REGULAR COUNCIL MEETING
July 11, 1994
Central Town Hall, 105 Werner St.

Present: Mayor Alton B. Cumbie, III; "Doc" Evatt; Lou Robinson; Frank Chaka; Stan Thompson; Harry Holladay; Administrator Herbert Thompson; Lorett Hayes: Randy Hayes; David Donald; Jesse Cranford, Jr.; Frank Lackey; Wendy Marshall; Carroll Coates; Yale Simpson; (Counciman Dan Phillips in Columbia in school).

Mayor Cumbie called the meeting to order.

Invocation by "Doc" Evatt.

Minutes of the June 13, 1994 meeting were presented. Because of some items in need of correction and lack of time for Council to completely review the minutes in detail, Mayor Cumbie entertained a motion not to accept the minutes until after corrections and review by Council. Motion by Stan Thompson, second by Lou Robinson to postpone approval of these minutes until next session.

Public Session:
Randy Hayes, 519 Gaines Street, also 111 West Main Street. His input concerned downtown handicap accessibility. He was concerned as to what the business owners responsibility was and what the towns responsibility was in this matter. He inquired if he wants handicap accessibility into his private business, is this his responsibility or the towns. Mr. Herbert Thompson informed Mr. Hayes that he did not think there was enough room for this since the handicap space requires more footage than a regular parking space. This has to be accessible for a van with a let down door on the side. The highway department and Mr. Thompson have had previous discussions on this matter. Mr. Thompson advised that he would need to get with the highway department to see if there is any way this could be done. Lorett Hayes reported that there is about a one inch drop in the curb that a wheel chair would encounter and should someone be alone they could not lift the chair to get over this rise. Mayor Cumbie asked Mr. Thompson to confer with the highway department officials and get back with Mr. Hayes on this issue. Randy Hayes discussed the 15 feet of property at the rear of his building, stating that there were plans in the future to utilize that property. That would cut off the accessibility to Helping Hands dumpsters which already is an eye sore. Mr. Hayes again mentioned the condition of the sidewalks on Georgia and Gaines Streets. Mr. Herbert Thompson reported that it had been trimmed but not replaced and for him to consider this, Council would need to give him approval. Neither of these streets are state highway and the town will need to take care of whatever is feasible in this area. Mr. Thompson stated that there was a posibility that the Gaines Street area could fall under the C Fund so that some replacement would be possible. Mr. Harry Holladay asked Mr. Thompson to get an estimate on the cost of replacing this portion of the sidewalk or if removing it completely would in the best interest. Mr. Thompson stated that right-of-ways would have to be looked at. Lorett Hayes stated that since it is an eye sore, if necessary, they would correct the problem themselves. Mr. Hayes stated that the same conversation concerning sidewalks in question has been discussed at the last several council meetings. Mayor Cumbie stated that he would expect a recommendation to Council at the next work

session.

RECEIPT AND DISPOSITION OF PETITIONS:

A. Petition from Mr. Frank Lackey reference property located at 825 Gaines Street which is in violation of Town Ordinance Sec 11-21. Mayor Cumbie read the essence of the petition concerning delapidated swimming pool which contains stagnant rain water, providing a breeding ground for mosquitoes. Rats and snakes have taken up residence in the overgrown kudzu. This situation lowers the value of the surrounding property and provides a health hazard. Two pages of signatures from residents of Gaines Street, Eaton Street, Woodson Street, Meredith Street. Mayor Cumbie noted that this violation has been previously addressed to some extent but assurance to the residents that the issue is being taken care of is of utmost importance. Mr. Herbert Thompson took pictures of the property and carried them to the owner at that time, an attorney in Easley. Mayor Cumbie also had talked with the owner about a year ago and at that time the owner did cut the grass and this was the limit at that time. Mr. Thompson presented some pictures he had taken and there was no doubt that the problem does exist. Mayor Cumbie reported that someone had bought the property and it is expected that the problem will be taken care of. Herbert reported that more dirt had been brought in to fill the swimming pool and the kudzu was being taken care of.

