" x 10" Including Fitting, Foundation and Encasement (Dim. 'A' and 'C')	\$2,409.60	\$4,819.20	\$2,500.00	\$5,000.00
b.	12	VF	10" Riser and Encasement (Dim. 'B')	\$493.69	\$5,924.28	\$60.00	\$720.00
9.	20	EA	SEWER LINE MARKER	\$56.20	\$1,124.00	\$50.00	\$1,000.00
10.	1	EA	AIR AND VACUUM RELEASE VALVE AND MANHOLE MARKER	\$9,175.08	\$9,175.08	\$3,000.00	\$3,000.00
11.	1	EA	AIR AND VACUUM RELEASE VALVE AND MANHOLE MARKER	\$56.20	\$56.20	\$50.00	\$50.00
12.	0.26	TONS	D.I. / C.I. FITTINGS	\$4.00	\$1.04	\$2,000.00	\$520.00
13.	1.0	CY	CONCRETE BLOCKING	\$300.00	\$300.00	\$200.00	\$200.00
14.			CONNECT TO EXISTING				
a.	1	EA	Existing Force Main (Including Fittings, Blocking and ByPass Pumping)	\$6,542.80	\$6,542.80	\$13,000.00	\$13,000.00

ITEM NO.	QTY.	UNITS	DESCRIPTION	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
15.			REMOVE AND REPLACE				
a.	20	LF	Gravel	\$28.08	\$561.60	\$25.00	\$500.00
16.			SOIL EROSION AND SEDIMENT CONTROL				
a.	5,700	LF	Grassing of Disturbed Areas	\$0.95	\$5,415.00	\$2.50	\$14,250.00
b.	4,350	LF	Silt Fence, Type C	\$3.15	\$13,702.50	\$2.50	\$10,875.00
c.	40	SY	Rip-Rap, RP	\$40.32	\$1,612.80	\$20.00	\$800.00
d.	2	EA	Haybale Check Dam, CdHb	\$48.00	\$96.00	\$100.00	\$200.00
e.	2	EA	Stone Check Dam, Cd-S	\$403.20	\$806.40	\$200.00	\$400.00
17.	220	CY	ROCK EXCAVATION	\$50.00	\$11,000.00	\$50.00	\$11,000.00
18.	110	CY	CRUSHED STONE STABILIZATION OR BEDDING (Including Excavation and Removal of Unsuitable Soil)	\$45.87	\$5,045.70	\$25.00	\$2,750.00
19.			CONCRETE				
a.	10	CY	Class 'A' Concrete	\$202.00	\$2,020.00	\$100.00	\$1,000.00
b.	10	CY	Class 'B' Concrete	\$196.00	\$1,960.00	\$150.00	\$1,500.00
c.	10	CY	Class 'C' Concrete	\$190.00	\$1,900.00	\$200.00	\$2,000.00
TOTAL AMOUNT BID, ITEMS 1 THROUGH 19, INCLUSIVE THE AMOUNT OF:					\$381,434.90		\$424,619.00

ADDITIONS / DEDUCTIONS

A-1 For furnishing all materials and equipment and performing all labor necessary for constructing Force Main Alternate 'A-1' in lieu of connecting to existing force main and bypass pumping as shown on Drawings and as specified for the following unit prices and approximate quantities shown:

ITEM NO.	QTY.	UNITS	DESCRIPTION	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1.	734	LF	8-inch Force Main	\$28.85	\$21,175.90	\$16.00	\$11,744.00
2.	1	EA	Air and Vacuum Release Valve and Manhole	\$9,239.88	\$9,239.88	\$3,000.00	\$3,000.00
3.	1	EA	Air and Vacuum Release Valve and Manhole Marker	\$56.20	\$56.20	\$50.00	\$50.00
4.	0.20	Tons	D.I./C.I. Fittings	\$5.00	\$1.00	\$2,000.00	\$400.00
5.	1.0	CY	Concrete Blocking	\$300.00	\$300.00	\$200.00	\$200.00
6.	1	EA	Connect to Existing Manhole	\$2,894.00	\$2,894.00	\$1,500.00	\$1,500.00
Total Amount Bid, Alternate A-1, Items 1 through 6, Inclusive, the amount of:					\$33,666.98		\$16,894.00
A-2	For increasing the 15-inch gravity sewer to 18-inch, add the amount of:			(per linear foot)	\$7.12	(per linear foot)	\$9.00
A-3	For increasing the 15-inch gravity sewer to 21-inch, add the amount of:			(per linear foot)	\$17.36	(per linear foot)	\$15.00
A-4	For increasing the 16-inch D.I. gravity sewer to 18-inch D.I. , add the amount of:			(per linear foot)	\$17.86	(per linear foot)	\$17.00
A-5	For increasing the 16-inch D.I. gravity sewer to 20-inch D.I. , add the amount of:			(per linear foot)	\$31.02	(per linear foot)	\$30.00

A-6 For the following:

ITEM NO.	QTY.	UNITS	DESCRIPTION	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
A-6	20	EA	Install 5-foot Diameter Precast Concrete Manhole Base with Eccentric Adapter	\$722.88	\$14,457.60	\$2,500.00	\$50,000.00

