



**TOWN OF CENTRAL
REGULAR COUNCIL MEETING MINUTES
MONDAY, JUNE 11, 2007 - 7:00 PM
CENTRAL TOWN HALL
1067 WEST MAIN STREET
CENTRAL, SC 29630**

Present: Mayor Mac Martin, Council Members David Donald, Tony Craig, Lynne Chapman, Tracey Reynolds, David Boyles, and Gary White; Town Administrator Philip Mishoe; Fire Chief Ed Reynolds, Finance Director Jerri Martin; Recreation Director Tom Cloer; Fire Department's Executive Director Ben Smith; Interim Police Chief Ken Kirby; Police Advisory Member Fred H. Crowe; and Town Citizen Andrew T. Osborne.

The meeting was called to order by Mayor Mac Martin.

Lynne Chapman rendered the invocation.

Mayor Martin made the motion to add Special Called Meeting Minutes of May 17, 2007 to the agenda; seconded by Gary White. The vote was unanimous.

Reading of Regular Town Council Meeting Minutes 05/14/07

David Donald had corrections of the body of the minutes; items he mention regarding the dollar amounts that payroll has increased we not audible on the tape. Mayor Martin stated these minutes will be corrected and presented at the next meeting.

Reading of Special Called Meeting Minutes 05/14/07

Chair made the motion to accept the minutes as presented; seconded by Tracey Reynolds. The vote was unanimous.

Reading of Special Called Meeting Minutes 05/25/07

Chair made the motion to accept the minutes as presented; seconded by Lynne Chapman. The vote was unanimous.

Reading of Special Called Meeting Minutes 05/17/07

Chair made the motion to accept the minutes as presented; seconded by Gary White. The vote was unanimous.

Mayor Martin made the motion to add the second reading of the Land Use Regulations to the agenda; seconded by Tracey Reynolds. The vote was unanimous.

Public Session (30 minutes total) – none.

Receipt and disposition of petitions (15 minutes total)

Mr. Mishoe presented a 100% petition form to annex property on Vickery Drive into the Town limits.

Chair moved to accept this petition to be added into the minutes; seconded by Tracey Reynolds. The vote was unanimous.

Reports from Council Committees:

A. Gary White – Planning

The Planning Commission met this past month to approve the Land Development Regulations. They also elected officers and Malisia Wilkins is the new Chairman.

B. David Boyles – Water & Sewer

Nothing to report this month.

C. Tracey Reynolds – Finance

Everything is running normally.

D. Lynne Chapman – Recreation

The Park Building and dugouts are complete. There will be some minor wiring done to get the bathrooms opened. In July they will be landscaping, adding walkways, and adding components such as coolers and tables to the concession stand.

Joe Crosby, the new Recreation Center Director started today and is beginning the process of learning about the day-to-day operations of the recreation center. Tom introduced him to the staff Sunday night and spent time orientating him to the job.

Football and cheerleading sign-ups have ended with all three teams being full. They will begin conditioning camp July 16–19, and then participate in the Daniel Football and Cheerleading Camp July 23–26.

Central and Clemson will be hosting the Ten and Under Sub-districts Allstars June 22–27 and the Twelve and Under District Allstars July 6–10.

Before the departure of Steve Campbell from the Recreation Center, Laurel Maco, our Senior Activities Coordinator reported to him. Rick Cotton and Phillip Mishoe met on this and have decided that Laurel will now report to Tom Cloer since Tom has a understanding of her job duties as well as being familiar with many of the programs that she runs. Laurel is very please with this move and looks forward to working with Tom and the senior programs. Tom and Laurel met last week and discussed the expansion of the Silver Sneakers Program and using this as an avenue to further expand programs. At the request of several Young at Heart participants, Laurel will be working on increasing health awareness events. Laurel will be attending a "Maintain Your Brain" workshop in Anderson this week and will implement that with the senior programs. She is also working with an Ingles Dietician to promote a diabetes workshop in our area.

E. Tony Craig – Streets and Sanitation

For the month of May the Street Department completed 26 work orders picking up 100 loads of brush, 40 loads of metal, 21 loads of leaves and 36 loads of wood. They also kept the streets cleaned, assisted the water department in reading meters, mowed the grass, and ran the weed-eater.

Reynolds Complete Yard Service mowed the cemetery on May 25th for the Memorial Day weekend.

