PROJECT INITIATION

Date: Dec. 6, 1968

Project Title: Preparation of an Economic Brochure on the Chattahoochee River Valley Area
Project No.: A-1139
Project Director: Robert B. Cassell
Sponsor: The Valley Chamber of Commerce
Effective: Dec. 1, 1968
Estimated to run until: January 15, 1969

Type Agreement: Industrial Development Research
Amount: $ 2,200

Reports: Brochure, 400 copies to Sponsor

Contact Person: Mr. Vincent McDonald, Manager
Valley Chamber of Commerce
P. O. Box 584
West Point, Georgia 31833

Assigned to: IDD

Division

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GEORGIA INSTITUTE OF TECHNOLOGY
Engineering Experiment Station

PROJECT TERMINATION

Date September 30, 1969

PROJECT TITLE: Preparation of an Economic Brochure on the Chattahoochee River Valley Area

PROJECT NO: A-1139

PROJECT DIRECTOR: Robert B. Cassell

SPONSOR: The Valley Chamber of Commerce

TERMINATION EFFECTIVE: September 30, 1969

CHARGES SHOULD CLEAR ACCOUNTING BY: All charges have cleared.

Industrial Development Division

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ECONOMIC ANALYSIS
OF
THE CHATTANOOCHEE VALLEY

Prepared for
Valley Chamber of Commerce

Industrial Development Division
Engineering Experiment Station
GEORGIA INSTITUTE OF TECHNOLOGY
ECONOMIC ANALYSIS

OF

THE CHATTahoochee VALLEY

With complete details of the communities of:
West Point, Lanett, Fairfax, Huguley, Langdale, River View and Shawmut

Prepared for
Valley Chamber of Commerce

by

Industrial Development Division
Engineering Experiment Station
GEORGIA INSTITUTE OF TECHNOLOGY
April, 1969
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ECONOMIC PROFILE

OF

THE CHATTAHOOCHEE VALLEY

The Chattahoochee Valley includes the incorporated cities of West Point (Troup and Harris counties), Georgia and Lanett (Chambers County), Alabama, and the unincorporated towns of Fairfax, Huguley, Langdale, River View and Shawmut (all in Chambers County, Alabama).

This section covers an area approximately eight miles in length and three miles in width, bisected lengthwise by the Chattahoochee River, which forms in part the Alabama-Georgia boundary (see map, page 5). The Valley is located about 85 miles southwest of Atlanta, 35 miles north of Columbus, 80 miles east of Montgomery and 135 miles south of Birmingham.

Interstate Highway 85 crosses the Valley, with interchanges in both Georgia and Alabama. U. S. Highway 29 (Georgia Highway 14 and Alabama Highway 15) serves the Valley, as do Georgia Highways 18 and 103 and Alabama Highways 50 and 238.

POPULATION

Current estimates, based primarily on utility connections, indicate that the population of the entire Chattahoochee Valley in December, 1968, ranged between 35,000 and 40,000.

<table>
<thead>
<tr>
<th></th>
<th></th>
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<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>West Point (Ga.)</td>
<td>4,076</td>
<td>4,610</td>
<td>1,054</td>
<td>1,192</td>
<td>2,416</td>
<td>2,364</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Troup Co. (Ga.)</td>
<td>49,841</td>
<td>47,189</td>
<td>14,991</td>
<td>16,427</td>
<td>16,095</td>
<td>15,771</td>
<td></td>
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<tr>
<td>Lanett (Ala.)</td>
<td>5,632</td>
<td>7,674</td>
<td>2,609</td>
<td>2,984</td>
<td>7,434</td>
<td>2,081</td>
<td></td>
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<tr>
<td>Fairfax (Ala.)</td>
<td>2,717</td>
<td>3,107</td>
<td>885</td>
<td>890</td>
<td>a/</td>
<td>1,332</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Huguley (Ala.)</td>
<td>a/</td>
<td>1,162</td>
<td>387</td>
<td>388</td>
<td>a/</td>
<td>387</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Langdale (Ala.)</td>
<td>2,721</td>
<td>2,528</td>
<td>778</td>
<td>898</td>
<td>a/</td>
<td>852</td>
<td></td>
<td></td>
</tr>
<tr>
<td>River View (Ala.)</td>
<td>1,322</td>
<td>1,171</td>
<td>391</td>
<td>390</td>
<td>a/</td>
<td>390</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Shawmut (Ala.)</td>
<td>3,266</td>
<td>1,898</td>
<td>576</td>
<td>690</td>
<td>a/</td>
<td>632</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Chambers Co. (Ala.)</td>
<td>39,528</td>
<td>37,828</td>
<td>11,585</td>
<td>12,374</td>
<td>14,499</td>
<td>13,869</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

