



City of West Point
Council Work Session Minutes
Thursday, March 2, 2023 @ 5:30 p.m.
West Point Council Chambers

The Work Session of the Mayor and Council was held in the Council Room at West Point City Hall March 2, 2023, at 5:30 p.m. with Mayor Steve Tramell opening the session.

Members Present:

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

Members Absent:

Councilmember Deedee Williams

Review Agenda

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

Public Comment on Any Items

There were no public comments.

Presentation Cal Franklin Representative with Amwaste

Mr. James Pearson, Amwaste area manager, stated that they have corrected most of their problems that prevented Amwaste from providing a high level of service to our citizens. They have terminated and hired new employees. They have an office in downtown West Point that employs around thirty people and Councilmembers may call and ask questions or stop in at any time. Councilmember Joel B. Finlay asked about their process for recycling. He asked if he could visit the recycling site. Mr. Pearson stated he was welcome to do so. He may call and set up an appointment to visit the site. He also stated it doesn't matter if citizens place their recycling garbage in the recycling cans or the regular garbage cans. The garbage will be separated by machines at the plant.

New Business

Retirement Resolution for Tony Gilliam

Mayor Tramell read a resolution and presented it to Tomarcus Antonia Gilliam thanking him for 30 years of service. Mr. Gilliam worked with the City of West Point Street and Sanitation Departments. He announced his decision to retire from the City's service effective March 1, 2023. Roderick Palmer, Superintendent of Streets and Sanitation presented Mr. Gilliam with a plaque from the Street and Sanitation Department.

City Manager Update

Loves Travel Stop & Country Store

City Manager Ed Moon stated that on February 20, 2023, Loves held a preconstruction meeting at the VCAC. The meeting included Loves staff, GDOT, CW Matthews, Contractors, engineers, and City Staff, There were about 30 people in attendance. Loves gave a start date of February 27 and plans to complete (hand over key) in mid-October 2023. City Staff was instrumental in resolving a permitting issue for the entrance to the site between GDOT, Loves, and CW Matthews. The permit was issued at the meeting. The city is engaged in plan reviews, sign permitting, utility permitting and construction, inspection of all work, maintaining clear communication with management to facilitate problem solving of entrenched issues and assuring that the city meets the needs of the company. All departments are engaged on this project.

Exit Two Roundabouts

Mr. Moon stated CW Matthews continues to slowly work on the roundabout project. They are confident they will be completed by the scheduled mid 2024 timeline. Councilmember Marshal asked if something can be done about traffic coming off the interstate. Citizens have complained that it is difficult to turn left.

Cemetery Expansion

Mr. Moon stated Marseilles Cemetery located on Highway 29 is reaching capacity. We are currently engaged with Harris and Gray to develop an expansion of the cemetery on property owned by the city that is located to the east of the existing cemetery. The plans will be presented to the Mayor and Council along with recommended amendments to the policies that govern the cemeteries when the project is completed.

Commercial Projects

City Manager Ed Moon stated that the city is currently working on a commercial project at exit 6 along Kia Boulevard. The project is in the final phase of completion of site location, and we are confident it will locate on the boulevard. There are two other commercial projects in the incipient stage on the exit.

Industrial Projects

City Manager Ed Moon stated that there are two current industrial projects being processed. One is a direct project to the city from the company. The second is a state led project. The two projects represent over \$300 million in investment and 250 new jobs in West Point.

Harris Creek Phase 3

The project is moving along swiftly. The completion of this project is critical to meet the need of job growth in West Point.

West Point Villages

Mr. Moon stated the apartment project being constructed by West Point Housing Authority that will be located at 1650 10th Street is underway and moving quickly. The scheduled completion is the end of September 2023.

Board and Committee Appointments

Mayor Tramell stated the city has received applications from Joe H. Thompson and Larry B. Duncan to continue serving on the Historic Preservation Commission, the applications will be on the next agenda for consideration.

Rezoning Request by RG Construction Management

City of West Point Community Development Director Dennis Dutton stated Ronnie Gooch of RG Construction Management request a zoning amendment for parcel #0912D001058 from District R-1A Single Family Dwelling to Low Density R-1 Single Family Dwelling Medium Density. Mr. Gooch wishes to donate this tract to the City of West Point, since it is not a buildable lot. This lot would give the City access to its River Park trails property, which is designated as Conservation Use. The rezoning is consistent with the City of West Point Comprehensive plan. Staff recommends approval for the rezoning.

Mr. Ronnie Gooch of RG Construction Management request a zoning amendment for parcel #0942D001059 from R-1A Single Family Dwelling to Low Density R-1 Single Family Dwelling Medium Density. Mr. Gooch wishes to build homes on these lots at 1,400 to 1,500 square feet based on the market's downsizing new homes. This parcel is surrounded by homes 627 to 2,000 square feet. The rezoning is consistent with the City of West Point Comprehensive plan. Staff recommends approval for the rezoning.

Mr. Ronnie Gooch of RG Construction Management request a zoning amendment for parcel #0942D001060 from R-1A Single Family Dwelling to Low Density R-1 Single Family Dwelling Medium Density. Mr. Gooch wishes to build homes on these lots at 1,400 to 1,500 square feet based on the market's downsizing new homes. This parcel is surrounded by homes 627 to 2,000 square feet. The rezoning is consistent with the City of West Point Comprehensive plan. Staff recommends approval for the rezoning.

Zoning Law Changes

City Community Development Director Dennis Dutton stated the major change in the zoning law is the process of advertising and notifying the public. The new zoning law changes notification days from 15-45 days to 15 to 30 days for notifying the public of a potential change in zoning.

Executive Session to Discuss Personnel

Mayor Tramell asked for a motion to go into executive session to discuss personnel. Councilmember Joseph R. Downs III made said motion seconded by Councilmember Gerald W. Ledbetter; **passed unanimously.**

After the Executive Session, The Mayor and Council reconvene in the Council Chambers.

Mayor Tramell asked for a motion to appoint Meghan Duke Richardson as Economic Development Director for the City of West Point. Mrs. Richardson is currently serving as the Senior Director Economic Development Greater Columbus GA Chamber of Commerce. Councilmember Joseph R. Downs III made said motion; seconded by Joel B Finlay; **passed unanimously.**

Other

Mayor Tramell stated the next meeting will be March 13, 2023, at 5:30 p.m. Prior to the meeting there will be a Public Hearing to hear comments in favor of or against the rezoning requests. The agenda for the March 13, 2023, will be the Board and Committee Appointments and Rezoning Requests by RG Construction Management (3) three parcels.

Adjourn

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

There being no further business, the meeting was adjourned.

Richard McCoy

Steven M. Tramell