



**TOWN OF CENTRAL
REGULAR TOWN COUNCIL MEETING MINUTES
SEPTEMBER 11, 2006 - 7:00 PM
CENTRAL TOWN HALL
1067 WEST MAIN STREET
CENTRAL, SC 29630**

Present: Mayor Mac Martin; Council Members David Donald, Tony Craig, Lynne Odell-Chapman, Tracey Reynolds, David Boyles, and Gary White; Administrator Phillip Mishoe; Police Chief Joe Gibbs; Deputy Town Clerk Susan Brewer; Recreation Director Tom Cloer; Member of the Press Zack Mauldin; Member of the Public Bobby Ballentine and Eddie Nail.

The meeting was called to order by Mayor Mac Martin.

1. Gary White rendered the invocation.
2. Clerk of Court Tina Fincannon administered the oath of office to Stanley H. Thompson as Assistant Municipal Judge.
3. Reading of Special Called Meeting Minutes for August 21, 2006; A motion was made by Lynne Chapman to accept the minutes as presented; seconded by Tracey Reynolds. The vote was unanimous.
4. Reading of Regular Council Meeting Minutes for August 14, 2006; A motion was made by Lynne Chapman to accept minutes as presented; seconded by Gary White. The vote was unanimous.
5. Public Session (30 minutes total): There were no comments from the public.
6. Receipt and disposition of petitions (15 minutes total).
 - A. 100% Petition from Pentecostal Fire Baptized Church, 120 Old Sheriff Rd.
 - B. Mr. Mishoe read the petition in its entirety. Chair made a motion to accept the petition; seconded by Lynne Chapman. The vote was unanimous. Council agreed to have a Public Hearing Monday, September 18, 2006 at 6:45 pm.
7. Reports from Council Committees:
 - A. Gary White – Planning
 1. The Planning Commission is still working on the Comprehensive Plan and hopes to have it completed this month. Afterwards they will start on the Sub Division Regulations.
 - B. David Boyles – Water & Sewer
 1. The Water Department had several leaks this day. For the month of July they completed 194 work orders. In addition they made several taps, tested meters, flushed the sewer lines and flowed the fire hydrants. They assisted the Street Department with trimming around fire hydrants and performed several reconnections.
 - C. Tracey Reynolds – Finance
 1. The Financial Report is normal for the 2nd month of the year.
 - D. Lynne Chapman – Recreation
 1. The Fire Safety Day is Wednesday, October 11th from 8:30 am until 5:30 pm. This is something that most of the area schools participate in; it is usually a big day. Also, the Fitness Fair is Wednesday, October 18th from 7:30 am until 11:30 am. Cannon Memorial Hospital will provide flu and pneumonia shots. There will be several health related booths set up. Basketball sign ups are the 1st week in October.
 - E. Tony Craig – Streets and Sanitation
 1. For the month of July the Street Department completed 32 work orders. In addition they picked up 118 loads of brush; 82 loads of metal and 135 loads of wood. They kept the grass mowed, the streets cleaned and assisted the water department with meter reading.
 - F. David Donald – Public Safety
 1. The Police and Fire Department reports were in the Work Session packets.
8. Consideration of ordinances already in possession of Council:
 - A. Second reading of Ordinance 08-14-06 CF; to set a franchise fee rate for cable service providers. Chair moved to accept the ordinance; seconded by Lynne Chapman. The vote was unanimous.
 - B. Second reading of Ordinance 08-14-06 SD; Set Off Debt Ordinance. A motion was made by Lynne Chapman to accept this ordinance; seconded by Tracey Reynolds. The Mayor, David Donald, Tony Craig, Lynne Chapman, Tracey Reynolds, and Gary White were in favor; David Boyles was opposed.
9. Introduction and consideration of new ordinances and resolutions:
 - A. Policy for Use & Disposal of Town Owned Property; Chair made the motion to accept Policy 11-08-06 DTP as presented; seconded by David Donald. David Boyles stated there was no mention made of the last discussion of an auction. Also, he felt the auction was more well intended, more transparent, and more business-like. Mayor Martin stated that was the intent of the ordinance. Boyles responded that it didn't state that anywhere. Mayor Martin asked for comments and suggestions from other Council Members. Lynne Chapman stated if we had an auction that we needed this (ordinance) as a base to do it, and this (ordinance) would cover us. Gary White stated that some items go from one department to another and Mayor Martin stated some things go to the State. Mr. Mishoe stated items are often moved from one municipality to another - intergovernmental transfer. Mr. Boyles stated the ordinance should read that anything that is not intergovernmental transfer should go to auction. Mayor Martin asked him to state this as an amendment. Mr. Mishoe added that many items are disposed of and not auctioned off. Mr. Boyles stated that in that case, anything that was transferred without being auctioned needs to be reported because once something is trashed, someone takes it home. Mayor Martin asked Mr. Mishoe if he intended to give them a report of items disposed of and Mr. Mishoe stated he would. Again, Mayor Martin asked Mr. Boyles to propose his changes in an amendment. Mr. Boyles stated he was trying to think of how to word the amendment. Mayor Martin suggested coming back next month and making a policy. Mr. Boyles questioned if a policy was one reading. Mayor Martin stated it was and at that time we could change what to do with the disposal of property. Mr. Boyles moved that we amend the motion on the floor to include - our intention is everything should be auctioned and everything that is not auctioned should be reported by the Town Administrator to Council. Mayor Martin repeated for clarity that everything was to be auctioned and

items not auctioned would be reported by Town Administrator. Mr. Boyles stated that actually, we need to report everything and it's either auctioned or trashed and there would be no loop holes. Mayor Martin requested he restate his motion. Mr. Boyles moved to amend the policy on the floor to read that the Town equipment will be auctioned and anything not auctioned or trashed will be reported to Town Council. Mayor Martin re-stated that Town equipment needs to be auctioned; anything to be trashed to be reported to Council by the Administrator. Mr. Boyles stated anything auctioned or trashed needs to be reported. Mr. Boyles stated there should be some mention of intergovernmental transfer. Everything should be disposed of by intergovernmental transfer, auction, or disposal and all to be reported to Town Council. Mayor Martin asked Mr. Boyles to put this in writing for the record. At this time Lynne Chapman made a motion to table this policy; seconded by Boyles. Mayor Martin, Lynne Chapman, Tony Craig, and Tracey Reynolds were in agreement; Council Member Gary White, David Donald and David Boyles were opposed.