a/ Not available.
### Labor Drawing Area Population

<table>
<thead>
<tr>
<th>County</th>
<th>Total 1960</th>
<th>White Male 1960</th>
<th>White Female 1960</th>
<th>Nonwhite 1960</th>
</tr>
</thead>
<tbody>
<tr>
<td>Harris County (Ga.)</td>
<td>11,167</td>
<td>2,468</td>
<td>2,591</td>
<td>6,108</td>
</tr>
<tr>
<td>Heard County (Ga.)</td>
<td>5,333</td>
<td>2,037</td>
<td>2,070</td>
<td>1,226</td>
</tr>
<tr>
<td>Troup County (Ga.)</td>
<td>47,189</td>
<td>14,991</td>
<td>16,427</td>
<td>15,771</td>
</tr>
<tr>
<td>Chambers Co. (Ala.)</td>
<td>37,828</td>
<td>11,585</td>
<td>12,374</td>
<td>13,869</td>
</tr>
<tr>
<td>Lee County (Ala.)</td>
<td>49,754</td>
<td>16,652</td>
<td>14,806</td>
<td>18,296</td>
</tr>
<tr>
<td>Randolph Co. (Ala.)</td>
<td>19,477</td>
<td>7,087</td>
<td>7,414</td>
<td>4,976</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>170,748</td>
<td>54,820</td>
<td>55,682</td>
<td>60,246</td>
</tr>
</tbody>
</table>

### EXISTING INDUSTRY

#### Establishments Employing 25 or More

<table>
<thead>
<tr>
<th>Name</th>
<th>Product</th>
<th>Employment</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Total</td>
</tr>
<tr>
<td>Beall, T. J., Co.</td>
<td>Textile by-products</td>
<td>30</td>
</tr>
<tr>
<td>Sims Metal Works</td>
<td>Textile machinery</td>
<td>70</td>
</tr>
<tr>
<td>Tillery Metal Products Co.</td>
<td>Machinery parts, rails, ducts</td>
<td>33</td>
</tr>
<tr>
<td>Valdair Creamery</td>
<td>Dairy products</td>
<td>36</td>
</tr>
<tr>
<td>Valley Apparel, Inc.</td>
<td>Ladies' sportswear</td>
<td>89</td>
</tr>
<tr>
<td>Valley Times-News, Inc.</td>
<td>Newspaper printing</td>
<td>27</td>
</tr>
<tr>
<td>West Point Coca-Cola Bottling Co.</td>
<td>Soft drinks</td>
<td>34</td>
</tr>
<tr>
<td>West Point Foundry &amp; Machine Co., Div. of Batson-Cook Co.</td>
<td>Textile machinery and parts</td>
<td>252</td>
</tr>
<tr>
<td>West Point Pepperell, Inc.</td>
<td>Textile products</td>
<td>8,343</td>
</tr>
</tbody>
</table>

-10-
Establishments Employing Less than 25

- Carmichael Mfg. Co., mobile homes
- Driver's Bakery, bakery products
- Hester's Print Shop, job printing
- Mesa Industries, Inc., disc packs
- Reddy Ice, ice, coal
- Southern Supply Co., Inc., disinfectants
- Valley Concrete Co., concrete
- Valley Contracting Co., hot-mix concrete
- Yates-Barnes Printing Co., job printing

New and Expanded Industries in Last Five Years

**New**

- Carmichael Mfg. Co. 1966 Mesa Industries, Inc. 1968
- West Point Pepperell, Inc. 1967

**Expanded**

- Hester's Print Shop 1964 Sims Metal Works 1965, '68
- West Point Foundry & Machine Co. 1964, '65, '68 Valley Apparel, Inc. 1965
- West Point Pepperell, Inc. 1964, '65, '66, '67, '68

Unions

No labor unions represent manufacturing employees in the Chattahoochee Valley.

MANUFACTURING EMPLOYMENT

Manufacturing employment in the Valley totals approximately 9,040, including about 3,330 women and 5,710 men. Of these, 93% are engaged in the manufacture of textile mill products and about 4% in the manufacture of textile machinery.
INDUSTRIAL SERVICES

Ten general contractors, one surveyor, two machine shops and one foundry are located in the Valley. Tool and die work is contracted in Columbus (35 miles south), and the nearest plating service is found in LaGrange (17 miles northeast).

LABOR SUPPLY

Within the Valley labor market area (Coweta, Harris, Heard, Meriwether and Troup counties in Georgia and Chambers County in Alabama), some 4,300 persons would be available for employment in manufacturing jobs that are competitive with current wage rates, according to conservative estimates made by the Georgia Department of Labor and the State of Alabama Department of Industrial Relations in March, 1969. This labor pool comprises some 1,400 white men, 1,400 white women, 700 nonwhite men and 800 nonwhite women. The supply consists principally of farm surplus workers, marginal farm operators, high school graduates and dropouts, housewives and the currently unemployed. The labor pool is largely unskilled but trainable.

TRANSPORTATION

Railroads

Three railroads -- Atlanta & West Point Railroad, Chattahoochee Valley Railway Co. and Western Railway of Alabama -- serve the Valley. The Atlanta & West Point and Western Railway of Alabama maintain a joint terminal at West Point and together offer main-line service from Atlanta to Selma (Ala.) via West Point and Montgomery. Chattahoochee Valley Railway operates a 25-mile main-line from West Point to Bleecker (Ala.), where it interchanges with the Central of Georgia Railway.

All three railroads have pickup and delivery, drop shipment and reciprocal switching services. The Chattahoochee Valley Railway has a piggyback ramp at Lanett.