ITEM NO.	QTY.	UNITS	DESCRIPTION	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1.			15-INCH PVC GRAVITY SEWER				
a.	16	LF	6' - 8' Cut	\$57.43	\$918.88	\$55.85	\$893.60
b.	333	LF	8' - 10' Cut	\$59.07	\$19,670.31	\$55.85	\$18,598.05
c.	285	LF	10' - 12' Cut	\$60.51	\$17,245.35	\$58.90	\$16,786.50
d.	434	LF	12' - 14' Cut	\$61.92	\$26,873.28	\$62.95	\$27,320.30
e.	165	LF	14' - 16' Cut	\$64.30	\$10,609.50	\$67.30	\$11,104.50
f.	493	LF	16' - 18' Cut	\$66.91	\$32,986.63	\$71.60	\$35,298.80
g.	270	LF	18' - 20' Cut	\$72.22	\$19,499.40	\$75.10	\$20,277.00
2.			16-INCH DUCTILE IRON GRAVITY SEWER				
a.	5	LF	0' - 6' Cut, or in casing	\$116.47	\$582.35	\$270.00	\$1,350.00
b.	11	LF	6' - 8' Cut	\$117.99	\$1,297.89	\$177.25	\$1,949.75
c.	41	LF	8' - 10' Cut	\$118.16	\$4,844.56	\$120.50	\$4,940.50
d.	2	LF	10' - 12' Cut	\$123.10	\$246.20	\$565.00	\$1,130.00
3.			10-INCH PVC GRAVITY SEWER				
a.	184	LF	0' - 6' Cut	\$46.47	\$8,550.48	\$39.70	\$7,304.80
b.	432	LF	6' - 8' Cut	\$45.71	\$19,746.72	\$40.90	\$17,668.80
c.	861	LF	8' - 10' Cut	\$48.99	\$42,180.39	\$46.10	\$39,692.10
d.	220	LF	10' - 12' Cut	\$51.53	\$11,336.60	\$50.40	\$11,088.00
e.	23	LF	12' - 14' Cut	\$55.06	\$1,266.38	\$54.50	\$1,253.50
4.			8-INCH PVC FORCE MAIN				
a.	1,887	LF	0' - 6' Cut, or in casing	\$25.28	\$47,703.36	\$21.39	\$40,362.93
b.	10	LF	6' - 8' Cut	\$27.84	\$278.40	\$21.39	\$213.90
5.	300	LF	8-INCH HDPE FORCE MAIN (Install by Directional Bore)	\$80.59	\$24,177.00	\$111.40	\$33,420.00
6.			MANHOLE FRAME AND COVER				
a.	8	EA	370# Standard	\$470.64	\$3,765.12	\$578.00	\$4,624.00
b.	9	EA	Watertight	\$655.83	\$5,902.47	\$578.00	\$5,202.00
c.	3	EA	Watertight with M.H. Vent Stack	\$2,796.56	\$8,389.68	\$2,193.00	\$6,579.00
7.			4' - 0" DIAMETER PRECAST CONCRETE MANHOLE				
a.	250	VF	Base, Riser and Cone	\$208.05	\$52,012.50	\$265.54	\$66,385.00
8.			DROP CONNECTION TO MANHOLE				
a.	2	EA	10" x 10" Including Fitting, Foundation and Encasement (Dim. 'A' and 'C')	\$3,557.72	\$7,115.44	\$1,475.50	\$2,951.00
b.	12	VF	10" Riser and Encasement (Dim. 'B')	\$302.13	\$3,625.56	\$513.00	\$6,156.00
9.	20	EA	SEWER LINE MARKER	\$78.76	\$1,575.20	\$28.25	\$565.00
10.	1	EA	AIR AND VACUUM RELEASE VALVE AND MANHOLE	\$4,825.43	\$4,825.43	\$5,506.50	\$5,506.50
11.	1	EA	AIR AND VACUUM RELEASE VALVE AND MANHOLE MARKER	\$67.54	\$67.54	\$5,506.50	\$5,506.50
12.	0.26	TONS	D.I. / C.I. FITTINGS	\$8,829.92	\$2,295.78	\$2,919.00	\$758.94
13.	1.0	CY	CONCRETE BLOCKING	\$256.56	\$256.56	\$170.00	\$170.00
14.			CONNECT TO EXISTING				
a.	1	EA	Existing Force Main (Including Fittings, Blocking and ByPass Pumping)	\$4,816.96	\$4,816.96	\$28,410.00	\$28,410.00
15.			REMOVE AND REPLACE				
a.	20	LF	Gravel	\$32.91	\$658.20	\$12.50	\$250.00
16.			SOIL EROSION AND SEDIMENT CONTROL				
a.	5,700	LF	Grassing of Disturbed Areas	\$2.15	\$12,255.00	\$1.02	\$5,814.00
b.	4,350	LF	Silt Fence, Type C	\$3.02	\$13,137.00	\$4.50	\$19,575.00
c.	40	SY	Rip-Rap, RP	\$40.28	\$1,611.20	\$50.00	\$2,000.00

CITY OF WEST POINT
SSI/DYMS OF GEORGIA/DIVISION ONE

Strack, Inc.
Fairburn, Georgia

Alexander Contracting Co., Inc.
Fortson, Georgia

ITEM NO.	QTY.	UNITS	DESCRIPTION	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
d.	2	EA	Haybale Check Dam, CdHb	\$93.50	\$187.00	\$50.00	\$100.00
e.	2	EA	Stone Check Dam, Cd-S	\$266.91	\$533.82	\$350.00	\$700.00
17.	220	CY	ROCK EXCAVATION	\$50.00	\$11,000.00	\$50.00	\$11,000.00
18.	110	CY	CRUSHED STONE STABILIZATION OR BEDDING (Including Excavation and Removal of Unsuitable Soil)	\$39.06	\$4,296.60	\$39.00	\$4,290.00
19.			CONCRETE				
a.	10	CY	Class 'A' Concrete	\$159.06	\$1,590.60	\$170.00	\$1,700.00
b.	10	CY	Class 'B' Concrete	\$159.06	\$1,590.60	\$170.00	\$1,700.00
c.	10	CY	Class 'C' Concrete	\$159.06	\$1,590.60	\$170.00	\$1,700.00
TOTAL AMOUNT BID, ITEMS 1 THROUGH 19, INCLUSIVE THE AMOUNT OF:					\$433,112.54		\$472,295.97

ADDITIONS / DEDUCTIONS

A-1 For furnishing all materials and equipment and performing all labor necessary for constructing Force Main Alternate 'A-1' in lieu of connecting to existing force main and bypass pumping as shown on Drawings and as specified for the following unit prices and approximate quantities shown:

ITEM NO.	QTY.	UNITS	DESCRIPTION	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1.	734	LF	8-inch Force Main	\$25.56	\$18,761.04	\$27.76	\$20,375.84
2.	1	EA	Air and Vacuum Release Valve and Manhole	\$4,825.43	\$4,825.43	\$5,506.50	\$5,506.50
3.	1	EA	Air and Vacuum Release Valve and Manhole Marker	\$93.14	\$93.14	\$28.25	\$28.25
4.	0.20	Tons	D.I./C.I. Fittings	\$8,829.92	\$1,765.98	\$4,074.25	\$814.85
5.	1.0	CY	Concrete Blocking	\$230.96	\$230.96	\$170.00	\$170.00
6.	1	EA	Connect to Existing Manhole	\$5,276.02	\$5,276.02	\$593.20	\$593.20
Total Amount Bid, Alternate A-1, Items 1 through 6, Inclusive, the amount of:					\$30,952.57		\$27,488.64

A-2	For increasing the 15-inch gravity sewer to 18-inch, add the amount of:			(per linear foot)	\$10.54	(per linear foot)	\$6.27
A-3	For increasing the 15-inch gravity sewer to 21-inch, add the amount of:			(per linear foot)	\$21.57	(per linear foot)	\$14.83
A-4	For increasing the 16-inch D.I. gravity sewer to 18-inch D.I. , add the amount of:			(per linear foot)	\$19.79	(per linear foot)	\$16.82
A-5	For increasing the 16-inch D.I. gravity sewer to 20-inch D.I. , add the amount of:			(per linear foot)	\$33.57	(per linear foot)	\$28.78

A-6 For the following:

ITEM NO.	QTY.	UNITS	DESCRIPTION	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
A-6	20	EA	Install 5-foot Diameter Precast Concrete Manhole Base with Eccentric Adapter	\$2,569.48	\$51,389.60	\$2,632.00	\$52,640.00

