

Regular Town Council Meeting  
April 10, 1995  
Central Town Hall  
105 Werner St., Central, S. C.

Present: Mayor Stan Thompson; Councilpersons: Bobby Busha; Harry Holladay; Joe Head; James Teal; Frank Chaka; Edward Reynolds.  
Administrator Herbert Thompson; Assistant Clerk Catherine Hughes; Greg Oliver, The Messenger; David Adams, Northland Cable, Independent representative; A group of citizens (register attached)

Mayor Stan Thompson called the meeting to order.

Invocation by Harry Holladay.

Minutes of the March 13, 1995 meeting were presented as corrected. Motion by Frank Chaka, second by Bobby Busha to accept as corrected. The vote was unanimous.

Mayor Thompson presented a letter from Congressman Lindsay Graham. The information was to inform Council of his scheduled visit to Pickens County for public meetings in April. Several different locations were cited and the time for his appearance at each of these locations.

**PUBLIC SESSION:**

Rick Powell, business owner, 130 Watkins Street, also President of Central Merchant Guild. Mr. Powell reminded everyone of the Easter Egg Hunt on Saturday, April 15, 1995 at Central Community Park. Everyone is invited to participate in this event. Mr. Powell discussed finances for the Merchants Guild and informed Council that it is their intention to ask to be included in next year's town budget. The amount to be requested will be voted on at their next meeting which will be April 14, 1995 at 6:00 P. M.

**RECEIPT AND DISPOSITION OF PETITIONS:** None

**REPORT FROM COUNCIL COMMITTEES:**

- A. Harry Holladay - CRA report from Alton B. Cumbie, III. Mr. Cumbie was recognized by Mayor Thompson. Mr. Cumbie gave an overview of the CRA operation in the Town. He expressed interest in the new Council members involvement. Mr. Cumbie passed out copies of the agreement between the town and Central Revitalization Association and a job description for this position. He discussed the different benefits that the CRA issues made to the quality of life. He reminded Council that in 1973 a comprehensive land use plan was adopted by the Town but had not been put into operation. He expressed hopes that the revitalization effort would have better success. Mr. Cumbie stated that in 1990 the town contracted with COG to update our comprehensive land use plan, the zoning ordinances and to develop the 93 Corridor plan. In 1991 the CRA was actually started with full support from the town. In June 1994 Wendy Marshall was hired as Downtown Project Manager. Mr. Cumbie went over the purpose of CRA and the committees connected with the organization. Mr. Cumbie presented the accomplishments of Wendy

Marshall since taking the position of Downtown Project Manager in an effort to show that the position is of importance and should be funded in next year's town budget. Mr. Cumbie again stated the importance of a comprehensive plan that takes years to accomplish and expressed his desire to have the Downtown Project Manager funded by the town for the next budget process. Mr. Cumbie expressed his thanks for being able to present the views of the Downtown efforts.

Mayor Thompson thanked Mr. Cumbie for his presentation and stated that all the volunteer work that goes on is greatly appreciated and he fully supports the work of these people. He stated that planning is a time consuming element and much effort must go into these volunteer services.

#### REPORT FROM COUNCIL COMMITTEES:

Edward Reynolds - Mr. Reynolds gave an update on the Fire Department and stated that the Central Fire Department would be going to a crash course on May 1, 1995 and the department is going well in the day to day operations. Mr. Reynolds stated that Central is one of three volunteer fire departments in the state with a class 4 rating. This may affect insurance rates and each person needs to notify their insurance companies.

Frank Chaka - Finance Mr. Chaka stated that the budget should be at 50%. The budget is in good shape.

James Teal- Recreation Mr. Teal stated that Mr. Tom Cloer, Recreation Director was doing a good job but some help for him for the future is a necessity as he is doing the work of two people at this time. The rough plans for a gymnasium were presented. When a true draft is done, prices could be obtained for the building.

Joe Head - Water and Sewer- Mr. Head reported that the new sewer machine has been delivered to the town and this should make the employees' operation safer.

H. R. Holladay, Jr. - Planning - No report.

Bobby Busha - Streets and Sanitation - The property owner of the parcel off Wesleyan Drive had requested that the town clean up the big lot that is grown up. Charlie Perry is the owner of the property which is a vacant lot. Mr. Herbert Thompson was asked to look into this matter.

#### CONSIDERATION OF ORDINANCES IN POSSESSION OF COUNCIL:

- A. Second Reading of Ordinances #95-10-04 F.Y.E. to change the budget fiscal year ending dates from September 30, 1995 to June 30, 1995. Motion by Frank Chaka, second by Bobby Busha to adopt on second reading. The vote was unanimous.
- B. Second Reading of Ordinance #95-10-04 R.B.O. to amend the 1994-1995 fiscal year ending date as written in Ordinance #94-09-08 G&UF and Ordinance #94-09-08 REC, to read June 30, 1995 for the 1994-1995 budget year. Motion by Frank Chaka, second by James Teal to adopt on second reading. The vote was unanimous.