F. David Donald – Public Safety

The Police Department and Fire Department reports were in the Work Session packets; and everything seemed normal. Mr. Donald stated there is one trend in the police department that is noticeable, that he said he should have addressed earlier. The ratio of warning tickets to actual tickets have flipped-flopped. Approximately 2 years ago they were writing twice the warning tickets, compared to the actual tickets written. He stated he hoped that we are not looking towards our police department as a source of revenue. At this time he asked Interim Police Chief Ken Kirby to address this matter. Mr. Kirby said the State has mandated that if they stop a vehicle they must issue “at least” a warning ticket. This is a tracking process for them to monitor profiling.

Consideration of ordinances already in possession of Council:

A. Second reading of Ordinance #05-14-07 BU

To adopt the Town of Central’s Annual Budget for the General Fund (10 Fund); Water Fund (30 Fund); Victims Advocate (20 Fund); Indoor Recreation Fund (TIF 40 Fund); Recycling Fund (60 Fund); Central-Clemson Indoor Recreation Fund (70 Fund); Hospitality Tax Fund (80 Fund); Streetscape Enhancement Fund (15 Fund); Street Paving Fund (45 Fund); Sewer Fund (30 Fund); Sewer Bond Fund (32 Fund); Sewer Repair Fund (33 Fund).

Chair made the motion to adopt this ordinance as presented; seconded by Lynne Chapman.

David Donald made the motion to amend Ordinance #05-14-07 BU to eliminate the 2% cost of living increase for the budget year 2007 – 2008. To award employees up to a 2% merit bonus paid on the completion of their annual review. The monies for the 2% cost of living increase to be put in the sewer improvement fund; seconded by David Boyles. David Donald, Tony Craig, David Boyles, and Gary White were in favor of this amendment to the budget; Mayor Martin, Lynne Chapman, and Tracey Reynolds were opposed.

Mayor Martin asked that Mr. Donald clarify that the employees would get a 2% bonus and Mr. Donald said no, “up to” a 2% and they would not get a cost of living increase. Mr. Donald stated the cost of living deletion is so that we don’t have to amend the budget when we put in the sewer improvement fund.

Mayor Martin called for a vote on the second reading of Ordinance #05-14-07 BU, with the amendment of the employees getting a 2% raise and the balance going into the sewer fund. David Donald, Tony Craig, David Boyles, and Gary White were in favor of this ordinance; Mayor Martin, Lynne Chapman, and Tracey Reynolds were opposed.

Lynne Chapman stated our sales tax has increased and we are not giving our employees a cost of living increase. Mayor Martin called for an end of the discussion.

B. Second Reading of Ordinance #05-14- 07 RB

To adopt the Town of Central’s Budget for the Recreation Department (50 Fund)

Lynne Chapman made a motion to adopt Ordinance #05-14-07 RB on the second reading; seconded by David Boyles. David Donald asked if Tom Cloer’s salary was included in this budget. Mr. Cloer stated it was not; no salaries are in this budget. The vote was unanimous.

C. Second reading of Ordinance #04-09-07 DOGS

Chaining of Dogs

Lynne Chapman made the motion to accept this ordinance; seconded by Tony Craig. Mr. Donald stated he noticed we had received a letter from our town attorney but nothing from the judge. Mayor Martin stated the judge can not give an opinion until a ticket is issued. Mr. Boyles stated this ordinance does not address the original complaint of aggressive dogs biting children. Mayor Martin stated this does not address the whole problem, only part of it; but any member of council or employees is invited to bring a solution to council. Mayor Martin, Tony Craig, Lynne Chapman, and Tracey Reynolds were in favor; David Donald, David Boyles, and Gary White were opposed.

D. Second Reading of Ordinance #05-25-07 SR

Sewer Service for Special Occupancies

Chair moved to accept this ordinance; seconded by Lynne Chapman. Mr. Donald asked if this was actually setting a rate. Mayor Martin stated that it is an ordinance passed years ago that was never entered into the town code book. This is taking the rate schedules out of the code book. The vote was unanimous.

E. Second Reading of Ordinance #05-25-07 WR

Water Services for Special Occupancies

Chair made the motion to adopt this ordinance; seconded by Tracey Reynolds. Mr. Donald asked if this was setting the rate and Mayor Martin stated it was not. The vote was unanimous.

F. Second Reading of Ordinance #05-25-07 ADM

Change administrative readings of Ordinance #03-2, 2-11-85;

Ordinance #03-3, 2-11-85; Ordinance #06-12- 06 RS;

Ordinance #10-09-06 SANT.