Shipping time for carloads is about three days to Chicago and four days to New York.
Truck Lines

Eleven truck lines serve the Valley. Baggett Transportation Co., Georgia Highway Express, Inc. and Overnite Transportation Co. handle both interstate and intrastate shipments. The following lines handle interstate shipments only:

- Adley Express Co.
- Akers Motor Lines, Inc.
- Carolina Freight Carriers Corp.
- Floyd & Beasley Transfer Co., Inc.
- Jack Cole Co., Inc.
- Johnson Motor Lines, Inc.
- Roadway Express, Inc.
- Tower Lines, Inc.

The principal points of interchange are Atlanta, Columbus, Birmingham, and Montgomery. Truckload shipments make second-morning delivery to Chicago, Detroit and New York. Less-than-truckload shipments usually require an additional day.

Airlines

The City of Lanett maintains the second-class, federally approved Valley Airport. The airport has a 3,200-ft. lighted asphalt runway and is equipped with a Unicom system and a rotating beacon. The nearest commercial service is available at Columbus (35 miles south), where three airlines offer about 20 daily flights. More extensive service is available at the Atlanta Airport (approximately one and one-half hours away), where seven airlines offer over 750 flights daily.

Water Transportation

River Transit Co. of Columbus and Coyle Lines of Mobile offer barge service from Columbus (35 miles south).

Bus Service

Southern Greyhound Lines maintains a terminal in Lanett and schedules five buses north and five buses south daily. Ingram Lines schedules a round trip daily to Columbus (35 miles south).
Oil Pipeline

Plantation Pipe Line Co. has a terminal at Columbus (35 miles south).

RAW MATERIALS

Minerals

No minerals are presently mined in the Valley.

Forest Resources

Chambers County has 67.5% (258,400 acres) of its total land area (382,700 acres) in commercial timberland, while Troup County has 73.4% (211,200 acres) of its total land area (286,100 acres) in commercial timberland. Various types of pine are the predominant species in both Troup and Chambers counties. In 1963 Troup County produced a net volume of all timber of 1,605,000 cords.\(^1\) In the same year, Chambers County produced a net volume of sawtimber of 2,834,000,000 board feet.\(^2\)

Agricultural Products

Between 1959 and 1964, the number of farms in Troup County decreased from 742 to 534, while the average farm size increased from 157.7 acres to 170.1 acres. During the same period, the amount of land in farms decreased from 117,026 acres to 90,858 acres, and the amount of harvested cropland dropped from 10,731 acres to 8,957 acres.


Total sales of farm products in 1964 amounted to $1,984,050, up from $1,787,470 in 1959. In 1964, the sale of field crops amounted to $204,048, of forest products to $135,291, of all other crops to $7,575, of poultry and poultry products to $546,344, of dairy products to $753,553 and of all other livestock to $333,959.

Between 1959 and 1964, the number of farms in Chambers County decreased from 1,248 to 901, while the average farm size increased from 178.6 acres to 227.5 acres. During the same period, the amount of land in farms decreased from 224,843 acres to 204,938 acres, and the amount of harvested cropland dropped from 25,284 acres to 19,130 acres.

Total sales of farm products in 1964 amounted to $3,359,134, up from $3,074,561 in 1959. In 1964 the sale of field crops amounted to $1,190,520, of forest products to $269,371, of all other crops to $12,599, of poultry and poultry products to $723,954, of dairy products to $462,393 and of all other livestock to $697,904.

The following agricultural products include those whose production values in 1964 exceeded $100,000.

<table>
<thead>
<tr>
<th>Commodity</th>
<th>Chambers County (Ala.)</th>
<th>Troup County (Ga.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cotton (bales)</td>
<td>5,624</td>
<td>495</td>
</tr>
<tr>
<td>Milk sold (lbs.)</td>
<td>8,159,397</td>
<td>12,662,497</td>
</tr>
<tr>
<td>Chickens sold</td>
<td>756,284</td>
<td>963,581</td>
</tr>
<tr>
<td>Chicken eggs sold (doz.)</td>
<td>913,890</td>
<td>170,058</td>
</tr>
<tr>
<td>Livestock on farms</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cattle and calves</td>
<td>21,457</td>
<td>10,890</td>
</tr>
</tbody>
</table>

UTILITIES AND CITY SERVICES

Power and Fuel. ............... 19-22
Water ......................... 23, 24
Finances and Taxes .......... 25, 26
Government .................... 27
Other Services ............... 26, 27
Electric Power

West Point distributes electric power purchased from Georgia Power Co. The city has a 12,000-kva substation which is fed by a 12-kv line. The peak demand recorded in 1967 was 4,752 kw. Georgia Power Co. operates a 110,000-kva substation in West Point from which it serves large industrial customers direct.

Lanett distributes electricity purchased from Alabama Power Co. The city operates two 5,000-kva substations which are fed by 12-kv lines. Peak demand in 1968 was 8,424 kw. Lanett serves no industrial customers. Alabama Power Co. maintains nine substations to serve Fairfax, Huguley, Langdale, River View and Shawmut and industrial consumers in the Alabama portion of the Valley.

