



City of West Point
Regular Council Meeting Minutes
Monday, May 11, 2026 @ 5:30PM
West Point Council Chambers

The regular meeting of the Mayor and Council was held in the Council Chambers on May 11, 2026, at 5:30 P.M. with Mayor Steven M. Tramell presiding.

Members Present:

Mayor Pro-Tem Joel B. Finlay
Councilmember Joseph R. Downs III
Councilmember Gerald W. Ledbetter
Councilmember Gloria R. Marshall
Councilmember Kevin Patrick
Councilmember Sandra Thornton

Members Absent:

Councilmember Gerald W. Ledbetter gave the opening prayer.

Mayor Steve M. Tramell led the pledge of allegiance.

Mayor Steve M. Tramell called the business meeting of the Council to order.

MINUTES

Mayor Steve M. Tramell asked for a motion to approve the minutes of April 13, 2026, Regular Business Meeting. Councilmember Kevin Patrick made said motion, seconded by Councilmember Joel B. Finlay; **passed unanimously.**

FINANCIAL REPORT

Mayor Pro-Tem Joel Finlay read the first quarter financial report.

April 2026 Financial Report

General Government Revenue	992,811.65
General Government Expenses	1,322,405.50
Utilities Revenues	1,128,272.54
Utilities Expenses	1,285,195.47
Sanitation Revenue	42,683,.43
Sanitation Expense	53,973.94
General Fund Balance 5/1/2026	4,688,741.22

Mayor Tramell asked for a motion to approve the financial report. Councilmember Gerald W. Ledbetter made said motion, seconded by Councilmember Joseph R. Downs III; **passed unanimously.**

AGENDA

Mayor Steve M. Tramell reviewed the agenda, and stated the first two agenda items were added since the last work session due to approval requirements. Mayor Tramell asked for a motion to approve the agenda. Councilmember Gerald W. Ledbetter made said motion; seconded by Councilmember Joseph R. Downs III; **passed unanimously**.

NEW BUSINESS

Letter of Support – West Point Housing Authority West Point Village Phase II

Mayor Steve Tramell welcomed Coleman Reeves, President of the West Point Housing Authority Board. Mr. Reeves discussed West Point Village Phase II, located at 1650 10th Street, which is a proposed continuation of the redevelopment effort and is planned for approximately 72 new apartment units. Of those units, 55 will be income-restricted to qualify for Low-Income Housing Tax Credits, and 17 units will be offered at market rate. Mr. Reeves stated that the West Point Housing Authority is requesting a letter of support from the City Council for Phase II. The letter will be included in the application for Low-Income Housing Tax Credit authority through the Georgia Department of Community Affairs. He explained that the support letter would provide the West Point Housing Authority with two points on its application. Mr. Reeves also stated that communication and updates will be provided if the project moves forward.

Mayor Tramell asked for a motion to for a letter of support. Councilmember Gerald W. Ledbetter made said motion to approve a letter of support for the West Point Housing Authority West Point Village Phase II and authorized Mayor Tramell to sign all associated documents. The motion was seconded by Councilmember Joel B. Finaly; **passed unanimously**.

2026 Estimated Rollback Millage Rate

House Bill 581 and House Bill 92, which became law in 2025, established the Estimated Rollback Millage Rate process. HB 581 created the estimated rollback rate to provide local governments with more flexibility in accurately previewing the year’s millage rate for property owners on their Notice of Assessment (NOA). HB 92 amended the process by adding deadlines and implementation requirements. Troup County provided the City with preliminary 2026 tax digests on May 1 and has requested West Point’s 2026 Estimated Rollback Rate by May 15 in order to mail NOAs on June 1. Harris County is expected to provide preliminary digests following its meeting on May 12. At this stage, the rollback rate is only an estimate, as preliminary values remain subject to change due to appeals and other adjustments. Final calculations cannot be completed until both counties submit certified tax digests. Staff recommends maintaining the estimated rollback rate at 7.852 mills, which is the current 2025 millage rate. Maintaining the current rate will help ensure the City can adequately fund operations regardless of potential changes in the final digest values. Under Georgia law, maintaining the same

millage rate is classified as a tax increase when property values rise. As a result, the city will be required to advertise a tax increase and hold three public hearings. This classification does not necessarily mean the City is increasing the millage rate but rather reflects the requirements of state law due to increased property assessments.

Mayor Tramell asked for a motion to set the 2026 estimated rollback. Councilmember Gloria R. Marshall made said motion to set rollback millage rate of 7.852 to be provided on the 2026 Notice of Assessments. The motion was seconded by Councilmember Gerald W. Ledbetter; **passed unanimously**.

Troup County 2025 Hazard Mitigation Plan Resolution

Mayor Tramell asked for a motion to approve the Troup County 2025 Hazard Mitigation Plan Resolution. Councilmember Joel B. Finlay made a motion to approve a resolution to for the 2025 Troup County Hazard Mitigation Plan. The purpose of the update is to protect life, promote safety, and preserve property by reducing the potential for future damage and economic losses resulting from natural and technological hazards. FEMA requires the plan to be updated every five years. The motion was seconded by Councilmember Kevin Patrick; **passed unanimously**.

