

**CITY OF THOMSON
REGULAR COUNCIL MEETING
March 13, 2008**

7:30PM

Present

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

CITY HALL

Also Present

Jim Wallace, the Progress
Scott Huff, Water Distribution
Roger Greene
Fred Guarrant, Planning Director
Mary Ramsey
Katie Patterson
Bob Flanders
Donna Branch, WTHO
Billy Hobbs, McDuffie Mirror

Mayor Usry welcomed all for the Regular Council meeting of March 13, 2008. The invocation was given by Councilmember Jones, followed by the Pledge of Allegiance to the Flag.

MINUTES:

Councilmember Lunceford moved to approve the minutes of the Regular Council meeting on February 14, 2008. Councilmember Belton seconded the motion. The motion was carried by all.

Councilmember Smalley moved to approve the minutes of the called Joint meeting of the City/County on February 28, 2008. Councilmember Brown seconded the motion. There was one correction, Councilmember Belton was absent, not present. The motion was carried.

OLD BUSINESS:

Second (2nd) reading on Annexation Request for Horizon Properties:

This is the second and final reading for a request to annex property located on Highway 17, Wrens Highway.

Councilmember Belton moved to approve the annexation of the Horizon Properties parcel, seconded by Councilmember Smalley. All were in favor. Motion carried.

PRESENTATION:

Bob Flanders, a member of the Historic Preservation Commission, gave a presentation on the Facade Program Guidelines Draft. Mr. Flanders presented the recommendations from the Historic Preservation Commission (HPC) which includes a recommended expansion of the Old District, originally restricted to a small area of downtown.

The extended area will include all commercial properties inside the boundaries of Hill Street to the south, bounded on the east side by Black Street and Greenway, north to Highway 150, turning west to Church Street and then back to Hill Street. These new guidelines will recognize the original façade district as well as the growth of the central core of the downtown area. Mr. Flanders stated that this program should help stimulate growth and encourage investment by the business owners.

Other changes include having the HPC as the designated agency to do the initial review and to negotiate a preliminary agreement with the owner. The City Council will perform the final review and approval. Funding levels were recommended to stay the same..up to \$15,000 per project. Also, changes would require the tenant or owner to spend \$2.00 for every \$1.00 given by the Commission. Lastly, the Commission asked Council to revise the loan procedure that initially was part of the original financial incentive package administered by the Downtown Development Authority.

NEW BUSINESS:

Zoning Change/Commercial Development Review – East Hill Street (Roger Greene).

Fred Guerrant, Planning office, presented the Council with an application from Roger Greene, requesting a change in zoning classification from I-1 (light industry) to B-1 (highway business) for a parcel located at the intersection of Black Street and East Hill Street. Mr. Greene has purchased this property (18.63 acres) with the intention of developing the property into a commercial park. Full underground utilities, street lamps, and appropriate landscaping will be included in the development. The City Planning Board recommended conditional approval of the zoning change from I-1 to B-1 under the condition of “Right of Review and Approval.”

Councilmember Jones moved to accept the recommendation from the Planning Board, seconded by Councilmember Smalley. Motion carried.

Resolution to Authorize Application CDBG.

This is a resolution whereas the governing body is the City of Thomson authorizing the filing of a Community Development Block Grant (CDBG) application to the Georgia Department of Community Affairs.

Councilmember Belton moved to accept the resolution authorizing the filing of a CDBG grant. Councilmember Jones seconded the motion. Motion carried.

First Reading Amendment for clarification on the sale of alcohol on Election Day.
This is the first reading of an ordinance to allow the sale of alcohol on Election Day.
This amendment is intended to match McDuffie County's ordinance.

Board Appointment Housing Authority – Jamie Burnett.
Recommendation to reappoint Mr. Jamie Burnett to the Housing Authority. Mr. Burnett's term ended August 2007 and re-appointment is for five years. He has agreed to serve another term.
Councilmember Smalley moved to approve the recommendation of reappointment, seconded by Councilmember Belton. Motion carried.

Request for Alcoholic Beverage License – HA Store, Inc.(previously Rimpys) located on Cobbham Road.
Councilmember Belton moved to the request for alcoholic beverage license.
Councilmember Jones seconded the motion. Motion carried.

Request for Alcoholic Beverage License-Saicon's Food Pantry (previously Jackson Street Fast Fare) located on Jackson Street.
Councilmember Belton moved to approve the request for alcoholic beverage license.
Councilmember Lunceford seconded the motion. Motion carried.

DISCUSSION ITEMS:

Construction is continuing on the South McDuffie water line expansion. For information, anyone not initially signed up when the project was being developed and now desiring a hook-up should know that the fee is \$600 if the tap is performed as the construction crew is installing the main...otherwise the fee is \$1000 if the tap is requested after the crew has moved to other areas. The \$150 rate is no longer available.

Relay for Life was officially started today with the "pink potty" placement at Mayor Usry's house.

There being no further business meeting adjourned at 8:10pm.

Dianne L. Landers
City Clerk