City of West Point Monthly Rates

Power Rate -- 115/230 volts

Single Phase

| First       | 50 kwh  @ | $2.25 minimum
| Next        | 1,950 kwh @ | 0.25 per kwh
| Over        | 2,000 kwh @ | 0.20 per kwh

Connected Load

| First       | 2.5 hp or less @ | $2.25 minimum
| First       | 5.0 hp or less @ | 1.00 per hp per month
| Next        | 5.0 hp @         | 0.75 per hp per month
| Next        | 40.0 hp @        | 0.50 per hp per month
Georgia Power Monthly Rates

Schedule C-8
(Small Industrial Consumer)

Demand Charge: $1.10 per kw of maximum demand per month, plus
Energy Charge: First 20,000 kwh per month @ 1.50¢ per kwh
               Next 30,000 kwh per month @ 1.00¢ per kwh
               Over 50,000 kwh per month @ 0.75¢ per kwh

Schedule C-9
(Large Industrial Consumer)

Demand Charge: $0.90 per kva of maximum demand per month, plus
Energy Charge: First 20,000 kwh per month @ 1.50¢ per kwh
               Next 30,000 kwh per month @ 1.00¢ per kwh
               Next 150,000 kwh per month @ 0.75¢ per kwh
               Over 200,000 kwh per month @ 0.58¢ per kwh

Alabama Power Monthly Rates

Rate LPM

Demand Charge:
$1.25 per kva (or $1.40 per kw) for the first 400 units of capacity
0.90 per kva (or $1.05 per kw) for all over 400 units of capacity

Energy Charge:
For the first 250 kwh per unit of capacity:
14.0 mills per kwh for the first 10,000 kwh
10.0 mills per kwh for the next 40,000 kwh
  8.0 mills per kwh for all over 50,000 kwh
For the next 150 kwh per unit of capacity:
  8.0 mills per kwh for the first 60,000 kwh
  6.4 mills per kwh for the next 90,000 kwh
  5.4 mills per kwh for all over 150,000 kwh
For all over 400 kwh per unit of capacity:
  5.4 mills per kwh
Rate LPL

Demand Charge:

$1.15 per kva (or $1.30 per kw) for the first 1,000 units of capacity
1.10 per kva (or $1.25 per kw) for all over 1,000 units of capacity

Energy Charge:

10.0 mills per kwh for the first 80,000 kwh
8.0 mills per kwh for the next 120,000 kwh
6.4 mills per kwh for the next 170,000 kwh
5.4 mills per kwh for all over 370,000 kwh
All energy in excess of 250 kwh per unit of capacity will be billed at 4.2 mills per kwh.

Natural Gas

West Point distributes natural gas purchased from Southern Natural Gas Co. The system's capacity is 6-million cubic feet per day; the recorded peak has been about 3-million cubic feet for a single day. Btu content averages 1,030 per cubic foot.

Lanett serves its territory and Huguley with natural gas purchased from Southern Natural Gas Co. The system's capacity is 3.8-million cubic feet per day; the recorded peak has been about 3.3-million cubic feet. Btu content averages 1,030 per cubic foot.

West Point Monthly Rates

<table>
<thead>
<tr>
<th>First</th>
<th>400 cubic feet</th>
<th>@</th>
<th>$1.10 minimum</th>
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<tbody>
<tr>
<td>Next</td>
<td>2,600 cubic feet</td>
<td>@</td>
<td>0.105 per hundred cubic feet</td>
</tr>
<tr>
<td>Next</td>
<td>3,000 cubic feet</td>
<td>@</td>
<td>0.095 per hundred cubic feet</td>
</tr>
<tr>
<td>Next</td>
<td>14,000 cubic feet</td>
<td>@</td>
<td>0.084 per hundred cubic feet</td>
</tr>
<tr>
<td>Next</td>
<td>40,000 cubic feet</td>
<td>@</td>
<td>0.060 per hundred cubic feet</td>
</tr>
<tr>
<td>Over</td>
<td>60,000 cubic feet</td>
<td>@</td>
<td>0.055 per hundred cubic feet</td>
</tr>
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</table>
Lanett Monthly Rates

<table>
<thead>
<tr>
<th>Category</th>
<th>Cubic Feet Range</th>
<th>Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>First</td>
<td>400</td>
<td>@ $1.15 minimum</td>
</tr>
<tr>
<td>Next</td>
<td>2,100</td>
<td>@ 0.140 per hundred cubic feet</td>
</tr>
<tr>
<td>Next</td>
<td>7,500</td>
<td>@ 0.080 per hundred cubic feet</td>
</tr>
<tr>
<td>Next</td>
<td>20,000</td>
<td>@ 0.075 per hundred cubic feet</td>
</tr>
<tr>
<td>All additional gas</td>
<td></td>
<td>@ 0.060 per hundred cubic feet</td>
</tr>
</tbody>
</table>

LP Gas

The main supplier of propane and butane gas is the Valley Gas Co. in Lanett. Valley Gas has storage facilities for 48,000 gallons of LP gas and had sales of about 500,000 gallons in 1968.

