



**TOWN OF CENTRAL
REGULAR COUNCIL MEETING MINUTES
MONDAY, SEPTEMBER 10, 2007 – 7:00 PM
CENTRAL TOWN HALL
1067 WEST MAIN STREET
CENTRAL, SC 29630**

Preset: Mayor Mac Martin; Council Members David Boyles, Lynne O'Dell Chapman, Tony Craig, David Donald, Tracey Reynolds, and Gary White; Town Administrator Phillip Mishoe; Police Chief Kerry Avery; Fire Chief Ed Reynolds; Fire Department's Executive Officer Ben Smith; Recreation Director Tom Cloer; Member of the Press Greg Oliver; Town Clerk Sandy Brown.

The meeting was called to order by Mayor Mac Martin.

Lynne Chapman rendered the invocation.

Chair moved to add 2 items to the agenda;

- 1) Executive Session
 - 2) Discussion of Young at Heart Program under D1; seconded by Lynne Chapman.
- The Mayor and all Council Members were in agreement with the exception of David Boyles.

Reading of Regular Town Council Meeting Minutes 08/13/07

David Donald made the motion to dispense of full reading of the minutes and accept them as presented: seconded by Tracey Reynolds. The vote was unanimous.

Public Session - None

Receipt and disposition of petitions - None

Reports from Council Committees:

A. Gary White – Planning

The Planning Commission met this past month to discuss a Home Occupation Permit for Karen Dixon, 317 Gassaway Street. The Planning Commission approved the permit. Mr. White made the motion for Council to approve the Home Occupation Permit; seconded by David Boyles. The vote was unanimous.

Also, the Planning Commission approved the Water and Sewer Line Specifications.

B. David Boyles – Water & Sewer

For the month of August the Water and Sewer Department completed 81 work orders, made several taps, tested meters, read meters, performed reconnections, flushed sewer lines, and flowed hydrants. The Water Department also completed the installation of the pressure reducing valves which will allow us to purchase water from the City of Clemson.

Authorization to Enter Into a Contract with City of Clemson to buy water:

Chair moved to authorize the Town Administrator to enter into a contract with the City of Clemson to temporarily buy water; seconded by Lynne Chapman. Mayor Martin stated we have been unable to get the pump station completed; therefore, we can not start buying our water. We can get water from the City of Anderson but we have two choices; 1) we can pay \$1.18 without a contract, or 2) we can pay \$1.00 with a 30-day contract. Mr. Boyles stated the original price was between 78 and 98 cents. Mayor Martin stated when we start pumping our own water it will be from 92 cent to \$1.30; but this is not our capacity it is an excess from Anderson City. Mr. Boyles asked if we had a copy of this contract. Mayor Martin stated we have a rough-draft not a direct contract. David Donald stated he was under the impression on one of the contracts we had to buy "x" amount of gallons, whether we used it or not. Mayor Martin stated when we determine our ability to draw the amount of gallons we will use, that will be the amount on the contract. Mr. Mishoe stated the contract with Anderson is requiring us to agree to buy water. Mr. Donald stated we can buy water now, with no contract for \$1.18; we are paying Easley-Central (Water District) \$1.30. Mr. Boyles asked why the difference in the price from Anderson. Mr. Mishoe stated we need to be sure we understand it is Anderson City and not Anderson Regional Water District. The City of Anderson owns capacity in Anderson Regional that they are not using. They are selling us water on a temporary basis. Mr. Donald stated he was trying to get it straight – if we contract with Anderson for \$1.00/1000 gallons, we have to contract for "x" amount of gallons on a 30-days basis. He asked Mr. Mishoe if he knew how many gallons we would need per day and Mr. Mishoe stated he basically had to speculate. Mr. Donald asked Mr. Mishoe if he was asking Council if they wanted to enter into a 30-day, renewable contract with the City of Anderson at \$1.00/1,000 gallons for "x" amount of gallons; or we can buy water as we use it for \$1.18 with no contract. Mr. Mishoe stated this is correct. Mr. Donald stated he knew that we have tried to pull water from Clemson to get some idea of how it is actually going to flow and we have some areas that are experiencing low pressure, and has this been resolved to bring the water in at \$1.00/\$1.18. Mr. Mishoe stated we are still working on getting the water to work on the Clemson end, we have done our part. Clemson still has some mechanical problems on their end. He will not sign a contract with the City of Anderson until the water starts flowing correctly. At this time Mr. Mishoe will meet with Rick Cotton and find out how much water is flowing through there and that will be the amount we will need to buy from the City of Anderson. He stated he will make a conservative estimate, but not until he knows how much is flowing through there. Mr. Boyles asked if we paid for the pumps in Clemson. Mayor Martin stated we paid to upgrade the lift station on Isaqueena Trail; we paid \$75,000 to increase that station. Mr. Donald stated he would like to see us stay with the no contract at \$1.18/1000 gallons which is a deal compared to \$1.30 from Easley-Central, until we actually see (how many gallons we will use). He stated he was not comfortable with speculations on "x" amount of dollars and putting a burden on our citizens to pay, even

