

CITY OF THOMSON
CITY COUNCIL MEETING
August 11, 2022

6:00PM

Thomson-McDuffie Government Center

Present:

Kenneth Usry, Mayor
Alton Belton, Councilmember
Keryl Corley, Councilmember
Elaine Johnson, Councilmember
John Smalley, Councilmember
Scott Whittle, Councilmember
John Waller, City Administrator
Lucretia Ferguson, City Clerk
Jimmy Plunkett, City Attorney

Also Present:

Chief Courtney Gale, TPD
Assistant Chief Robert Brown, TPD
Chase Beggs, Planning & Zoning Director
Karen Fioretti, McDuffie Progress
14 Citizens

PUBLIC HEARING

At 6:00pm, Mayor Usry welcomed all to the Public Hearing concerning the Planning and Zoning Board's recommendation on rezoning Kingstown Estates from S (Special) to R-2 (Multi-Family Residential).

Planning and Zoning Director Chase Beggs presented the application for the rezoning request from Robert Wilson. Parcel 0T330119 off of the Wrens Highway, if approved, will become a senior living – 55 years of age or older – townhome development called The Retreat at Thomson. The Retreat will have 140 townhome units, a gated entrance, walking trail, greenspace, pool and clubhouse. The development will adjoin an existing senior apartment complex, Kingstown Gardens. The design and plan for Retreat at Thomson meets all Planning and Zoning requirements. The P&Z Board made a recommendation to approve the request as submitted with the conditions that amenities are installed as proposed, there be a maximum of 140 units, and the development be a senior development for ages 55 and older.

CALL FOR PUBLIC COMMENT: None

There being no questions, comments or other concerns, Mayor Usry closed the public meeting at 6:01pm.

COUNCIL MEETING

At 6:01pm, Mayor Usry called the regularly scheduled City Council meeting to order. City Attorney Plunkett gave the invocation, which was followed by the Pledge of Allegiance to the United States flag.

CITIZEN INPUT: None

APPROVAL OF AGENDA:

A motion was made by Councilmember Corley and seconded by Councilmember Smalley to approve the agenda presented. A vote of 5-0 in favor was taken.

APPROVAL OF MINUTES:

- a. Council Meeting, July 14, 2022: A motion was made by Councilmember Smalley and seconded by Councilmember Belton to approve the minutes. A vote of 5-0 in favor was taken.

BUSINESS:

- a. Planning and Zoning Recommendation re: Kingstown Estates Rezoning: A motion was made by Councilmember Corley that approval be given for the subject parcel to be rezoned from S (Special) to R-2 (Multi-Family) with the following conditions:
 1. A Homeowners Association (HOA) must be established with covenants approved by Thomson-McDuffie County Planning and Zoning Board, including the language below.
 2. The HOA shall adopt covenants on the property that state the residential units may only be purchased or leased to persons 55 years of age or older who must also reside in the unit leased or purchased.
 3. Should residential units be sold, the covenants and language in Item 2, above, will be placed as a condition in each deed stating, "This Property has been developed as part of a 55 and up age community and shall remain such until 2072. Each property in the community shall be owned by persons 55 years of age and older and the owner of the property shall be the primary resident of the property. At no time shall this property be leased to a person less than 55 years of age and the lessee shall be a full time resident of the property. A violation of this covenant shall cause the property to revert to the ownership of the Association. Where there is a conflict between the Association or property owners within the Association, Parties shall be bound by the decision of the American Mediation Association." The motion was seconded by Councilmember Belton and a vote of 5-0 in favor was taken.
- b. Resolution 08-2022 re: Ordinance 580 - To-Go Cups: This Resolution amends Ordinance 580 to allow beer or wine only to be sold by alcohol license holders within the Downtown Dining District in To-Go Cups without the City Council approving a special function. All other stipulations of the Ordinance remain in effect. A motion was entered by Councilmember Belton and seconded by Councilmember Corley to approve Resolution 08-2022. A 4-0 vote in favor was taken. Councilmember Smalley abstained.
- c. September is Childhood Cancer Awareness Month Proclamation: The Girl Scout Juliette Troup members each gave a fact about childhood cancer and were presented a proclamation by Mayor Usry proclaiming September, 2022 as Childhood Cancer Awareness Month.

