

**TOWN OF CENTRAL  
REGULAR COUNCIL MEETING MINUTES  
1067 WEST MAIN STREET, CENTRAL, SC 29630  
MONDAY, FEBRUARY 8, 2016 –  
IMMEDIATELY FOLLOWED PUBLIC HEARING**

Present: Mayor Mac Martin; Council Members, Paige Bowers, Joe Moss, Lynne Chapman, Ken Dill, Harry Holladay, and Doug Barry; Administrator Phillip Mishoe; Chamber President David Lane; Finance Director Josh Addis; Fire Chief Ed Reynolds; Chief of Police Khristy Justice; Deputy Town Clerk Mendy Fuller; Vince Jackson of the Anderson Independent Todd Fuller, Ashlyn Paige Fuller, Cam Fuller, Darren Schaupp, George Martin,; Walter Lewin, Jacquelyn Bryant, Randy Kaja, Frances Chamberlain, and Town Clerk Susan Brewer.

The meeting was called to order by Mayor Mac Martin.

Ken Dill rendered the invocation.

The Town Clerk administered the oath of to the Deputy Town Clerk Mendy Fuller.

Reading of Regular Council Meeting Minutes 01-11-16

Lynne Chapman made a motion to adopt regular council meeting minutes 01-11-16; seconded by Joe Moss. The vote was unanimous.

Reading of Special Called Meeting Minutes 02-01-16

Paige Bowers made a motion to adopt special called meeting minutes 02-01-16; seconded by Doug Barry. The vote was unanimous.

Public Session

Randy Kaja approached Council with the request to allow Sunday alcohol sales. He said he feels like it is a disadvantage for the restaurants that wanted to have Sunday alcohol sales because surrounding town allowed it. Mayor Martin told him they would discuss it at the next work session. He also advised him that now was a good time to get it on the ballot to let the citizens of Central decide if they wanted to allow Sunday alcohol sales. Randy Kaja asked if he needed to attend the meeting. He said he had vested interest in the Villa Toscana but he would be out of town. The Mayor did advise him it would be good for him to attend but not mandatory.

Receipt and Disposition of Petitions

None

Reports from Council Committees:

All committee reports are on file in the Town Clerk's office and available for review upon request.

A. Planning – Paige Bowers

Paige Bowers reported that the Planning Commission needed 2 more members and the Zoning Board of Appeals needed 3 more members. She asked council to help her find some volunteers to fill these positions. Lynne Chapman asked if a Councilmembers spouse could serve. Mayor advised her that they could not serve.

Mayor Martin moved without objection to suspend the rule of order by unanimous consent. No objections were made.

Mayor Martin read Ordinances

1. Ordinance 03-14-16 ANNEX (1)
2. Ordinance 03-14-16 ANNEX (2)
3. Ordinance 03-14-16 ANNEX (3)
4. Ordinance 03-14-16 ANNEX (4)
5. Ordinance 03-14-16 ANNEX (5)
6. Ordinance 03-14-16 ANNEX (6)
7. Ordinance 03-14-16 ANNEX (7)
8. Ordinance 03-14-16 ANNEX (8)
9. Ordinance 03-14-16 ANNEX (9)
10. Ordinance 03-14-16 ANNEX (10)
11. Ordinance 03-14-16 REZONE (1)
12. Ordinance 03-14-16 REZONE (2)

Mayor Martin then made the motion without objection to resume the rules of order.

Paige Bowers made the motion to re-appoint Tanya DeOliveria and Bryan Schaupp to the Planning Commission; seconded by Doug Barry. The vote was unanimous.

Paige Bowers made the motion to re-appoint Carl Austin and Walter Lewin to the Zoning Board of Appeals; seconded by Lynne Chapman. The vote was unanimous.

Harry Holladay asked if all the property was contingent that were being annexed. Mayor Martin advised him that it was.

A. Streets and Public Safety – Joe Moss

Joe Moss reported the police department had a new car coming from a victims advocate grant. He congratulated them for the work that went into the grant and thanked them for their hard work.

B. Finance and Marketing – Lynne Chapman

Lynne Chapman reported that the sewer and sanitation funds were in the black. She said the general fund and water were in the red but not by much.

She asked the Administrator if they were any areas of concern. Phillip Mishoe said the water and sewer are usually slow months for them. He said the general fund is about where it was at every January. He said the property tax and local option sales tax will start coming in. He said it will be in the black for a few months. He said everything was running normal.

