

CITY OF THOMSON
REGULAR COUNCIL MEETING
June 9, 2011

6:30PM

City Hall

Present:

Kenneth Usry, Mayor
Clifford Lunceford, Councilmember
Alton Belton, Councilmember
John Smalley, Councilmember
Bernice Brown, Councilmember
James Jones, Councilmember
Don Powers, City Administrator
Jimmy Plunkett, City Attorney
Dianne Landers, City Clerk

Also Present:

Phil Corbitt
Kelly Evans
Rodney Lockett
Ron Nickles
Georgia & Earnest Hobbs
Donna Branch Stillinger, WTHO
Garth Snow, McD. Mirror

Mayor Usry welcomed all to the Regular Council Meeting of June 9, 2011. The invocation was given by City Attorney Jimmy Plunkett, followed by the Pledge of Allegiance to the United States Flag.

SPECIAL PRESENTATION:

Bridgeland Land, LLC – Gary Hammond and Kelly Evans.

Gary Hammond, a principal of Bridgeland, asked the City for a resolution of support for his tax credit application to DCA to construct 37 units of affordable housing. Mr. Hammond said that Bridgeland Land, LLC would be partnering with Thomson Housing Authority in order to apply for this tax credit project.

- This property sits mainly east of Mendel Street with portions extending west past Mendel to Ellington.
- It will be single family units for tenants with annual household incomes ranging from \$23,000 to \$40,000.
- Qualifications will be stringent using local and state criminal background checks, prior landlords reference checks, credit history, and current employment confirmation.
- If awarded the tax credit status, the expected time to construct would be 2012.
- The Housing Authority will be a minority owner and developer in the property.

Kelly Evans, Director of the Housing Authority stated how she believes that this will be a good opportunity for the City of Thomson as well as the Housing Authority. She stated that the Housing Authority Board is strongly in favor of the resolution and suggested passing.

Councilmember Belton moved to approve the resolution in support of Bridgeland Land, LLC's application for a DCA awarded tax credit construction project of 37 units of affordable housing

to be located as described above. Councilmember Brown seconded the motion. All were in favor. Motion carried by all.

MINUTES:

Councilmember Lunceford moved to approve the minutes of May 12, 2011, followed by a second from Councilmember Belton. All were in favor. Motion carried.

New Business:

Bid Proposal for Maintenance, 4 Column lift.

There were two (2) bids for the 4 column lift.

Reliable Hydraulics, Inc. Smyrna, GA 30080	33,020.00
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Gray Manufacturing Co. St. Joseph, MO	41,806.00
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Councilmember Jones moved to accept the recommendation from the Maintenance Department for Reliable Hydraulics, Inc. Councilmember Lunceford seconded the motion. All were in favor. Motion carried.

Alcoholic Beverage Application – K & T Mart.

Bajrang Bali, LLC dba K and T Mart filed an application for a beer and wine license at their convenience store located at 134 Railroad Street.

Councilmember Belton moved to approve the application for K & T Mart, followed by a second from Councilmember Jones. All present were in favor. Motion carried.

Recreation Department Board Appointment.

Mr. Brad Adams and Mr. Bill Doupe were asked to serve additional four (4) year terms with the Thomson-McDuffie Recreation Board, expiring in 2015.

Councilmember Jones moved to accept the appointments, seconded by Councilmember Belton. All were in favor. Motion carried.

CDBG Matching Funds.

All Pitt Street CDBG matching funds have come from SPLOST revenues, designated for Water-Sewer.....in general, SPLOST IV and/or the “Special Account” set up a few years back for Water Sewer expenses. These funds are managed by the County.

In summary:

- 2009 CDBG
 - Original Application for \$800,000 grant money included \$106,000 in a local cash match. To date our cash match of \$53,859 has come from these funds, with a balance of \$52,141 yet to pay.
- 2010 CDBG, Original Application for \$800,000 grant money with total Cash Match of \$60,000. This grant has been awarded.

- 2011 CDBG, Original Application for \$800,000 grant money with total Cash Match of \$60,000. **This grant has not been awarded.**
- All CDBG grant applications were/are made intending for local match to come from SPLOST funds. We have heretofore worked under the assumption that SPLOST IV and Special Account funds were to be used for water-sewer projects, including CDBG match funds.
- Official SPLOST IV Water Sewer funds have been expended and the Special Account was recently frozen by the County Commission Board. Invoices concerning the obligations described above are now rejected for payment by the County from that account. The City has paid and will pay invoices for these projects from Water-Sewer Contingency.

Employment Application Process.

The City of Thomson application was reviewed by our City Attorney, GMA and our Personnel Director. As a result, we made some changes to the application that strengthened it. The application would now stand, along with a defined hiring process that will be used with Public Safety employees in particular and all employees to a lesser degree.

TE Grant and Schedule.

The City was awarded \$275,000 for our 4th TE Grant. This will be used to do streetscape improvements in Journal/Trade Street area. This grant will require a 20% match/\$54,000 from the City.

The schedule for the current TE project on Railroad Street and the Depot stabilization construction/project complete time is April – June 2012.

Additional Parking on Railroad Street.

McDuffie County has approved \$100,000 toward additional parking on Railroad Street across from the Government Complex.

Also, Sheriff Marshall asked the City of Thomson to research what would be involved in making the Government Complex/grounds “smoke free”. The decision was made to discuss further with McDuffie County, before preparing the ordinance required.

Pit Burner at the Recycle Center.

The pit burner at the Recycle center is in need of some repair work. It is currently down and the City Administrator is trying to sort out the most cost effective way to get it up and running. Mr. Powers recommended repairing the burner at a cost not to exceed \$35,000 with the City doing some of the work.

Councilmember Jones moved for the repair of the pit burner and for the cost not to exceed \$35,000. Councilmember Belton seconded the motion. All were in favor. Motion carried.

DISCUSSION:

In response to Mr. Pinkston's request from last month's meeting, Scott Johnson with Civil Design and Mr. Powers took a look at Sills Branch.

- The low cost option relies on the Local Issuing Authority (Planning Board) and an environmental consultant's ruling that the stream can be worked on without permitting by EPD and the Corp of Engineers. It carries the risk that EPD and/or the Corps may not agree and penalize/stop work after it has been started.
- The higher cost option brings both EPD and the Corps into the process at the beginning to make determinations about permits and whether they are required or not.
- Currently awaiting Planning Department response

Our first water bill was sent to Harlem. We are providing them an average of 100,000 gallons per day.

There being no further business, the meeting was adjourned at 7:28PM.

Dianne Landers
City Clerk