

REGULAR TOWN COUNCIL MEETING

September 8, 1997
Central Town Hall
105 Werner St.
Central, SC 29630

Present: Mayor Stan Thompson; Councilmen: Frank Chaka; James Teal; Joe Head; Harry Holladay; Edward Reynolds; (Bobby Busha out sick); Administrator Herbert Thompson; Chief Joe Gibbs; Dan McLeod, Attorney at Law; Clerk Grace Towe.

Mayor Thompson called the meeting to order and dispensed with an invocation as it was rendered in work session prior to regular meeting.

Minutes of the August 11, 1997 were presented. Mayor Thompson called for dispensing with the full reading of the minutes. No objections and a motion was made by Frank Chaka, seconded by Joe Head to accept and the vote was unanimous by those present.

Public Session: (30 minutes) None

Receipt and Disposition of Petitions: None.

Report from Council Committees:

A. Mr. Daniel McLeod, Attorney at Law was recognized to discuss Bond Ordinance #97-10-01 pertaining to the funding of the indoor recreation facility. Mr. McLeod discussed the bond ordinance and debt service for this project, it being issuance of \$800,000 tax increment bonds for the purpose of constructing the recreation facility.

First reading of Bond Ordinance #97-10-01 to issue \$800,000 tax increment bonds for the purpose of constructing the Central, Clemson and Foothills Area YMCA Recreation Center. Mayor Thompson called for a motion to dispense with the full reading of the ordinance and called for a motion to adopt on first reading. Motion by James Teal, seconded by Joe Head to adopt. The vote was unanimous by those in attendance.

Report from Council Committees:

Frank Chaka - Finance - Mr. Chaka gave the financial report with favorable results.

James Teal - Recreation - Mr. Teal reported that the groundbreaking for the recreation facility went well and he is grateful that the bond issue is proceeding.

Joe Head - Water and Sewer - Mr. Head noted that the painting of the water tank had been completed and funds were still being pursued for the waste treatment plant.

Harry Holladay - Planning - Mr. Holladay reported that he had attended the Planning Commission meeting and a report would be forthcoming.

Mark Payne, CPA, Auditor was recognized to go over the audit for the 1996-1997 fiscal year. Mr. Payne reported that the town ended the year with

favorable results in each department. The General Fund, Operation and Maintenance Fund and Recreation Fund were gone over. Administrator Herbert Thompson informed Mr. Payne that Council had voted last meeting to retain Byerley & Payne, CPA's as the town's Auditor for the next three years.

First reading of Ordinance 97-09-01ZA to amend Article XI, Section 1100 of the Official Zoning Ordinance by adding the definition for distinguishing between manufactured home and modular home. Motion to dispense of full reading of the ordinance and adopt on first reading was made by Frank Chaka, seconded by Harry Holladay. The vote was unanimous by those in attendance.

First reading of Ordinance 97-09-02ZA to amend the official Zoning Map Ordinance #2-2-92-09-14 to meet the guidelines of the Comprehensive Land Use Plan. Motion to dispense of full reading and adopt on first reading was made by Edward Reynolds, seconded by Frank Chaka. The vote was unanimous by those in attendance.

First reading of Ordinance #97-09-03ZA to adopt the Official Comprehensive Land Use Plan update as per Planning Commission Resolution #97-01 dated 08-26-97 and as per SC Law Title VI, Chapter 29 of the Official Code of SC Law, 1994 Cumulative Supplement. Motion to dispense of full reading and adopt on first reading was made by Joe Head, seconded by Edward Reynolds. The vote was unanimous by those in attendance.

Second reading of Ordinance #97-8-5 to levy and collect impact fees mandated by Pickens County Public Service Commission. Motion by Frank Chaka, second by Edward Reynolds to adopt on second reading. The vote was unanimous by those in attendance.

Second reading of Ordinance #97-8-6 to levy various impact fees for sewer, water, police, recreation and sanitation for an apartment complex consisting of 100 or more dwelling units per complex. Motion to dispense of full reading and adopt on second reading was made by Joe Head, second by James Teal. The vote was unanimous by those in attendance.

Second reading of Ordinance #97-8-7 to levy sewer and water taps for an apartment complex consisting of 100 or more dwelling units per complex. Motion to dispense of full reading and adopt on second reading was made by Joe Head, second by Edward Reynolds. The vote was unanimous by those in attendance.

Report from Mayor and Administrator:

A. Administrator's Report:

1. Welcome to Central sign. Mr. Herbert Thompson requested permission to go ahead and issue a purchase order for these signs. It was consensus of Council to proceed with this project.

2. Home Occupation permit for Carl Austin, 119 Georgia Street. This permit was approved by the Planning Commission on 8/26/97. Motion to grant the Home Occupation permit for Carl Austin was made by Edward Reynolds, seconded by Harry Holladay to grant permit. The vote was unanimous by those in attendance.

3. Administrator Herbert Thompson updated Council on the revised paper products now accepted for recycling.

B. Mayors Report:

Mayor Thompson updated Council on the Railroad Festival which is progressing very good.

No further business, motion by Harry Holladay, seconded by James Teal to adjourn. The vote was unanimous.

Respectfully submitted:

Grace S. Towe

Grace S. Towe
Clerk
06/06/97