

PUBLIC HEARING AND REGULAR COUNCIL MEETING
7:00 P. M. December 9, 1996
Central Town Hall
105 Werner Street
Central, S. C. 29630

Present: Mayor Stan Thompson; Councilpersons: James Teal, Harry Holladay, Bobby Busha, Frank Chaka, Edward Reynolds, Joe Head. Police Chief Joe Gibbs; Attorneys Dan McLeod, Jr. and Tom Martin of McNair Law Firm; Grace Lawson and exchange student Christian Bartnik of Germany. Administrator Herbert Thompson; Clerk Grace Towe.

Mayor Stan Thompson called the meeting to order.

Invocation by Councilman James Teal.

1. Public Hearing on Ordinance #96-9-12 R. P. to approve the Redevelopment Plan which allows for the redevelopment of a portion of the Town of Central pursuant to the Central Municipal Recreation Facilities Redevelopment Plan; designating such area as a Redevelopment Project area; designating Redevelopment Project; approving a tax increment financing plan for such Redevelopment Project; and other matters relating thereto:

Attorney McLeod and Martin were acknowledged to discuss the above ordinance. Mr. McLeod advised on the contents of the ordinance and the legal issues involved. He advised that the proper legal advertisements had been taken care of including the subject matter for the tax increment district. He entertained any questions that the public might have. Grace Lawson was recognized and had some concerns about a tax increase and Mayor Thompson stated to her that this is a special tax district and would not include her property. The property will not have a tax increase and only new property built will produce taxes for Central only, not the school district and the county as our regular taxation is now. Public session was concluded.

B. Second reading of Ordinance #96-9-12 R. P. to approve the Redevelopment of a portion of the Town of Central, pursuant to the Central Municipal Facilities redevelopment plan; designating such area as a project area; making findings of blight within the redevelopment project area; designating a Redevelopment project; approving a tax increment financing plan for such redevelopment project; and other matters relating thereto.

Attorney McLeod summarized the ordinance and Mayor Thompson called for a motion. Motion by Edward Reynolds, second by Frank Chaka to accept the ordinance on second reading. The vote was six (6) for and one abstention. Joe Head abstained for reason of family property located within the proposed tax increment district.

c. First reading of Ordinance #96-9-12A to authorize the execution and delivery of an Intergovernmental Agreement between the Town of Central, the City of Clemson and the execution and delivery of an

Agreement for Contribution in Aid of Construction and for shared use and Governance by and between the Town of Central, the City of Clemson, and the Foothills Area YMCA; making certain findings with regard thereto; and, other matters relating thereto. Motion by James Teal, second by Frank Chaka to accept the ordinance. The vote was unanimous.

Minutes of the November 11, 1996 Council Meeting were presented. Motion by Edward Reynolds, second by Bobby Busha to accept. The vote was unanimous.

Chief Joe Gibbs was called forward by Mayor Stan Thompson to accept a resolution proclaiming the month of December, 1996 as Drunk and Drugged Driving Prevention Month, and Decembr 20, 1996 as Lights for Life Day.

Mayor Thompson called for Christian Bartnik from Germany, an exchange student studying at D. W. Daniel High School to come forward to accept a Resolution welcoming him to our town and to America. Mr. Bartnik was presented a key to our Town by Mayor Thompson.

PETITIONS: None

Public Session: Ms. Grace Lawson was recognized to discuss her concerns with the existing outdoor basketball courts. Mayor Thompson informed Ms. Lawson that this issue has not so far been discussed. Ms. Lawson again discussed the fast traffic on Gaines Street and her desire to see a sidewalk constructed, especially over the hill between her house and the town park. Also, bicycle riding is a dangerous situation on that part of Gaines Street.

REPORT FROM COUNCIL COMMITTEES:

Edward Reynolds - Public Safety - Mr. Reynolds reported that the fire department and police department had been relatively quiet the past few weeks.

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

James Teal - Recreation - Mr. Teal reported that the Pickens County Recreation Committee was working well together and the process for the new recreational facility was forthcoming.

Joe Head - Water and Sewer - Mr. Head reported that DHEC was considering restricting wastewater discharge into County trout streams. Any comments should be directed to DHEC. The I & I problems were discussed.

Harry Holladay - Planning - No report.

Bobby Busha - Streets and Sanitation - Mr. Busha reported that the dogs still are creating problems in the parks.

CONSIDERATION OF ORDINANCES IN POSSESSION OF COUNCIL:

A. Second reading of Ordinance #7-25-96AN to annex the property of Hal Y. Garrett Lots 1 & 2 as shown on Pickens County Tax Map #E18-11-0080.

Motion by Bobby Busha, second by Edward Reynolds to accept. The vote was unanimous.

B. Second reading of Ordinance #10-28-96AN to annex the property of Mr. & Mrs. Alton F. Clements as shown on Pickens County Tax Map D18-08 Parcels 030-A & 030B. Motion by Joe Head, second by Frank Chaka to accept. The vote was unanimous.

REPORT FROM MAYOR AND ADMINISTRATOR:

A. Administrator's Report:

1. Mr. Herbert Thompson reported that the Christmas Dinner for town employees was set for December 13, 1996 at 6:00 P. M. at First Baptist Church fellowship hall and the Central Christmas Parade was set for December 14, 1996 at 2:00 P. M.

Mr. Thompson reported that the Burning Ordinance would be discussed at the next work session.

B. Mayor's Report:

1. Mayor Thompson reported that letters had been mailed to property owners reference vegetative buffer, but had not received much input.

2. Mayor Thompson appointed three persons to serve on the Planning Commission. Hal Y. Garrett was appointed to serve until September 30, 2000; John Youngblood was appointed to serve until September 30, 2000; Chris Bowman was appointed to serve until September 30, 1999. After these appointments motion by Edward Reynolds, second by Bobby Busha to accept those appointed. The vote was unanimous.

3. Mayor Thompson appointed two people to serve on the Board of Adjustments. Tom Oxendine was appointed to serve until September 30, 1999 and Joe Abercrombie was appointed to serve until September 30, 1997. Motion by Edward Reynolds, second by James Teal to accept these appointments. The vote was unanimous.

Mayor Thompson noted that the Council Retreat would be held January 18, 1997 at Southern Wesleyan University.

Volunteer of the year award was discussed and it was agreed that some guidelines need to be in place to select this person. Mayor Thompson appointed James Teal, Harry Holladay, Bobby Busha, and himself as ex-officio to serve on this committee to work on this issue.

Mayor Thompson announced that Health Partners Medical Group had leased the property on Hwy 93 across from Cross Creek Dr. from Duke Power Company to place a temporary medical care facility.

Mayor Thompson called for a motion to go into executive session to discuss a legal matter. Motion by Edward Reynolds, second by Joe Head to go into executive session. The vote was unanimous. After executive session Mayor Thompson recalled regular session and announced that no decisions were made and no votes taken. Motion by James Teal, second by Joe Head to adjourn regular session. The vote was unanimous.

Respectfully submitted;



Grace S. Towe
Clerk
12/09/96