



City of West Point

Council Work Session Minutes

Tuesday, Oct. 26, 2021 @ 5:30 p.m.

City Hall Council Chambers

The Work Session of the Mayor and Council was held in the Council room of West Point City Hall Oct 26, 2021, at 5:30 p.m. with Mayor Steve Tramell opening the session.

Members Present:

Councilmember Joseph R. Downs III
Councilmember Gerald W. Ledbetter
Councilmember Sandra Thornton
Councilmember Deedee Williams

Members Absent:

Mayor Pro-Tem Gloria R. Marshall
Councilmember Alanteo “Henry” Hutchinson

Agenda Reviewed

Mayor Steve Tramell called the meeting to order. He reviewed the agenda and asked for a motion to approve the agenda. Councilmember Joseph R. Downs III made said motion. Councilmember Gerald W. Ledbetter; seconded the motion; **passed unanimously**

Public Comments on any items

Mrs. Barbara Hale who lives 1300 Webb Bartlett Road stated she lives across the street from the Glovis Project and Monday October 25, 2021, around 2:00 a.m. her house started shaking from the construction that was being made at the Glovis site. She asked if this is something the Mayor and Council would want taking place in their neighborhood. She also complained about the trash, bottles, and dust the construction leaves on her property. City Manager Ed Moon stated the manager over the construction site had previously stated the workers would not work past 8:00 or 9:00 p.m. They came back and stated they would have to pour concrete this week later in the night because of the weather forecast. Councilmember Deedee Williams asked if the residents could be notified of changes in work schedules. Councilmember Gerald W. Ledbetter also stated the city should do everything they can to minimize the negative impact growth is causing some citizens.

New Business

- City Manager Update

City Manager Ed Moon stated CW Mathews is planning to begin paving the median on Tuesday October 26, 2021. For the Highway 18 state project. They will shift traffic on Tuesday November 2nd during the night, making signal lanes for traffic. The West Point Village Closing process is scheduled for construction in the 1st quarter of 2022. The city is working to finalize the remaining items for the building, including fire hydrant water

pressure and the orientation of the water meters with City staff. They are also working on filling a financial gap due to the pandemic's impact on the construction market. The lettering on the water tank is progressing. The house construction is moving forward in Phase II Harris Creek and Karvekas Pizza is moving quickly in downtown and is on track to open in November. He also stated natural gas prices for heating is rising and customers can expect an increase in their home energy bills this winter season. This is due because of low inventory.

Harris County Business Park Expansion

City Manager Ed Moon stated the project consists of building a road and infrastructure to service a mass graded 35 acre parcel within 90 acres in the Northwest Harris County Business Park. Harris Gray mastered the plan of the 90 acres to provide the most efficient site layout and design as possible. The total cost is \$2,382,831.97. \$226,951.25 for Storm Drains, 128,138.80 for Sanitary Sewer, \$230,700.00 for Portable Water, 221,150.00 for Gas Maintenance, \$280,066.50 for Curb, Concrete, Paving, \$334,377.25 for Erosion Control. \$660.00 for Clearing and Demolition and \$849,984.00 for Earthwork. The city will pay for the Water and Sewer cost. The item will be on the work session for further discussion.

Electric Cities of Georgia Joint Purchasing

City Manager Ed Moon stated Electric Cities of Georgia is a Georgia nonprofit corporation under the Georgia Nonprofit Code and operates on a nonprofit basis on behalf of each of the participating cities. 52 Participants have entered an Intergovernmental Participant Contract dated February 1, 2013, setting forth the terms of certain services to be provided by ECG on each of their behalf. The resolution is to approve amending number 3. The Joint purchasing Service includes aggregating annual purchase needs across members for common utility inventory items, aggregating purchase needs across members for larger, product-specific buys on a quarterly or as-needed basis (such as 3-phase transformers, large switchgear, etc. Developing common standards and specifications for utility inventory items and developing the mechanism to buy/sell excess inventory. The annual cost of the JP Service shall be allocated to each Participant confirming its agreement to receive the JP Service for a Fiscal Year based upon allocating Fiscal Year Cost to all JP participants equally. The item will be on the next agenda for further discussion.

Board and Committee Appointments

Mayor Steve Tramell stated he has given the Council the 2021 Board Appointments schedule. He stated two people have shown interest in being re-appointed on the Historic Preservation Commission. They are Marshall Sapp and Jane Fuller. Councilmember Deedee Williams asked if Jane Fuller was a citizen of West Point and if not, would the city make an exception for her to serve on the board. City Manager Ed moon stated being a citizen of West Point was not a requirement to serve on the board. The item will be on the next work session for further discussion.

