



## City of West Point

Council Work Session Minutes

Tuesday, Oct. 31, 2023 @ 5:30 p.m.

City Hall Council Chambers

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The Work Session of the Mayor and Council was held in the Council room of West Point City Hall October 31, 2023, at 5:30 p.m. with Mayor Steve Tramell opening the session.

### Members Present:

Councilmember Joel B. Finlay  
Councilmember Sandra Thornton  
Councilmember Deedee Williams

### Members Absent:

Mayor Pro-Tempore Gerald W. Ledbetter  
Councilmember Gloria R. Marshal  
Councilmember Joseph R. Downs III

### Agenda Reviewed

Mayor Steve Tramell called the meeting to order. He reviewed the agenda and asked for a motion to approve the agenda. Councilmember Deedee Williams made a motion to amend the agenda to include a discussion on the city's policy of rental facilities. The motion died for a lack of a seconded. The motion to approve the printed **agenda passed on a 2-1 vote Councilmember Deedee Williams voted No.**

### Public Comments on any item

There were no Public Comments.

### New Business

#### City Manager Report

City Manager Ed Moon stated there were no operational updates to report. Councilmember Deedee Williams asked the City Manager to explain why the city don't allow political activity in City owned facilities. Mr. Moon stated that was the city's practice before he was employed. Councilmember Williams if we could find the policy on city activity and city property.

#### Harris County 2025 SPLOST Proposal

City Manager Ed Moon stated the Harris County SPLOST will be collected from April 1, 2025, to March 31, 2031. The distributions will be Pine Mountain 4.1%, Hamilton 3.7%, Waverly Hall 3.2%, West Point 3.0%, Shiloh 2%, and Unincorporated Harris County 84.0%. City Manager Ed Moon stated the estimated \$1,000,000 over five years be designated for Utilities infrastructure and street paving.

## **Joint Resolution Kia Georgia Project**

Economic Development Director Meghan Richardson stated that a joint resolution between KIA, City of West Point, Troup County, and the Troup County School System will be on the next agenda for approval. The resolution notes in 2006 KIA invested \$1.2 billion in a facility which employs approximately 2500 people. In November 2009 Kia began production of the Sorento CUV in Troup County, Georgia and has since expanded production to include the Sportage, K5, and Telluride model lines. Today Kia is the largest single employer in Troup County, Georgia with 3,335 direct employees and it has invested \$1.9 billion within Troup County, Georgia. Kia presence has stimulated the growth of a robust supplier network in the region. Since 2007, Troup County alone has announced approximately 30 project locations or expansions related to Kia's manufacturing facility, accounting for about 5,000 jobs and over \$950 million in investment. The presence of numerous companies establishing themselves in Troup County and its surrounding areas has led to remarkable growth in the property tax digests of West Point and the County. When Kia announced its decision to locate in West Point, the city's total tax digest was valued at approximately \$77 million, while Troup County's digest stood at \$1.7 billion. Today West Point digest has an increase of \$100 million at a rate of 129 percent and Troup County indicating a 40 percent increase. Kia has decided to strengthen its presence and commitment to Troup County Georgia by expanding its operations through the construction and equipping of more \$200 million facility to manufacture electric vehicles which will create approximately 193 new jobs in Troup County, Georgia. Councilmember Deedee Williams asked if any member of the Council attended any meeting regarding negotiation of the agreement. She also asked what the hold was on reaching the agreement. City Attorney Alex Dixon stated it was the tax abatement schedule. The Troup County Board of Assessors wanted the agreement to include less revenue on the front end and more on the back end of the agreement. The difference was around \$250,000. The board worked through their differences and proposed the schedule in the memorandum of understanding. The item will be on the next agenda for consideration.

## **Memorandum of Understanding for Kia Georgia Project**

The memorandum of understanding between Kia Georgia Inc, the West Point Development Authority a public body corporate and politic and an instrumentality of the City of West Point, the Troup County Board of Assessors, and the Troup County Board of Education. Kia announced they are expanding their operation to produce electric vehicles at the West Point facility. The first-year tax incentives for the expansion include 100% abatement on real property and 100% abatement on equipment. The second year through and including the eighth year the abatement 65% on real property and 65% on equipment. Year ninth through and including the thirteenth year 50% abatement on Real and 50% on equipment. Fourteenth and Fifteenth year the abatement will be 25% on real property and 25% on equipment. The item will be on the next agenda for consideration.

## **2024 Proposed City 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 2023 Budget will be presented for adoption on December 11, 2023. The total Proposed 2023 Budget is \$28,433,382 which includes General Fund \$8,634,800, Electric \$12,543,840, Water & Sewer \$3,926,116 Gas \$1,257,726, E-911 \$422,550, SPLOST 1,138,000 and \$510,350 Sanitation. The budget includes a 6% Cost of Living Adjustment (COLA). Eight (8) new staff positions, (1) in General Government, (1) in Police Department, (1) Fire/EMS, (1) Public Works, (2) in 911 and (1) in the utility department. It also includes a 6% increase in water and sewer, a 6% increase in garbage and 50 cent increase roadside collection. The proposed 2023 Budget has been presented to the Mayor and Council and two public hearings will be held. The item will be on the next business meeting agenda for consideration. Councilmember Joel B. Finlay asked if the Recreation Department needs additional funding for projects such as a turf field, where will the additional revenue come from. City Manager Ed Moon stated the city put additional revenue in the city's budget for emergencies or minor maintenance but something of that magnitude would have to come from Troup County.

### **Next Meeting Agenda Items**

Mayor Steve Tramell stated the items on the next meeting agenda November 13, 2023, include a Budget Public Hearing. There will be a Work Session on Tuesday, November 28, 2023, at 5:30 p.m. which includes a Budget Public Hearing, and the Business meeting will be on Monday, December 11, 2023, at 5:30 p.m.

### **Other**

Mayor Tramell announced the annual Thanksgiving Dinner for needy families will begin Thursday, Thanksgiving Day on the vacant lot at the corner of MLK and 10<sup>th</sup> Street from 10:15 until 11:30. He thanked the sponsors and volunteers in advance for their support. He also announced Sunday, December 5<sup>th</sup> and 19<sup>th</sup> from 1:00 – 4:00pm Santa at the Depot sponsored by the Downtown West Point Development Authority. They will be serving cookies and hot chocolate. He invited everyone to attend for up-to-date information on this event, visit the City of West Point Facebook Page.

### **Adjourn**

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

There being no further business the meeting was adjourned.