

**TOWN OF CENTRAL
REGULAR COUNCIL MEETING MINUTES
1067 WEST MAIN STREET, CENTRAL, SC 29630
MONDAY, MARCH 9, 2009 – 7:00 PM**

Present: Mayor Mac Martin; Council Members David Donald, Tony Craig, Lynne Chapman, Tracey Reynolds, Harry Holladay, and Gary White; Town Administrator Phillip Mishoe; Police Chief Kerry Avery; Recreation Director Tom Cloer; Athletic Director Jason Crawford; Fire Department's Executive Officer Ben Smith; Finance Director Jerri Martin; News Media Vince Jackson; Citizens Ted Osborne, Chad Carson, Susan Rowland, Connie Black, Mary Gaines, Mamie Martin, and George Martin; and Deputy Town Clerk Susan Brewer.

The meeting was called to order by Mayor Mac Martin.

Gary White rendered the invocation.

Volunteers of the Year

Mayor Martin read Resolution 03-09-09 HUGHES. Glenn Hughes was recognized as Town of Central's Volunteer of the Year for 2009. Lynne Chapman made the motion to accept the resolution as presented; seconded by Harry Holladay. The vote was unanimous.

Mayor Martin read Resolution 03-09-09 SPEAR. Mike Spearman was recognized as Town of Central's Volunteer of the Year. Lynne Chapman made the motion to accept the resolution as presented; seconded by Gary White. The vote was unanimous.

Last month during the recognition of employees, Tom Cloer was over-looked. He received his 15-years of service certificate at the Christmas luncheon.

Reading of Council Meeting Minutes 02-09-09

Lynne Chapman made the motion to accept the minutes as presented; seconded by Tracey Reynolds. Tony Craig pointed out a correction and stated the date was incorrect. Deputy Clerk Susan Brewer stated the date was not incorrect, the reports are one month behind due to the fact the Council Meeting is less than 2-weeks after the end of the month. The vote was unanimous.

Public Session

1) Connie Black, a resident of 30 years at 203 Woodside Lane stated there is the good, bad, and ugly about the rezoning (property on Woodside Lane). There are 6 apartments, 3 separate buildings. She stated on any given year – because renters come and go – it can be good or it can be bad. The bad is if a drug dealer moves in, it increases traffic, coming and going at all hours. Thankfully, right now it is not an issue – but one never knows. Another problem is a hill, that is beside her house, that is used as a run-way and drivers get to going so fast she doesn't know how they get stopped at the stop sign. She stated she had just left 10 children playing in her yard; and because the weather is warmer the children are coming and going more – playing basketball, kick ball, and riding bikes. Children do run out into the streets. Some of the children are from the duplexes. They are not bad people, they are good people. However, 3 more duplexes should not be built in this small area. The traffic would be unbelievable. As of now there are 6 – 8 cars with the existing apartments, maybe more; in addition to people who visit them. If more duplexes are added there will be an additional 6 – 8 vehicles flying (speeding) up and down the street. It is not a good street, it is a small street with lots of kids playing on it. She stated she could not understand why the Town would want to congest the area more. She also said the most important thing she wanted the Council to understand is the safety of the children. She asked Council if they (the Town residents) needed any more apartments or duplexes; especially in this area; she thought not. She then invited all of Council to visit Woodside Land and observe the situation.

Harry Holladay encouraged Ms. Black to call the police when there was speeding traffic. The police only needed the color of the car. Whether the re-zoning is passed or not, the police needed to be notified about the speeding. If the speeding cars continue, speed bumps may be an option. He stated if there were cars during the night to call the police; that Central had a good police force, so work them.

Lynne Chapman stated she appreciated Ms. Black visiting and voicing her concern.

