

REGULAR TOWN COUNCIL MEETING
7:00 P. M. October 10, 1994
Central Town Hall
105 Werner St., Central, S. C.

Present: Mayor Stan Thompson; Councilpersons: James Teal; "Doc" Evatt;
Harry Holladay; (Frank Chaka, sick) Administrator Herbert
Thompson; Al Cumbie; Wendy Marshall; Loretta Hayes; Randy Hayes;
Jesse Cranford, Jr.; Cathy Bell; Roxanne Chase.

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

Minutes of the Regular meeting of September 12, 1994 were presented.
Some corrections were made and motion by Harry Holladay, second by "Doc"
Evatt to accept. The vote was unanimous. The minutes of the Special
Called Meeting of October 3, 1994 were not ready for presentation.

PUBLIC SESSION:

Loretta Hayes, 519 Gaines Street was recognized and noted that zoning
enforcement was much needed.

RECEIPT AND DISPOSITION OF PETITIONS: None

REPORT FROM COUNCIL COMMITTEES:

Councilman Harry Holladay - Planning

Ms. Wendy Marshall recognized Ms. Roxanne Chase. Ms. Chase reported
that she had been working with the Central Revitalization Association on
the Design Committee. She reported that they were proposing a logo for
the Town of Central. She had several examples for items such as cards,
envelopes, stationary, etc. The color is green and white. The logo
would give status to our town and much is to be gained by having it in
place. Mayor Thompson commended Ms. Chase on the good job she had done on
the logo and the time and talent invested in the project. Al Cumbie
stated that the green was the original color of the Southern Railroad in
the 30's and he was impressed with this color. This project is unique and
we can appreciate that.

Motion by Harry Holladay to accept this concept for the logo for the
Town of Central, second by "Doc" Evatt so that it can be discussed on the
floor. "Doc" Evatt asked if this logo would be on all town stationary,
envelopes, etc. and Mayor Thompson stated that this would be phased in
over a period of time to include the logo on town vehicles. Mayor
Thompson stated that this could not transpire in a short time, but could
be phased in.

At this time Mayor Thompson called for the question. The motion with a
second was that we adopt this conceptualized logo as presented. The
vote was three for and one abstention. Mr. James Teal abstained. Voting
for were Mayor Thompson, "Doc" Evatt and Harry Holladay.

Mr. James Teal reported that he had a meeting planned with Tom Cloer,
Recreation Director so that he could be brought up to date on recreation
issues. Mr. Harry Holladay reported that Tom Cloer needed to be freed

of some of his duties so that he could devote more time to getting some new programs, especially female programs that would serve more diverse age groups in our town. Mr. Holladay expressed concern that some of the groundkeeping could possibly be done by the town employees.

Mayor Thompson presented the financial report in the absence of Mr. Frank Chaka. He reported that the fiscal year had ended within the budget, though these are unaudited figures.

Mayor Thompson opened the floor for nominations for Mayor Pro tem. "Doc" Evatt nominated Harry Holladay for Mayor Pro tem. Mr. Holladay consented to the nomination and Mayor Thompson called for the vote. The vote was three for and Mr. Holladay abstained.

REAPPOINTMENT OF COMMITTEES:

A. PLANNING COMMISSION:

Catherine Bell	from 10-1-94	to	9-30-95 ¹
Jesse Cranford, Jr.	10-1-94	to	9-30-97 ²
Randy Hayes	10-1-94	to	9-30-96 ²
To be appointed	(from date)	to	9-30-98
To be appointed	(from date)	to	9-30-98

Mayor Thompson appointed Floyd Cousins and Hal Garrett to fill these positions.

B. BOARD OF ADJUSTMENTS:

Bill Carson ³	10-1-94	to	9-30-97
Ed Painter	10-1-94	to	9-30-95 ²
Joe Abercrombie ²	10-1-94	to	9-30-96 ²
Dan Evatt	10-1-94	to	9-30-95 ⁹⁰

Ms. Mable Bolt's resignation was read and Mayor Thompson appointed Mr. Tom Oxendine to serve until 9-30-96.