Fuel Oil

Standard Oil Co. and Texaco Inc. maintain bulk stations in the Valley. Number 2 fuel oil is available for 17.9 cents per gallon when delivered in tank wagon loads.

Coal

Industrial coal from the Birmingham area may be purchased in carload quantities at $10.28 per ton. The Btu content is 14,500 per pound and the ash content ranges from 3.5 to 4.0 percent.

Coal (2 x 0 nut and slack) from east Kentucky and Tennessee mines is available through Atlanta brokers. Coal rated at 13,100 Btu per pound with ash content of 7.0% costs from $9.44 to $9.55 per ton delivered in carload lots; coal with 13,650 Btu content and 4.5% ash content costs from $10.04 to $10.15 per ton.
The Chattahoochee River is the source of supply for all water systems in the Valley. The West Point system has a daily pumping and filtering capacity of 2-million gallons and storage facilities for 1.25-million gallons. Maximum daily consumption has been 1.25-million gallons.

West Point Pepperell, Inc. owns the water system which serves Fairfax, Langdale, River View and Shawmut and furnishes water for the towns of Huguley and Lanett, which operates their own water systems. The West Point Pepperell facility has a daily pumping and filtering capacity of 4-million gallons and has total storage facilities for over 1.5-million gallons.

The city of West Point has over 12 miles of eight-inch or larger pipe, while the West Point Pepperell system has over eight miles of eight-inch or larger mains. Lanett has over three miles of eight-inch mains, and the Huguley system has some three miles of eight-inch or larger pipe.

**West Point Monthly Rates**

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>First</td>
<td>400 cubic feet (3,000 gallons)</td>
<td>@ $2.50 minimum</td>
</tr>
<tr>
<td>Next</td>
<td>1,600 cubic feet (12,000 gallons)</td>
<td>@ 0.30 per hundred cubic feet</td>
</tr>
<tr>
<td>Next</td>
<td>2,000 cubic feet (15,000 gallons)</td>
<td>@ 0.25 per hundred cubic feet</td>
</tr>
<tr>
<td>Next</td>
<td>4,000 cubic feet (30,000 gallons)</td>
<td>@ 0.20 per hundred cubic feet</td>
</tr>
<tr>
<td>Next</td>
<td>6,000 cubic feet (45,000 gallons)</td>
<td>@ 0.15 per hundred cubic feet</td>
</tr>
<tr>
<td>Over</td>
<td>14,000 cubic feet (105,000 gallons)</td>
<td>@ 0.12 per hundred cubic feet</td>
</tr>
</tbody>
</table>

**Lanett Monthly Rates**

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>First</td>
<td>500 cubic feet</td>
<td>@ $2.50 minimum</td>
</tr>
<tr>
<td>Next</td>
<td>1,500 cubic feet</td>
<td>@ 0.48 per hundred cubic feet</td>
</tr>
<tr>
<td>Next</td>
<td>2,000 cubic feet</td>
<td>@ 0.42 per hundred cubic feet</td>
</tr>
<tr>
<td>Next</td>
<td>4,000 cubic feet</td>
<td>@ 0.38 per hundred cubic feet</td>
</tr>
<tr>
<td>Next</td>
<td>8,000 cubic feet</td>
<td>@ 0.32 per hundred cubic feet</td>
</tr>
<tr>
<td>Over</td>
<td>16,000 cubic feet</td>
<td>@ 0.30 per hundred cubic feet</td>
</tr>
</tbody>
</table>
### West Point Pepperell Monthly Rate

<table>
<thead>
<tr>
<th>First</th>
<th>3,000 gallons</th>
<th>@ $2.00 minimum</th>
</tr>
</thead>
<tbody>
<tr>
<td>Next</td>
<td>7,000 gallons</td>
<td>@ 0.40 per thousand gallons</td>
</tr>
<tr>
<td>Next</td>
<td>40,000 gallons</td>
<td>@ 0.30 per thousand gallons</td>
</tr>
<tr>
<td>Over</td>
<td>50,000 gallons</td>
<td>@ 0.20 per thousand gallons</td>
</tr>
</tbody>
</table>

### Huguley Monthly Rates

<table>
<thead>
<tr>
<th>First</th>
<th>3,000 gallons</th>
<th>@ $4.00 minimum</th>
</tr>
</thead>
<tbody>
<tr>
<td>Next</td>
<td>2,000 gallons</td>
<td>@ $1.00 per thousand gallons</td>
</tr>
<tr>
<td>Next</td>
<td>6,000 gallons</td>
<td>@ 0.80 per thousand gallons</td>
</tr>
<tr>
<td>Over</td>
<td>11,000 gallons</td>
<td>@ 0.75 per thousand gallons</td>
</tr>
</tbody>
</table>

### Rivers and Streams

The Chattahoochee River in the Valley had an average flow of over 3.6-billion gallons per day for the 71-year period of record 1896-1967. The maximum recorded flow was over 86-billion gallons per day in 1919, and the minimum was 226-million gallons in 1925.1/ The West Point Dam, scheduled for completion in 1970, will affect the flow of the Chattahoochee River through the Valley.

