September 13. 1993
Regular Town Council Meeting
7:00 P. M. Central Town Hall

Present: Mayor Alton B. Cumbie, III; Councilpersons Stan Thompson; "Doc" Evatt; Frank Chaka; Lou Robinson; Harry Holladay; Clarence Phillips; Administrator Herbert Thompson; Gary Horton, Director of Planning; Police Chief Frank Cantrell, Officer Wilbur Bruce; Clerk Grace Towe; Citizens Edna Dobson; David Donald; Carl Skelton; Betty Parker; Mr. & Ms. Richard Loggins; Ed Painter; Marion Robinson; Dennis Dees; Mary Zanes; Chris Bowman.

Mayor Cumbie called the meeting to order.
Invocation by Harry Holladay.
Minutes of the August 9, 1993 meeting were presented. Motion by Frank Chaka, second by Lou Robinson to accept with corrections. Vote was unanimous.

Public Session:
Mary Zanes expressed her concern of the Bed and Breakfast issue. She was much in favor of this or any type business that would enhance the town. Her address is 108 Madden Bridge Road.

Chris Bowman, Gassaway Street was recognized. He voiced his concern that an anonymous letter had come through the mail concerning the Bed and Breakfast issue. He was concerned that the person who mailed the letter had obtained his address, yet had not given his address or phone number so that Mr. Bowman could respond to the letter. He added that Bed and Breakfast would be a good addition to the town.

Dennis Dees, 138 Cedar Creek Cr. was recognized. He voiced his opinion concerning water and sewer rates. His concern was that if DHEC was passing along these fees why they could not help pay for them. Mr. Frank Chaka informed Mr. Dees that this issue had been worked on for over four years and the decisions had not come easy. He explained that the upgrading of the sewer plant is mandated by the State and if we had to upgrade on our own the cost would be much higher than it is by going in with the county to upgrade. Mayor Cumbie explained the mandate to clean up 18 Mile Creek because of the water problem. This could be done on an individual basis or a regional basis but must be done to DHEC's specifications. The decisions to raise sewer rates for the first time in nine years has not come without much deliberation. Water rates have not increased. The rate increase of $1.75 per thousand gallons goes directly to the county for the sewer project. He distributed a formula that shows the rates and the increase in sewer only. Long deliberations have been involved in making the decisions that had to be made for the town. Mayor Cumbie relayed to the citizens that the Federal and State mandates had to be carried out by local governments and this is not always feasible but mandatory. Mr. Dees inquired as to why DHEC had so much power. Mayor Cumbie responded that DHEC is responsible to EPA which is the Federal agency. So basically EPA dictates to DHEC and DHEC dictates to local governments.

Ms. Richard Loggins voiced her concern about her water meter being underread in July and when it caught up in August the new sewer rate was put on the amount that she felt should have been charge in July with

the old rate. Mayor Cumbie insured her that the situation would be analyzed and taken care of.

Ms. Betty Parker questioned her bill of $36.00 for 12 days that she was at home but the meter was reread and the water had gone through the meter. Mayor Cumbie explained to Ms. Parker that some problem had existed and all we could do was bill for what went through the meter. Mr. Herbert Thompson informed Ms. Parker that we would bring another meter and gauge the water going through the meter. Mayor Cumbie noted that the possibility of computer reading devices was in the making and this should help solve some of the questions as a high or low reading could be caught at the time the meter is read and if a problem exists the person can be informed immediately instead of waiting 15 days for the billings to be entered and the problem observed.

Ms. Edna Dobson questioned why the rates did not go down when the old sewer plant was paid off. Mayor Cumbie noted that with changing mandates on sewer operations there was no way rates could go down and by the time the next operation is finished it will be the same situation with more demands. We will be fortunate to keep the rates where they are for the next five years. No guarantee can be made.
This ended the public session of the meeting.

At this time Chief Frank Cantrell introduced our new police officer Wilbur Bruce to Council. Officer Bruce expressed his gratitude to be on the force and was welcomed by Council. Harry Holladay requested that at every convenience the police force be seen at the ball games. This might keep down a lot of confusion for them to be seen in the area.