Veterans Day City Holiday

Mayor Tramell asked for a motion to include Veterans' Day as a city holiday. Councilmember Kevin Patrick made a motion to approve a proposal to add Veterans' Day is observed each year on November 11 and serves as a tribute to all veterans for their service and sacrifice. The motion was seconded by Councilmember Joel B. Finlay; **passed unanimously**.

Employee Incentive Pay

Mayor Tramell asked for a motion to amend the city personnel policy to include Pay Policy. Councilmember Sandra Thornton made a motion to approve a proposal to add an Employee Incentive Pay Policy. The purpose of this policy is to establish guidelines under which the City may award employee incentive pay to recognize exceptional performance, promote employee retention, support organizational goals, and address special circumstances, while ensuring compliance with Georgia law, City ordinances, and budgetary constraints. Incentive pay is intended to be prospective in nature and tied to defined performance objectives or retention needs and should not be construed as a gratuity for past services. The motion was seconded by Councilmember Gerald W. Ledbetter; **passed unanimously**.

Disposal of Surplus Right-of-Way Property

Mayor Tramell asked for a motion to dispose of surplus right-of-way property. Councilmemeber Joseph R Downs III made a motion to approve the sale of a 0.4-acre parcel of city-owned property located between 3rd and 4th Avenue for \$6,500 to the

West Point Hills Project. The property is not used for public purposes except for utilities. The city will cover the cost of the survey and all closing expenses. The plat and deed will establish necessary easements to ensure access for adjacent property owners, as well as provide for city utility easements. After accounting for survey and closing costs, the city is expected to generate approximately \$4,500 in revenue from the sale. The motion was seconded by Councilmember Kevin Patrick; **passed unanimously**.

Historic Preservation Commission Proposed Ordinance Amendment

Mayor Tramell asked for a motion to approve a provision in Section 2-43 of the City Code to allow non-residents to serve on the Historic Preservation Commission. Councilmember Joseph R. Downs III made a motion to approve a provision in Section 2-43 of the City Code to allow non-residents to serve on the Historic Preservation Commission. For a city the size of West Point, limiting membership exclusively to residents may unnecessarily restrict the pool of qualified candidates. Expertise in historic preservation, architecture, planning, and related fields is essential to the Commission's effectiveness and should be a key consideration. The motion was seconded by Kevin Patrick; **passed unanimously**.

Historic Preservation Commission Appointment

Mayor Tramell asked for a motion to appoint three applicants to the Historic Preservation Commission. Councilmember Gerald W. Ledbetter made a motion to appoint Joe Thompson to serve a three-year term on the Historic Preservation Commission. The motion was seconded by Councilmember Sandra Thornton; passed by a vote of 5-1, with Councilmember Gloria R. Marshall opposed.

Councilmember Sandra Thornton made a motion to appoint Debra Robertson to serve a three-year term on the Historic Preservation Commission. The motion was seconded by Councilmember Kevin Patrick; passed by a vote of 5-1, with Councilmember Gloria R. Marshall opposed.

Councilmember Gerald W. Ledbetter made a motion to appoint Jane Fuller to serve a three-year term on the Historic Preservation Commission. The motion was seconded by Councilmember Joseph R. Downs III; passed by a vote of 5-1, with Councilmember Gloria R. Marshall opposed.

Resolution in Support of City of Milton, Georgia

Mayor Tramell asked for a motion to approve a resolution in support of City of Milton, Georgia. Councilmember Joel B. Finlay made a motion to approve a resolution in support of the City of Milton's position in City of Milton v. Chang. Across Georgia, numerous cities adopted resolutions supporting City of Milton v. Chang advocating for reversal of the lower court ruling. Cities expressed concern that the prior ruling could create substantial financial burdens and force municipalities to alter or remove common infrastructure within public rights-of-way. The City of West Point supports Milton's

position, emphasizing the need to preserve reasonable limits on liability and protect local governments' ability to serve their communities effectively. The motion was seconded by Councilmember Gerald W. Ledbetter; **passed unanimously**.

OTHER

Councilmember Sandra Thornton announced Juneteenth Celebration will include a Freedom Walk on May 31st. Starting at John Hoggs Park and ending at Lanett City Hall. There also will be a Gospel Fest on June 14th and Community Festival on June 19th.

Councilmember Kevin Patrick announced a kickball game will be held on June 6 from 12:00 PM to 3:00 PM held at the West Point Recreation field, between Police and Fire/EMS. Community welcome to join.

ADJOURN

Mayor Steve M. Tramell asked for a motion to adjourn. Councilmember Joseph R. Downs III made said motion and seconded by Councilmember Sandra Thornton; **passed unanimously**.

There being no further business, the meeting was adjourned.

Kristin Lester, City Clerk

Steven M. Tramell, Mayor