C. ELECTION COMMISSION:

Ada Poole	10-1-94	to	9-30-96
Carolyn Busha	10-1-94	to	9-30-98
Douglas Boggs	10-1-94	to	9-30-2000

D. JUDGES:

Tamara Cranford (Chief Judge)	10-1-94	to	9-30-96
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E. FIRE DEPARTMENT:

John Head (Fire Chief)	1-1-94	to	9-30-95
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CONSIDERATION OF ORDINANCES IN POSSESSION OF COUNCIL;

A. Second reading of Ordinance #94-10-10-E to Provide for a Special Nonpartisan Election to replace Councilman Stan Thompson and Dan Phillips. Mayor Thompson read the ordinance which had first reading October 3, 1994. Motion by Harry Holladay, second by James Teal to adopt on second reading. The vote was unanimous.

B. RESOLUTIONS AND POLICIES:

A. Resolution to change signatures on signature cards at bank. Mayor Thompson read the resolution. Motion by "Doc" Evatt, second by Harry Holladay to adopt. The vote was unanimous.

REPORT FROM MAYOR AND ADMINISTRATOR:

A. ADMINISTRATOR'S REPORT:

1. Absentee property owner on Watkins Street wishes to donate a house and lot to town to be used as a playground. Mr. Herbert Thompson explained that this house has been vacant for some time. The lot is very small and the property would only be able to accommodate very small playground equipment for children up to about sixth grade. There would be no room for such things as basketball goals. This would eliminate an eyesore and some of the loitering that goes on there. The town would be required to tear the house down. Our building official has written the owner of this property a letter requesting that they bring the property up to code. The answer was that they would like to donate this property to the town provided this park would be dedicated to their relatives. The cost to tear this property down would be approximately \$1,000.00. Tom Cloer, Recreation Director, has indicated that some of the money he has coming from PARD could be used to put this small park into operation. Harry Holladay recommended that we obtain the plat and discuss the subject in work session. "Doc" Evatt questioned whether the park would have to be fenced because of the road but since there would be no parking area, most of the children that would use the park could walk to the area. Mayor Thompson stated that it would be best to table this and give each Councilperson a chance to go by and get more familiar with this property.

COUNCIL RETREAT AT CAMP HOPE:

Consensus of Council to opt for the 28th of December, 1994.

PUBLIC INFORMATION POLICY:

Mr. Herbert Thompson presented the copy of the document that COG had provided him. It was from the City of Greenville and Mr. Thompson recommended that he condense it and present a draft copy for Council approval at next work session in November.

FULL COST DISCLOSURE --"SOLID WASTE MANAGEMENT"

Mr. Herbert Thompson noted that this is another one of DHEC's mandates to know the cost for collection, education, recycling and composting and the tons of solid waste disposed of. The documents have been filed.

SELECTION OF TOWN ATTORNEY:

Mr. Herbert Thompson reported that two attorneys had expressed interest in becoming our attorney. Cheryl Aaron and Chris Olson have expressed interest. Both qualified attorneys and easily accessible. The fees are the same. After discussion, Harry Holladay and James Teal recommended Chris Olson. Motion by James Teal, second by Harry Holladay to hire Chris Olson. The vote was unanimous.

Mr. Herbert Thompson reported that the plaque for the Clarence Phillips dedication had been ordered. When it comes in the walking track will be dedicated in his memory.

MINISTERIAL RECORDER:

Mr. Herbert Thompson reported that an assistant judge was not reappointed. The Ministerial Recorder would be more accessible and this position would have to be created by ordinance. After discussion, motion by "Doc" Evatt, second by James Teal to create this position. Mr. Thompson explained that there was little difference in this position and that of an assistant judge. The Municipal Judge can hold court, a Ministerial Recorder cannot hold court. The Ministerial Recorder has the power to issue summons, subpoenas, arrest warrants, search warrants and all cases arising under the municipal ordinance and in criminal cases would have the same powers as any magistrate. They have no other judicial powers. The Ministerial Recorder would receive the same training as the Municipal Judge with a certain number of continuing education hours per year. After discussion motion by "Doc" Evatt, second by James Teal to create this position by ordinance. The vote was unanimous.

B MAYOR'S REPORT:

COUNCIL COMMITTEE ASSIGNMENTS:

Frank Chaka	-Finance
James Teal	-Recreation
"Doc" Evatt	-Streets and Sanitation
Harry Holladay	-Planning

Mayor Thompson will help with Public Safety and with Water and Sewer with the Administrator's assistance until such time as the other two Councilpersons are elected.

