

Regular Council Meeting
December 13, 1993
Central Town Hall, Central, S. C.

Present: Mayor Alton B. Cumbie, III; Councilpersons: Stan Thompson;
Frank Chaka; Lou Robinson; "Doc" Evatt; Harry Holladay;
Clarence Phillips; Administrator Herbert Thompson; Auditors
Doug and Bruce Gaston, CPAs; Fire Chief John Head; Asst.
Fire Chief Ed Reynolds; Dan Evatt; Clerk Grace Towe.

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

Minutes of the November 8, 1993 meeting were presented. Motion by Frank Chaka, second by Clarence Phillips to accept. The vote was unanimous. Minutes of the November 12, 1993 special called meeting were presented. Motion by Lou Robinson, second by Stan Thompson to accept. The vote was unanimous.

Public Session:

Randy Hayes, 519 Gaines Street, inquired about the problem with the storm drains on Main Street. He indicated that the asphalt paving of recent had practically done away with the drainage trough. Mr. Herbert Thompson reported that this drainage trough had been closed for years and that this is a state highway responsibility. Mr. Hayes was asked to present a letter for record concerning this issue and this to be followed up with state highway department.

Dan Evatt, 301 Werner Street reported that he had received a letter from Governor Campbell appointing him to serve on Board of Directors of Easley-Central Water District and that he appreciated the support given him by the town.

Report from Council:

Stan Thompson - Mr. Thompson yielded to Fire Chief John Head. Mr. Head briefed Council on the initiation of a Junior Firemen Program. This to be 16 year olds with the hope that by the time they turn 18 years old they will have basically the same training that they would have to obtain at age 18 when they could become a regular member of the Fire Department. Stan Thompson made a motion, seconded by "Doc" Evatt to support such a program. The vote was unanimous.

Frank Chaka - Mr. Chaka turned this time over to our auditors. Mr. Doug Gaston reported on the Enterprise Fund with favorable conditions for the year and Mr. Bruce Gaston reported on the General Funds which also ended the year with favorable conditions. They each asked Council to scan the report and if any questions arose they would be glad to return to the next council meeting and explain further. The transfer of funds from the Enterprise Fund to General Fund was discussed and it was noted that this is acceptable as long as the funds are paid back when the tax dollars come in.

The Recreation Fund was discussed and Mayor Cumbie reported that this is funded partly through general fund and from income of the department activities. Also, United Way contributes to this operation.

Mayor Cumbie reported that this year all new helmets were funded from the General Fund which was not a budgeted item, but the town ~~chose~~ ^{chose} to buy the helmets as a one time item. Mr. Randy Hayes asked that if the

General Fund pays a bill for the Recreation Department, does not the Recreation Department have to pay the General Fund back. Mayor Cumbie informed Mr. Hayes that the bills are paid partly from Recreation and partly from ~~Recreation~~. Bruce Gaston reported too that when such an expense is incurred the town has the option of taking care of the items.

Lou Robinson - Ms. Robinson reported that the town now has no planner and that Tom Oxendine had resigned from the Planning Commission stating that he did not have the time to devote to this position. Ms. Catherine Bell has been appointed as the newest member of the Commission. The home occupation status was discussed and Ms. Robinson stated that the Commission would be meeting soon to try and determine why some have to go through the process and others do not and come up with some solutions to the proper procedure of handling these situations. Mr. Stan Thompson asked if Mr. David Donald had presented the names of the 10 or more places that are operating a home occupation without having gone through the process. It was reported that Mr. Donald had not presented these names. Mayor Cumbie stated that he would like for the Planning Commission to come up with a recommendation as to how to handle those who have not gone through the proper process to have a home occupation. Each need to go through the same process to operate a home occupation. Mayor Cumbie stated that Mr. Donald was referring to some not having a business license, not that the home occupation process has not been properly processed. Ms. Robinson reported that COG would be willing to help in the proper development of procedures for the home occupancy process. She stated that the tree lighting ceremony went well and she thanked Herb and the town crew for their contributions of making the town beautiful with the Christmas lights and cleaning. She expressed her gratitude for the attitude that the crew showed as they did the work that made the difference in the appearance of the town. Ms. Robinson reported that we need to advertise for a person to replace Tom Oxendine on the Planning Commission.