Variance for Property Use 1111 2nd Avenue

City Planner Dennis Dutton stated the property owner has requested the Council to allow the property located 1111 2nd Avenue to be used as residential. The property is currently in the Central Business District. This will also allow the property to be used as residential use of the once existing home. The change of use will only need to follow building permits of the building codes for a residential structure. There shall be no plans to alter the exterior of this historic home. The City Council is required to publicly discuss and decide the best and applicable use for said property in the Central Business district. The property is owned by Steve Tramell. Councilmember Deedee Williams asked if the Council should change the whole area in question to residential use instead of picking and choosing who to give a variance. Councilmember Gerald W. Ledbetter stated the city has not voted to oppose any one for a variance in that area. Mayor Tramell stated the city should continue with the process in place. That gives property owners options for the property use. The item will be on the next agenda for further discussion.

West Point Day

Councilmember Deedee Williams led the discussion concerning West Point Day. She stated the city should have had more planning for the event even though the event was not permitted. She stated the event brought in revenue for the local businesses. She stated past events was highly successful. She also stated the use of dogs, helicopters, and turning off electricity to control the crowd could have been prevented if the proper planning was made. Councilmember Gerald W. Ledbetter stated he attended some of the events and they were very nice and successful until nightfall. Local convenient stores complained about the blocking of their gas pumps and taking over their parking lots. Police Chief Donald Britt stated the West Point Day event should not be allowed during the holiday weekend when resources are limited. The surrounding counties, cities, and state troopers are limited in personnel because of the holiday. He also stated the event should not take place in a residential area.

Recreation Signs

City Manager Ed Moon stated Councilmember Gloria R. Marshall asked about signage for people coming into the city looking for the location of John Hoggs field. He recommends putting a sign on Avenue D and a directional sign on Ave C and a sign inside of the park. The cost for the signage can come out of SPLOST proceeds. The item will be on the next work session for further discussion.

Traffic Calming

City Manager Ed Moon stated a survey was sent to around 30 residents in the areas Avenue C & E 7th Street, MLK Drive and Hatchet Street, Avenue K and E 9th Street, and E 6th Street and Beallwood Drive. Eight residents responded to the survey and only one was opposed to putting up the All way Stop Signs. He recommends the Mayor and

Council to go forward with implementing the signage. The item will be on the next work session for further discussion.

2022 Proposed Budget Presentation

City Manager Ed Moon stated each year the City Manager along with the Department Directors and staff prepare the annual budget. This year the 2022 Budget and will be presented for adoption on December 13, 2021. The total Proposed 2022 Budget is \$17,763,123 which includes General Fund \$5,859,980, Electric \$6,329,900, Water & Sewer \$3,547,936, Gas \$1,186,457, E-911 \$334,700, and \$504,150 Sanitation. The budget includes a 4% Cost of Living Adjustment (COLA). The purchase of two (2) Police Vehicles, Increased IT Security, and Wage and Salary Study. SPLOST V \$1,000,000 in paving, and 2014 Harris County SPLOST \$350,000 Water & Sewer. It also includes 3% increase in water and sewer. City Manager Ed Moon stated he was available to meet with any Councilmember concerning the budget. The Budget will be on the next agenda for additional discussions. Also, a Public Hearing will be held next meeting November 4, 2021.

Rezoning Public Hearing

Mayor Tramell stated the public hearing for rezoning the properties on Arrowhead Drive and Sunset Drive, 80 Sandtown Road, and 44 Sandtown Road will be on November 4, 2021.

Next Business Meeting Agenda Items

Mayor Steve Tramell stated the items on the next work session agenda are Harris County Business Park Expansion, Electric Cities of Georgia Joint Purchasing agreement, Board and Committee appointments, Variance 1111 2nd Avenue, Recreation Signs, Traffic Calming Devices, Public Hearing for 2022 Proposed Budget, Public Hearing for Rezoning at Arrowhead Drive and Sunset Drive, 80 Sandtown Road, and 44 Sandtown Road.

Other

Adjourn

Councilmember Joseph R. Downs III made a motion to adjourn. The motion was seconded by Councilmember Gerald W. Ledbetter; **passed unanimously.**

There being no further business the meeting was adjourned.