

**TOWN OF CENTRAL
REGULAR COUNCIL MEETING MINUTES
1067 WEST MAIN STREET, CENTRAL, SC 29630
MONDAY, FEBRUARY, 2021 - 7:00PM**

Present: Mayor Mac Martin, Council Members Lynne Chapman, Joe N. Moss, Harry Holladay, via phone Paige Bowers, and Daniel Evatt; Town Administrator Phillip D. Mishoe; Fire Chief Ed Reynolds; Police Chief Steve Thompson; Officer Jake Mealy; Will Mullinax, Debbie Peek, Curtis Peek, Jeff Cooper, Theresa Cooper, Faye Herd, Thomas Golden, Mr. and Mrs. Willie Gaines, Jennifer Seitz, Ashleigh Coby, Susan Abercrombie, Keith Abercrombie, Kyle Abercrombie, Maureen Lesley, Rachelle Beckner, Katherine Brooks, Jim Hansen, Janice Evatt, Justin Rakey, Stephanie Garst, Barry Garst, and there were members there that the signature was illegible, and Town Clerk Susan A. Brewer.

The meeting was called to order by Mayor Mac Martin.

Joe Moss rendered the invocation before public hearing.

Reading of Regular Council Meeting Minutes 02.08.2021

Paige Bowers made the motion to adopt Reading of Regular Council Meeting Minutes 02.08.2021; seconded by Joe Moss. The vote was unanimous.

Public Session

Marshall Collins approached council with two concerns. He said one was the property on Lawton Road. He said he was able to go by the property on Madden Bridge Road. He said that he is concerned about this type of development on Lawton Road. He requested that we consider as we study the proposal for Lawton Road to having at least a draft for the homeowners or HOA so they will know what the expectation of the homeowners to keep the property up.

He said the next concern was the traffic at the under pass. He said he knew that working with the railroad could be difficult but he thought a bridge over the tracks would be ideal but he had no idea the cost. He asked what is the next step would be to help control the traffic at the underpass.

Rachelle Beckner resides on Johnson Road. She read a quote from Teddy Roosevelt. "One of the fundamental necessities in a representative of government is to make certain to the men of whom the people delegate their power shall serve the people by whom they are elected and not the special interest. The object of government is the welfare of people." She said transparency must be structural pillar in which our community government is constructed. She said this is accomplished by open, clear, and consist communication. She said option for communication were the digital sign, which was underutilized, social media which is free and widely accessible, the website and the website is only as good as the resources it hosts. Another resource is using students from SWU, Clemson, Anderson, and Tri-County Tec that could serve as a

communications intern. She said she has asked for the meeting to be live streamed and she said she was thrilled to see the large group of people there, although it was probably in violation of COVID protocol. She said that minimum requirements are just that, the path of least resistance. Instead, we should all strive and all endeavor to accomplish far more than what is nearly required. Best business practices are that you have regular, consistent business hours that people know when the meetings are with dates and times posted and that they are announced well in advanced. She said there was confusion about the time of the meeting they attended. Whether it was 6:45 or 7:00. She said that it should be distinguished between a public hearing and a regular meeting. She asked if GHS was following the zoning requirements in Hidden Valley and how were they being enforced. How often are they being inspected? Is the current city employee work load to unrealistic giving to the active development already in place and the one being actively solicited? She wanted to know if so, should the town explore hiring additional help to relief the future burden. Is the Hidden Valley Subdivision zoned differently that the areas surrounding them? She said there seemed to be discrepancy on the tax map as the tax map says R-20 and the lots sizes are R-12. She said she wasn't going to go into what Marshall said about Lawton Road but she would like to see some solutions come to the table about traffic issues. She said that tonight they (Council) consider the Sewer and Water Bond Extension. Her comment was the more we add subdivision like Hidden Valley, Lawton Road, and SWU the town was adding more liability to the city. She said that was future infrastructure the town would have to take care of and the revenues that everyone has ask for and not received an answer for will never be enough to take care of the future infrastructure needs. She said it was just not in the equation and in the book that several town members are reading "Strong Town". She recommended everyone to read it. She said it explains how towns get caught up in building subdivisions and that creates future debts that we can't take care of. Also, she said there was a survey online right now but apparently it was only for certain residents that live on certain streets but she took the survey anyway because she wanted to see what she could find. She said it was a well-developed survey that collects a lot of data and she felt like it would be good for the town to collect all the data from every resident that lived here. What were our priorities, what they cared about, what they wanted to see, do we need side walk, do they feel safe? She felt like all this information would help develop the master plan that we desperately need as she understands was just another check off the box because it was needed to apply for a grant and it was 15 or 16 years old. She said this was lost opportunities for the city to really hear from the residents and what their residents want. She concluded in saying that they looked forward to collaborative solutions and for the opportunities when it challenges them for their community.

Thomas Golden approached Council and said he was coming with solutions not questions. He asked how much it would cost to put in a quick response station on the other side of the bridge, where they would have fire, ems, and police just in case something came through? He asked if that was something we have looked at? Chair told him Station 2 handled that. He asked how many people manned that station? Chair told him that both fire departments were volunteer. He said he thought that a solution would be to look into what he proposed with another station over there. Chair said that

Gaines and Brock were covered by Station 2. Chief Reynolds also said that station 2 is the station but Pickens County has in place when they roll 3 fire departments to cover. He assured Mr. Golden that side of the tracks was covered very well. Mayor said he had a house on fire about 2 years ago and the fire department was there in less than 2 minutes.