"Doc" Evatt - Mr. Evatt asked about the county allotment for '93 on streets. Mr. Thompson advised that the '93 work would be done between now and June of '94. Requests are now being made for '94 and Mr. Thompson has already received the '94 listing. Sidewalks were discussed and Herbert reported that C funds were being used this year for sidewalks and this is being looked into. Ms. Lou Robinson advised that we need to look into the moving of the lights poles at the time of sidewalk work and Mr. Herbert Thompson stated that Duke Power had estimated it would cost \$12,000 to remove the poles. This is not a budgeted item and Ms. Robinson stated that we need to be looking ahead for this operation. Herbert Thompson expressed concern as to whether Main Street or the old school should be priority. He stated that personally felt that the old school should be priority. Ms. Robinson stated that there was not a lot that could be done at the old school until the library is moved. The new library building has not been started and the time for completion has not been indicated. Mayor Cumbie stated that the sidewalk from the rock station and the Maw Bridge Road project had been approved for C funds this year. Stan Thompson requested that Christy Circle be included if possible in the paving this year.

Harry Holladay - Mr. Holladay reported that 8 people showed up for the recreation meeting and Mr. Tom Cloer updated on the status of the recreation program. Super Saturday was a success. Team parents was discussed as a need to help with needs of the teams, home and away.

Three basketball teams are now in process with good participation. A fee for Central Elementary gym was discussed and the fees are more than our department can afford and this is to be looked into. The rate to use Edwards gym is feasible and we don't want to jeopardize this. Mr. Stan Thompson requested that Mayor Cumbie write a letter to Director of Facilities and to Director of Elementary Education expressing the town's viewpoint and disappointment that the local school does not want to work with the town in a more cooperative manner and the big disadvantage is to the children of the town and see what kind of response we get. We do need better working relationships.

Clarence Phillips - Mr. Phillips turned his time over to Herbert Thompson to discuss the Oscar Molin project on Dudley Farm Road. Water taps and impact fees for the project were discussed. This is comparable to Hunters Glen in Clemson. They need a letter stating how much our water and sewer taps will be. 122 meters in lieu of a master meter was discussed and this would not be feasible. Mr. Herbert Thompson reported that breaks and upkeep would be atrocious and the sewer and impact fee is non negotiable and he recommends that the developer buy the meters and charge him a connection fee, sewer tap and impact fee for a total of \$120,000.00. We do not want to have the 122 meters, a master meter would be much more feasible. The name is Central Station Housing Complex. Motion by Clarence Phillips, second by Frank Chaka to give master meter in lieu of 122 individual meters. The vote was unanimous. Mr. Thompson to give letter that this will be provided if project develops.

Receipt and dispositions - None

Consideration of Ordinances already in possession Council:

A. Second reading of Ordinance #93-08-11Z Whereas to amend the Official Town of Central Zoning Ordinance, Whereas to allow for a Bed and Breakfast Inn in an R-20, R-12, R-6, RM-8 and RM-16 Zone. Motion by Lou Robinson, second by Clarence Phillips to adopt. Vote was 6 in favor, 1 No. "Doc" Evatt voted no.

Resolutions and Policies:

A. Resolution #12-2 to allow the Mayor, Administrator and or Town Clerk to acquire Surplus Government property for the Town from the State of S. C. Motion by Frank Chaka, second by Lou Robinson to accept. Vote was unanimous.

B. Resolution #12-1 to approve a Home Occupation Permit for Nancy L. Holladay located at 624 Pepper Street to allow for a Beauty Salon.

Motion by Lou Robinson, second by "Doc" Evatt to adopt. The vote was unanimous.

Regional Recreation Concept was discussed. Tom Cloer had summarized the good points in session before Council session. Mayor Cumbie read proposal for recreation and requested input pertaining to town. This to be discussed further at next work session. Fund raiser for 2.5 million dollars for the organization discussed. Theory and practicality discussed and this will be elaborated at next work session.

Administrator's Report:

Herbert Thompson reminded Council of the retreat December 29, 1993. He reported that the town Christmas supper would be at 6:00 P. M.

December 17, 1993 at Central Station Cafe and asked for those who plan to attend to give number tonight.

Mr. Thompson reported that the Central Station Housing Complex had already been discussed.

An update was given on the rock station with emphasis on potential businesses interested in the building.

Mayor's report:

At this time Lou Robinson stated that Representative Claude Marchbanks needed to be contacted so that he could tour Watkins Street and see the improvements.

Berry Street - No new news.

No further business, Mayor Cumbie adjourned the meeting.

Respectfully submitted,



Grace S. Towe
Clerk

12/13/93