### Sewers

Sanitary sewers serve 80% of West Point water customers, 100% of Lanett water customers, and about 50% of the water customers served by West Point Pepperell. Lanett has no charge for sewage, while West Point has a monthly charge of $1.25, and West Point Pepperell charges its domestic customers $0.50 and commercial customers 25% of the water bill.

No sewage treatment plants are found in the Valley; the systems are free-fall into the Chattahoochee River.

---

FINANCES AND TAXES

Taxes

West Point's tax rate in 1967 was $11.00 per $1,000 of assessed valuation (based on 40% of real value), and Troup County's tax was $32.00 per $1,000 of assessed valuation (based on 40% of real value). Harris County's rate was $26.00 per $1,000 of assessed valuation (based on 40% of real value). Lanett's tax rate in 1967 was $10.00 per $1,000 of assessed valuation (based on 15% of real value), and Chamber County's tax was $26.00 per $1,000 of assessed valuation (based on 15% of real value). The Chambers County tax rate applies to Fairfax, Huguley, Langdale, River View and Shawmut.

Finances

<table>
<thead>
<tr>
<th></th>
<th>West Point</th>
<th>Troup County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bonded debt (Dec. 31, 1968)</td>
<td>$216,000</td>
<td>$214,000</td>
</tr>
<tr>
<td>Revenue bonds (Dec. 31, 1968)</td>
<td>332,000</td>
<td>None</td>
</tr>
<tr>
<td>Expenditures (General and Capital)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1963</td>
<td>506,742</td>
<td>880,552</td>
</tr>
<tr>
<td>1964</td>
<td>567,535</td>
<td>927,981</td>
</tr>
<tr>
<td>1965</td>
<td>567,897</td>
<td>968,262</td>
</tr>
<tr>
<td>1966</td>
<td>647,458</td>
<td>1,061,065</td>
</tr>
<tr>
<td>1967</td>
<td>655,288</td>
<td>1,097,034</td>
</tr>
<tr>
<td>Total</td>
<td>$2,946,920</td>
<td>$4,934,894</td>
</tr>
<tr>
<td></td>
<td>Lanett</td>
<td>Chambers County</td>
</tr>
<tr>
<td>------------------------</td>
<td>-------------</td>
<td>----------------</td>
</tr>
<tr>
<td>Bonded debt (Dec. 31, 1968)</td>
<td>$1,520,110</td>
<td>$ 70,000</td>
</tr>
<tr>
<td>Revenue bonds</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Expenditures (General and Capital)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1964</td>
<td>833,383</td>
<td>811,976</td>
</tr>
<tr>
<td>1965</td>
<td>868,080</td>
<td>774,910</td>
</tr>
<tr>
<td>1966</td>
<td>924,680</td>
<td>882,419</td>
</tr>
<tr>
<td>1967</td>
<td>1,003,104</td>
<td>915,796</td>
</tr>
<tr>
<td>1968</td>
<td>1,102,047</td>
<td>980,060</td>
</tr>
<tr>
<td>Total</td>
<td>$4,731,294</td>
<td>$4,365,161</td>
</tr>
</tbody>
</table>

\[a/\] Fiscal year for Lanett and Chambers County runs from October 1 through September 30.

CITY SERVICES

Fire Protection

West Point has one fire station with three fire engines, two trucks, five paid firemen and twelve volunteers. The National Board of Fire Underwriters' insurance rating for West Point is Class 6.

Lanett has one fire station with three fire engines, seven paid firemen and eighteen volunteers. The National Board of Fire Underwriters' insurance rating for Lanett is Class 7; for Huguley, Shawmut and Langdale, the rating is Class 8; and for Fairfax and River View, the rating is Class 9.

The Lanett Fire Department answers calls in Fairfax, Huguley, Langdale, River View and Shawmut at the cost of $100 per call.
Police Protection

West Point employs eleven uniformed policemen and has two patrol cars operating within the city limits. The county has a sheriff, six uniformed deputies and four patrol cars. Both city and county make regular night patrols.

Lanett has sixteen full-time uniformed policemen, two part-time policemen, four patrol cars and two motorcycles. The Lanett Police Department serves up to a distance of three miles from the Lanett city limits. The county operates a station in Langdale that is staffed by four policemen and three patrol cars. The Alabama State Patrol operates from this same office.

Planning and Zoning

West Point and Lanett both have a planning commission and a zoning ordinance. Troup County has a planning commission while Chambers County does not.

GOVERNMENT

West Point's government is operated by a mayor and six councilmen. The mayor is elected for a two-year term, while three councilmen are elected each year to two-year terms.

Troup County is governed by five county commissioners elected for four-year concurrent terms.

Lanett's government is operated by a mayor and five councilmen elected for four-year concurrent terms.

Chambers County is governed by four county commissioners elected for four-year terms and a Judge of Probate elected for a six-year term.
LIVING CONDITIONS

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Recreation 33
Other Living Conditions 33, 34
Accommodations 34
Communications 35
Newspapers 35
Radio and Television 35
Banking 36
Industrial Financing and Sites 36, 37
EDUCATION

Three separate school systems operate within the Valley. The cities of West Point and Lanett operate separate systems, as does Chambers County. For 1967-68, the total cost per child in the West Point system was $444.80, of which $136.11 came from local sources. For 1966-67, the total cost per child was $282.36 in the Lanett system and $354.85 in the Chambers County system.