Mayor Cumbie discussed a similar situation in Patterson Estates where the grass was grown to the windows and debris was all over the driveway. It is expected that public works and police officers will report these type conditions in the future. "Doc" Evatt stated that this is a problem all over with abandoned houses, especially the mill village. Mayor Cumbie asked that it be a requirement of the sanitation department personnel to report this type violation as they go about their daily rounds. Mayor Cumbie stated that since the ordinances are already on the books the issues involved need to be addressed. "Doc" Evatt stated that the bottom line is this discussion is the petition presented by Mr. Lackey. Mayor Cumbie stated that the petition should not have been necessary if the ordinances already on the books had been enforced. Herbert Thompson reported that Mr. Joe Karr had purchased the 825 Gaines Street property and had indicated an immediate action to resolve the problem. Mr. Herbert Thompson will follow up on Mr. Karr's intentions or go back to Mr. Dan Hunt for his intentions. The petition is entered in the minutes as information only.

CONSIDERATION OF ORDINANCES IN POSSESSION OF COUNCIL:

A. Second reading of Ordinance #94-11-07-E to Provide for a Nonpartisan Municipal Election. Mayor Cumbie read the ordinance. Motion by Frank Chaka, second by Lou Robinson to accept. The vote was unanimous.

B. Second reading of Ordinance #94-11-07-Z to amend the Official Zoning Ordinance for the Town of Central. Motion by Lou Robinson that Council accept the Zoning Ordinance (excluding) Section 7-09 HOME OCCUPATION as we in Town Hall are not prepared to to administer this section properly. There is still many questions about Home Occupation, ie; renewal of the application; determining which businesses are involved and before the

ordinance is passed in its entirety we should have all the facts in place and be able to deal with the public as they seek guidance in their responsibilities. Ms. Robinson again stated her motion to approve the amended Zoning Ordinance with the exception of Section 7-09 Home Occupation. After discussion this motion was seconded by Stan Thompson. The vote was unanimous.

C. Second reading of Ordinance #94-11-07 C.D.S. to amend the Town of Central Hwy. 93 Corridor Development Standard. This has been a recommendation of the Central Planning Commission. There has been two work sessions. Motion by Lou Robinson, second by Frank Chaka to accept. The vote was unanimous. Mayor Cumbie commended the Planning Commission and all who had attended the public sessions for all the work that went into these amendments.

D. First reading of Ordinance #94-8-08 G & UF and Ordinance #94-8-08-REC to raise revenue, adopt a General Fund, Utility Fund and Recreation Budget for F.Y.E. September 30, 1995. Mayor Cumbie stated that it is Councils responsibility to pass a budget each year. This years budget has been well prepared and the ordinance upon second reading will finalize this process. General Fund budget this year (10 Fund) is proposed as $622,546. for revenues and expenses for a balanced budget as required by law. Motion by Frank Chaka to accept the 10 Fund. Second to this motion was by "Doc" Evatt. The vote was unanimous.

Enterprise Fund (30 Fund) presented as $714,758. Motion by Frank Chaka, second by Harry Holladay to accept as presented. The vote was unanimous.

Recreation Fund (50 Fund) Mayor Cumbie explained that this is the programming part of the recreation department. Revenues come from fees, sponsorships, programs provided, United Way, and Grants. In the general fund budget is the recreation department which accounts for salaries, utilities, major construction and maintenance of facilities. This year the recreation budget as proposed is $49,350. Motion by Harry Holladay, second by Lou Robinson to accept. The vote was unanimous.

RESOLUTIONS AND POLICIES:

A. Resolution to sell property located on Berry Street
This resolution was discussed in work session. It is the three lots and two houses on Berry Street donated to the Town by Atlantic Properties, formery Cannon Mills. Mayor Cumbie read the resolution. Motion by Stan Thompson, second by Lou Robinson to accept the resolution. Mayor Cumbie called for any questions. "Doc" Evatt stated his concern for blocking of entrance to this property by people working at Cannon Mills. Stan Thompson stated that the section of the resolution that states "bring the houses up to code" should likewise state "within six months". After discussion as to the amendment Stan Thompson made a motion to accept. Harry Holladay made a second to this motion and the vote was unanimous.
The motion that Stan Thompson had made, second by Lou Robinson to accept the resolution with the amendment was unanimously approved.

REPORT FROM COUNCIL MEMBERS:

Stan Thompson - Mr. Thompson referred to the Petition that was presented by Mr. Frank Lackey. He asked Mr. Herb Thompson to encourage the Streets and Sanitation personnel and the Police Officers to be alert to such problems in our town and report before they get to this critical stage. He reported that on last Wednesday he had the pleasure of participating in the groundbreaking ceremony for the new fire station for the Rural Fire District. Several people were there from the County Council, Senate and House, Mayors and Administrators, Fire Department personnel and various people. It was reported that construction should be complete around the first of 1995. The facility will have six bays to accomodate the equipment. The Captain for the station was in question but this was cleared after Mayor Cumbie explained that this person was a member of the Central Volunteer Fire Department. All personnel of the new station will be accountable to the Central Fire Department.
Mayor Cumbie commended Dan Evatt for his efforts in making this station a reality. Many people pulled together to make this station a reality.