though it is a good deal, he would like to see us go with \$1.18/1,000 gallons. Mayor Martin called for a vote to allow the Administrator to enter into a contract with Clemson to buy water from the City of Anderson for \$1.00/1,000 gallons. Mayor Martin, Tony Craig, Lynne Chapman, Tracey Reynolds, and Gary White were in favor; David Boyles and David Donald were opposed.

C. Tracey Reynolds – Finance

The reports were in the packets and easy to read. The General Fund account has been added. The TIF, Recreation and Hospitality are in it and should be easy to read.

D. Lynne Chapman – Recreation

The Health and Fitness fair which is a cooperative effort between Central Recreation, Clemson Parks and Recreation, and Cannon Hospital will be Wednesday, October 17th from 7:30 am - 11:30 am at the Indoor Recreation Center. There will be flu shots, pneumonia shots, blood screening, many available health tests, and over 27 representatives from the health industry doing demonstrations and answering questions.

Fire Prevention and Public Safety Day will be Wednesday, October 10th from 8:00 am – 5:30 pm at the Indoor Recreation Center. Area schools will be coming for field trips which focus on teaching children how to prevent and/or survive a house fire.

Basketball sign ups will run October 1st – 25th.

From the Indoor Recreation Center: Joe Crosby and Tom Cloer will be meeting with marketing advisers to give some direction on how to better market the facility. Also, the Center will be starting the Biggest Loser Contest September 24th, and this is open to anybody. Contact Joe for more details.

Added to the agenda – Young at Heart Program

Mayor Martin stated our friends at Clemson have a lot of good ideas, but they have more surplus in their budget than we do; therefore it is easier for them to pay more. He also stated the people who were on Council 9 -10 years ago did not make any provision for surplus or an emergency fund. He asked that everyone share with Mr. Mishoe what their feelings are and what they want to do for the Young at Heart and the Recreation Center.

Mr. Donald stated the Young at Heart Program is already in this year's budget through June (2008). Therefore, it should not be a stretch for us to continue that program, because we have already budgeted for it. After meeting with the City of Clemson, it was agreed we would meet with the seniors to discuss their wants and needs; then the 2 administrators would report back to Council.

For the Recreation Center, the \$34,000 was discussed before we did the budget and it was "just blown right over." We knew it was coming but obviously we were hoping it would go away; but it hasn't. There is no other way except to pay it and according to the Mayor we don't have the money. He then asked if we have drawn all that we can out of TIF and can we take TIF and apply it to this or is it crossing the boundaries. Mr. Mishoe state he thought we could use TIF. Mr. Donald stated we could budget for it next year if this is not the last year. Ms. Chapman stated this was the last year. Mr. Donald stated he suggested the Administrator try to get the money from TIF, if not he should report back to Council to try to find the money elsewhere.