- B. Ordinance to Amend Budget (Revenue & Expenses), Ordinance 9-11-06 BUA. Mayor Martin read the ordinance in its entirety. Chair moved to accept this ordinance; seconded by Lynne Chapman. Mr. Boyles stated that it was strange that the amounts were exactly the same. Mayor Martin stated we were instructed by the auditor to show the revenue and the expense that appeared in the audit. No other discussion. The vote was unanimous.
10. Reports from the Administrator and Mayor:
 - A. Administrator
 1. South Trunk Line Update: The contractors are still working on it. There is a section on Church Street across from Jerry's Pizza where they are boring under the road. It is extremely wet there and they are attempting to dry it out. They contacted DOT about cutting the road and they were denied the request. They did get permission to cut Old Shirley Road.
 2. Blue Ridge Contract: No word back from the Blue Ridge contact member.
 - B. Mayor
 1. Business/Citizen Survey: David Sparks is doing the marketing. The estimated cost from us is about \$2,000. Mayor Martin made a motion to fund the Business/Citizens Survey with \$2,000 which will be \$1,000 from the Hospitality Account and \$1,000 from the General Fund; seconded by Lynne Chapman. Mr. Donald asked for an updated copy of the survey. Council took a quick recess while Mr. Mishoe went to print a copy for everyone. Mayor Martin brought the meeting back to order and Mr. Mishoe passed out the new copy of the survey. David Donald stated he appreciated all the work that has been done, but he thinks \$5 a survey is steep. Mayor Martin stated when he was in real estate and did mail drops they paid \$10 each. Mr. Boyles agreed with David Donald that everything on the surveys are common sense and he was trying to understand what the return on our investment would be. Mayor Martin stated the return on our investment would be an increase in our Hospitality revenue increase our sales tax, increase our property tax potentially. The surveys will provide us with two sets of data; one for the property owners who have property that is available for use and the other one being the resident survey. We will take this information and give it to the Small Business Administration, Small Business development Center, etc., and we tell these organizations that we have empty buildings in our Town and we have data stating there is a demand for a certain product or service. They have the entrepreneurs that are looking for locations for their businesses or services. We show them there is a demand and show them a location and they send us a person to fill the spot. With no research, new businesses have a 75% chance of failure the first year. This will help our new business survive after they get here and primarily to get them here. Otherwise other towns and cities will benefit. It is up to us to manage our down-town. Mr. Donald asked if the resident survey would be for non-residents or transit-residents. Mayor Martin stated it would be by zip codes. Mayor Martin has a letter to go with the survey requesting the recipient pass the survey to another person if they are not interested in filling out the survey. Ms. Chapman stated we need old residents as well as new and get the whole vision of it. Mr. Boyles added that it has already been determined that it will be difficult to get another down-town restaurant due to the "200 foot rule." Mayor Martin stated churches come and go. Gary White stated restaurants don't have to sell alcohol. Mr. Boyles stated in order to survive they do. He also commented on the parking in Clemson. Ms. Chapman stated we need to get more businesses in and Mr. Boyles said if we advertise our parking we could get them. Mayor Martin stated things change and we have to take things one step at a time. At this time Mayor Martin called for a vote. Mayor Martin, Tony Craig, Lynne Chapman, Tracey Reynolds, and Gary White were in favor; David Boyles and David Donald was opposed.
 2. Contract with Design South, potential up to \$17,000: Chair made a motion to direct the administrator to discuss a contract agreement with Design South on the best potential use of our hydrological assets; seconded by Tracey Chapman. Mr. Boyles asked what they were going to survey because as he pointed out all they would do is take elevations and pipe sizes, which is a day's work for a good engineer. Mayor Martin stated they plan to see how we can make the best use of our water. Mr. Donald asked if we were entering into a contract for the amount of \$0 to \$17,000. Mayor Martin stated that the \$17,000 was the maximum, but we would still need to approve the contract. Mr. Boyles stated he felt we should get them to present a scope of contract of what they think we need. Mayor Martin stated that is what we were talking about doing now. Also, if we don't want to do any of this the vote would be "no" and we would forget about it. However, if we want to spend some time investigating a contract and what they will do and go with their services then the vote would be "affirmative" to work with Design South. They would come back at an appropriate time with the total amount of dollars and what year we can pay for them. This is not an approval of a contract only a decision to investigate the hydrological assets. Mayor Martin called for a vote and it was unanimous.
 11. Miscellaneous business not included in any of the proceeding items:
 - A. The Christmas banquet for the Pickens County Municipal Association is in November but they want to know who is coming by next month.
 - B. CAT bus is going to Wal-Mart! We plan to meet the bus and possibly ride the bus. David Donald asked the Central Area Business Council to speak. Bobby Ballentine stated they are in the formation stages at this time and they welcome any ideas. David Boyles stated we had a committee that worked long and hard on this project and they should be commended.
 12. Without any objections Chair adjourned the meeting.

Respectfully submitted,

Sandra L. Brown, Town Clerk

Approved by Council: October 9, 2006