



City of West Point

Council Work Session Minutes

Tuesday, April 26, 2022 @ 5:30 p.m.

West Point Council Chambers

The Work Session of the Mayor and Council was held in the Council room of West Point City Hall April 26, 2022, at 5:30 p.m. with Mayor Steve Tramell opening the session.

Members Present:

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

Members Absent:

Councilmember Deedee Williams

Review Agenda

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 Gloria R. Marshall; seconded the motion; **passed unanimously**

Public Comment on Any Issue

Presenter

There were no Presenters.

New Business

- **City Manager Update**

City Manager Ed Moon reported there was a prebid meeting for 2022 Roadway Resurfacing project. No current bidders. May extend bid opening date for couple weeks. We are extending advertising for the Economic Development position for another thirty days. Hyundai Transys Powertrain is occupying the new building and should be in operation soon. Hyundai Transys Powertrain is conducting interviews on April 27 from 8am – 4pm, location 6801 Kia Pkwy West Point GA. Harris County Business Park Site Improvement Grant are awaiting state approval of the site plans and should be out to bid by June.

EZ Blockchain Agreement Amendment

The current utility service agreement with EZ Blockchain provides the company 14 megawatts (MW) of power at two locations. The company has requested that the city increase its capacity to 24MW at three locations, Pittman Road 8MW, Pear Street 8MW and Old West Point Road 8MW. There are no capacity upgrades required to provide the requested increase. The company

has been notified that this request is the maximum electricity that can be provided by West Point without infrastructure upgrades. The amendment increases the monthly minimum margin from \$3,000 to \$10,000. The city has capacity to provide service to additional customers beyond the 24MW requested by EZ Blockchain.

Proposed Annexation J&H Homeplace, LLC

J&H Homeplace, LLC. Properties along Kia Parkway and SR 18 (10th street) will be requesting the annexation into the City of West Point.

This is family property that will be able to connect to City utilities for the future. This proposed action will allow the City of West Point to close a major portion of the islands in West Point. NO OFFICIAL ACTION SHALL TAKE PLACE UNTIL, the City Annexation application is completed, and Troup County has had time to review and comment on the annexation application.

West Point Village, LLC Tract III A-1 Final Plat

This Subdivision Final Plat is for Tract III A-1: West Point Village, LLC and the Housing Authority for the City of West Point. The property is located at East 10th Street (AKA State Route 18). The Municipal Planning Board Approved Subdivision Plat and now the Final Plat is being presented to the Mayor and Council for their approval. Once the Mayor and Council approves the Final Plat, the property may be recorded with the Troup County Clerk,

The Georgia Plat Act requires approval of subdivision plats by a governmental entity. The Municipal Planning Board meets to approve plats prior to recordation of the final plat. The City of West Point Subdivision Regulations gives the Final Plat approval to the Mayor and County. Once approved by City Council, the Final Plat may be recorded.

This Subdivision Final Plat is for the Tract III A-1: West Point Village, LLC and the Housing Authority for the City of West Point. The property is located off 10t Street known as the Rochester property and next to the Coca-Cola facility. The intent is to divide the existing tracts into designated parcels to allow a mixed income multiple family housing complex for the Housing Authority of West Point, GA. This innovated housing development by Penn Rose will take place on Tract III-A. This is property has a LITHC (9% Tax Credit) for low-income housing along with market rate housing.

West Point Village, LLC Tract 1,2 & 3 Final Plat

This Subdivision Final Plat is for West Point Village, LLC. The purpose of this plat is for the acquisition of property by the City of West Point and EZ Block Chain. The property is located on Pear Street. The Final Plat is being presented to the Mayor and Council for their approval. Once the Mayor and Council approves the Final plat, the property may be recorded with the Troup County Clerk.

The Georgia Plat Act requires approval of subdivision plats by a government entity. The Municipal Planning Board meets to approve plats prior to recordation of final plat. The City of West Point Subdivision Regulations gives Final Plat approval to the Mayor and County. Once approved by City Council, the Final Plat may be recorded.

This is a Final Plat West Point Village, LLC with Tracts 1,2, and 3. The intent is to divide the existing tract with the City of West Point acquiring Tracts 2 and 3. The private investor of EZ Block Chain is purchasing Tract 1.

Potential Property Purchase

West Point Village own property that surrounds the Pear Street Substation. Due to the proposed subdivision of the property around the substation the city staff and owner discussed the purchase of property by the city to give titled access and future expansion potential.

There are two tracts, Tract 2 = 0.670 acres and Tract 3 = 2.215 acres totaling 2.885 acres. The owner has agreed to sale the city 1.445 acres for \$97,537.50 and donate 1.44 acres to the city. This arrangement will keep the per acre property value at a level that supports the owners per acre price.

Agenda for May 9, 2022, Business Meeting

Mayor Tramell reviewed the agenda for the May 2022, business meeting which includes EZ Blockchain Agreement, West Point Village, LLC Tract III A-1 Final Plat, West Point Village, LLC Tract 1,2 and 3 Final Plat, and Property Purchase.

Other announcements

Councilmember Sandra Thornton mentioned their will be a fish fry at the Valley Sportsplex on May 25, 2022, eat at 12:00 PM.

Mayor Steve Tramell reminded everyone about the River Rally in Downtown River Park on May 7, 2022, and Hike/Bike/Run for Valley Haven School on May 7, 2022.

Adjourn

Councilmember Gloria R. Marshall 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.