

REGULAR TOWN COUNCIL MEETING
7:00 P. M. March 13, 1995
Central Town Hall
105 Werner Street
Central, S. C.

Present: Mayor Stan Thompson; Councilmen: Bobby Busha; Harry Holladay; Frank Chaka; Joe Head; James Teal; Edward Reynolds. Planning Commission member Jesse Cranford, Jr.; Wendy Marshall; Lou Robinson; John Head; Randy Hayes; Charles Rice; Karen Head and daughter; Al Cumbie; Administrator Herbert Thompson; Clerk Grace Towe; Greg Oliver, The Messenger.

Mayor Thompson called the meeting to order.

Invocation by James Teal.

Minutes of the February 13, 1995 meeting were presented with corrections. Motion by Frank Chaka, second by James Teal to accept as corrected. The vote was unanimous.

PUBLIC SESSION:

John Head, Chapman Hill Road was recognized. He passed out pictures of the water drainage problem on Foot Street. He stated that several years prior a bid was given to correct the problem with pipe for drainage at a cost of approximately \$125,000. A current bid for pipe alone was presented for \$8,304.76. Another cost for catch basins and drain grills was given. It states that the drainage ditch from Werner Street to Kelley Street was 680 feet and would require seven (7) catch basins and drain grills at a cost of \$500.00 each for a total of \$3,500.00. Mr. Head stated that the town has a backhoe and workers and if they could not be utilized for this project, he and his son would be willing to put the material in the ground. He asked for the town's assistance in getting this project undertaken. Mr. Head reminded Council of the flow of water from Main Street and the entire portion of the drainage around town.

At this time Mr. Charles Rice, 209 Werner Street was recognized. Mr. Rice stated that this problem stream runs between his property and John Head's property. He stated that the ditch keeps getting deeper and rats are unreal and he has had trees to fall because of this problem. Also, mosquitoes are a problem. He stated that all the water around town tends to drain into this area. Mr. Rice stated that the problem would not get better, only worse. Mayor Thompson inquired if trees needed to be cut to alleviate this problem would the property owners be willing to have those trees removed. Mr. John Head stated that any tree that needs to be cut can be cut.

Wendy Marshall was recognized. She discussed information that CRA was given concerning a bid. This bid was from B. P. Barber Associates. She stated that the information in the bid would be a part of the overall program for revitalizing the downtown area. The initial engineering plans would cost approximately \$3,000.00. Some of the engineering work would need to be done before grants could be pursued. Ms. Marshall stated that more information would be forthcoming in the next four or five months for Council's consideration. Walt Ray will be presenting his design alternatives to the public on April 6, 1995 at 6:30 P. M. at the Planning

Office. After discussion it was discovered that the Lions Club meets on April 6 and it was consensus to meet at 6:00 P. M. so that the members of the Lions Club could still meet at 7:00 P. M. Walt Ray will be presenting a conceptual plan that is needed. Help has been obtained from Clemson University on this plan. After the conceptual plan has been established a cost estimate can be prepared for the project and this will be necessary for grant proposals for the Main Street project. Ms. Marshall thanked Herbert Thompson and his maintenance staff for working with her on preparing soil around the sign near the caboose. This is in preparation for some planting to take place.

Randy Hayes, 519 Gaines Street and a business at 111 W Main Street. Mr. Hayes asked that Town Council consider placement or replacement of NO U TURN signs in the downtown area of Werner Street to Church Street. Mayor Stan Thompson inquired if u-turns were being made on Main Street. Mr. Hayes suggested that these signs be in coordination with the downtown project. Frank Chaka informed Mr. Hayes that the State would have to put these signs up. The Town cannot put signs on the state highway. Mayor Thompson thanked Mr. Hayes for bringing this information to Council's attention.

Jesse Cranford, Jr. Chairman of Planning Commission. Mr. Cranford asked to talk about some literature he had requested to be ordered. Mr. Herbert Thompson asked Mr. Cranford to request a purchase order for this literature and he would take care of it. Mr. Cranford stated that Council had voted to purchase copies of Planning literature and the vote was unanimous. He asked who writes that purchase order. Mr. Thompson asked Mr. Cranford to write the purchase order and he would sign it. Mayor Stan Thompson thanked Mr. Cranford for attending the meeting in Greenville at the Hilton Hotel.

Al Cumbie, Manager of Duckett Funeral Home was recognized. Mr. Cumbie stated that very soon the property that he had purchased from the county would be developed. It would be basically clear cut since no hard wood is on the property. The four acres of land will be utilized with the building and the parking area. Mr. Cumbie conveyed his deep concerns that Planning and Zoning issues be looked at very closely. He hopes to encourage new growth and development in Central. Mr. Cumbie stated that Planning and Zoning issues are very beneficial to Central in the long term not only short term. He stated his concern for enforcement of these issues since he plans to comply with all requirements and feels that everyone else should do the same. Mayor Stan Thompson asked if Mr. Cumbie would have an official ground breaking. Mr. Cumbie stated they would. He stated that there would be stringent compliance with the 93 Corridor Ordinance and urged Council to see that this is enforced in future development of the 93 Corridor.

RECEIPT AND DISPOSITION OF PETITIONS: None

REPORT FROM COUNCIL COMMITTEES:

Edward Reynolds - Public Safety. Mr. Reynolds stated that all had been relatively quiet in the Fire Department

Frank Chaka - Finance. Mr. Chaka stated that budget should be at 42% The income is 46.86% and expenditures are at 40.66%. He stated that we are staying below budget and thanked Mr. Herbert Thompson for a good job.