E. Tony Craig – Streets and Sanitation

For the month of August the Street Department completed 13 work orders, picked up 48 loads of brush, 25 loads of metal, and 41 loads of wood. They kept streets cleaned, assisted the water department with reading meters, mowed grass and ran the weed-eater. Reynolds Complete Yard Service mowed the cemetery August 17th and 31st.

F. David Donald – Public Safety

Mr. Donald stated the sale of the police car is on the agenda. He asked if it was the same police car that was posted on the bulletin board, and that we have in the paper taking bids for. Chief Avery stated it was the same car. Mr. Donald stated there was no need for Council to authorize it because bids are already being taken, etc.

Fire and Police reports were in the packets. If there are any questions the Fire Department's Executive Officer, Fire Chief, and the Police Chief are in attendance. Mr. Donald read a letter addressed to Chief Ed Reynolds from Tom Cloer (Recreation Director) thanking him and the Fire Department Volunteers for their assistance at Super Saturday. He asked that this letter be part of the minutes (attached).

Consideration of ordinances already in possession of Council - None

Introduction and consideration of new ordinances and resolutions:

A. Resolution Recognizing Textile Week

Chair moved to accept this resolution; seconded by Tracey Reynolds. The vote was unanimous.

B. First Reading of Ordinance #09-10-07 WLS

Water and Sewer Line Specification Standards

Chair moved to accept these standards; seconded by Gary White. Mr. Boyles asked if the Public Works Director put this together and if the Planning Commission approved it. To which Mr. White stated they had. Mr. Boyles requested page numbers on this document.

Mr. White stated the Planning Commission suggested these regulations be incorporated into the Sub-division Regulations. Mayor Martin asked that this item be added to the Work Session agenda. The vote was unanimous.

C. Outside Water Rates

Mayor Martin passed out a list of neighboring communities inside and outside water rates. Pendleton did an engineering study and their outside water rates are exactly 50% different. Liberty's base rate is 53%; their per-thousand gallon outside rate is 38% higher.

City of Clemson charges the same base rate inside and outside; and their per-thousand gallon outside rate is 34% higher. The Town of Central's outside rate is 16% higher. Mr. Boyles stated he though they had already done this. Mayor Martin stated it was requested to be on the agenda by Mr. Donald. Mr. Boyles stated he thought it was voted on but not billed that way. Mr. Donald stated that according to the sheets that were provided at the Work Session, back when we voted to double the rates, that was when we had a

minimum charge and that was what we were looking to double. That went away when we did the "new and improved" water rate structure on 5/25/07. On 8/13/07 we had a 60 cent across the board water rate increase and for some reason the outside water rate did not get a 60 cent increase. Comparing the two, the outside rate should be \$4.07 instead of \$4.04. Either we have a problem with simple math or the crack in Town Hall has not been filled up. He stated that personally he thought that providing outside water at the rate that we are doing it, for the people who do not pay taxes for the Town of Central, is a ridiculous rate. Mayor Martin stated he agreed and based on the neighboring communities, most of them are about 50% except Clemson's base rate; if we put the outside rate at 50% that would be \$5.19 or increase of \$1.15. There has been some confusion that we raised everyone's water rates. Mayor Martin showed a water rate comparison. It showed we did not raise the rates; we only made them more fair. If someone uses 4,000 gallons or less, their water bill will be less than it was before. If they use 4,000 or more, the water bill is a little more. We restructured and are on the right track. We still have a few small problems; one being we need to change the outside water rate. Due to the fact we have to have 2 readings to change rates, we won't realize any income until December. We did forget to raise the wholesale water rates; therefore we are losing about \$800 a month. Mr. Donald asked if the 50% increase on the outside rates took into consideration the lost 3 cent that didn't get put on the outside rates when the 60 cent increase went into effect. Mayor Martin stated no. If we do a 50% increase, which is about average for our neighboring consumers, it will be a \$1.15/1,000 gallons increase and the rate would be \$5.19. That is based on our current inside rate of \$3.46. Mr. Donald stated again he did not understand how we lost the 3 cent; that is simple math. He asked Mayor Martin what his recommendation was for the wholesale water rates. He stated he recommended \$1.47 because there is an administrative charge of 9 cent.