ITEM NO.	QTY.	UNITS	DESCRIPTION	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1.			15-INCH PVC GRAVITY SEWER				
a.	16	LF	6' - 8' Cut	\$54.00	\$864.00	\$57.00	\$912.00
b.	333	LF	8' - 10' Cut	\$57.00	\$18,981.00	\$57.00	\$18,981.00
c.	285	LF	10' - 12' Cut	\$60.00	\$17,100.00	\$62.50	\$17,812.50
d.	434	LF	12' - 14' Cut	\$62.00	\$26,908.00	\$62.50	\$27,125.00
e.	165	LF	14' - 16' Cut	\$65.00	\$10,725.00	\$68.00	\$11,220.00
f.	493	LF	16' - 18' Cut	\$68.00	\$33,524.00	\$78.50	\$38,700.50
g.	270	LF	18' - 20' Cut	\$72.00	\$19,440.00	\$106.00	\$28,620.00
2.			16-INCH DUCTILE IRON GRAVITY SEWER				
a.	5	LF	0' - 6' Cut, or in casing	\$120.00	\$600.00	\$125.00	\$625.00
b.	11	LF	6' - 8' Cut	\$125.00	\$1,375.00	\$125.00	\$1,375.00
c.	41	LF	8' - 10' Cut	\$130.00	\$5,330.00	\$125.00	\$5,125.00
d.	2	LF	10' - 12' Cut	\$135.00	\$270.00	\$200.00	\$400.00
3.			10-INCH PVC GRAVITY SEWER				
a.	184	LF	0' - 6' Cut	\$38.00	\$6,992.00	\$47.50	\$8,740.00
b.	432	LF	6' - 8' Cut	\$40.00	\$17,280.00	\$47.50	\$20,520.00
c.	861	LF	8' - 10' Cut	\$42.00	\$36,162.00	\$47.50	\$40,897.50
d.	220	LF	10' - 12' Cut	\$44.00	\$9,680.00	\$52.75	\$11,605.00
e.	23	LF	12' - 14' Cut	\$46.00	\$1,058.00	\$52.75	\$1,213.25
4.			8-INCH PVC FORCE MAIN				
a.	1,887	LF	0' - 6' Cut, or in casing	\$34.00	\$64,158.00	\$19.50	\$36,796.50
b.	10	LF	6' - 8' Cut	\$38.00	\$380.00	\$19.50	\$195.00
5.	300	LF	8-INCH HDPE FORCE MAIN (Install by Directional Bore)	\$125.00	\$37,500.00	\$140.00	\$42,000.00
6.			MANHOLE FRAME AND COVER				
a.	8	EA	370# Standard	\$1,250.00	\$10,000.00	\$1,500.00	\$12,000.00
b.	9	EA	Watertight	\$1,450.00	\$13,050.00	\$1,576.00	\$14,184.00
c.	3	EA	Watertight with M.H. Vent Stack	\$2,800.00	\$8,400.00	\$1,890.00	\$5,670.00
7.			4' - 0" DIAMETER PRECAST CONCRETE MANHOLE				
a.	250	VF	Base, Riser and Cone	\$240.00	\$60,000.00	\$250.00	\$62,500.00
8.			DROP CONNECTION TO MANHOLE				
a.	2	EA	10" x 10" Including Fitting, Foundation and Encasement (Dim. 'A' and 'C')	\$2,000.00	\$4,000.00	\$3,010.00	\$6,020.00
b.	12	VF	10" Riser and Encasement (Dim. 'B')	\$200.00	\$2,400.00	\$270.00	\$3,240.00
9.	20	EA	SEWER LINE MARKER	\$50.00	\$1,000.00	\$82.00	\$1,640.00
10.	1	EA	AIR AND VACUUM RELEASE VALVE AND MANHOLE	\$8,000.00	\$8,000.00	\$3,575.00	\$3,575.00
11.	1	EA	AIR AND VACUUM RELEASE VALVE AND MANHOLE MARKER	\$8,200.00	\$8,200.00	\$82.00	\$82.00
12.	0.26	TONS	D.I. / C.I. FITTINGS	\$2,500.00	\$650.00	\$5,925.00	\$1,540.50
13.	1.0	CY	CONCRETE BLOCKING	\$275.00	\$275.00	\$275.00	\$275.00
14.			CONNECT TO EXISTING				
a.	1	EA	Existing Force Main (Including Fittings, Blocking and ByPass Pumping)	\$10,000.00	\$10,000.00	\$4,300.00	\$4,300.00
15.			REMOVE AND REPLACE				
a.	20	LF	Gravel	\$40.00	\$800.00	\$40.00	\$800.00
16.			SOIL EROSION AND SEDIMENT CONTROL				
a.	5,700	LF	Grassing of Disturbed Areas	\$2.00	\$11,400.00	\$1.15	\$6,555.00
b.	4,350	LF	Silt Fence, Type C	\$3.00	\$13,050.00	\$9.25	\$40,237.50
c.	40	SY	Rip-Rap, RP	\$50.00	\$2,000.00	\$55.00	\$2,200.00

CITY OF WEST POINT
SSI/DYMOS OF GEORGIA/DIVISION ONE

RDJE, Inc.
Newnan, Georgia

Washington County Machine Shop, Inc.
Sandersville, Georgia

ITEM NO.	QTY.	UNITS	DESCRIPTION	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
d.	2	EA	Haybale Check Dam, CdHb	\$60.00	\$120.00	\$275.00	\$550.00
e.	2	EA	Stone Check Dam, Cd-S	\$500.00	\$1,000.00	\$375.00	\$750.00
17.	220	CY	ROCK EXCAVATION	\$50.00	\$11,000.00	\$50.00	\$11,000.00
18.	110	CY	CRUSHED STONE STABILIZATION OR BEDDING (Including Excavation and Removal of Unsuitable Soil)	\$30.00	\$3,300.00	\$45.00	\$4,950.00
19.			CONCRETE				
a.	10	CY	Class 'A' Concrete	\$300.00	\$3,000.00	\$270.00	\$2,700.00
b.	10	CY	Class 'B' Concrete	\$170.00	\$1,700.00	\$270.00	\$2,700.00
c.	10	CY	Class 'C' Concrete	\$130.00	\$1,300.00	\$270.00	\$2,700.00
TOTAL AMOUNT BID, ITEMS 1 THROUGH 19, INCLUSIVE THE AMOUNT OF:					\$482,972.00		\$503,032.25

ADDITIONS / DEDUCTIONS

A-1 For furnishing all materials and equipment and performing all labor necessary for constructing Force Main Alternate 'A-1' in lieu of connecting to existing force main and bypass pumping as shown on Drawings and as specified for the following unit prices and approximate quantities shown:

ITEM NO.	QTY.	UNITS	DESCRIPTION	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1.	734	LF	8-inch Force Main	\$13.00	\$9,542.00	\$25.00	\$18,350.00
2.	1	EA	Air and Vacuum Release Valve and Manhole	\$7,000.00	\$7,000.00	\$3,575.00	\$3,575.00
3.	1	EA	Air and Vacuum Release Valve and Manhole Marker	\$7,200.00	\$7,200.00	\$82.00	\$82.00
4.	0.20	Tons	D.I./C.I. Fittings	\$2,500.00	\$500.00	\$5,950.00	\$1,190.00
5.	1.0	CY	Concrete Blocking	\$200.00	\$200.00	\$270.00	\$270.00
6.	1	EA	Connect to Existing Manhole	\$1,000.00	\$1,000.00	\$6,500.00	\$6,500.00
Total Amount Bid, Alternate A-1, Items 1 through 6, Inclusive, the amount of:					\$25,442.00		\$29,967.00

A-2 For increasing the 15-inch gravity sewer to 18-inch, add the amount of: (per linear foot) \$7.00 (per linear foot) \$7.50

A-3 For increasing the 15-inch gravity sewer to 21-inch, add the amount of: (per linear foot) \$20.00 (per linear foot) \$18.00

A-4 For increasing the 16-inch D.I. gravity sewer to 18-inch D.I. , add the amount of: (per linear foot) \$18.00 (per linear foot) \$20.00

A-5 For increasing the 16-inch D.I. gravity sewer to 20-inch D.I. , add the amount of: (per linear foot) \$35.00 (per linear foot) \$35.00

A-6 For the following:

ITEM NO.	QTY.	UNITS	DESCRIPTION	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
A-6	20	EA	Install 5-foot Diameter Precast Concrete Manhole Base with Eccentric Adapter	\$520.00	\$10,400.00	\$1,750.00	\$35,000.00