2) Susan Rowland, a resident of 25 years at 107 Woodside Lane stated she has 2 sons who grew up in the area. She stated she agreed with everything Ms. Black had said: traffic is horrible and speeding is horrible, even on the main road going into the area. When she first moved to Woodside Lane there was a drug problem and the neighbors got it stopped and they don't want it again. She said again, there is too much traffic on the road now and if more apartments are added there could be more problems. She stated she thought there were enough apartments in Central, South Carolina now and no more needed to be added on their small street and nice neighborhood.

3) Mary Gaines, a resident of 31 years at 112 Woodside Lane stated she agreed with Ms. Black and Ms. Rowland that the duplexes do not need to be in this location. The area would be too congested and the children do play in the road. She stated when she moved to the area it was zoned Single Family and she felt it should stay that.

4) Mamie Martin, a 23 year resident of 509 Spring Forest Drive stated she wanted to add onto what the previous ladies had said – that they do not need more traffic and more trash. People go by and toss their trash onto the street. She stated she is the trash collector often because people go by with their boom boxes blaring and speeding like they were going to the drag races and throw out trash. She has grandchildren who visit who are afraid to ride their bikes because of the amount of traffic and the speed. She also stated when her family moved into the area they were told it was Single Family Residents only – no apartments. That was one of the reasons they decided to live there. She asked Council not to add more duplexes there.

Harry Holladay asked if the property was posted (rezoning signs) the past month, advertising the Planning Commission Meeting and the rezoning request. He stated they could have attended the Planning Commission Meeting and voiced their concerns. Ms. Black stated this day is the first time she has heard of it. Ms. Martin stated they had not seen any signs.

5) George Martin of 509 Spring Forest Drive stated he agreed with everything that has been said. When he and his wife moved to the area, years ago, they did so because it was a family atmosphere. There is a lot of traffic up and down the road and people walking the street at night. There is a lot of litter on the street and his wife picks it up because it is so bad. He stated if more duplexes are brought in it will lower the value of their homes. He said he knew they (the Council) would not like something like that to happen to them either. He asked the Council to take all of this into consideration.

6) Chad Carson, one of the owners of Two Tigers Investments told Council that they had bought the property (on Woodside Lane) a year ago. One of the issues he heard at that time was the issue with drugs and the type of tenants living in the duplexes. Only 3 units were occupied when they purchased the property and 2 of the units had non-paying tenants – who they suspected were involved in some type of drug activity. Currently all units are full and they pay their rent on time, take care of their property, and are good citizens of Central. Today, compared to a year ago, the neighborhood has seen a huge improvement. He stated he was glad to hear the neighbors speak out about speeding vehicles because he wanted to address the issue also so that it is a nice place for his tenants to live also. If there is anything they can do as property owners, he is all for it. He also stated when he bought the property it was and is zoned R6 which allows duplexes. The request is not to change the use of the property but the density of where the duplexes can be placed on the property. This is a good, family, subdivision and the tenants they attract like it because it is family oriented. Therefore, it is not their intention to change the character. They want to be quality units and provide affordable rental rates. There are a lot of rentals in Central right now, but none of them offer \$375 a month and below. Before none of them had central heating and air and were in dilapidated condition. It is the property owner's intention to give them a nice, clean, and safe place to live – at an affordable rate.

Ms. Chapman asked him why he decided to put more duplexes on the property. Mr. Carson stated he has seen a high demand for this type of property at this rental rate. At the current zoning there is allowance for more units; however, after talking with the Zoning Administrator he stated there was room for more units, and they (the property owners) wanted to add more units that they could rent out. Harry Holladay stated the Council appreciates all that they have done to clean up the neighborhood.

Mayor Martin expressed his appreciation to the citizens who came to the meeting to express their concern. He also asked the Chief of Police to look into the speeding issue; to which Chief Avery stated he would.

Receipt and Disposition of Petitions

None at this time.

Reports from Council Committees:

A. Gary White – Street & Sanitation

Mr. White stated there are some residents in town that the sanitation truck passes on their route, and the town wants to offer them sanitation pick up.