Teachers' salaries in Georgia range from $5,200 (with a professional four-year certificate) to $10,140 (with a professional seven-year certificate and 15 years' experience). Local salary supplements are paid to teachers, principals or coaches whose work requires special skills or duties.

Salaries in Chambers County, including supplements, range from $3,672 to $6,525. Salaries in Lanett, including supplements, range from $4,045 to $6,720.

The following data pertain to the 1967-68 school year for the West Point system and to the 1966-67 school year for the Alabama schools.

<table>
<thead>
<tr>
<th></th>
<th>West Point</th>
<th>Lanett</th>
<th>Chambers County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Schools</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Elementary</td>
<td>2</td>
<td>3</td>
<td>10</td>
</tr>
<tr>
<td>Junior High</td>
<td>None</td>
<td>1</td>
<td>None</td>
</tr>
<tr>
<td>High</td>
<td>2</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>Combination</td>
<td>None</td>
<td>None</td>
<td>5</td>
</tr>
<tr>
<td>Average Daily Attendance</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Elementary</td>
<td>668</td>
<td>958</td>
<td>6,688</td>
</tr>
<tr>
<td>High</td>
<td>435</td>
<td>803</td>
<td>2,207</td>
</tr>
<tr>
<td>Exceptional</td>
<td>None</td>
<td>38</td>
<td>15</td>
</tr>
<tr>
<td>Number of High School Graduates</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1967-68</td>
<td>77</td>
<td>85</td>
<td>326</td>
</tr>
<tr>
<td>1966-67</td>
<td>147</td>
<td>326</td>
<td></td>
</tr>
<tr>
<td>Average last five years</td>
<td>84</td>
<td>148</td>
<td>337</td>
</tr>
<tr>
<td>Teacher-Pupil Ratio</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Elementary</td>
<td>1:23</td>
<td>1:23</td>
<td>1:25</td>
</tr>
<tr>
<td>High</td>
<td>1:19</td>
<td>1:23</td>
<td></td>
</tr>
<tr>
<td>Combined</td>
<td>1:21</td>
<td>1:23</td>
<td>1:25</td>
</tr>
</tbody>
</table>

Vocational training offered in the local schools includes home economics, bookkeeping, typing and industrial arts.
The nearest area vocational-technical schools are located in Opelika (16 miles southwest) and LaGrange (16 miles northeast).

Colleges in the area include Auburn University, a four-year coeducational institution located at Auburn (27 miles southwest), and LaGrange College, a private four-year coeducational liberal arts college located in LaGrange.

HEALTH

Hospitals

Valley Hospital in West Point has 35 beds, while George H. Lanier Hospital in Langdale has 125 beds plus a 32-bed nursing home.

Valley Hospital is equipped with a general laboratory, x-ray, defibrillator and electrocardiograph. The staff includes 15 physicians (five surgeons), four dentists and seven registered nurses.

George H. Lanier Hospital has 18 physicians on the staff, including four surgeons and other specialties. Diagnostic facilities include radiology and laboratory departments.

Health Department

The Valley Health Clinic in Shawmut offers a regular health clinic five days a week and a mental health clinic three days a week. The regular health clinic is staffed by a doctor, nurse, secretary and sanitarian. The mental health clinic is staffed by a psychiatric worker and a secretary.
RECREATION

West Point has a summer and year-round recreation program with a paid director and a $12,500 budget. Facilities include three basketball courts, three baseball fields, two gymnasiums, two swimming pools, two teen centers and tennis courts. Boating and fishing are popular on the Chattahoochee River. The completion of the West Point Dam and the planned park that will be developed around it should provide additional outdoor recreation and water sports.

Lanett has no budgeted recreation program, but the city operates two swimming pools, a football field and two baseball fields.

West Point Pepperell, Inc. operates a recreation program for Shawmut, Langdale, River View, Fairfax and Huguley which includes two swimming pools, five gymnasiums, eight baseball and softball fields and several tennis courts.

LIVING CONDITIONS

Climate

The following data for climatological conditions in the Chattahoochee Valley were recorded at the U. S. Department of Commerce Weather Station at West Point.

Average annual rainfall is 51.69 inches.

Mean temperatures

\[
\begin{array}{ccc}
\text{December} & 47.2^\circ & \text{June} & 78.6^\circ \\
\text{January} & 48.1^\circ & \text{July} & 80.3^\circ \\
\text{February} & 49.2^\circ & \text{August} & 79.7^\circ \\
\end{array}
\]

Average minimum and maximum temperatures

\[
\begin{array}{ccc}
\text{January} & 37^\circ & \text{to} & 59^\circ \\
\text{July} & 69^\circ & \text{to} & 91^\circ \\
\end{array}
\]

West Point has an average elevation of 575 feet above sea level.
Housing

Average rental for two- and three-bedroom apartments and houses ranges from $75 to $130 per month. During 1968 approximately 125 new residences were built in the Valley. About 15 to 20 houses in the $15,000 to $20,000 class are usually available for purchase.