C. Recreation – Ken Dill

Ken Dill reported that Tom Cloer had met with Site Design about re-designing the future recreation complex to better accommodate the disc golf course. They should have the preliminary plan sometime in March. He said the indoor rec report was attached for public viewing.

D. Enterprise- Harry Holladay

Harry Holladay reported that water loss was up and it was probably from the leaks we have had. He said that there was a leak in front of the bank several times.

E. Tourism and Economic Development – Douglas Barry

Doug Barry reported that the meeting with the Green Crescent was a good meeting. He said it was well into the planning phase but it was looking good. It was going through Clemson and Pendleton. They were studying out the lay of the land through right of ways to see how it could connect to Central to provide walking and biking trails.

Doug Barry reported the tennis courts would be completed next month. He said they would be open to the public when not in use for the school. He said they had several options for the public at SWU that was a good resource for the town.

Doug Barry reports the RR Festival and Blues Festival would be in April bringing in music and entertainment for Central.

Old Business

Fourth Supplement Ordinance 02-08-16

Mayor Martin advised the council that we had passed this ordinance last week and under the rule of order anybody that votes in the majority, you can bring back to the table for change. Chair moved to bring back to the table Fourth Supplement Ordinance 02-08-16; seconded by Lynne Chapman. The vote was unanimous.

Phillip Mishoe explained the changes that needed to be changed for the USDA loan. He explained we were combining two loans and he said the dollar amount did not change. He explained that in the first ordinance the amounts had all the totals combined. The changes show each one separately. Phillip Mishoe said it basically is all semantics. He advised the council that we have to notify USDA if we take on anymore sewer debt.

Mayor Martin then called for a vote on the amended ordinance. Chair made the motion to adopt as amended Fourth Supplement Ordinance 02-08-16; seconded by Lynne Chapman. Ken Dill asked if there was nothing of substance if it was mainly editorial and restating the financial portion. Phillip Mishoe said that was exactly what it was. The vote was unanimous.

New Business

None

Introduction and consideration of New Ordinances, Policies, and Resolutions

Resolution

None

Consideration of Ordinances, Policies, and Resolutions already in possession of Council

None

Reports from the Administrator and Mayor:

A. Administrator

Phillip Mishoe gave an update on the sewer project. He said rain had been the hold up. He said we were trying to wait until spring break to do Johnson Road. Paige Bowers asked about the phone company blocking the road with no one directing the traffic. Mayor Martin said he thought it was the sewer guys working on the sewer. Phillip Mishoe asked them to let him know if it happens again. He said he would talk to the Chief of Police after the meeting. Phillip Mishoe said that the construction on the sewer project located in the woods may be delayed because of the rain.

Phillip Mishoe asked for a head count for the PCMA meeting in Liberty on the 22<sup>nd</sup>.

Phillip Mishoe reminded the council of the State of Central on March 22<sup>nd</sup> at SWU.

Phillip Mishoe informed the council of the joint meeting with Clemson. He told them since they had already been informed of the problems they didn't have to attend and he would tell Clemson that either February 22<sup>nd</sup> 5:30 – 6:30 or February 29<sup>th</sup> at any time would work. He said then if they (council) are available they could attend if they wanted to. Paige Bowers asked what the problems were again. Phillip Mishoe said 1) the roof was leaking and that compounds everything else. He said that he and Rick Cotton have told Joe to get the roof leak fixed. Phillip Mishoe said the leak had messed up the floor. Paige Bowers asked if it was the gym or weight room. Phillip Mishoe said that it was the gym and the dance floor room. He said part of the dance floor problem was from a busted water line. They will repair that pipe. He said two of the

HVAC had went out and replaced. He said there were two more that we are expecting to go out. They will be factoring in the cost for replacing those. The windows in the pool room need to be resealed. The cardio equipment in the weight room needs to be refurbished. We will be replacing belts and refurbishing all the cardio equipment. Phillip Mishoe said that while they were in there they were going to refurbish the weight equipment too. This should get us a few more years by extending the life of the equipment. We can do this for around \$14,000 for the cardio refurb. Replacing the equipment would be around \$100,000.