Frank Chaka - Mr. Chaka gave the financial report with favorable conditions.

Lou Robinson - Ms. Robinson commended the Planning Commission for their efforts in helping with the Zoning and 93 Corridor Ordinances. She stated that not being able to move ahead with Home Occupation had nothing to do with what the Planning Commission had not done. It is the Towns problem that we are not up to date on what we should be doing nor have we been in the past years. Dawn Tabor at Alexandria Station on Main Street had inquired as to whether her garbage could be picked up from the back of her building so that it could be kept off Main Street. She had been informed that it could not be picked up from the back. Mr. Thompson will look into this matter. She thanked CRA for the open house that they had. It was an outstanding opportunity for people to meet Wendy Marshall and hear of some of the projects in store for our town. She asked Ms. Marshall to give a report for CRA. Ms. Marshall stated that they were trying to put together a coordinated Christmas promotion. She continues to work on a number of projects including the NationsBank area, Norfolk-Southerns lease agreement and purchase arrangement for property. Mayor Cumbie expressed his appreciation for Ms. Marshalls professionalism in presenting her ideas such as decorating the downtown buildings the same for Christmas to enhance our Christmas tree lighting ceremony . He commended the town employees for their efforts in seeing that all of the Christmas lights would be stripped and in place when needed this year at Christmas time. Mr. Herb Thompson stated that some wiring would need to b done to complete the Christmas light installation. Ms. Robinson reported that the calander being put together needed the cooperation of everyone in getting the proper information for the calander. This information should be presented to Ms. Marshall for inclusion in the calander.
As discussion continued Mr. Frank Chaka expressed his concern for the eye sore on Main Street beside The Church of God. Mayor Cumbie stated that a good coat of paint would help tremendously. Mayor Cumbie briefed Council on the death of Mr. Gaines Jontz who had worked with the down-town projects. He was killed in the airplane crash in Charlotte, N. C. a few weeks ago. He was a tremendous resource to our town and will be greatly missed. Ms. Robinson reminded everyone that the Railroad Festival was coming up and all needed to get excited so that this can be our best

festival yet. Any suggestions or ideas will be appreciated. This will be Saturday and Sunday, September 3 & 4, 1994.

"Doc" Evatt - No report

Harry Holladay - None

REPORT FROM MAYOR AND ADMINISTRATOR:

A. Administrators Report:

1. Grant to repair windows at Old Central High School. Mr. Thompson stated that he and Mayor Cumbie had talked to Senator Larry Martin reference some possible grant funds to repair windows at the old school. Wendy Marshall and Mr. Thompson had written a letter last Friday to the group in Columbia reference grant funds and a copy was sent to Senator Martin and to the Energy Department. It is hopeful that funds can be obtained to repair the windows on the ground floor. An estimate has been obtained at approximately $1500.00 per window. We are waiting to hear from Columbia on this matter.
2. The storm damage at the old school building on Church Street has been assessed by the insurance adjuster and a roofer should be here soon to begin the repair. Mr. Thompson commended Pickens County for their help in getting the building covered with tarps to protect the library and other parts of the building.

3. Recycling update - Mr. Thompson stated that the truck would be here August 1, 1994 and at this time he will start advertising for a driver.

4. Spraying for mosquitoes should resume this week depending on the weather.

MAYORS REPORT:

1. Joint venture with C. W. C. and Central Recreation Department. Mayor Cumbie presented a drawing that could allow for four fields on College property and these facilities would greatly enhance the recreations for both entities.

2. 18 Mile Creek update - The formal study for the 18 Mile Creek and embayment area has been finalized and ready to present to DHEC which will show that 18 Mile Creek is not as a tremendous a problem as DHEC once thought. Our facilities will still have to be upgraded but our limits will be much higher than previously assumed allowing for more potential growth in our area.

3. Library - Mayor Cumbie reported that County Council had approved the library to be built. Also, the Senior Citizens Center is in the making. The county has in the last five years rendered many worthwhile projects to enhance our entire area and the tax increase that took place will be put to very good use in these areas. It is hopeful that within the next year the library will be started.

No further discussion or business, Mayor Cumbie adjourned the meeting.

Grace S. Towe

Grace S. Towe, CMC, Clerk July 11, 1994