#### REPORT FROM MAYOR AND ADMINISTRATOR:

## A. Administrator's Report:

1. Proposals from four accounting firms to audit the Town's financial statements for years ending June 30, 1995, 1996, and 1997.

Administrator Herbert Thompson explained to Council that he had sent out proposals to auditing firms to see if they were interested in doing the town's audit. Four companies responded. These were Milner & Bell; Byerly and Payne; Stancil & Cooley; Cherry, Bakaert & Holland. After reviewing these proposals Mr. Thompson recommended that Byerly and Payne, Certified Public Accountants from Seneca be considered to do the town's audit work for the next three years as proposals that were sent out. All were very close in the cost to provide this service. Mr. Thompson asked that this matter be discussed in executive session later in the meeting. Mr. Harry Holladay asked if the cost for each year would be the same. Mr. Thompson stated that it would.

## B. MAYOR'S REPORT:

1. Draft to amend Town Code Section 11-12 and Section 11-23. These items were discussed and it was noted that this is for information only and a vote on an ordinance to amend would come at a later meeting.
2. Various Zoning changes to assign Zoning enforcement responsibilities to the Police Department. Mayor Thompson discussed the essence of the information in the documents. After discussion of this matter and changes to be made, motion to recommend these changes to the Planning Commission for their consideration was made by James Teal, second by Bobby Busha and the vote was unanimous.
3. It was reported by Edward Reynolds earlier in the reports that Central's Volunteer Fire Department had been granted a Class 4 ISO rating effective May 1, 1995

B. Miscellaneous business not included in any of the preceding items. Mayor Thompson read a letter from S. C. Municipal Association, Mr. Milton Pope, reference changing Municipal Election date. The Board of Directors had approved a policy to encourage municipalities to voluntarily move their election dates to one of two set dates. The first Tuesday after the first Monday in April and November have been chosen as the two dates. This decision arose from studies that showed Municipal elections are held fifty out of fifty two weeks in the year in this state. Uniform election dates would give a statewide focus and raise the visibility of Municipal elections and the Municipal association would be able to provide immediate training for newly elected officials and maintain accurate information on the officials and voter turnout. This item presented as information only.

Home Occupation ordinance changes were recommended. Mayor Thompson proposed that Paragraph 8b be changed from "the Town Clerk shall place the application on the earliest feasible regular scheduled Planning Commission agenda and schedule a public hearing" to "the Town Clerk shall submit the application to the Planning Commission Chairman who shall place it on the earliest feasible regular scheduled Planning Commission agenda and the Planning Commission shall schedule a public hearing". Paragraph 9b to change from "and it is determined by the Zoning Administrator that the use is still in compliance" (this is to renew from year to year) changed to "and it is determined by the Town Clerk that the use

is still in compliance". Add Paragraph 11 to deal with specific exemptions, exempt from the requirements of Section 709 or the following:

- a. persons who operate a business in their homes and had a valid business license for that business prior to January 11, 1993 provided business license had been renewed annually" (this being the grandfather clause).
- b. Persons who provide care to minor children provided the nature of such care is not subject to regulations by S. C. Department of Social Services or other state agencies which may be given authority to regulate child care. This would exempt a person who is keeping one or two children in their home while their parents work from having to be permitted as a home occupation.
- c. Persons providing instruction in playing of musical instruments on a one to one basis, such as piano teachers, violin teachers, guitar teachers, etc.,
- d. Persons providing instruction in vocal performance on a one to one basis.

The recommendations are for information and it was suggested that this be discussed further at the next work session. Also change to Section 726.10 was discussed and all the changes recommended are to be studied and ready for next work session.

Motion to go into executive session to discuss proposed contractual arrangements for auditing services and our water supplier. Motion by Frank Chaka, second by James Teal and the vote was unanimous.

After executive session Mayor Stan Thompson recalled regular session and asked for a motion that the Town of Central award it's contract for auditing to the firm of Byerly and Payne, CPA's headquartered in Seneca, S. C. Motion by Frank Chaka, second by Jame Teal to accept. The vote was unanimous.

Mr. Rick Powell's request to be included in the town's budget for next year was put on hold until the Merchants Guild can come up with more specific information, such as amount requested and Mr. Herbert Thompson noted that he would get their proposal ready for the next work session.

No further business, motion by Edward Reynolds, second by Joe Head to adjourn. The vote was unanimous.

Respectfully submitted,

*Grace S. Towe*

Grace S. Towe  
Clerk  
04/10/95