- d. Ordinance 581: Fire Hydrants - Second Reading: Current City Ordinance 546 concerning fire hydrants does not address the distance between hydrants. As the Fire Departments are now consolidated, it would be in their best interest to have the same ordinance requirements in the City and County. This would mandate that not more than 800 feet separate hydrants for residential use and not more than 500 feet for industrial and commercial use. This is for construction going forward, not retroactive. A motion to approve the ordinance was made by Councilmember Smalley, seconded by Councilmember Whittle and passed with a 5-0 vote.
- e. Chamber Movie Night Requests for September 1, 2022: The Chamber of Commerce has requested to close Railroad Street from Main Street to the Crosswalk at Hogie Joe's from 5:00pm – 10:30pm to allow for vendors and games. At 8:00pm they have requested use of the City/County Complex front lawn to have a showing of the movie Spider-man: No Way Home. A motion made by Councilmember Corley and seconded by Councilmember Johnson to approve the requests was passed with a 5-0 vote.
- f. One Day Alcohol License Request by Activities Council of Thomson for September 23, 2022: The Activities Council has applied for a one day license for use during the Blind Willie Blues Pre-Festival Concert on Railroad Street from 6:30pm – 9:00pm. A motion to approve the license was made by Councilmember Belton and seconded by Councilmember Johnson. A vote of 4-0 approved the motion. Councilmember Smalley abstained.
- g. Event Request by Convention & Visitors Bureau for September 23, 2022: For the same Pre-Festival concert, the CVB is requesting that Railroad Street be closed from Main Street to the crosswalk at the Annex from 5:00pm until 11:00pm and be allowed to place a banner in front of the Depot to advertise the event. A motion was made by Councilmember Whittle and seconded by Councilmember Corley. A vote of 5-0 in approval was taken.
- h. Set Water and Sewer Rates: CA Waller presented a proposed increase of 7% for the Sewer Rate and 5% for the Water Rate taking effect on October 1st each year beginning in 2022 and ending in 2026. This came from a Water and Sewer Rate Study commissioned by the City Council. A motion to approve the increases was made by Councilmember Whittle and seconded by Councilmember Corley. A vote of 5-0 approved the motion.
- i. Downtown Development Boundary Change: Mayor Usry spoke on increasing the boundaries to allow the City's gateways to be included and open up more areas to the Downtown Development opportunities available. A motion was made by Councilmember Whittle and seconded by Councilmember Corley to increase the boundaries as presented. A vote of 5-0 approved the motion.
- j. Mid-Year Budget Amendments: Mayor Usry presented midyear amendments for the General, Water, Gas, Solid Waste, and Maintenance Funds. A motion to approve the slate of amendments was made by Councilmember Belton and seconded by Councilmember Smalley. A vote of 5-0 in approval was taken.
- k. Urban Development Action Grant (UDAG) Loan Request: The Revolving Loan Fund Committee met to consider the request of GSK Metal Works, LLC for a loan of \$200,000 to expand their business and add an additional four employees. The Committee's recommendation is to approve the full loan for a term of fifteen years at 5¼%. This should be guaranteed by the company's principals, Billy Shelton and Mark Kitchens, and secured by a UCC-1 against machinery, inventory and accounts receivables. A motion to approve the recommendation as presented was made by Councilmember Smalley and seconded by Councilmember Belton. A vote of 5-0 approved the motion. Mayor Usry also noted that the Development Authority is also considering a \$150,000 loan to GSK.

DISCUSSION ITEMS:

Council Report: Councilmember Smalley recognized Cooley Myrick for his work in making sure that children in the community have the necessary supplies for the beginning of school.

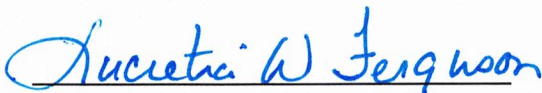
City Administrator Report: CA Waller spoke on the new Public Works "Barn" being delivered next week, budget meetings that are under way, and the Tax Digest being delivered. He walked the Council through the yearly refresher on Millage Rate calculations and then showed them some numbers for this year's tax collections. Calculating this year's Digest with last year's Millage Rate of 6.890 mills would net the City \$78,276.14 more in tax revenue over last year. Calculating this year's Digest with the Proposed Rollback Millage rate of 6.106 mills would net the City a loss of \$44,261.12 when compared to last year's tax revenue. He recommends staying at the same millage rate, and there will be three public hearings that are required in case the Council approves the same Millage Rate and tax bills are higher than last year. The hearings are set for August 25th at 3:00pm, August 30th at 6:00pm and August 31st at 5:00pm with a Called City Council meeting immediately after.

Mayor Report: Mayor Usry brought everyone up to date on upcoming events.

EXECUTIVE SESSION: None

Having no other business before the Council, a motion to adjourn was tendered by Councilmember Smalley and seconded by Councilmember Johnson. A vote of 5-0 ended the meeting at 6:43pm.

Respectfully submitted,



Lucretia W. Ferguson, City Clerk



Kenneth L. Usry, Mayor