ITEM NO.	QTY.	UNITS	DESCRIPTION	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1.			15-INCH PVC GRAVITY SEWER				
a.	16	LF	6' - 8' Cut	\$68.00	\$1,088.00	\$85.00	\$1,360.00
b.	333	LF	8' - 10' Cut	\$71.00	\$23,643.00	\$93.00	\$30,969.00
c.	285	LF	10' - 12' Cut	\$78.00	\$22,230.00	\$103.00	\$29,355.00
d.	434	LF	12' - 14' Cut	\$83.00	\$36,022.00	\$115.00	\$49,910.00
e.	165	LF	14' - 16' Cut	\$88.00	\$14,520.00	\$130.00	\$21,450.00
f.	493	LF	16' - 18' Cut	\$103.00	\$50,779.00	\$150.00	\$73,950.00
g.	270	LF	18' - 20' Cut	\$123.00	\$33,210.00	\$180.00	\$48,600.00
2.			16-INCH DUCTILE IRON GRAVITY SEWER				
a.	5	LF	0' - 6' Cut, or in casing	\$149.00	\$745.00	\$175.00	\$875.00
b.	11	LF	6' - 8' Cut	\$149.00	\$1,639.00	\$180.00	\$1,980.00
c.	41	LF	8' - 10' Cut	\$152.00	\$6,232.00	\$190.00	\$7,790.00
d.	2	LF	10' - 12' Cut	\$160.00	\$320.00	\$205.00	\$410.00
3.			10-INCH PVC GRAVITY SEWER				
a.	184	LF	0' - 6' Cut	\$63.00	\$11,592.00	\$75.00	\$13,800.00
b.	432	LF	6' - 8' Cut	\$63.00	\$27,216.00	\$80.00	\$34,560.00
c.	861	LF	8' - 10' Cut	\$66.00	\$56,826.00	\$85.00	\$73,185.00
d.	220	LF	10' - 12' Cut	\$73.00	\$16,060.00	\$93.00	\$20,460.00
e.	23	LF	12' - 14' Cut	\$78.00	\$1,794.00	\$105.00	\$2,415.00
4.			8-INCH PVC FORCE MAIN				
a.	1,887	LF	0' - 6' Cut, or in casing	\$44.00	\$83,028.00	\$17.75	\$33,494.25
b.	10	LF	6' - 8' Cut	\$44.00	\$440.00	\$18.00	\$180.00
5.	300	LF	8-INCH HDPE FORCE MAIN (Install by Directional Bore)	\$125.00	\$37,500.00	\$70.00	\$21,000.00
6.			MANHOLE FRAME AND COVER				
a.	8	EA	370# Standard	\$1,200.00	\$9,600.00	\$700.00	\$5,600.00
b.	9	EA	Watertight	\$1,300.00	\$11,700.00	\$900.00	\$8,100.00
c.	3	EA	Watertight with M.H. Vent Stack	\$1,500.00	\$4,500.00	\$2,200.00	\$6,600.00
7.			4' - 0" DIAMETER PRECAST CONCRETE MANHOLE				
a.	250	VF	Base, Riser and Cone	\$150.00	\$37,500.00	\$395.00	\$98,750.00
8.			DROP CONNECTION TO MANHOLE				
a.	2	EA	10" x 10" Including Fitting, Foundation and Encasement (Dim. 'A' and 'C')	\$2,000.00	\$4,000.00	\$1,200.00	\$2,400.00
b.	12	VF	10" Riser and Encasement (Dim. 'B')	\$150.00	\$1,800.00	\$150.00	\$1,800.00
9.	20	EA	SEWER LINE MARKER	\$75.00	\$1,500.00	\$70.00	\$1,400.00
10.	1	EA	AIR AND VACUUM RELEASE VALVE AND MANHOLE	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00
11.	1	EA	AIR AND VACUUM RELEASE VALVE AND MANHOLE MARKER	\$100.00	\$100.00	\$4,050.00	\$4,050.00
12.	0.26	TONS	D.I. / C.I. FITTINGS	\$10,000.00	\$2,600.00	\$3,000.00	\$780.00
13.	1.0	CY	CONCRETE BLOCKING	\$200.00	\$200.00	\$200.00	\$200.00
14.			CONNECT TO EXISTING				
a.	1	EA	Existing Force Main (Including Fittings, Blocking and ByPass Pumping)	\$15,000.00	\$15,000.00	\$3,800.00	\$3,800.00
15.			REMOVE AND REPLACE				
a.	20	LF	Gravel	\$10.00	\$200.00	\$30.00	\$600.00
16.			SOIL EROSION AND SEDIMENT CONTROL				
a.	5,700	LF	Grassing of Disturbed Areas	\$1.50	\$8,550.00	\$1.50	\$8,550.00
b.	4,350	LF	Silt Fence, Type C	\$2.50	\$10,875.00	\$2.50	\$10,875.00
c.	40	SY	Rip-Rap, RP	\$70.00	\$2,800.00	\$32.00	\$1,280.00

ITEM NO.	QTY.	UNITS	DESCRIPTION	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
d.	2	EA	Haybale Check Dam, CdHb	\$200.00	\$400.00	\$80.00	\$160.00
e.	2	EA	Stone Check Dam, Cd-S	\$200.00	\$400.00	\$125.00	\$250.00
17.	220	CY	ROCK EXCAVATION	\$50.00	\$11,000.00	\$50.00	\$11,000.00
18.	110	CY	CRUSHED STONE STABILIZATION OR BEDDING (Including Excavation and Removal of Unsuitable Soil)	\$40.00	\$4,400.00	\$25.00	\$2,750.00
19.			CONCRETE				
a.	10	CY	Class 'A' Concrete	\$200.00	\$2,000.00	\$140.00	\$1,400.00
b.	10	CY	Class 'B' Concrete	\$150.00	\$1,500.00	\$135.00	\$1,350.00
c.	10	CY	Class 'C' Concrete	\$100.00	\$1,000.00	\$130.00	\$1,300.00
TOTAL AMOUNT BID, ITEMS 1 THROUGH 19, INCLUSIVE THE AMOUNT OF:					\$560,509.00		\$642,738.25

ADDITIONS / DEDUCTIONS

A-1 For furnishing all materials and equipment and performing all labor necessary for constructing Force Main Alternate 'A-1' in lieu of connecting to existing force main and bypass pumping as shown on Drawings and as specified for the following unit prices and approximate quantities shown:

ITEM NO.	QTY.	UNITS	DESCRIPTION	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1.	734	LF	8-inch Force Main	\$44.00	\$32,296.00	\$17.00	\$12,478.00
2.	1	EA	Air and Vacuum Release Valve and Manhole	\$4,000.00	\$4,000.00	\$2,000.00	\$2,000.00
3.	1	EA	Air and Vacuum Release Valve and Manhole Marker	\$100.00	\$100.00	\$2,050.00	\$2,050.00
4.	0.20	Tons	D.I./C.I. Fittings	\$10,000.00	\$2,000.00	\$3,000.00	\$600.00
5.	1.0	CY	Concrete Blocking	\$200.00	\$200.00	\$250.00	\$250.00
6.	1	EA	Connect to Existing Manhole	\$1,500.00	\$1,500.00	\$800.00	\$800.00

Total Amount Bid, Alternate A-1, Items 1 through 6, Inclusive, the amount of:					\$40,096.00		\$18,178.00
A-2	For increasing the 15-inch gravity sewer to 18-inch, add the amount of:			(per linear foot)	\$12.00	(per linear foot)	\$12.00
A-3	For increasing the 15-inch gravity sewer to 21-inch, add the amount of:			(per linear foot)	\$26.00	(per linear foot)	\$16.00
A-4	For increasing the 16-inch D.I. gravity sewer to 18-inch D.I. , add the amount of:			(per linear foot)	\$26.00	(per linear foot)	\$26.50
A-5	For increasing the 16-inch D.I. gravity sewer to 20-inch D.I. , add the amount of:			(per linear foot)	\$38.00	(per linear foot)	\$30.00
A-6	For the following:						