Mr. White read the policy #03-09-09 SANT in its entirety. He then made the motion to accept this policy as presented; seconded by Harry Holladay. The vote was unanimous.

B. Harry Holladay – Planning

1) Mr. Holladay stated the Planning Commission met to hear a Home Occupation request for 216 Campus Drive. He then made the motion to accept the request; seconded by Tracey Reynolds. Ms. Chapman asked what type of business they were doing. Mr. Holladay stated it was mostly paper work and computer work – mostly in Anderson County. There would not be any type of traffic or any types of supplies. David Donald asked if the code book called for permission from the land owner. Mayor Martin stated it did not require permission from the land owner. Mr. Holladay stated the tenant did have permission from the land owner. Mr. Donald stated he appreciated Mr. Pitts going through the proper steps but he felt the land owner needed to sign the request. Mayor Martin called for a vote: He, Lynne Chapman, Tracey Reynolds, Harry Holladay, and Gary White were in favor; David Donald and Tony Craig were opposed.

2) Mr. Holladay stated the Planning Commission also met on a rezoning request at 215, 216, and 217 Woodside Drive. At this time Mr. Holladay read Ordinance #03-09-09 REZONE in its entirety. He then made the motion to accept the ordinance on the first reading; seconded by Tracey Reynolds. Ms. Chapman asked the difference between R6 and RM 8. Mayor Martin stated R6 allows for 1 or 2 family dwellings on 2,000 square feet and RM8 is eight rental units per acre. Ms. Chapman asked if this property was left R6, what would be the situation of the duplexes. Mayor Martin stated they (the property owners) would have to survey the property and divide into 6,000 square foot lots; also they would have to install their own driveways and roads according to their plats. Duplexes would be about 4.5 units per acre. Mr. Holladay stated he did not believe the request would have passed the Planning Commission if the citizens had known about it so that they could have attended to protest it; the Planning Commission would not have been in favor of it. Mr. Donald asked the Administrator if he found out if signs had been posted. Mr. Mishoe stated he talked with Richard (Davidson, the Zoning Administrator) and he stated he did put them out. He stated he told Richard that he (Mr. Donald) had stated he went the night after the Planning Commission Meeting and there were not any signs there. Richard told Mr. Mishoe that he put the signs out and then took it up the next morning. However, the residents said there was never a sign on Woodside Lane. Mr. Mishoe stated if a Council Member went to the property he knows what the signs look like and it should have been there for several days. It was advertised for 8 days in the paper. The day after the Planning Commission meeting Richard picks up the signs. Mr. Mishoe stated there had been 3 public hearings within the past 45 days; therefore, Richard may have gotten confused. Mr. Donald addressed Mr. Carson and told him he had visited Woodside Lane and he appreciated what he had done to improve the property because it did look so much better than before. Ms. Chapman stated if the residents were told it would be Single Family Dwellings, how did someone build the duplexes. Mayor Martin stated he knew they (the duplexes) had been there a long time; the zoning was originated in the early 1990's.

Mayor Martin then called for a vote on Ordinance #03-09-09 REZONE. The motion failed due to unanimous opposition by all of Council.

C. Tracey Reynolds – Water & Sewer

Ms. Reynolds stated due to snow and rain the Water and Sewer Department were not able to clean as well; however, everything was maintained.

She then asked the Administrator to elaborate on the rate increase. Mr. Mishoe stated the water rate increase is 7 percent on the base. The wholesale rate is an 8 cent increase because it is a pass-through; the industrial rate is 8 cent also.

D. Lynne Chapman – Finance

Ms. Chapman stated the General Fund is in the black now, which is excellent. There has been an improvement in the funds. The water funds are in the black also. The sanitation fund is in the red, but it is a minute amount and nothing to be concerned about.

