

**TOWN OF CENTRAL
REGULAR COUNCIL MEETING MINUTES
1067 WEST MAIN STREET, CENTRAL, SC 29630
MONDAY, JUNE 14, 2010 – 7:00 PM**

Present: Mayor Mac Martin; Council Members S. Paige Bowers, Tony H. Craig, Kenneth D. Dill, Harrison R. Holladay, Jr., and A. Benjamin Cumbie, IV; Administrator Phillip D. Mishoe; Executive Fire Officer Ben Smith; Finance Director Jerri B. Martin; Public Works Director Dean Martin; Police Chief Kerry Avery; Members of the Press Zach Mauldin, Vince Jackson, and Terry Cregar; Jeff Stone; Shelley Jarsen; and Interim Town Clerk Susan Brewer.

The meeting was called to order by Mayor Mac Martin.

Ken Dill rendered the invocation at the beginning of Public Hearing.

Dilapidated Building

Mayor Martin asked the Administrator if he would comment on the status of the property at 206 Werner Street owned by Maxine Cameron of Mobile Alabama. Mr. Mishoe said he had been out to the property several times. He said it is need of repairs. He said that he had been in contact with Ms. Cameron several times because of complaints from neighbors about the grass. Richard Davidson has deemed the building unsafe and it could go either way. Mr. Mishoe said that we were not in the business of doing repairs. Mr. Mishoe said that he recommends the building be demolished if the owner did not want to repair the dwelling. Mr. Dill asked if this expense would be levied against her taxes. The Administrator said that it would. Mr. Cumbie asked if the owners decided to repair did they have the right to appeal to council. Mr. Mishoe said they could appeal to council and he was sure if the owners produced sufficient evidence that they were going to repair and give a time line of when it would be completed, he felt that would be what needed to be presented to the council for an appeal. Mayor Martin said that they (The Council) had three things to determine.

1. Is the building unfit for human habitation?

Mayor made the motion: Harry Holladay seconded. The vote was unanimous.

2. Should the building be repaired or demolished?

Chair made the motion that the building be demolished; seconded by Harry Holladay. The vote was unanimous.

3. Give time limit accomplish repair or demolishing.

Chair made motion to have the demolishing completed within ninety (90) days; seconded by Ken Dill. Benji Cumbie asked if the owner decided to repair the building themselves did they have to be done within 90 days. Mr. Mishoe said if they chose to repair the building they had the right to come to Council and appeal. Mr. Mishoe said that Ms. Cameron had spoke to him on several occasions and she swore she was going to move back and fix the house. Flexibility will be left up to the Council if the owner decides to appeal. Ms. Cameron is aware of what is going on. So if nothing has happened the Administrator will begin to take action in 90 days and will take an additional 30 days to get bids for demolishing. The vote was unanimous.

Reading of Regular Council Meeting Minutes 05/10/2010.

Tony Craig made the motion to adopt the minutes as presented; seconded by Benji Cumbie. The vote was unanimous.

Reading of Special Called Meeting Minutes 06/07/2010.

Chair made the motion to adopt the minutes as presented; seconded by Ken Dill.

The vote was unanimous.

Public Session

None

Receipt and Disposition of Petitions

Mr. Mishoe reported there were 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

Ms. Bowers said that there were still 2 openings for the Planning Commission and 1 opening for the Zoning Board of Appeals.

B. Streets and Public Safety – Tony Craig

Mr. Craig gave a report of the various calls and incidents that the Police Department and Fire Department had responded to in the month of April. Also Mr. Craig reported work completed by the Street Department.

I. Police Accreditation

Mr. Craig presented Chief Kerry Avery with the Accreditation Award that the Police Department received. We are still the smallest Police Department that has been awarded accreditation.

II. Grapple Brush Truck

Mr. Craig made the motion to approve the purchase of a Grapple Brush Truck; seconded by Harry Holladay. Chair asked for the estimated cost of the truck. Mr. Mishoe said total price would be around \$110,000.00. He said that the total amount financed price should be around \$70,000 to \$80,000 after trading in a truck. The vote was unanimous.

C. Finance and Marketing – Lynne Chapman

Chair asked in the absence of Ms. Chapman if the Administrator would give an overview of the financial report. Mr. Mishoe said everything was in the black except for the General Fund. This is the time of year when funds start catching up.

D. Recreation – Ken Dill

Mr. Dill gave a brief report on the activities of the Recreation Department and the Recreation Center.

E. Enterprise – Harry Holladay

Mr. Holladay reported on the various work orders and projects performed by the sewer, sanitation, and water department for the month of May.

F. Tourism and Economic Development – Benji Cumbie

Mr. Cumbie met with the Mayor, Administrator, and Chris Hardy. They will be working on a map brochure to highlighting parking and businesses in the area. CABC had a membership drive and obtained a couple more members. They have selected a company to build the website but they will announce it later after all the bidders are notified. They should start building the Town Web Page soon.

Introduction and consideration of New Ordinances.

Ordinance #06-14-10 TIMEDPARK

Chair made the motion to adopt Ordinance #06-14-10 TIMEDPARK; seconded by Holladay. The vote was unanimous.

Ordinance #06-14-10 AREAPARK

Tony Craig made the motion to adopt Ordinance #06-14-10 AREAPARK; seconded by Cumbie. The vote was unanimous.

Consideration of Ordinances, Policies, and Resolutions already in possession of Council
None

Second Reading of Ordinance #05-10-10 RB Budget (attached)

Tony Craig made the motion to adopt second reading of Ordinance#05-10-10RB; seconded by Ken Dill. The vote was unanimous.

Second Reading of Ordinance #05-10-10 BU Budget (attached)and Policy #06-14-10 BASE

Paige Bowers turned in a Recusal statement for the 16 fund sanitation due to a family member that is employed by the Sanitation Department.

Chair made the motion to adopt second reading of Ordinance #05-10-10BU pertaining only to 16 fund sanitation; seconded by Holladay. The vote was Cumbie, Dill, Holladay, and Chair in favor. Craig opposed.

1 recusal from Council Member Paige Bowers.

Chair made the motion to adopt the second reading of Ordinance # 05-10-10 BU for remaining funds containing 10, 12,13,15,20,30,32,33,35,40,50,60,70,80 funds; seconded by Dill. The vote was Cumbie, Dill, Bowers, and Chair in favor. Craig and Holladay were opposed.

Reports from the Administrator and Mayor:

A. Administrator

The International Building Code standards were sent out to the owner of 704 West Main Street. The owner should have received something by certified mail.

When the C- Fund was discussed last week in the work session, concerning side walks, going from Main Street across the Railroad Track, thought it was \$35,000 but it is actually \$75,000.

B. Mayor

None at this time

Miscellaneous business not included in any of the proceeding items

Executive Session

Chair made the motion to go into executive session to discuss details of a potential real estate transaction; seconded by Holladay. The vote was unanimous.

Council resumes from executive session.

No decisions were made only information was discussed.

Action Items

Ken Dill made the motion to list for six months the proposed recreation land for \$45,000 an acre; seconded by Bowers. The vote was unanimous.

With no objections, Mayor Martin adjourned the meeting.

Respectfully submitted,

Susan A. Brewer
Interim Town Clerk

Approved: 07/12/2010