ITEM NO.	QTY.	UNITS	DESCRIPTION	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
A-6	20	EA	Install 5-foot Diameter Precast Concrete Manhole Base with Eccentric Adapter	\$2,200.00	\$44,000.00	\$2,500.00	\$50,000.00

ITEM NO.	QTY.	UNITS	DESCRIPTION	UNIT PRICE	TOTAL PRICE
1.			15-INCH PVC GRAVITY SEWER		
a.	16	LF	6' - 8' Cut	\$125.00	\$2,000.00
b.	333	LF	8' - 10' Cut	\$125.00	\$41,625.00
c.	285	LF	10' - 12' Cut	\$135.00	\$38,475.00
d.	434	LF	12' - 14' Cut	\$135.00	\$58,590.00
e.	165	LF	14' - 16' Cut	\$140.00	\$23,100.00
f.	493	LF	16' - 18' Cut	\$115.00	\$56,695.00
g.	270	LF	18' - 20' Cut	\$140.00	\$37,800.00
2.			16-INCH DUCTILE IRON GRAVITY SEWER		
a.	5	LF	0' - 6' Cut, or in casing	\$280.00	\$1,400.00
b.	11	LF	6' - 8' Cut	\$280.00	\$3,080.00
c.	41	LF	8' - 10' Cut	\$280.00	\$11,480.00
d.	2	LF	10' - 12' Cut	\$280.00	\$560.00
3.			10-INCH PVC GRAVITY SEWER		
a.	184	LF	0' - 6' Cut	\$45.00	\$8,280.00
b.	432	LF	6' - 8' Cut	\$47.00	\$20,304.00
c.	861	LF	8' - 10' Cut	\$48.00	\$41,328.00
d.	220	LF	10' - 12' Cut	\$52.00	\$11,440.00
e.	23	LF	12' - 14' Cut	\$55.00	\$1,265.00
4.			8-INCH PVC FORCE MAIN		
a.	1,887	LF	0' - 6' Cut, or in casing	\$19.95	\$37,645.65
b.	10	LF	6' - 8' Cut	\$19.95	\$199.50
5.	300	LF	8-INCH HDPE FORCE MAIN (Install by Directional Bore)	\$283.50	\$85,050.00
6.			MANHOLE FRAME AND COVER		
a.	8	EA	370# Standard	\$1,500.00	\$12,000.00
b.	9	EA	Watertight	\$1,800.00	\$16,200.00
c.	3	EA	Watertight with M.H. Vent Stack	\$3,500.00	\$10,500.00
7.			4' - 0" DIAMETER PRECAST CONCRETE MANHOLE		
a.	250	VF	Base, Riser and Cone	\$237.50	\$59,375.00
8.			DROP CONNECTION TO MANHOLE		
a.	2	EA	10" x 10" Including Fitting, Foundation and Encasement (Dim. 'A' and 'C')	\$2,253.00	\$4,506.00
b.	12	VF	10" Riser and Encasement (Dim. 'B')	\$69.40	\$832.80
9.	20	EA	SEWER LINE MARKER	\$53.34	\$1,066.80
10.	1	EA	AIR AND VACUUM RELEASE VALVE AND MANHOLE	\$6,247.50	\$6,247.50
11.	1	EA	AIR AND VACUUM RELEASE VALVE AND MANHOLE MARKER	\$60.00	\$60.00
12.	0.26	TONS	D.I. / C.I. FITTINGS	\$2,000.00	\$520.00
13.	1.0	CY	CONCRETE BLOCKING	\$225.00	\$225.00
14.			CONNECT TO EXISTING		
a.	1	EA	Existing Force Main (Including Fittings, Blocking and ByPass Pumping)	\$23,100.00	\$23,100.00
15.			REMOVE AND REPLACE		
a.	20	LF	Gravel	\$44.00	\$880.00
16.			SOIL EROSION AND SEDIMENT CONTROL		
a.	5,700	LF	Grassing of Disturbed Areas	\$3.25	\$18,525.00
b.	4,350	LF	Silt Fence, Type C	\$3.78	\$16,443.00
c.	40	SY	Rip-Rap, RP	\$29.50	\$1,180.00

ITEM NO.	QTY.	UNITS	DESCRIPTION	UNIT PRICE	TOTAL PRICE
d.	2	EA	Haybale Check Dam, CdHb	\$200.00	\$400.00
e.	2	EA	Stone Check Dam, Cd-S	\$250.00	\$500.00
17.	220	CY	ROCK EXCAVATION	\$50.00	\$11,000.00
18.	110	CY	CRUSHED STONE STABILIZATION OR BEDDING (Including Excavation and Removal of Unsuitable Soil)	\$39.40	\$4,334.00
19.			CONCRETE		
a.	10	CY	Class 'A' Concrete	\$225.00	\$2,250.00
b.	10	CY	Class 'B' Concrete	\$225.00	\$2,250.00
c.	10	CY	Class 'C' Concrete	\$225.00	\$2,250.00
TOTAL AMOUNT BID, ITEMS 1 THROUGH 19, INCLUSIVE THE AMOUNT OF:					\$674,962.25

ADDITIONS / DEDUCTIONS

A-1 For furnishing all materials and equipment and performing all labor necessary for constructing Force Main Alternate 'A-1' in lieu of connecting to existing force main and bypass pumping as shown on Drawings and as specified for the following unit prices and approximate quantities shown:

ITEM NO.	QTY.	UNITS	DESCRIPTION	UNIT PRICE	TOTAL PRICE
1.	734	LF	8-inch Force Main	\$44.10	\$32,369.40
2.	1	EA	Air and Vacuum Release Valve and Manhole	\$6,247.50	\$6,247.50
3.	1	EA	Air and Vacuum Release Valve and Manhole Marker	\$52.50	\$52.50
4.	0.20	Tons	D.I./C.I. Fittings	\$0.00	\$0.00
5.	1.0	CY	Concrete Blocking	\$183.75	\$183.75
6.	1	EA	Connect to Existing Manhole	\$2,625.00	\$2,625.00
Total Amount Bid, Alternate A-1, Items 1 through 6, Inclusive, the amount of:					\$41,478.15

A-2 For increasing the 15-inch gravity sewer to 18-inch, add the amount of: (per linear foot) \$16.49

A-3 For increasing the 15-inch gravity sewer to 21-inch, add the amount of: (per linear foot) \$27.19

A-4 For increasing the 16-inch D.I. gravity sewer to 18-inch D.I. , add the amount of: (per linear foot) \$35.48

A-5 For increasing the 16-inch D.I. gravity sewer to 20-inch D.I. , add the amount of: (per linear foot) \$45.56

A-6 For the following:

ITEM NO.	QTY.	UNITS	DESCRIPTION	UNIT PRICE	TOTAL PRICE
A-6	20	EA	Install 5-foot Diameter Precast Concrete Manhole Base with Eccentric Adapter	\$1,160.00	\$23,200.00

Project Cost Summary
City of West Point
Sewerage System Improvements - DYMOS of Georgia
Project No. 131880

I. Construction Cost

Division One - Crawford Grading and Pipeline, Inc.	\$381,434.90
Division Two - Alexander Contracting Co., Inc. with D-1	\$259,027.85
Total Estimated Construction Cost	\$640,462.75
Contingencies	\$32,037.25
Engineering	\$70,000.00
Inspection	\$20,000.00
Permits, Etc.	\$9,000.00
Legal / Administrative	\$10,000.00
Grant Administration	\$12,000.00
Total Estimated Construction Cost	\$793,500.00