Report from Council Committees:
Stan Thompson - Mr. Thompson reported that Officer Bruce had already been introduced and from the screening process he felt this was the best choice for an officer.
Frank Chaka - Mr. Chaka reported that the budget should be at 92% and items are well within the budget.
Lou Robinson - Ms. Robinson asked Gary Horton, Director of Planning to report on the Roller Mill Antiques and the house on Gaines Street. Letters had been written concerning these situations. Mr. Horton reported that the storing of items on the porch was proper. If the storage was on the ground it would not be allowed. He indicated that Mr. King is in compliance since the items are under the roof and off the ground.
The house on Gaines Street has been ruled structurally sound and it cannot be condemned. Mr. Horton asked that it be reevaluated since it is such bad shape. Mayor Cumbie noted that though he did not like what he heard he did feel that Richard Davidson, the Building Official had done his work and made the proper decision. "Doc" Evatt questioned whether any building on Main Street that had an awning could be used to store items such as the Roller Mill Antiques porch. Gary Horton relayed that an awning is not a part of the principal structure as a porch is that is coming off the roof of a building. Mr. Evatt still questioned the ordinance that allows storage under these conditions. Mr. Horton noted that an ordinance can be modified if council feels there is a problem with it. Mayor Cumbie reported that the ordinance that council adopted for the coverage of this matter would be standard throughout the state and anything different would put the town on its own. Mr. Herbert Thompson suggested that we call Mr. Steve Pellisier from COG to give his

opinion on the ordinance.
Mr. Clarence Phillips asked to review the brick house in question on Gaines Street, questioning whether the roof was sound and not leaking. Gary Horton reported that leaking was not the issue but whether it is structurally sound. Mr. Phillips reported that he had been inside the house and it is rotting down. Mayor Cumbie asked Gary to look over the issues and report any recommendations to Council. Mr. Phillips reported a well that once was on that property and feels that this should be looked into as to whether it had ever been filled up. If not it could be disastrous.

Gary Horton requested that the Bed and Breakfast situation be delayed until next work session so that it could have more in depth study. Stan Thompson expressed his appreciation to Gary for all the good work he had done in seeking the opinions of others on the Bed and Breakfast issue. "Doc" Evatt questioned the voting from the Planning Commission on the Bed and Breakfast. Of the five that were there two did not vote. The main point was that Paul Chastain had been appointed the day before the voting. Mayor Cumbie cleared the issue by saying that the only concern for the new member was that he go into the session with an open mind. Mr. Chastain had relayed to the Mayor that he had reservations about a Bed and Breakfast in a residential zoning area. Mayor Cumbie noted that if Mr. Evatt was inferring that Mr. Chastain was appointed to make that vote he dis not like it and he asked that this be put on record.
"Doc" Evatt - no report.
Harry Holladay - no report.
Clarence Phillips - not report, but Harry Holladay asked to make council aware of an incidence he witnessed at the park. He noted that he heard some profanity and asked that police try and curb some of this by making their appearance as often as possible.He feels that people in the area of the park should be able to sit on their porch and not be exposed to this kind of language. He expressed his feelings that it was a small percentage of the people who would disrupt in this manner. He felt the barbed wire on top of the fence was not longer needed and asked if it could be removed. Mr. Stan Thompson noted that there must be some kind of wording in our ordinances that would prohibit this kind of conduct. Need to put up some signs and state the ordinance on the sign that prohibits these actions. Mr. Holladay stated that the public need to be made aware that this kind of conduct will not be tolerated. Mayor Cumbie noted that the parks should be kept in proper order so that all citizens could benefit from their services. It was suggested that Office Bruce wear plain clothes for about three weeks and be able to detect some of the misuse of the park area.

Receipt and disposition of Petitions: None

Consideration of ordinances already in possession of Council:

A. Second reading of Ordinance #93-09-13 G & UF to adopt a General Fund and Utility Fund Budget for Fiscal year beginning 10/01/93 and ending 09/30/94. Mayor Cumbie presented the ordinance. Motion by Frank Chaka, second by Stan Thompson. Vote was unanimous.

B. Second reading of Ordinance #93-09-13 Rec. to adopt a Recreation Budget for F>Y>E. 09/30/94. Motion by Stan Thompson, second by Clarence Phillips. Vote was unanimous.

C. Second reading of Ordinance #93-09-13 to amend Section 10-5 of the Code of the Town of Central to read not to exceed $500.00.
Motion by Stan Thompson, second by "Doc" Evatt to accept. Vote was unanimous.

Resolutions and Policies:

A. Resolution to appoint the Pickens County Planner to serve as the Zoning Administrator as stated in Article VIII, Section 800 of the Zoning Ordinance. (The County will not charge for this service).
Lou Robinson questioned the length of time is this resolution. Mr. Herbert Thompson informed her that a 30 day notice on either side was sufficient. After discussion motion by Lou Robinson, second by Frank Chaka to adopt. Vote was unanimous.

Report from Mayor and Administrator:

A. Administrator's report: None

B. Mayor's report: Mayor Cumbie requested any input into how to deal with irate citizens brought about by the sewer increase. He expressed concern that more citizens would get involved and learn why Coucil has to take the action they do. Any suggestions would be appreciated. Harry Holladay expressed concern that we catch the different situations at the meter as soon as feasible and let the customer know so that they may get a plumber to check into their particular situation.

No further business, Mayor Cumbie adjourned the meeting.

Grace S. Towe, CMC

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Clerk