



The Work Session of the Mayor and Council was held in the Council room of West Point City Hall August 10, 2017 at 5:30 p.m. with Mayor Pro-Tem Steve Tramell opening the session.

Members Present:

Councilmember Joseph R. Downs III
Councilmember Gerald W. Ledbetter
Councilmember Benjamin F. Wilcox
Councilmember Sandra Thornton

Members Absent:

Councilmember Gloria R. Marshall

Agenda Reviewed

Mayor Pro-Tem Steve Tramell reviewed the agenda and asked for a motion to approve the agenda. Councilmember Gerald W. Ledbetter made said motion; seconded by Councilmember Sandra Thornton; **passed unanimously**

Public Comments on agenda Item

There were no public comments.

Presenter

Ms. Lacy Southerland, Professor of Education at Point University gave a presentation on early childhood development. The presentation showed children brains are mostly develop in their first five years. She showed text scores for third grade children in West Point Elementary have declined from the 2015 tests. She stated there is a need for early childhood development. Point University wants to use the old high school building for an Early Childhood Lab. The Lab will be funded with tuition, grants, and donors. Scholarships will be available for qualified students. Point University is nationally accredited with an exemplary rating in the field of clinical practice. The program will partner with West Point Elementary and will include infants, toddlers and preschoolers. Mayor Pro-Tem Steven Tramell thanked Ms. Southerland for her presentation.

New Business

- **Millage Rate**

City Manager Ed Moon stated there were no changes from the last work session. The City of West Point 2017 net Property Tax Digest increased over the 2016 total of \$150,861,574 to \$160,478,272 providing a net increase of \$89,464. The staff recommends leaving the millage rate at the 2016 rate of 9.303. The recommendation has been advertised and the item will be on the next business agenda for consideration. The five-year history was advertised in our local newspaper the week on August 1st. The resolution to set the 2017 millage rate to 9.303 will be on August 14th next business agenda.

- **Old High School**

City Manager Ed Moon stated there were no changes from the last work session. The 26,000 square feet Old High School building was built in 1952 and has been unoccupied since 1986. It has a new roof but it will cost 2.8 million dollars to completely renovate the building. The City may apply for a \$750,000 grant but that will leave a gap of \$2,050,000. If the building is renovated the city will have to get a loan therefore the building will have to generate revenue to help support the debt service. The application for the \$750,000 grant will be on the next business agenda for consideration.

- **Wellstar Physician's Office 1009 US Hwy 29**

City Manager Ed Moon stated there were no changes from the last work session. West Georgia Clinic had a temporary structure permit when the clinic open. WellStar Physician has since taken over ownership of the property and is requesting an extension of the temporary structure permit for a year until they build a building or find an existing building. The request will be on the next business agenda for consideration.

- **Georgia Initiative for Community Housing**

City Manager Ed Moon stated there were no changes from the last work session. The purpose of the Initiative for Community Housing is to identify housing needs in the area. It is part of the Troup County Strategic Planning lead by Kathy Holloway. Troup County, LaGrange, Hogansville and West Point joint venture is the first in the state. Each entity is asked to pay \$3,000 to be used to pay for information and training. The item will be on the next business agenda for consideration.

- **SPLOST MOU**

City Manager Ed Moon stated there were no changes from the last work session. A memorandum of understanding for SPLOST V will be on the next business agenda. The City of West Point and Hogansville each will receive 3.5 million of the SPLOST proceeds and Troup County and the City of LaGrange will each receive 19.95 million.

The City of West Point will use \$2 million for Roads and Sidewalks and \$1.5 million for Parks. The item will be on the next agenda for consideration.

West Point Development Authority Bond MOU

- **Point University**

City Manager Ed Moon stated there were no changes from the last work session. A Memorandum of Understanding for the issuance of the \$25 million Industrial Development revenue bonds will be on the next regular business meeting for consideration.

- **Hyundai Dymos**

City Manager Ed Moon stated there were no changes from the last work session. Hyundai Dymos is requesting the West Point Development Authority to issue a \$8 million revenue tax abatement bond. The abatement will begin with 12.5% and increase each year around 12.5% the eighth year Hyundai will pay 100%. The investment will create an additional 125 jobs. The item will be on the next business agenda for consideration.

- **Microbrewery**

City Manager Ed Moon stated the State law regulating microbrewery has change beginning September 1st 2017. The City alcohol ordinance need to be changed to conform to State Law. The City also will have changes to the zoning ordinance as to where microbreweries will operate within the City. The item will be on the next business agenda for consideration.

- **Resolution to Award Transportation Investment Act Project/hwy 103 Utility Relocation to Crawford Grading and Pipeline, Inc.**

City Manager Ed Moon stated there were no changes from the last work session. The Transportation Investment Act project for highway 103 utility relocation has been awarded to Crawford Grading and Pipeline, Inc. After all bids were considered, G. Ben Turnipseed Engineering recommended Crawford Grading and Pipeline. The bid was \$135,532.15. The item will be on the next business agenda for consideration.

- **Sale of 1st Avenue Property**

City Manager Ed Moon stated property along the riverbed off 2nd Avenue which include six parcels have appraise values of #1 \$1,609.06 #2 1,768.51, #3 \$1,535.45, #4 \$1,381.66, #5 \$2,313.46 and #6 \$1,845.10. The approval to sale these property to the adjacent property owners will be on the next agenda for consideration.

Consider Items for Business Agenda

Mayor Pro-Tem Tramell reviewed the items on the next business agenda.

Mayor, Council, and other Comments

Councilmember Sandra Thornton asked the Council to extend condolences to the Melvin Crew Pitts family. She stated the community wants to have a block party to bring the citizens together on 8th and 9th street and Police Chief Tony Bailey told them they would have to have a million-dollar insurance policy. Chief Bailey stated the policy will only be needed if the event takes place on city property as all other events per City's Special Event Policy. He advised them to keep the event on private property and the insurance policy will not be necessary. Councilmember Sandra Thornton also announced the City of Lanett is having an American Film Festival and encouraged everyone to participate.

There were no further comments.

ADJOURN

Mayor Pro-Tem Steve Tramell asked for a motion to adjourn. Councilmember Joseph R. Downs III made said motion; seconded by Councilmember Benjamin F. Wilcox; **Passed unanimously**. There being no further business the meeting was adjourned.