II. Project Funding

One Georgia Grant	\$500,000.00
Local Funds	\$293,500.00
Total Estimated Project Funds	\$793,500.00

Prepared by:
G. Ben Turnipseed Engineers, Inc.
Atlanta, Georgia
February 7, 2014

RESOLUTION

WHEREAS bids were received by the City of West Point February 4, 2014, for Sewerage System Improvements, Dymos of Georgia, and

WHEREAS the low, responsible, responsive Division One bidder is Crawford Grading and Pipeline, Inc. of Luthersville, Georgia with a bid of \$381,434.90 , and

WHEREAS the Division One low bidder, Crawford Grading and Pipeline, Inc. of East Point, Georgia, appears to have the necessary financial and technical ability to complete the project, and

WHEREAS the City of West Point received bids for Division Two with a bid deduction to remove the bar screen structure from the contract (Deduction D-1), and

WHEREAS the low, responsible, responsive Division Two bidder with Deduction D-1 is Alexander Contracting Company, Inc. of Fortson, Georgia with a bid of \$259,027.85, and

WHEREAS the low Division Two bidder with Deduction D-1, Alexander Contracting Company, Inc. of Fortson, Georgia, appears to have the necessary financial and technical ability to complete the project,

BE IT THEREFORE resolved the Mayor and Council award the Division One construction contract to Crawford Grading and Pipeline, Inc. of Luthersville, Georgia in the amount of \$381,434.90 and the Division Two construction contract to Alexander Contracting Company, Inc. of Fortson, Georgia in the amount of \$259,027.85 with Deduction D-1.

THIS RESOLUTION was passed by a vote of _____ to _____ at a meeting of the Mayor and Council on _____, 2014.

CITY OF WEST POINT

Drew Ferguson, Mayor

Attest: _____
City Clerk

**COLDWELL
BANKER**

**SPINKS BROWN
DURAND REALTORS®**

1101 3RD AVE, PO BOX 431
WEST POINT, GA 31833
BUS. (706) 643-1353
TOLL FREE 1-800-745-6802
FAX (706) 645-1305

To Whom It May Concern:

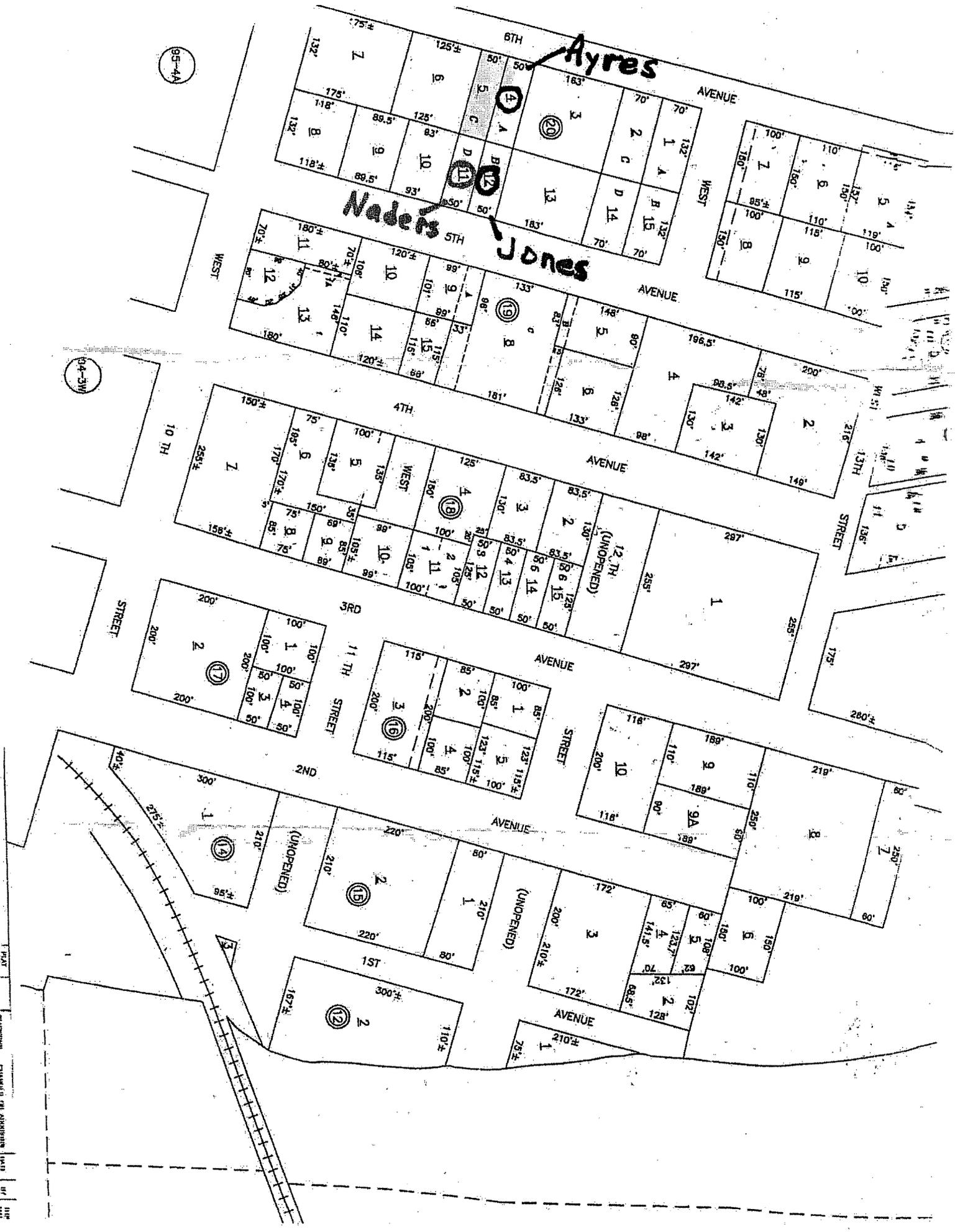
Based on a thorough evaluation of current market conditions and comparable sales, it is my professional opinion as a local Real Estate professional that \$1000.00 is a fair market price for parcel number 094-3B-020-005 in West Point, GA. This lot has no marketable value outside of that to the adjacent parcel owners. Anita T. Jones owns both adjoining parcels, and as such is the only purchaser that would see value in this lot.

If you have any questions, please feel free to contact me.

Sincerely,



Brad Huguley
Coldwell Banker – Spinks, Brown & Durand Realtors
1101 3rd Avenue
West Point, GA 31833
706.773.7887
brad.huguley@coldwellbanker.com