Churches

The following denominations hold religious services in the Valley:

Assembly of God
Baptist
Christian
Church of Christ
Church of God
Church of the Nazarene
Episcopal
Holiness
Jehovah's Witnesses
Jewish
Methodist
Presbyterian
Roman Catholic

Income

A reliable estimate of the 1967 effective buying income indicates $1,905 per capita and $6,778 per household in Troup County and $1,915 per capita and $6,776 per household in Chambers County.1/

ACCOMMODATIONS

The Valley has three motels with a total of 138 rooms and 15 restaurants with accommodations for approximately 1,000.

COMMUNICATIONS

Interstate Telephone Co. serves the Valley with 67 toll circuits and a dial system. West Point, Lanett, Huguley, Fairfax, Langdale, Shawmut and River View all are part of the local system.

Western Union maintains an office in West Point five days a week from 8:00 a.m. to 5:00 p.m.

<table>
<thead>
<tr>
<th>Town</th>
<th>Class</th>
<th>Receipts a/</th>
</tr>
</thead>
<tbody>
<tr>
<td>West Point</td>
<td>1st</td>
<td>$193,369</td>
</tr>
<tr>
<td>Fairfax</td>
<td>1st</td>
<td>80,012</td>
</tr>
<tr>
<td>Langdale</td>
<td>2nd</td>
<td>27,621</td>
</tr>
<tr>
<td>Lanett</td>
<td>2nd</td>
<td>65,872</td>
</tr>
<tr>
<td>Shawmut</td>
<td>2nd</td>
<td>21,400</td>
</tr>
<tr>
<td>River View</td>
<td>3rd</td>
<td>8,142</td>
</tr>
</tbody>
</table>

a/ July 1, 1967 through June 30, 1968.

NEWSPAPERS

The Valley Times-News is a daily newspaper with a circulation of 7,300. Birmingham, Columbus, Montgomery and Atlanta papers are received daily.

RADIO AND TELEVISION

Three radio stations serve the Valley: WBMK, an AM station at 1310 kilocycles with a power of 1,000 watts; WRLD, an AM station at 1490 kilocycles with a power of 1,000 watts; WCJM, an FM station at 100.9 kilocycles.

Television stations are received from Atlanta and Columbus, and cable television is available.
BANKING

<table>
<thead>
<tr>
<th>Bank</th>
<th>Capital</th>
<th>Surplus</th>
<th>Deposits</th>
</tr>
</thead>
<tbody>
<tr>
<td>First National Bank (West Point)</td>
<td>$250,000</td>
<td>$250,000</td>
<td>$14,412,704</td>
</tr>
<tr>
<td>Valley National Bank (Lanett)</td>
<td>175,000</td>
<td>175,000</td>
<td>11,952,595</td>
</tr>
<tr>
<td>Citizens National Bank (Shawmut)</td>
<td>150,000</td>
<td>100,000</td>
<td>4,344,265</td>
</tr>
</tbody>
</table>

These banks are all members of the Federal Reserve System and are insured by the Federal Deposit Insurance Corp. The First National Bank has correspondents in Atlanta, Charlotte and New York. The Valley National Bank has correspondent affiliates in Atlanta and Montgomery. The Citizens National Bank has correspondent affiliates in Atlanta, Birmingham and Montgomery.

The First Federal Savings & Loan Association in West Point -- a member of the Federal Savings & Loan Insurance Corp. -- had assets totaling $14,026,736 and savings totaling $12,887,814 as of December 31, 1968.

INDUSTRIAL FINANCING AND SITES

Financing

In Alabama, the Wallace Act and the Cater Act are available as financial tools to assist industry. The Wallace Act authorizes the issuance of industrial revenue bonds by the municipal government body. The Cater Act is designed to authorize an industrial development corporation, with approval of the municipal government, to issue revenue bonds.

In Georgia, both West Point and Troup County have industrial authorities, created by local constitutional amendment, which can issue industrial revenue bonds as an inducement to industry.
Sites

Three industrial site areas are being developed in the Chattahoochee Valley. These are identified on the Site Map on page 39.

O. G. Skinner Property (No. 1 on Site Map) contains approximately 350 acres and is located one mile northeast of downtown West Point and .3 mile west of I-85. The Atlanta and West Point Railroad forms one boundary of the property. Eight-inch and six-inch water mains are adjacent to the property, and an eight-inch sewerage line serves the property. Georgia Power Co. and the City of West Point have 44-kv and 12-kv lines on the site, and the City of West Point has four-inch and two-inch gas lines adjacent to the property.

Batson-Cook Property (No. 2 on Site Map), comprising approximately 314 acres, is two miles north of West Point and one-fourth mile from U. S. Highway 29. The Atlanta and West Point Railroad bisects the property. Neither sewerage nor water is presently on the site, but both will be provided by the City of West Point, from a point approximately two miles south. A 12-kv power line and 10-inch gas main are located one-fourth mile to the west.

Western Railway of Alabama (No. 3 on Site Map) owns about 35 acres in the Huguley area. The site is approximately 1,500 feet north of I-85 and bounded along the south by the Western Railway of Alabama. A two-inch gas line, a six-inch water main and electricity are available at the site.