Mr. Donald stated that he was not comfortable with the last water rate policy that was passed on 08/13/07. The rates became effective on 08/14/07, and when we billed in August we backed up 13 days and billed on the new rate instead of splitting it. Mayor Martin stated that is the way it has always been done. Mr. Donald stated he understood that our citizens, for 13 days, were charged a higher rate than what was on black and white paper. Also, he personally thought it was illegal to do that; if not illegal it was unethical and just not right. He asked how we were going to justify charging our customers 13 days. Mr. Mishoe stated he was unaware that this had occurred; he had given it to the Utility Billing Supervisor to implement. Mr. Donald suggested we find a way to justify this with the customers and put on the Work Session agenda. Mayor Martin stated if we do this we will need to go back to all the rate changes we have had in the Town of Central. When we pass anything it goes into effect that month. Mayor Martin asked him what he recommends. Mr. Donald stated he recommended the Administrator looking into this and give some answers on what to do to rectify it.

Mr. Donald made a motion to raise the outside rate to \$5.19 and raise the wholesale rate to \$1.47, as the Mayor recommended; seconded by Chair. Mr. White stated he wanted to make sure he had the information correct. Mayor Martin explained the motion again, step-by-step. Mr. Donald stated on the financial report, the water department shows a negative balance of \$8,641 for this month – which is a bigger figure than what Mr. Mishoe had reported of \$6,000. We are almost \$30,000 behind on our revenue in the water; \$29,522. Mayor Martin stated the wholesale rate is not just a loss of revenue because we are expanding. Unfortunately we have to have 2 readings on this; revenue will not come in until November or December. Therefore, this shortage will not be corrected in 2 months. Mayor Martin called for a vote which was unanimous.

Reports from the Administrator and Mayor:

A. Administrator

Streetscape Update – everyone received the memo dated 09/07/07 regarding the progress of the project.

Mr. Mishoe distributed a report generated by the Finance Director, on the impact fees requested by Mr. Donald. The report took longer than expected due to her having to do her other duties. Mr. Mishoe suggested Council study the report and ask questions at the next Work Sessions. He has asked the Finance Director to attend. There was one mistake found by the Finance Director (on this report), in November \$625 was put into a different account. We had the option of moving it to the correct account, or the auditors would have flushed it out anyway. Mr. Boyles asked if it was Habitat for Humanity and Mr. Mishoe stated it was; the sewer went into the wrong account. Mr. Donald stated his question about the impact fees were the way they were listed on the monthly report; this month's report lists a sewer impact fee of \$21,120.00, a water of \$665, a sanitation of \$665; it appears this is inside the Town limits. He then asked why the Fire, Recreation, and Police impact fees were not on the report, or did we not collect them. Mr. Mishoe stated he would ask the Finance Director. Mr. Donald stated he appreciated the work done for this audit; however, either the fees were not collected or it fell in the Town Hall crack again.

B. Mayor

Pickens County Municipal Association Meeting

Monday, September 24th, 7:00 pm, at Rosewood Center in Liberty. Three people will attend. Mr. Donald requested the Pickens County Road Fee on the PCMA agenda.

Pickens County Museum invited Council to the unveiling of the Pickens County 20 / 25 Plan.

Chair made a motion to go into Executive Session to discuss the resolution of a personnel matter pertaining to disciplining of an employee; seconded by David Donald. Mayor and all of Council were in agreement with the exception of David Boyles who was opposed.

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

Miscellaneous business not included in any of the proceeding items – None
Chair called for adjournment with no opposition.

Respectfully submitted,
Sandra L. Brown, Town Clerk
Approved by Council: October 1, 2007