E. Tony Craig – Public Safety

Mr. Craig reported the Council should have their Police and Fire Department reports in their packets. For the month of February the Police Department investigated 9 accidents, assisted other departments with 9 incidents, handled 183 complaints, responded to 56 incidents, issued 74 traffic tickets, obtained 40 warrants, had 30 arrests, assisted 46 citizens, and served 28 warrants. The Fire Department responded to 6 vehicle incidents, 2 calls were canceled in route, 5 grass fires, 3 smoke detector calls, 1 alarm system activated, 1 service call – other, 3 authorized controlled burnings, 1 passenger vehicle, and 1 dumpster - outside trash fire.

F. David Donald – Recreation

Mr. Donald reported the Central and Clemson Recreation Departments were awarded the bid to host the SC Dixie Youth Majors State Tournament in July 2010. Both departments were recognized recently at the State meeting for excellence in hosting the State Games this past July.

The Central-Clemson Golden Games for those ages 50 and older will be held September 14th – 17th this year.

From the Indoor Rec. Center: Joe Crosby stated that the billboards should be going up on Highway 93 this week.

From the Young at Heart Program: Twenty-five people attended the travel show and potluck on February 17th. The day trip to the High Museum in Atlanta on February 27th was a great success. Ms. Snide spoke to the Upstate Senior Network group on March 4th. The Washington, DC motor coach trip for Memorial Day weekend was canceled due to lack of participation. Ms. Snide is working on scheduling an art class for the Central-Clemson Senior Center after having a discussion with the participants of the center on March 3rd. She is also setting up speakers for some late afternoon/evening programs to be held at the center as a result of the speaking engagement on the 4th. Ms. Snide spoke on this subject during the Council Planning Retreat: she is also working on setting up a fee schedule for advertising in the newsletter. This will free-up some money to go into her programs.

Mr. Donald expressed his appreciation to the citizens who came to the meeting to speak in opposition of re-zoning Woodside Lane. He also thanked the Town Department Heads who participated in the Council Planning Retreat. He stated he thought it was the best one ever and he heard a lot of good ideas.

He stated Gary White had a good idea about the Central-Clemson Recreation Center. The Town is leasing the land across from Town Hall; therefore, Mr. Donald stated he would like to see a sign posted there pointing the direction to the Recreation Center. Mr. Donald stated he was also impressed with Joe's (Crosby) idea of renaming the Recreation Center; and he wanted the item placed on the next Work Session Agenda.

Introduction and consideration of new ordinances

A. First Reading of Policy #03-09-09 BASE - To Increase Water Rates

Mr. Mishoe stated the Outside Rate is 1.5 times the Inside Rate; as done in the past. Mayor Martin read the policy in its entirety. Lynne Chapman made the motion to accept the policy on its first reading; seconded by Harry Holladay. Mr. Donald stated he did not voice his opinion during the Work Session because he didn't think it was the place to do it and he wanted his comments on-the-record. He stated he did not understand how they (the Council) could pass a policy to supply sanitation at double the rate, to outside customers that does not require the amount of investment in infrastructure and time from

Town employees and then have only one and one-half time rate of inside. He stated he took good notes from the Work Session and from his understanding the Town is raising the rates more than what Easley-Central (Water District) is raising the Town's. He also stated that in accordance to the current financial report, they (the Town) had \$47,000 in the bank.

Mayor Martin then called for a vote. Mayor Martin, Lynne Chapman, Tracey Reynolds, and Harry Holladay were in favor; David Donald, Tony Craig, and Gary White were opposed.

B. First Reading of Ordinance #03-09-09 BUDGET - Enterprise Fund Budget

Mayor Martin stated sewer was taken out of this budget due to Pickens County's increase. This ordinance is for the first reading of water and sanitation. The second reading of this ordinance will occur at the second reading of the rest of the budget. Mayor Martin then read the ordinance in its entirety. Lynne Chapman made the motion to accept the ordinance; seconded by Tracey Reynolds. Mayor Martin, Lynne Chapman, Tracey Reynolds, Harry Holladay, Gary White, and Tony Craig were in favor; David Donald was opposed.