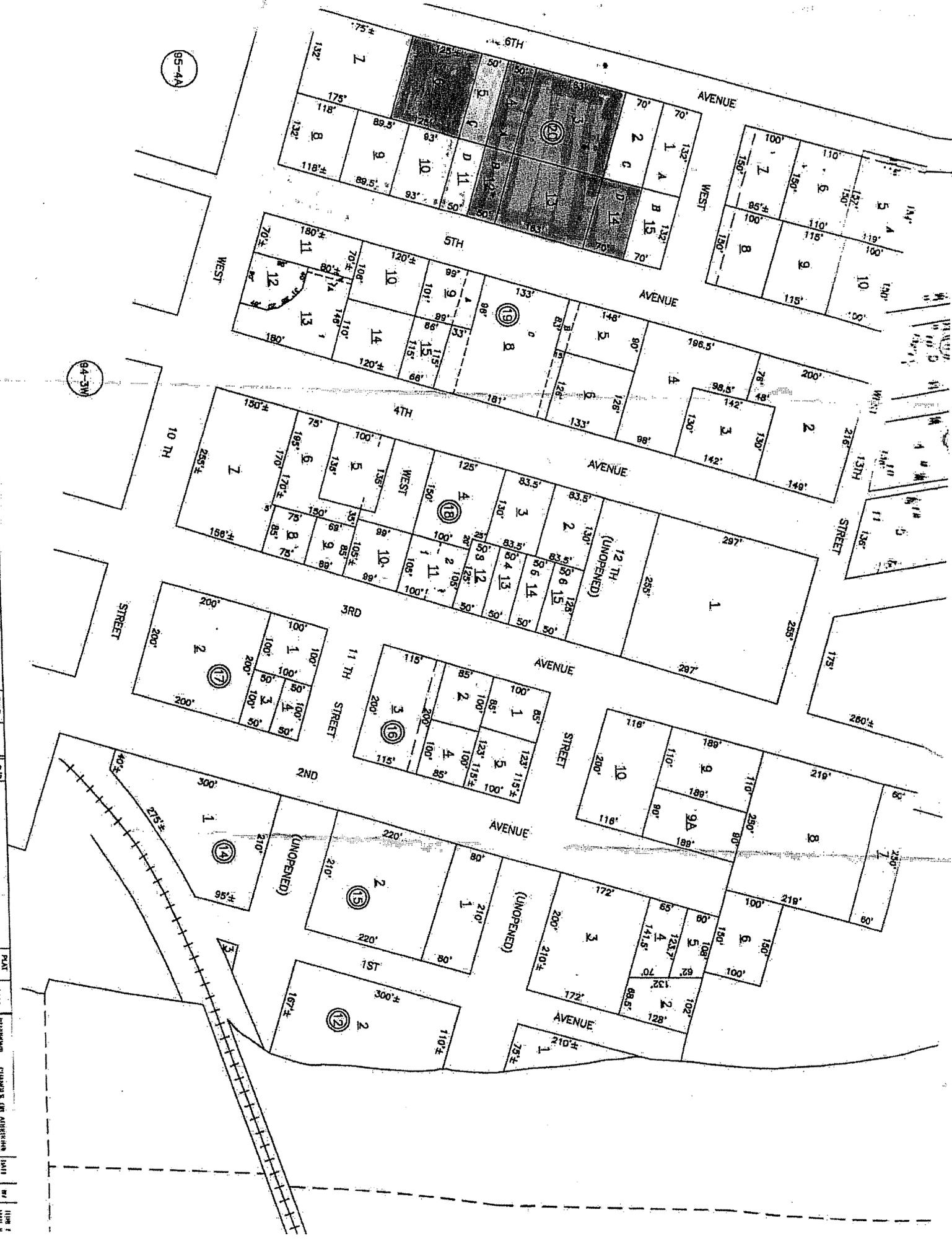
Ayres

Nade's
Jones

95-4A

94-3W

PLAT
PREPARED BY THE ADMINISTRATION
DATE
BY
DATE

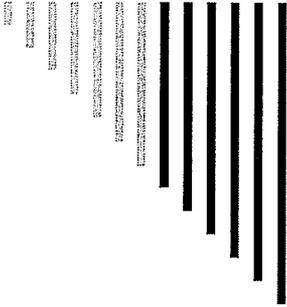


95-4A

94-3W

PLAT BOOK NUMBER CHANGE IN AREA DATE

1000



INFORMATION



Downtown West Point Development Authority Minutes
January 14, 2014

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

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

Steve Tramell presented the treasurer's report, reflecting a beginning balance of \$39,064 and an ending balance of \$68,134.76 after receiving property tax revenue. A motion was made by Gus Darden to approve the treasurer's report.

Committee Reports:

Promotions Committee-No chairman

Joe Hill bought up the Christmas Carnival and reported that a couple of donations/checks were still outstanding. Committee members agreed to check into the delay.

Economic Restructuring Committee-David Lyons

David Lyons was absent and no report was given.

Economic Design Committee – Buffy Ferguson

Buffy Ferguson was absent and no report was given.

BHT Manager's Report - Cheryl Magby

Cheryl Magby was absent and no report was given.

Old Business:

Drew Ferguson had previously suggested the committee consider having attorney, Dan McRae, speak to the group about economic development. Drew has since spoken with Dan, who did agree to speak to the Board about the legalities of how to handle financing and obtaining grants.

New Business:

Steve Tramell suggested the Board give some thought to prioritizing how best to help and serve the downtown area.

Joe adjourned meeting. The next meeting will be February 11, 2014 at 8:00am.

Submitted by Karen Meadows, acting recording secretary

West Point Development Authority

Agenda

March 3, 2014

- 1. Invocation**
- 2. Minutes**
- 3. Financial Report**
- 4. Executive Director's Report**
- 5. Old Business**
Ratify amount approved for signage at the Technology Park
- 6. New Business**
- 7. Adjournment**
- 8. Next meeting to be held on Monday, April 7, 2014**

WEST POINT DEVELOPMENT AUTHORITY

February 3, 2014

Members Present: Josh Moon, Griggs Zachry, Wiky Gladden, Lionel Johnson and DeeDee Williams. Also present were WPDA attorney, Drexel Meadors and Joe Hill.

The meeting was called to order and invocation given by Josh Moon.

Motion was made by Griggs Zachry and seconded by Lionel Johnson to approve the minutes of the January, 2014 meeting. Vote to approve was unanimous.

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

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

On a motion made by Wiky Gladden and seconded by Griggs Zachry, officers for 2014 will be as follows:

Josh Moon, Chairman
Lionel Johnson, Vice Chairman
Griggs Zachry, Secretary
DeeDee Williams, Treasurer

Vote to approve was unanimous.

Josh Moon made the motion to transfer \$50,000 from the money market account at Farmers & Merchants bank to the operating account at Capital City Bank, then transfer \$250,000 from the Capital City Bank Operating Account to another financial institution offering the best interest rate to ensure the WPDA is being covered with FDIC insurance per account. Wiky Gladden seconded the motion. Vote to approve was unanimous.

Mr. Moon then stated that there was a matter pertaining to Discussion or deliberation upon the appointment, employment, compensation, evaluation or hiring of a public officer. The following motion was then made by Authority Member Josh Moon:

- (1) That the Authority now enter into closed session as allowed by O.C.G.A. §50-14-4 for the purpose of discussing the following:

Employment evaluation

- (2) That this body, in open session, adopt a resolution authorizing and directing the presiding officer to execute an affidavit in compliance with O.C.G.A §50-14-4, and that this body ratify the actions of the Authority taken in closed session and confirm that the subject matters if the closed session were within an exception permitted by the open meetings law, said resolution to be the form as attached hereto.

MOTION APPROVED

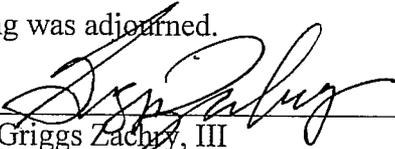
Those voting in favor of the motion for closure: Members Griggs Zachry, Josh Moon, Lionel Johnson, DeeDee Williams and Wiky Gladden.

Those voting against the motion for closure: None

Mr. Moon then requested that everyone other than the current board members excuse themselves from the meeting.

The Authority then went into closed session.

There being no further business, the meeting was adjourned.



