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The Work Session of the Mayor and Council was held in the Council room of West Point City Hall August 26, 2014 at 6:00 p.m. with Mayor A. Drew Ferguson IV opening the session.

Members Present:

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

Members Absent:

**Meeting Called to Order / Review Agenda**

Mayor Ferguson called meeting to order and reviewed the agenda items for the meeting.

**Public Comments**

Rev. William Fannings from the Bethlehem Foundation gave a presentation for a 10<sup>th</sup> Street Center Park. He highlighted the history of the 10<sup>th</sup> Street School and stated the park is within the guidelines for the forward fund funding. The proposed park will have a amphitheater, pavilion, walking trail and the current building that was used for the lunch room would serve as a museum. Mayor Ferguson thanked Mr. Fannings for his presentation and asked him to stay for the rest of the meeting because the discussion for the Virginia Cook building was on the agenda and the use of the historic building might have some relevance.

**Presenters Jessica Reynolds, DCA Communications & Training coordinator**

Ms. Jessica Reynolds form Department of Community Affairs Communications and Training Coordinator gave an overview of the Downtown Main Street program. She stated in the past the program had work with the other entities such as West Point 2100 and the Downtown Development Authority with meeting the criteria to be considered in the Main Street program. Mayor Ferguson thanked Ms. Reynolds for her comments.

## **New Business**

- **Zoning Ordinance Amendment (Public Hearing September 4<sup>th</sup>)**

City Planner Sammy Osborne stated Stanley G. Hill with H & T Consultants, Inc has requested the city to amend Section 12.1 of the Zoning Ordinance to allow ATM Drive-up and Walk-up operated machines. The Planning Board discussed the text amendment at their August 14, 2014 meeting and voted 5-0 to recommend approval to allow off site ATM Drive-thru and walk-up as a permitted use in the CGN Zoning District.

- **Liquor, Malt Beverage & Wine License Application 213 E 10<sup>th</sup> St.**

City Clerk Richard McCoy stated Myong Soon Kim is applying for an on-premise consumption malt beverage, wine, and liquor licenses for JJO Investment, Inc dba HWA GAE Jang Tuh at 213 E 10<sup>th</sup> Street. The application will be on the next business agenda for consideration.

- **Board & Committee Appointments**

City Manager Ed Moon stated Board Appointments to be advertised and applications due September 19, 2014 with appointments made on October 13, 2014 includes Board of Adjustments one year appointment, Keep Troup Beautiful three year appointments, Historic Preservation Commission three year appointment and Airport Authority five year appointment and the West Point Development Authority five year appointment.

- **2014 Millage Rate**

City Clerk Richard McCoy stated the City's net digest decreased from 147,579,902 in 2013 to 143,149,542 in 2014. Some real properties decreased due to reassessment of existing property in both Troup and Harris County totaling 756,150. The residential property values decrease due to reassessment cause the value to be a negative in the State Computation of Millage Rate Rollback. If the City leaves the 2014 millage rate at 9.525 the same as 2013 the net taxes to be collected for 2014 would be \$1,363,499 resulting in \$52,087 decrease in revenues from 2013. The State Computation actually recommends the millage rate be 9.575 to offset the negative amounts for reassessments. To keep from raising taxes on some residents whose property did not get a lower reassessment, Staff recommends leaving the 2014 millage rate the same as 2013 at 9.525. The advertisement of the city's five year history and the 2014 proposal will run for the two weeks leading up to the September 8, 2014 Council meeting.

- **Parking Lot**

City Manager Ed Moon stated the City owns the parking lot off 4<sup>th</sup> Street. Currently it is use for public parking but mostly business owners use it for their employees parking so they want take up spaces on the main streets. The City considers 'this parking as a

potential liability and is meeting with the Downtown Development Authority to see if they would take ownership of the property.

- **Virginia Cook Building**

Mayor Ferguson stated the Housing Authority is willing to consider deeding the Virginia Cook building properties back to the City. He stated two years ago the City began researching who actually owns the property and it was revealed the Housing Authority owns the property. The city will send a letter to the Housing Authority requesting them to deed the property back to the City. Two years ago a board was formed to determine the use of the property. One suggestion was to use the building as a museum.

- **Consider Agenda Items for Work Session #2**

Mayor Ferguson stated the new business items on the agenda will also be on the next work session agenda that will be held on Thursday, September 4<sup>th</sup>.

**Mayor & Council Comments**

There were no other comments.

**ADJOURN**

There being no further business the meeting was adjourned