

**TOWN OF CENTRAL
SPECIAL CALLED MEETING MINUTES
CENTRAL TOWN HALL
1067 WEST MAIN STREET - CENTRAL, SC 29630
THURSDAY, MAY 21, 2009 – 7:00 pm**

Present: Mayor Mac Martin; Council Members David Donald, Tony Craig, Lynne O'Dell Chapman, Tracey Reynolds, Harrison Holladay, and Gary White; Town Administrator Phillip Mishoe; Public Works Director Dean Martin; Mr. and Mrs. Forbes, Mary and Willie Gaines, Greg Haney; and Town Clerk Sandy Brown.

The meeting was called to order by Mayor Mac Martin

Gary White rendered the invocation.

Gary White stated item #3, Sewer Bond Fund, was not on his agenda. Mayor Martin stated it was added the previous afternoon. The news media was notified electronically within 24 hours; and to save the Police Department an extra trip (back to the Council Member's houses), the revised agenda was being presented to Council that night, along with a memo of explanation. Proper procedures were followed.

Second Reading of Ordinance #05-11-09 ATT - Cable Franchise for AT&T

Mayor Martin read the ordinance in its entirety. Lynne Chapman made a motion to accept the ordinance as presented; seconded by Tracey Reynolds. The vote was unanimous.

First Reading of Ordinance #05-21-09 RZ1 - To Rezone NW Side Main Street/ Hwy 93S

Mayor Martin read the ordinance in its entirety. Lynne Chapman made a motion to accept the ordinance as presented; Harry Holladay seconded.

Gary White asked if the Planning Commission had heard the request. Mayor Martin stated they had and they denied the request. Mr. White asked if the Planning Commission had a Public Hearing; to which Mayor Martin stated they did. Gary White stated: The Planning Commission had denied the request; there were no figures on the impact fees; there was no answers on whether or not the pump station needed to be upgraded or who will pay for it. Mayor Martin asked the Administrator if he had figures on the sewer lift station. Mr. Mishoe stated they did not know if it needed to be upgraded and if so, the normal procedure was for the contractor to upgrade it. If there was a deviation, they (the contractor) would need to approach Council for a request in assistance with funding of the upgrade. Gary White asked if there were any plans for the project and did they (the Town) know what the plans were (for the property). Mr. Mishoe stated he had looked at conceptual drawings with the 3 gentlemen that are involved in the project. He said it was his understanding they want to build 86 units (apartments).

Mayor Martin introduced Greg Haney, the Site Engineer in charge of the drawings. Lynne Chapman stated it was her understanding that the vote for the night was to rezone the property, not to put anything (buildings) on it. Mayor Martin stated that was correct. Mr. Mishoe stated that is the reason they do not have any concrete figures; they were not at that point yet. Mayor Martin stated the rezoning had to take place before the property transfer (of ownership). Gary White stated he was only asking what the project would look like. Mr. Haney then presented his drawings of the proposed project. He stated the property would have 2 points of access; one off of Highway 93 and the other off of Old Central Road. Presently the property is vacant and is grown-over with weeds. They are proposing 86 apartments with ample parking, a pool and a recreation room. There would not be any run-off onto the adjacent properties. Gary White asked Mr. Haney if they were apartments or condos; to which Mr. Haney answered apartments. Harry Holladay asked Mr. Haney if they were 2, 3, or 4 bedroom apartments; Mr. Haney stated they were not proposing any 4-bedrooms at this time. Mayor Martin asked Mr. Haney if their target was towards students; Mr. Haney stated they were but a family would be welcome. Mayor Martin stated he paid about \$1,900 in impact fees; therefore 86 units would be about \$160,000 in impact fees.

Mayor Martin gave some background information to the Council: In the past 5 years there were 25 residential houses built; he built 7 and Phillip (Mishoe) built 1, so between him and Phillip, they built 1/3 of the houses in Central. There were 12 commercial buildings which includes Wal-Mart and a Southern Wesleyan (College) building. He stated the Town was not experiencing a

building boom and he thought it would be a nice addition to the Town. He said he was not in favor of more apartments, but they would not be down-town, they were in Clemson as far as that was concerned. Mayor Martin stated they (the Town) had done a good job fixing-up the down-town but some housekeeping still needed to be done before they could start attracting development in the core area. People had to drive by "stuff" to get to the down town area. He stated this (apartment complex) would be outside the core of Central. He also stated, with the Town's financial situation they were lucky to have the project. As for the question of whether they (the apartment owners) could fill the apartments, that was not for him to worry about, it was for their marketing people to worry about, and if they could not fill them it was their problem.

David Donald stated he had done some quick math. He stated 4 buildings, 86 units 3-4 bedrooms, would be 172 different apartments or 264 different apartments. He stated he understood the climate the economy was in and he also understood if they (the Town) used all of their commercial property to build apartments, there was not a lot of land left for stores and restaurants, and such. Mr. Donald stated he attended the Public Hearing the night before and he was impressed with the Planning Commission. He stated he was impressed with the Chair Person of the Planning Commission who quoted the Land Use Ordinance that the present Council had passed, where they were looking for 80% home-owner-occupied housing and 20% apartments by the year 2012. By allowing the rezoning (of this property) they (the Town) were getting farther away from that than what they want. He then thanked the Mayor.

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.