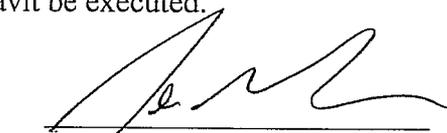
J. Griggs Zachry, III
Secretary

AFFIDAVIT

Personally appeared before the undersigned attesting officer, duly authorized to administer oaths, **Joshua J. Moon**, who, after being duly sworn, deposes and on oath states the following:

- (1) I was the presiding officer of a meeting of the **West Point Development Authority** held **on the 3rd day of February, 2014.**
- (2) That it is my understanding that O.C.G.A. § 50-14-4(b) provides as follows:
When any meeting of an agency is closed to the public pursuant to subsection (a) of this Code section, the chairperson or other person presiding over such meeting shall execute and file with the official minutes of the meeting a notarized affidavit stating under oath that the subject matter of the meeting or the closed portion thereof was devoted to matters within the exceptions provided by law and identifying the specific relevant exception.
- (3) The subject matter of the closed meeting or closed portion of the meeting held on the **3rd day of February, 2014**, which was closed for the purpose(s) of Discussion or deliberation upon the appointment, employment, compensation, evaluation or hiring of a public officer as allowed by O.C.G.A., Title 50, Chapter 1 was devoted to matters within those exceptions and as provided by law.
- (4) This affidavit is being executed for the purpose of complying with the mandate of O.C.G.A. § 50-14-4(b) that such an affidavit be executed.

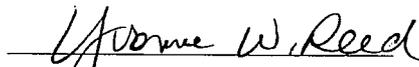
This 3rd day of February, 2014



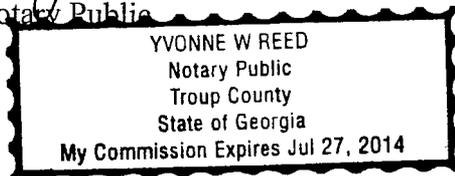
Chairman

Sworn to and subscribed before me

This 3rd day of February, 2014



Notary Public



Current Account Balances - As of 2/27/2014
As of 2/27/2014

2/27/2014

Account	2/27/2014 Balance
Bank Accounts	
CB&T Certificate of Deposit	250,000.00
Farmers & Merchants Bank - MMA	250,521.63
Operating Account	43,903.52
TOTAL Bank Accounts	544,425.15
OVERALL TOTAL	544,425.15

Budget - MTD

2/1/2014 through 2/21/2014 Using 2014

Category	2/1/2014 Actual	Budget	2/21/2014 Difference
EXPENSES			
Education	0.00	125.00	125.00
Cell Phone	52.91	43.76	-9.15
Community Development	194.35	875.00	680.65
Computer and Website Maintenance	275.00	131.25	-143.75
Contract Labor	4,508.91	3,687.50	-821.41
FICA	230.77	187.50	-43.27
Health Insurance	178.48	187.50	9.02
Insurance	0.00	243.75	243.75
Legal & Closing	250.00	250.01	0.01
Marketing	0.00	625.01	625.01
Miscellaneous	0.00	193.76	193.76
Office Expenses	390.76	187.50	-203.26
Postage	0.00	12.50	12.50
Professional Dues & Subscriptions	11.95	312.50	300.55
Project Development	0.00	1,250.00	1,250.00
Travel	240.00	437.51	197.51
TOTAL EXPENSES	6,333.13	8,750.05	2,416.92
OVERALL TOTAL	-6,333.13	-8,750.05	2,416.92

Budget - YTD

1/1/2014 through 2/21/2014 Using 2014

Category	1/1/2014 Actual	Budget	2/21/2014 Difference
EXPENSES			
Education	0.00	291.67	291.67
Cell Phone	104.67	102.10	-2.57
Community Development	269.21	2,042.00	1,772.79
Computer and Website Maintenance	450.00	306.25	-143.75
Contract Labor	8,748.03	8,604.50	-143.53
FICA	432.93	437.50	4.57
Health Insurance	343.48	437.50	94.02
Insurance	0.00	568.75	568.75
Legal & Closing	723.55	583.35	-140.20
Marketing	0.00	1,458.35	1,458.35
Miscellaneous	0.00	452.10	452.10
Office Expenses	802.38	437.50	-364.88
Postage	0.00	29.17	29.17
Professional Dues & Subscriptions	1,356.90	729.17	-627.73
Project Development	139.16	2,916.67	2,777.51
Travel	461.54	1,020.85	559.31
TOTAL EXPENSES	13,831.85	20,417.43	6,585.58
OVERALL TOTAL	-13,831.85	-20,417.43	6,585.58

February Executive Director Report

Attended Board Retreat in Columbus

Met with several project managers from the State economic development team in Atlanta

Met with Griggs about the property around Exit 2

Met with High Springs Florida about them starting an economic development program

Met with Matt Colvin with Cities of Electric Georgia

Met with Pete Snell with West Georgia Tech

Met with Lee Cathey about pictures

Met with Robert Carlson with Worx

Met with Brian Silitto and Bill Murphy from Columbus

Met with Kopla about several issues

Met with Dymos about several issues

Set a proposal to Project KMIN

Spoke to the local Rotary club

Attended the Southeast Korean Chamber of Commerce annual meeting at the KIA training center

Met with a Consultant Jim Lenahan

WEST POINT HISTORIC PRESERVATION COMMISSION MEETING MINUTES

February 5, 2014

The meeting was called to order by Chairman Duncan. Attending were Commissioners Jane Fuller-Blackburn, Debra Robertson, Marshall Sapp, and Bob Hicks.

Chairman Duncan called for the reading of the minutes and for approval as read if no changes notated. The minutes were approved as read by Commissioner Robertson.

Chairman Duncan opened the meeting by explaining the process we used in approving the two COA's presented during the January meeting and the reasons why we came to the decisions we made. Both requests were assessed using 4.14 Adaptive Reuse Section of the West Point Design Guidelines. Though it was a tough decision to make, if we did not approve one, we could not approve the other.

New Business:

- 1- Mr. Joel Finley, Batson Cook Company, was present for meeting as asked, to discuss the commission's decision that New Horizons Community Theater must cover the exposed metal on the walls of their new construction facing the alley and the second story facing 4th Avenue. Mr. Edmond Glover, Batson Cook, and Mr. Bill Nixon, NHCT, were not present.

Mr. Finley stated that he did not realize that they were not in compliance with the WP Design Guidelines and it was not their intent to do anything in opposition to the guidelines.

There was in-depth discussion on how to remedy the situation and a timeline as when to expect rectification of non compliance to the guidelines. Many different solutions were entertained. Sammy Osborne, city planner, and Ed Moon, city administrator, were present and were consulted during the meeting to make sure that our decision also meets with the approval of the city of West Point.

Phase II of renovations to the theater, including the construction of the fly tower, is schedule to begin August 2014.

After much deliberation, Chairman Duncan asked for a motion that an EIFS, Exterior Insulation Finishing System, such as dryvit be used to cover the metal exterior wall of the NHCT new construction facing the alley to the first downspout, approximately 22 feet back from the front of the building, wrap the fly tower that is to be constructed, and any and all other exposed metal on the 4th Avenue side of the building with drivet during Phase II of renovations. It is also required that the drivet be painted in an appropriate color to blend with the brick.

Marshall Sapp made requested motion, Jane Blackburn seconded and the vote was passed unanimously.

Mr. Finley stated that he is not a representative of NHCT, that he can only represent Batson Cook Company. Mr. Finley said he felt like the theater would agree to the commission's decision and would speak to Mr. Nixon, but wanted to know what recourse the theater might have if they did not. Chairman Duncan stated that NHCT could go before the city council and request a change in the Historic Preservation Guidelines.

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

Minutes prepared and submitted by:

Debra Robertson, Secretary

West Point Historic Preservation Commission