Regular Council Meeting
August 8, 1994

Present: Mayor Alton B. Cumbie, III; Councilpersons: Stan Thompson; Frank Chaka; Lou Robinson; "Doc" Evatt; Harry Holladay; Lou Robinson; Randy Hayes; Lorett Hayes; Jesse Cranford, Jr. Carroll Coates; David Donald; Richard Griffin, CDG; David Donald; Boy Scouts: Dale Adkins; Brian Adkins; John Reeves; Russell Buchanan; Administrator Herbert Thompson; Clerk Grace Towe.

Mayor Cumbie called the meeting to order.
Invocation by "Doc" Evatt.

Minutes of the June 13, 1994 meeting were presented as corrected. Motion by Stan Thompson, second by Frank Chaka to approve. The vote was unanimous.
Minutes of the July 11, 1994 meeting were presented. Motion by Frank Chaka second by Lou Robinson to approve. The vote was unanimous.
Minutes of the August 1, 1994 Special Called Meeting were presented. After some corrections as to "tense" motion by Frank Chaka, second by "Doc" Evatt to accept. The vote was unanimous.

PUBLIC SESSION:
Randy Hayes, 519 Gaines Street thanked Mr. Herbert Thompson for the information supplied him reference the handicap accessibilty on Main Street at his property. Mr. Hayes stated that the sidewalk on Georgia Street had been discussed earlier. He stated that the sidewalk was not a part of his property.

RECEIPT AND DISPOSITION OF PETITIONS: None

REPORT FROM COUNCIL COMMITTEES:

A. Councilman Stan Thompson (Police Department)
Mr. Thompson stated that as had been discussed in the previous work session he would be making a recommendation at this meeting reference the purchase of automatic weapons for the Police Department and one protective vest. Mr. Herbert Thompson has budgeted for these items in the coming budget and no vote is necessary for the purchase of these items. This relayed for information only.

B. Councilman Frank Chaka - Mr. Chaka presented the financial report with results of still staying below ~~budet.~~ budget

C. Councilperson Lou Robinson - Home Occupation status for Ms. Martha Rhyne was reported as having been reviewed by the Planning Commission after Ms. Rhyne has been through the Public Hearing process and has met all of the requirements. Ms. Robinson recommended to Council that this Home Occupation for a Day Care operation be approved. She made this into a motion and the motion was seconded by Frank Chaka. In discussion Ms. Robinson reported that the items discussed at work session did not affect Ms. Rhyne concerning prior occupation. Since this is her first time to apply for Home Occupation and a business license the prior status would not apply to her. After discussion the motion was unanimous.

Ms. Robinson stated that there were still some questions concerning Home Occupation that were not made clear by the attorney. Mr. Herbert Thompson to ask the attorney if possible to meet with Council next work session. Since Mr. Tim Cain is also the attorney for Oconee County his priority would be to the county if they have a meeting the same time Central does.

Jesse Cranford, Jr. Vice Chairman of the Planning Commission was recognized. He stated that some more advertisement would need to be made for more members to serve on the Planning Commission. Mr. Cranford stated that at their last session they had looked at the partime Zoning Enforcement position. Their recommendation to be presented to Council will be that this position be made for 20 hours per week in lieu of 10. There will be paper work and filing that will need to be done and more that 10 hours will be needed to do the job. Mayor Cumbie stated that the computer had been secured to share with Planning Commission and CRA. Mr. Herbert Thompson stated that he would secure a filing cabinet specifically for the Planning Commission. Mr. Cranford thanked Mr. Thompson for the tape recorder supplied them.

Lorett Hayes was recognized for update on CRA. She stated that the sign should be ready before Labor Day Weekend to place near the caboose area. The Old School restoration Energy Efficient Grant is being followed through. Subway Restaurants intentions are to come to the Central area, the exact area not settled but the Hardees areas seems to be desirable. The Tree Planting Grant deadline has been extended. The grant is $1500.00 match grant with CRA $1500.00. Several projects are being followed up by Wendy Marshall. Wendy has scheduled a meeting on August 15, 1994 for property owners that have property on the south side of Main Street. This is to try to open up alleyways for employee parking and at the same time improve the appearance of the property on the back side of the buildings. This meeting is set for 6:30 P. M. at NationsBank meeting room. They are grateful for the repair of the drainage problem on Stewart Street. Back to the sign. The public notice board has been designed by Roxanne Chase and is now at the signmaker and it is expected to be in place before Labor Day weekend. She noted that the Railroad Festival Tee shirts are here for sale.

Richard Griffin of COG was recognized. He expressed his pleasure of being able to work with communities such as Central to assist them in determining what their community goals should be. He noted decline in the downtown areas had brought about the need for a revitalization plan for our downtown area. Much of the work that went into this plan had already been done by the interns that had served for several periods in the Planning office. COG employees edited and placed the demographics in prospective to bring about a good plan for the area. Some funding alternatives were added to the back of the book and this should be of interest in locating where to find financing. The programs, once installed on computer, will give Wendy Marshall some good tools to work with and will give Council and prospective businesses a comprehensive plan of where Central is going and what is intended in the downtown area.

"Doc" Evatt addressed Mr. Randy Hayes concern of the sidewalk on Georgia and Gaines Street. His recommendation is to take the sidewalk

up from Mr. Hayes driveway to Gaines Street and sow it in grass and put hay on it. Mr. Evatt put this recommendation in the form of a motion. This was seconded by Dan Phillips. The vote was unanimous.