Sewer Bond Fund

Philip Mishoe stated they (he and Council) had discussed this over the past few months but they were at a point that they needed to make a decision. There is no wrong decision, they only needed to decide which direction to go in. He presented a memo with some thoughts of the direction he (Mr. Mishoe) thought they should go. The Town applied for stimulus money for the north side (sewer line) and did not receive it. The word from DHEC was, grant money was awarded to those (cities and towns) who had the engineering and permitting completed. Therefore, Central didn't stand a chance. The person that Mr. Mishoe spoke with told him there would be a second round of stimulus money and if Central wanted to be in-line for it, the engineering had to be done on the project. The first step to the engineering is the surveying. Mr. Mishoe spoke with Lonnie Mathis, with Summit Engineering, who is doing the project of the south side (sewer line). He (Mr. Mathis) stated his survey crew is not working now; he still has them on the payroll, but there is no work. Therefore, Mr. Mathis offered to give the town a discount on the survey work. The survey will be approximately \$20,000 for the entire north side. The balance of the engineering will cost another \$80,000; it will cost approximately \$100,000 to engineer the entire north side. Harry Holladay asked Mr. Mishoe to repeat the cost of the survey. Mr. Mishoe stated the surveying part would be about \$20,000 and the engineering part to get it done would be another \$80,000. Mr. Mishoe stated the flip-side being, there are some sewer issues on the south side in areas that could not be ignored. An example is what occurred on Pepper and Church Street where there was a sink-hole; the pipe broke. Mr. Mishoe stated there were choices: they (the town) could pay to get it surveyed and get that part done; do some of the work on the south side that really needs to be done and could not be ignored; or choose not to do anything. He stated his thoughts were to get the north side surveyed; then see how the climate is and keep an eye on the stimulus money to see if there would be a second round and continue in that direction. The Public Works Director Dean Martin, stated there were some areas on the south side, where the contractors are now working, that needed to be fixed now.

Mayor Martin asked if anyone had any questions for Dean Martin or any specifics on Mr. Mishoe's proposal. Tony Craig asked what area is considered the north side. Mr. Mishoe pointed it out on a map, to each Council Member. He stated the estimated cost to replace all of the lines was approximately 3.7 million dollars. Almost 2 million dollars was spent on the south side. Lonnie Mathis had suggested doing Phase I and Phase II as they did on the south side lines.

Chair, Mayor Martin made the motion to allow the administrator to proceed with the expenditure of the bond funds to survey the north system and continue with repairs on the south system until the funds are exhausted; seconded by Harry Holladay.

David Donald asked Dean Martin about line A and B on the map. Dean Martin stated the lines were on a negative grade and broken to pieces as they were previously on the south side. Mr. Donald asked if the mapping and smoking that B. P. Barber did was different than the surveying. Dean Martin stated it was different. He said they took a GPS unit and sat on each man-hole and determined the condition of the man-hole and what condition the line was in by smoking it. Gary White asked if the town had that information, why did they need a survey. Dean Martin stated they did not shoot the grade of the man-holes and the other problems they have are - no right-of-ways. He said after the survey they would go to the court house and see what had taken place. There is a lot of property with no right-of-ways; especially on Wood Street. Mr. Brock had owned most of the property and he put the lines in and then gave it to the town. Mayor Martin stated there were several right-of-ways in town in the same situation. Mr. White stated he did not have a problem with what they were asking to do, the only question he had was were they getting a good price on the survey and did they need to get another estimate. Lynne Chapman asked Mr. Mishoe if he had stated this price was a discounted price; to which Mr. Mishoe stated it was. Harry Holladay stated he believed in giving someone else a chance; a second opinion would not hurt. Mr. Mishoe stated he could get another estimate. He was continuing with Summit because they were the ones who had mapped it out; therefore they would not have to do as much work.

Mr. Mishoe stated for informational purposes - one of the projects on the south side (sewer line) concerns the Mayor's trailer park. He stated the Mayor has a problem (in his trailer park), and Mr. Mishoe wants to give the problem to him. There is a house on the corner of Taylor Street that is on the sewer line that is on the Mayor's property. If they take that house off of the line and put it into another man-hole, then the man-hole on his (the Mayor's) property would be his. Mr. Mishoe stated the Mayor's recommendation is to move that house off of his (the Mayor's) sewer line and then give it to him. He stated it was nothing but a problem and the Mayor has agreed to take it and he agreed to give it to him. Mr. Mishoe told Council if they saw the town doing work in that area, he was saving them some money because most of the sewer lines go under the mobile homes, and that is another issue. Therefore, that is one of the projects that needs to be done. Mr. Mishoe stated he did not know what the Mayor's plans were, but he could fill Council in when the time came. However, part of what he wants is to remove the sewer line and if it is his, he can do what ever he wants with it. Mr. Mishoe stated he would like to get rid of the problem and that was the recommendation of Dean (Martin, Public Works Director). Mayor Martin stated he had started replacing some lines already. David Donald stated he remembered the Mayor telling him there was a trailer setting on a line. Mayor Martin stated there were 3 sets of lines, and the trailer park lines and the town's lines are in the same ditch, under the trailers. Mr. Donald stated the town probably did not have a right-of-way, on record, to go under his trailers. Mayor Martin stated it was before Red Taylor's ownership; it was W. A. Gaines in 1910. Mr. Donald asked Dean Martin what the problem was. Dean Martin stated he had been there several times, under the trailer, and it needed to be dug up because he could not get his camera into the lines to see if there was something broken in the lines. Mr. Donald stated that Mr. Mishoe said there was a problem at Church and Pepper Streets, and asked what happened. Mr. Mishoe stated a pipe had broken and they patched it until they could get Kris Mechanical to replace the sewer line and man-hole. He stated when they started the south side project they had 4 or 5 extra man-holes that needed replacing. The contractor told them if they found a man-hole that needed replacing they would do it at no charge.

Mayor Martin then called for a vote which was unanimous.

Mayor Martin stated for the record he was not related to the Martins who were requesting the rezoning.

With no objections, Mayor Martin adjourned the meeting.

Respectfully submitted,
Town Clerk Sandra L. Brown, CMC

Approved: June 8, 2009