He said the other solution was storm water. He wanted to know if there was any way to get this development to build with pipes underneath the grounds so it doesn't flood the streets. Chair said they were not engineers. He said Pickens County is handling it now. Chair said we would eventually have to have an engineering department. He asked the Administrator if that would be equivalent to 10 mills for residents. Phillip Mishoe said it would be more than that because they would require us to have an entire department for storm water. Chair said we were going to participate with Pickens County as long as we could. Thomas Golden stated that meant "We were basically going up there to ask for porridge when we could probably solve it ourselves." He said we probably have enough people in this town with enough good ideas to do it here and if we close that off and you don't allow people to help and they make a decision before the people can say it kind of ruins the purpose. He said he was pretty sure if we got everyone to go down and tell them we wanted a bridge and if we even had to picket the capital building, he was pretty sure. He said we shouldn't depend on anyone else when we could depend on ourselves. He said he was just bringing the solutions and if they didn't like it, he was sorry. He said that is how he thinks we should do it.

Keith Abercrombie approached Council and said for several months since the Town purchased the garage there was a sign stated it was a going to be demolished. He said he stopped in there one day when he saw a guy there working on the building. Keith said he asked him if he was finishing taking things out of there before it was demolished. He said no I have purchased this. Keith said you purchased it. He said yes and they were going to put a gym there. Keith said he was a really nice guy. Keith said his question was personally himself he didn't know the garage was up for sale by the Town of Central. He said it was unethical for the town to sale a piece of property unless there were sealed bids, an auction, or a for sale sign. He said he wanted to know if that property was offered for sale to the community or anyone else that might would have wanted it besides this one person that bought it after the Town purchased it. Chair said that is was for sale to anybody that wanted it. He said it was our intention to tear it down But there were a couple of people interested in it. He said one of them made the town an offer. Keith said there was no for sale sign up and no one was notified that it was for sale and the sign posted said demolishing. He said that was unethical by not letting the community know about it. Chair told Keith the contract the town had with the purchaser was to repair it and those guidelines had to be met to sale. It was a lease purchase. Keith said that was not the question he asked was it offered to anyone that wanted to buy it. Chair said anyone who wanted to buy it could have walked into town hall and made an offer. Chair said we did not have it listed for sale but it was for sale. Keith said it was unethical to do that. He said it was unethical to sale property that the town owned without advertising it and letting the people know that it was for sale. He said that was

just another direct reflection of what goes on at town hall. He said it was like they just make up their own rules here and do what they wanted to suit their needs.

Receipt and Disposition of Petitions

Phillip Mishoe reported SWU had a request to annex in some property.

Reports from Council Committees:

All committee reports are on file in the Town Clerk's office and available for review upon request.

A. Planning – Paige Bowers

Paige Bowers said the Planning Commission would be meeting on March 16th.

B. Streets and Public Safety – Joe Moss

None

C. Finance and Marketing – Lynne Chapman

Lynne Chapman gave the finance report. She said everything looked good except for the water fund. She asked Phillip Mishoe to clarify the water fund. He said he was concerned about the water. He said that he and Dean were working on the budget but he would let them know as they present the budget as to what may need to occur.

D. Recreation – Ken Dill

Chair asked Tom Cloer to give the report in the absence of Ken Dill.

E. Enterprise- Harry Holladay

Harry Holladay reported the Enterprise operated normal.

F. Tourism and Economic Development – Daniel Evatt

New Business

None

Old Business

None

Introduction and consideration of New Ordinance, Policies, Proclamations, and Resolutions

First Reading of Ordinance #04-12-2021 ANNEX SWU (Bike Trail)

Paige Bowers made the motion to adopt of first reading Ordinance #04-12-2021 ANNEX SWU (Bike Trail); seconded by Harry Holladay. The vote was unanimous.

Consideration of Ordinances, Policies, and Resolutions already in possession of Council

Second Reading of Ordinance # 03-08-2021 Zoning for Main Street District

Paige Bowers made the motion to adopt on second reading of Ordinance # 03-08-2021 Zoning for Main Street District; seconded by Joe Moss. Daniel Evatt recused himself. The vote was carried 4 in favor and Chapman opposed.

Second Reading of 03-08-2021 SIXTH SUPPLEMENTAL ORDINANCE FOR WATER AND SEWER SYSTEM REVENUE BOND

(For new water meters)

Chair made the motion to adopt on Second Reading of 03-08-2021 SIXTH SUPPLEMENTAL ORDINANCE FOR WATER AND SEWER SYSTEM REVENUE BOND seconded by Lynne Chapman. The vote was unanimous.

Second Reading of Policy #07-09-18 WATER/SEWER IMPROVEMENT FUND EXTENSION

Paige Bowers made the motion to adopt on second reading Policy #07-09-18 WATER/SEWER IMPROVEMENT FUND EXTENSION; seconded by Harry Holladay. The vote was unanimous.

Reports from the Administrator and Mayor:

A. Administrator

Phillip Mishoe reminded Council that the dedication for the W. Herbert Thompson Gymnasium would be March 12th at 6:30pm.

Phillip Mishoe gave Council a copy of his tax bill for his property tax. He said that he was refunded his city taxes back. He thanked Council for passing the local option sales tax.

B. Mayor

Executive Session

Chair moved to go into Executive Session by unanimous consent to discuss Section 30-4-70 (a) (1) Legal Issues – Section 30-4-70 (a) (2) The vote was unanimous. The vote was unanimous.

Return from Executive Session

Council returned from executive session where no decisions were made only information was shared.

ACTION ITEMS AS NEEDED VIA EXECUTIVE SESSION ITEMS:

None

Adjourn

With no objections, Mayor Martin adjourned the meeting.

Respectfully submitted,

Susan A. Brewer, CMC
Town Clerk

Approved: 04-12-2021