SMOKE FREE WORKPLACE:

Mayor Thompson noted that the "Clean Indoor Air Act" was passed in 1990 and in Section 44 of the Code of Laws was stated that within a government building there is to be no use of lighted smoking materials unless the person who smokes has his or her own private office which is not utilized by members of the public or unless there is a designated break area which is designated as a smoking area and is well ventilated so as not to cause any problem for nonsmokers. The law has been on the books for four years and the town has been remiss in not seeing that the state law was followed within our town facilities. This includes town hall, police department, fire department, court complex, old school, inside the maintenance shed, planning office. Mayor Thompson suggested including in this the banning of the use of other forms of tobacco. The state law does not address the use of other forms of tobacco, but to be fair he encouraged the abstinence from any tobacco in these facilities. After discussion, motion by "Doc" Evatt, second by James Teal to adopt the SMOKE FREE WORK PLACE ORDINANCE. The vote was unanimous. Effective November 1, 1994.

PART TIME ZONING ADMINISTRATOR:

Mayor Thompson reported that a few months ago Council discussed creating a position for a person who would be both a Fire Safety Officer and would do some fire inspections for persons who had applied for a business

license, inspect new buildings, do some fire safety training with town employees and also be responsible for the enforcement of the town zoning ordinance. This position was advertised and approximately twelve persons submitted applications. There were some well qualified persons on the fire side of the position with good training but none with experience in zoning enforcement. Mayor Thompson reminded Council that they had discussed eliminating the fire half of the position due to that portion being taken care of by the firemen. The Planning Commission had recommended that this position be filled for the 20 hour position that had been discussed as to the combined position of Fire Safety Officer and Zoning Enforcement Officer.

Al Cumbie reported that it had been discussed 10 hours and should have been advertised as such. Mayor Thompson agreed to research his minutes and try to come up with the history of this position. As of now the town relies on the County zoning official, Alesia Gramblin to come to Central upon our request to investigate possible violations of our zoning ordinance. We have not invited her too many times to come down which could result in some of the situations being what they are today. The question from Mayor Thompson is do we want to maintain the status quo and rely upon the county official to meet our needs or do we want to move ahead and advertise this position for 10 or 15 hours in hopes that in response to the second round of advertising find someone who comes closer to meeting the qualifications. Harry Holladay suggested that the minutes be researched to see if this position was voted on and if so go ahead and advertise for this position. "Doc" Evatt questioned what would be gained for 10 hours per week. He questioned a person for 10 hours a week, if this would be a qualified person or just someone to beat on. Mayor Thompson stated that not knowing the last vote on this issue, it could be that Council has amended that, but he could not recall Council allotting the whole 20 hours to zoning enforcement. "Doc" Evatt stated that Central could not be cleaned up in a few months but working with people is the only way anything will ever be done. Passing a law will not do the job because we have tons of laws on the books, example, dogs running out. Which dog will be chased? It appears that it is going to be chaotic. His question was what is the problem with Pickens County. Mr. Herbert Thompson stated that when he has called Alesia Gramblin she has responded to his call and he feels that because of access to court records for checking on taxes, etc. the county would be more able to provide services to Central. For a person to work only 10 hours per week would cause our citizens to come back, maybe several times, to coordinate with the zoning enforcer. When our citizen goes to Pickens, they will be able to talk with someone and not have to return several times. We provide the person with Alesia's phone number and they can readily know if she will be there when they go to Pickens. James Teal asked for an explanation as to why we would want to give away \$5200.00 a year for what we are getting for free. Mayor Thompson stated that his feelings were that it would be more feasible for a person to track down a part time zoning officer in Central rather than drive to Pickens and trace Alesia down. He reported that ultimately our zoning enforcement officer should be stationed in Central. Harry Holladay suggested that this be discussed further in work session as to requirements and put on the agenda for the first work session in November. Mayor Thompson again noted that this is an important issue and must be dealt with. With so few Council persons in attendance Mayor Thompson declined to take formal action on this position. He stated that he would like to have

some time to review the last several months of minutes and would suggest a brief Special Called Session on October 17, 1994 at 7:30 P. M. to try and resolve this issue.

It was reported that Jesse Cranford, Jr. was serving as Chairperson for the Planning Commission until they can obtain a full body.

Motion by James Teal, second by "Doc" Evatt to go into executive session for discussion of a legal matter. After executive session, with no action taken regular session resumed. Motion by "Doc" Evatt, second by Harry Holladay to adjourn regular session. The vote was unanimous.

Respectfully Submitted, Grace S. Towe, Clerk October 10, 1994