Consideration of ordinances already in possession of Council

There were none.

Reports from the Administrator and Mayor:

A. Administrator

1) Mr. Mishoe stated the PCMA would be in Clemson, Monday, March 23rd, at 7:00 pm

2) Sewer Engineering

Senator Larry Martin was instrumental in getting Central on the DHEC list, in conjunction with State Revolving Fund, for consideration. Over the next few weeks Senator Martin will advise the Administrator if the Town needs to move forward with the engineering. He will give the Administrator an idea if the Town can receive anything from the stimulus package.

3) As stated in the memo to Council, there is a possibility of a 55 cent increase on the sewer charge from Pickens County. Mr. Mishoe stated he talked with a representative from the County and the charge will actually be 43 cents. David Donald asked the Administrator to explain to the Council the impact of 43 cents to the Town. Mr. Mishoe stated it is 43 cents per thousand; the Town was billed 109 billion gallons of sewer last calendar year – which comes to about \$43,000. For the Town that represents a piece of equipment or a few trucks. Customers use approximately 5,000 gallons a month; which would be an additional \$3 or \$4 a month. He stated if he requested an increase from Council it is because he does not have any other choice; there are no increases in General Funds for the upcoming budget.

B. Mayor

1) Lease for Rock Station

Mayor Martin stated this is a contractual matter and needs to be discussed in Executive Session. Mayor Martin made the motion to add item #10 to the agenda – Executive Session; seconded by Tracey Reynolds. All were in favor.

2) Re-appointment of Police Advisory Committee Member

Tony Craig nominated Al Cureton for re-appointment to the Police Advisory Committee. Lynne Chapman nominated Brooke Donald as a student to the Police Advisory Committee. There were no other nominations: Al Cureton and Brooke Donald were appointed.

3) Temporarily lift of the mandated water restrictions – change to voluntary for 90 days.

Mayor Martin stated the Town was still in a state of drought. Chair, Mayor Martin made the motion that Council change the water restrictions from temporary to voluntary for 90 days; seconded by Tracey Reynolds. Mayor Martin, Tony Craig,

Lynne Chapman, Tracey Reynolds, Gary White, and Harry Holladay were in favor; David Donald was opposed.

4) The Historical Building Committee has assembled a list of historical buildings to recommend to Council. The Committee will meet to discuss the list soon. It is a short list but buildings can be added to it, if they meet the criteria.

5) There will be a Special Called Meeting Monday, March 16th for the second hearing of re-zoning Bank Street.

Miscellaneous business not included in any of the proceeding items

David Donald stated he had an application for a nomination to the Recreation Board. He stated the applicant was related to him by marriage; she is his wife's ex-stepmother's sister. Mr. Donald made the motion to add an item to the agenda – recommendation for Recreation Board; seconded by Harry Holladay. The vote was unanimous. Mayor Martin opened the floor for nominations to the Recreation Board. David Donald nominated Jane G. Funchess of 704 Brock Street. Ms. Funchess had also served on the Town's Beautification Committee. Mayor Martin closed the nominations and Ms. Funchess was nominated. Harry Holladay asked if the Board was full and David Donald stated he had one more good prospect.

Harry Holladay asked about recycling. Mayor Martin stated last month the truck was snowed-out and it would resume the next day.

Chair, Mayor Martin made the motion to go into executive session to discuss a legal matter of leasing the Rock Station; seconded by Lynne Chapman. The vote was unanimous.

Council returned from Executive Session where no votes were taken; only matters discussed.

Chair, Mayor Martin made the motion to terminate the lease to the Rock Station , pursuant to the agreement; seconded by Lynne Chapman. The vote was unanimous.

With no objections Mayor Martin adjourned the meeting.

Respectfully submitted,
Sandra L. Brown, Town Clerk