Refurbishing will give us time to plan on replacement. Ken Dill said he would be in attendance since that was committee he is assigned to. He said he would report back to the council. Ken Dill said either day worked for him.

Phillip Mishoe said that he had attached a memo with the information about Silver Sneakers. He said they had been working with Joe to see why they had decided to suspend the program. Lynne Chapman asked if there was anything that we could do. Phillip Mishoe said he advised the seniors to talk to Humana because they won't raise the amount they agree to pay anything more than they did 10 years ago. He said we were not even allowed to let them know that the program was ending. As of January 1, 2016 the silver sneakers was discontinued. Harry Holladay asked why we had to involve Humana. Phillip Mishoe said that because Human was paying for the silver sneakers program and we had to discontinue it because it was not cost efficient.

Phillip Mishoe said that the Mayor's report was next but he had someone nominate Keith Abercrombie for volunteer of the year. He gave them the criteria for volunteer of the year for the business and community. Lynne Chapman asked if they wanted to add Keith Abercrombie to volunteer of the year or business of the year. He said it was for volunteer of the year.

## B. Mayor

Mayor Martin said before they discussed the volunteers of the year they needed to vote on Mayor Pro-Tem and the committee assignments. Mayor Martin said every two years we need to elect a Mayor Pro-Tem. He opened the floor for nomination. Harry Holladay nominated Ken Dill. Mayor asked if there were any more nominations. They were none. He closed the floor for nominations. Mayor Martin called for the vote. The vote was unanimous. Mayor Martin kept the committee selection the same.

Mayor Martin opened the floor to the entire room for nominations for volunteer of the year for Central. Tom Cloer said that he would like to nominate Keith Abercrombie for volunteer of the year. He said he has had a business in Central and also been on the volunteer fire department for 30 plus years. Lynne Chapman nominated Keith Abercrombie. Mayor Martin asked if there

were any more nomination and there we none. He called for a vote. The vote was unanimous for Keith Abercrombie for volunteer of the year.

Mayor Martin then named the nominations that were submitted. Palmetto Pizza, Consign and Design, and JW Real Estate were the 3 nominations. Mayor Martin opened the nominations to the floor. Lynne Chapman asked how long Palmetto Pizza had been in business. Tom Cloer said that he would like to comment on Palmetto Pizza. He said they had been in business since Walmart had opened. He said they had really helped the Recreation Department. Paige Bowers said they had also opened early and helped out the school when they needed it. Phillip Mishoe asked if they wanted him to give the reasoning why the CABC had nominated each person and business.

He said they RR Museum had volunteer for the festival and opens the museum every Thursday and Saturday. Anne Sherriff nominated Ansel and Sharon volunteer cleaning the Ballentine Cemetery, the gardens behind the museum, and volunteered for the RR Festival. He said all the choices were good and he thinks Keith Abercrombie was a good selection. He said you could also add Ed Reynolds to that list. He said the volunteer of the year had been selected and he thought the council had made a good decision.

Phillip Mishoe said that Palmetto Pizza had been here at least 10 years. He said they help the recreation department. He said they work the festival. He said that Marsha was also a member of the CABC.

Phillip Mishoe said that Consign and Design was a new business downtown. He said it was the business that was at the Garrett's shopping Center in Clemson. He said they weren't even considering Central when they moved. He said they were doing really good.

JW Real Estate is Joey Martin. He is the president of the CABC. Phillip Mishoe said he has been out and doing things in Central. He said he feels like any of the 3 was good choices. Harry Holladay asked if we could have 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> place. Mayor Martin said there could only be 1. Lynne Chapman asked how long had JW Realty been in Central. Lynne Chapman made the nomination for Palmetto Pizza for the business of the year; seconded by Doug Barry. Mayor Martin called for the vote. The vote was unanimous.

Chair moved to enter into executive session to discuss for the Discussion of negotiations incident to proposed contractual arrangements and proposed sale or purchase of property and Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by the public body; seconded by Ken Dill. The vote was unanimous.

Return from Executive Session

Council returned from executive session where no decisions were made only information was shared.

Action Items

Chair made the motion to allow the administrator to allow the town attorney to take any action necessary to remedy the situation on commons drive with the defective culvert; seconded by Paige Bowers. The vote was unanimous.

With no objections, Mayor Martin adjourned the meeting.

Respectfully submitted,

Susan A. Brewer, CMC

APPROVED: 03/14/2016