James Teal - Recreation - Mr. Teal stated that the Recreation Committee would be meeting with the Clemson Recreation Committee on the 20th of March at 5:30 P. M. here at Central for discussion of the possibility of building a gymnasium.

Joe Head - Water and Sewer - Mr. Head reported that he and Herbert Thompson would be going to a meeting on Wednesday morning with the 18 Mile Creek project. Mayor Thompson stated he would attend if possible. He would need to check his calander.

Harry Holladay - Planning. Mr. Holladay discussed the rat problem that Mac Martin has been having. He stated that it had become a health problem. Several properties are affected by this problem. Mr. Holladay suggested that possibly the fire department could do some controlled burning in the pile of brush in the neighborhood. This should help alleviate some of this problem. Much of the problem has stemmed from the old Pendleton Oil Mill building where rats have been feeding for years and they have grown to an enormous size and the entire area has been affected by the rats digging holes and causing much danger as well as a health hazard. Herbert Thompson stated that we have some peanut butter that should help with the rat problem. It was suggested that Thad Garrick look at this situation and advise of possible solutions. Mayor Thompson asked Ed Reynolds to get with Thad Garrick and look the situation over for suggestions on how to help solve this problem.

Bobby Busha - Streets and Sanitation. Mr. Busha asked Mr. John Head if he had had much flooding with the recent rains on his property on Foot Street. The picture that was circulated was six to ten years old and since then work has been done to try and help control this problem. Ed Reynolds stated that most of the water from the town goes into this drainage area and creates problems at times. Mr. Busha stated that something should have already been done about this situation. Al Cumbie asked to speak. He stated that he had always contended that this drainage problem was the town's problem. He stated that prior councils had not acted because they saw the area as a natural drainage area. Mr. Busha stated that his feeling on the matter was that if all the water from the town goes to this area the town should do something about it. Mayor Thompson asked Mr. Busha, as Chairman of the Streets and Sanitation Committee to get together some specific recommendations as to how to deal with this problem and present them at the next work session. Approximately \$14,000 as submitted by John Head would be needed for this project.

CONSIDERATION OF ORDINANCES IN POSSESSION OF COUNCIL:

A. Second reading of Ordinance #95-13-03 W&S to raise water rates 5 cents per 1,000 gallons. Motion by Joe Head, second by Edward Reynolds to accept. The vote was unanimous.

B. First reading of Ordinance #95-10-04-B to change the Budget and F. Y. E. date from September 30, 1995 to June 30, 1995

Motion by Frank Chaka, second by Edward Reynolds to accept the ordinance. Mayor Thompson read the ordinance. Herbert Thompson explained the contents of the ordinance which resulted from the Local Option Sales Tax implementation. The representative from the Sales Tax Commission recommended the change in the ordinance for the benefit of the town. This change of

ordinance will result in immediate work on the next budget. After discussion the vote was called for and was unanimous.

C. First reading of ordinance #95-10-04 FYE to establish the fiscal year to begin July 1, 1995 and end June 30, 1996. Motion by Frank Chaka,

second by Bobby Busha to adopt. Mayor Thompson read the ordinance and after discussion the vote was unanimous.

REPORT FROM MAYOR AND ADMINISTRATOR:

A. Administrator's Report:

1. Local option sales tax. No further discussion.

2. Requesting proposals for auditing services. Mr. Herbert Thompson reported that he had sent to the local newspaper requests for proposals on the town audit. One group has been by and another has been in contact.

3. Opportunity to purchase lot next to our maintenance lot on Gaines Street. Herbert Thompson reported that we do have the opportunity to purchase the lot for \$6,000.00 but Mr. Thompson had advised them that the town would consider \$2500.00. If this is acceptable the funds could be found in the General Fund. Motion by Joe Head, second by Harry Holladay for Mr. Herbert Thompson to negotiate the price and purchase the lot. After discussion the vote was unanimous.

MAYOR'S REPORT:

Mayor Thompson requested information for the next newsletter. He reminded Council of the Pickens County Municipal Association meeting with Central as host on the 27th of March, 1995 at the meeting room in NationsBank.

Mayor Thompson again considered the request from the Planning Commission Chairman, Jesse Cranford, Jr. reference the Planning Guides. He stated that they are relatively expensive, about \$15.00 each. We have three copies and the process is going to be comprehensive so that each member of the Planning Commission will need his personal copy. Mayor Thompson suggested that these be obtained.

Mayor Thompson again suggested some kind of cooperation between the town and merchants to give the Southern Wesleyan University students a welcome back event next fall semester. A mailing list has been generated and the initial letter should be ready by Friday. Herbert Thompson was asked to check on Randy Hayes request for no u turn signs in town as to whether the State Highway would do this.

Council's priority of short and long range goals. These goals came into recognition from Council's work session in January. Each Council member was asked to assign to each one a ranking priority and present this to the administrator. The results were compiled to come up with the list that was before Council for information only at this time. These goals were discussed as to priorities for short range and long range items. A copy of these goals is attached. Motion by Joe Head, second by Edward Reynolds to go into executive session for discussion of personnel matter. The vote was unanimous. After executive session, regular session was recalled and Mayor Thompson

announced that no action or votes was taken in executive session.
No further business the meeting was adjourned.

Respectfully submitted,

Grace S. Towe

Grace S. Towe
Clerk 3/13/95