Harry Holladay - Mr. Holladay inquired as to the status of the sign that is to be erected at the walking track. Mr. Herbert Thompson informed Mr. Holladay that the price and size availability was being obtained and that the wording to go on the sign needs to be decided on. Mr. Holladay noted that the gate on Bolick Field which has a lock had been kicked open for entrance to cut grass and needs to be repaired

Dan Phillips - No report.

Mayor Cumbie discussed the bids to sell property on Berry Street. These bids had been reviewed at the work session. One bid was by Central Textiles and one by David Donald. Motion to accept or reject will come later on the agenda.

CONSIDERATION OF ORDINANCES IN POSSESSION OF COUNCIL:

Second reading of Ordinance #94-8-08 G & UF to adopt a General Fund and Utility Fund Budget to raise revenues for F.Y.E. September 30, 1995. Motion by Frank Chaka, second by Lou Robinson to accept. The vote was unanimous.

Second reading of Ordinance #94-8-08- REC to adopt a Recreation Fund Budget to raise revenues for F.Y.E. September 30, 1995. Motion by Harry Holladay, second by "Doc" Evatt to adopt. The vote was unanimous.

Second reading of Ordinance 94-8-07 S to sell property located on Berry Street. Motion by Stan Thompson, second by Harry Holladay to accept. The action is to sell the property.

Second reading of Ordinance #15-204-94-08-08-1 to accept the Petition to annex Frances E. Buel property into the Town of Central. Motion by Lou Robinson, second by Dan Phillips to accept. The vote was unanimous.

Second reading of Ordinance #15-204-94-08-08-2 to accept the Petition to annex Timothy W. and Cathy N. Jerolamon property into the Town of Central. Motion by "Doc" Evatt, second by Lou Robinson to accept. The vote was unanimous.

At this time discussion of selling property on Berry Street was brought to the floor. Mayor Cumbie read the offer from Central Textiles and from David Donald. After discussion, motion by Lou Robinson, second by Stan Thompson to accept Central Textiles offer. Mr. Herbert Thompson stated that the $2,000.00 offer by Central Textiles would more than cover what was paid for the property and the expenses of selling the property. After discussion the vote was five for and two against. "Doc" Evatt and Dan Phillips were against. Mayor Cumbie asked for a raise of the hand to verify this action and there were five for and two against. Ms. Lou Robinson asked that we make sure the owner lives up to his 30 days in getting the property

in shape as agreed in the sell.

REPORT FROM MAYOR AND ADMINISTRATOR:

Administrators' Report:
Mr. Herbert Thompson discussed a Public Information Policy. He informed Council that he had received some information from the City of Greenville and would be able to compile a version for our town using some of the ideas from various sources.
Letter from Town's Attorney reference Home Occupation. Mr. Thompson stated that this would need to be discussed in detail at the next work session.
Animal Control Officer-part time. Mr. Thompson stated that he had met with Clemson Police Chief Johnson Link and Clemson University Public Safety Officer John McKenzie. They are both very interested in combining with our town and would provide fuel and maintenance for the truck that we would provide on a part-time basis. They would also provide housing for the animals that were picked up. We do not wish to lose contact with the County concerning doing away with these animals. Should we have to revert to carrying the animals to the Humane Society in Liberty would be a fee for each animal carried there. The City of Clemson can hold the animal for three days and then the County could come by and pick this animal up from Clemsons' pound and carry to the stockade for disposal. Every effort would need to be made to locate the owner of the animal.

MAYORS REPORT:
Mayor Cumbie discussed the C.W.C. Recreation project and its relation to the town. The four field project would be a phase in plan. It is in the formulative stage and a joint effort would be more feasible. There is much engineering work to be done before any part of the project could start. Discussion only.
Mayor Cumbie reported that D.W. Daniel Blue and Gold Booster Club and Athletic Department have merged. They are offering advertisement on each of the yard markers on the football field. The signs would be hung on the fence. It was requested that Central, Clemson and Six Mile go in together with a banner showing their support for the project. They are asking for $100.00 from each town. After discussion motion by Harry Holladay, second by Frank Chaka to contribute to this project. The vote was six for. "Doc" Evatt abstained due to being on the Board of Directors.
Mayor Cumbie announced to Council that he would not seek the position of Mayor again this year. He did note that the 18 Mile Creek Project would need to be kept up with since Mayor Cumbie is Chairman of the project.
Stan Thompson recognized the Boy Scouts and leaders for being at our meeting.
Frank Chaka - None
Lou Robinson - Noting that the Zoning Enforcement officer had been advertised as 10 hour per week and the Planning Commission recommends 20 hours. This to be discussed in next work session.
"Doc" Evatt - None
Harry Holladay - Discussed Mr. Stan Thompsons seat on Council if Mr. Thompson is elected Mayor. A special election would need to be held to fill this seat. This process to start after the regular election.
Dan Phillips - Mr. Phillips stated that the cemetery was in need of

upkeep. The weather has hindered some of the upkeep.
Mr. Herbert Thompson stated that the sewer budget was beginning to overrun due to the fact that the County had not taken over the plants on July 1, 1994 as agreed.

Mayor Cumbie announced that the County had approved the sale of approximately four acres on Hwy 93 for the building of a new funeral home. The County has agreed to work with the area for the best in landscaping. This should be a beautiful area when completed.

No further business, Mayor Cumbie adjourned the meeting.

Respectfully Submitted,

Grace S. Towe, CMC

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Clerk
August 8, 1994