



The Work Session of the Mayor and Council was held in the Council room of West Point City Hall June 6, 2019 at 5:30 p.m. with Mayor Steve Tramell opening the session.

Members Present:

Mayor Pro-Tempore Joseph R. Downs III
Councilmember "Henry" Hutchinson
Councilmember Gerald W. Ledbetter
Councilmember Gloria R. Marshall
Councilmember Sandra Thornton
Councilmember Deedee Williams

Members Absent:

Agenda Reviewed

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

Public Comments

Councilmember Deedee Williams stated she accepted the appointment to serve on the City Council because of her love of the City. She told the City Attorney and City Clerk when she was appointed that she would not accept any payment for her service as long as she is an employee of the State of Georgia.

Coleman Reeves stated he was appearing before the Mayor and Council to answer any question they may have regarding his company, CDR LLC, and its involvement with the purchase of the property on 9th and 10th Street. He stated he was negotiating the purchase in conjunction with the West Point Development Authority. The Mayor and Council had express concerns about displacing the tenants. The Development Authority was not interested in being landlords. His company would purchase the property and renovate some units bringing them up to code for the current tenants. He would sale the Development Authority all the remaining property for development. The Development Authority would have first option to purchase the remaining property when suitable housing is found for the tenants. He stated if the Mayor and Council had concerns with his company involvement, he would remove himself from the deal.

Councilmember Henry Hutchinson stated Coleman Reeves involvement with the purchase deal was a minimum concern. His concerns are with the Forward Fund being almost depleted, meeting one of the criteria for producing jobs and making sure the funds are used wisely. Councilmember Joseph R. Downs asked City Attorney Jeff Todd if the issue could be addressed

in an Executive Session. Attorney Jeff Todd stated they could not discuss the issue in an Executive Session because the City of West Point was not making the purchase.

There were no more public comments.

New Business

- **Surplus City Vehicle**

City Manager Ed Moon stated there were no changes from the previous work session. The city staff request the surplus of one 2017 Ford F-150 4x4 truck. If the vehicle is declared as surplus it will be listed on GovDeals.com.

- **Harris County Service Delivery Strategy**

Mayor Tramell stated there were no changes from the last work session. The Planning Director of the River Valley Regional Commission is requesting the member governments in Harris County amend its Service Delivery Strategy to include Neighborhood Revitalization. Based on the fact that Neighborhood Revitalization programs are ongoing in some cities in Harris County including Neighborhood Revitalization in the SDS will bring the document into compliance with DCA requirements. This will assist cities in Harris County in application and award of future programs.

- **West Point Development Authority Forward Fund Request**

City Manager Ed Moon stated there were no changes from the last work session. He presented a WPDA Forward Fund request. The grant request is for \$80,000 to assist purchase property at 800 East 10th Street containing 18 residential and 2 commercial buildings. The property is in poor condition and is a blight to the 10th Street corridor. The WPDA has agreed to purchase the property from CDR Inc for \$288,000. CDR Inc has a contract with the current owner for \$258,000. CDR Inc will remove the two commercial properties and 12 residential properties of approximately $\frac{3}{4}$ of the property and deliver to the WPHA within 12 months of possession. CDR will maintain $\frac{1}{4}$ of the property along 9th Street and renovate a number of the residential properties for the existing tenants and/or other renters. WPDA has the first right to purchase the $\frac{1}{4}$ of the CDR property. Councilmember Henry Hutchinson had concerns that the city had already purchased several parcels along the 10th Street corridor and no development had occurred. There were concerns about purchase price being too high, the structure of the purchase, and the forward fund being depleted.

- **House Bill 302**

City Manager Ed Moon stated there were no changes from the previous work session. GMA has requested the city pass a resolution opposing 2019 House Bill 302. The bill would prohibit local governments from regulating building design elements in single or double family dwellings which could negatively impact economic development efforts and harm competitiveness.

- **Board and Committee Appointments**

City Manager stated there were no changes from the previous work session. Keep Troup Beautiful has 1 board position to fill, West Point Tree Board has 3 board positions to fill, and Troup County Parks & Recreation Commission has 1 board position to fill. Councilmember Henry Hutchinson stated he was considering serving on the Troup County Parks & Recreation Commission.

Other Business

- **Mayor and Council Comments**

Councilmember Sandra Thornton asked since rain was in the forecast for this weekend, was the Juneteenth Festival was still going to be held on Saturday June 8, 2019. City Clerk Richard McCoy stated the committee had not announced any changes at this time.

ADJOURN

Councilmember Joseph R. Downs III made a motion to adjourn. The motion was seconded by Councilmember Gloria Marshall; **passed unanimously**.

There being no further business the meeting was adjourned.