Mayor Martin moved to adopt this ordinance; seconded by Lynne Chapman. Mr. Donald asked again if this is where the rates are set and Mayor Martin stated the rates have already been set; this is to change the administrative readings of the ordinances and to make sure we don’t have duplications of any ordinances. Mr. Donald stated he saw the benefits of keeping the rate schedules out of the town code book, but he thinks council should look at having 2 readings when changing rates. Mayor Martin requested this item on the Work Session Agenda. He also asked when the new rate would take affect. Mr. Mishoe stated at the end of June and will show up on the bills at the end of July. This goes with the new budget July 1st. Mr. Donald asked if everyone involved had been contacted. Mr. Mishoe stated most everyone has and he has appointments for the ones not yet contacted.

G. Second reading of Ordinance #06-11-07 LDR

Land Development Regulations

Chair moved to adopt this ordinance on the 2nd reading; seconded by Tracey Reynolds. Mr. Donald asked if the road right-of-ways that Mr. White addressed had been corrected. Mr. Boyles said on line 33 of the minutes states it has been. Mr. White stated this ordinance refers to Pickens County Ordinance. Mr. Donald pointed out these land development regulations do not address the actual size of the water and sewer pipes. He said our Public Works Director Mr. Dean Martin has done a lot of work documenting the regulations of types, and sizes. He said he understands the rush to adopt this ordinance to pass on to developers, but we need to have an input from our public works director. Mayor Martin stated these regulations can be changed at any time and this would be added to the work session. The vote was unanimous.

Introduction and consideration of new ordinances and resolutions:

A. First reading of Ordinance #06-11-07 ANNEX

To annex 34 acres on Vickery Drive

Lynne Chapman moved to adopt this ordinance; seconded by Tracey Reynolds. Mr. Donald asked if this was the property owned by Mr. Thad Garrett and did he sign the petition. Mr. Mishoe stated it was indeed his property and he gave limited power of attorney to the developers to sign the petition for him.

Mr. Donald also asked why this was proposed to be zoned R6.

Mayor Martin stated council sets the zoning by the suggested specifications and then sends it to the planning commission; then the council will have a 2nd reading next month. The developers are looking to build \$200,000 to \$250,000 patio homes and there will be a clause in the covenants that there will be no student rentals. Mayor Martin, Tony Craig, Lynne Chapman, Tracey Reynolds, David Boyles, and Gary White were in favor; David Donald was opposed.

Reports from the Administrator and Mayor:

A. Administrator

Allen House Update: the work that we had contracted out is complete. Mr. Boyles asked if there were any change orders and the costs. Mr. Mishoe stated there were 3 and the total cost of the job is \$11,191. Mayor Martin stated we had bids come in from \$15,000 to \$30,000, therefore this is a good price. Mr. Donald asked if we planned to paint the brick red on the underpinning/skirting. Mr. Mishoe is getting quotes from our part-time employee on the painting of this and the steps. However, with the interior work still to be done, we will wait to paint the steps and porches later and the underpinning/skirting will be done at this time also. Mr. Boyles asked if the Rail Road Club still plans to assist with the interior work; to which the Mayor stated they were. The speed bumps mentioned in the last meeting for Watkins Street are on order and will be installed as soon as they arrive. The 2 signs are in place.

David Donald asked Mr. Mishoe to explain the inconsistencies in the impact fees from month-to-month on the financial report. Mr. Mishoe stated there is a difference in the outside and inside impact fees on the sewer, but he would research this and be prepared to discuss it in the work session. Also, the CD's (Certificates of Deposits), are not listed on the financial report. He requested they be placed under General Funds Investments.

B. Mayor

Mayor Martin had placed in the packets a drawing of the proposed sign for Town Hall announcing Public Hearings and Special Called Meetings. He suggested putting the date and time on the bottom slat and changing them out as needed. Mr. Boyles stated he was under the impression we had an ordinance against changeable signs, to which Mr. Donald stated that was for portable signs only. Mayor Martin gave out books from the Strom Thurmond Institute, "Paying for Government in South Carolina, a Citizen's Guide." This book tells us how the tax payer's money is spent.

Miscellaneous business not included in any of the proceeding items – none.

Executive Session - Personnel matters

Chair moved to go into executive session do discuss the personnel matter of hiring a police chief; seconded by David Boyles. The vote was unanimous.

The Mayor and Council returned from executive session where no votes were taken and no decisions were made.

Chair moved to adjourn.

Respectfully submitted,

Sandra L Brown, Town Clerk

Approved by Council: July 9, 2007