

**TOWN OF CENTRAL
REGULAR COUNCIL MEETING MINUTES
1067 WEST MAIN STREET, CENTRAL, SC 29630
MONDAY, MAY 10, 2021 - 7:17PM**

Present: Mayor Mac Martin, Council Members Paige Bowers, Lynne Chapman, Joe N. Moss, Ken Dill, Harry Holladay, and Daniel Evatt; Town Administrator Phillip D. Mishoe; Police Chief Steve Thompson; Public Works Director Dean Martin; David Garrett, Thomas Golden, Erin Ash, Jim Hansen, Willie Gaines, Mary Gaines, Ed Martin, Janie Collins, Samantha Wood, Lindsay Burns, and Justin Rakey; and Town Clerk Susan A. Brewer.

The meeting was called to order by Mayor Mac Martin.

Ken Dill rendered the invocation before Special Called Joint Meeting.

Resolution #05-10-2021 ALLEN HUDSON

Mayor Martin read Resolution #05-10-2021 ALLEN HUDSON recognizing the outstanding job he was doing for the citizens of the Town of Central. Paige Bowers made the motion to adopt Resolution #05-10-2021 ALLEN HUDSON; seconded by Lynne Chapman. The vote was unanimous.

Reading of Regular Council Meeting Minutes 04.12.2021

Joe Moss made the motion to adopt Reading of Regular Council Meeting Minutes 04.12.2021; seconded by Daniel Evatt. The vote was unanimous.

Public Session

Janie Collins approached Council and stated she was so appreciative that we now having information on the town sign concerning the meetings.

Receipt and Disposition of Petitions

None

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 thanked Ted Balk for his service to the Planning Commission. She said that he had stepped down. Paige Bowers made the motion to appoint Erin Ash to the Planning Commission; seconded by Lynne Chapman. The vote was unanimous. She said there next meeting would be May 18th.

B. Streets and Public Safety – Joe Moss

Joe Moss announced the Unity in the Community would be June 5th at Bolick Field.

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. Phillip Mishoe said that we were using less water. He said we are selling 10 months of revenue and running a 12-month budget. Lynne Chapman asked if we could but less water. Phillip Mishoe said that we only buy what comes through. It was not a pre-bought. He said there was fixed cost in the water department that doesn't change

and we are selling less water making the deficit. Phillip Mishoe said he was going to look at the data and see if the projections should be adjusted.

D. Recreation – Ken Dill

The HUK Central Disc Golf Tournaments were here this past weekend. The number one pro player of the nation was here and it was a huge turnout. He thanked everyone that had a part in it.

Ken Dill reported that it had been confirmed Shaq Lawson Community Day at Bolick Field for Saturday June 12. The football camp will run from 9-11am, feeding all the participants and parents from 11-12, and then community day from 12pm-3pm. There will be inflatables, games, free food and visit with Shaq at the Cannon Park area at Bolick Field. In the event of rain, the event will move to the Indoor Recreation Center. Shaq Lawson grew up in Central playing sports and now plays for the Houston Texans.

E. Enterprise- Harry Holladay

Harry Holladay reported the Sanitation Department operated on a normal schedule. They had 149 total work orders were completed for the month of April.

F. Tourism and Economic Development – Daniel Evatt

None

New Business

None

Old Business

None

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

First Reading of Ordinance #06-14-2021 BU (18 Fund)

Chair made the motion to adopt on first reading of Ordinance #06-08-2020 BU pertaining only to the 18 fund (Sanitation); seconded by Ken Dill. Paige Bowers recused herself due to a family member employed in this department. The vote was unanimous with 1 recusal.

First Reading of Ordinance #06-14-2021 BU

Chair made the motion to adopt on first reading of Ordinance # 06-14-2021 BU for funds containing 10,12,13,20,30,32,33,35,40,60,71,80 funds; seconded by Paige Bowers. Phillip Mishoe said that he needed to discuss some changes with the Rec Center Budget. He said it changed a little but it was balanced. Phillip Mishoe said that in the sewer department had a project planned to do some grading for this budget year. Phillip Mishoe said that over there years Dean had been putting money back to upgrade the South Plant. He said this year he was supposed to do some grading work and concrete work that was around \$80,000 this year and next budget year he was scheduled to do some work but we didn't have an estimate for that. He said we would need to roll the \$80,000 from this year's budget into next year's budget and increase the capital line item to \$319,000 because once we get a contractor out there, we needed to get them to do the work. He said there would be grading work and extending some of the bays so the equipment can fit under them. He said we were also going to move the shed where the Depot is that is falling down. The Rec department uses it to store equipment in. He said he wanted to take the shed down to clean up the area where the Depot is. He said all this will be

moved to the South Plant. He said this would clean up this area. He said this would not only be for the Public Works but also for the Rec Department. Paige Bowers asked if that would take the fence down. Tom Cloer said that it would come down. No other questions were asked. The vote was unanimous.

First Reading of Ordinance #06-14-2021 RB

Ken Dill made the motion to adopt on second reading Ordinance #06-14-2021 RB; seconded by Lynne Chapman. The vote was unanimous.

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

Second Reading of Ordinance # 05-10-2021 Natural Space Residential District

Chair made the motion to adopt on second reading Ordinance #05-10-2021 Natural Space Residential District; seconded by Paige Bowers. Daniel Evatt asked if Lawton Road would be a Natural Space Residential District. Mayor said they would have to request it. Daniel Evatt had concerns with the 50 feet buffer. He wanted to know if this would affect land owner connecting to this District. Paige Bowers said it would not be in that District. It would fall under the land owner's zone. Paige Bowers said she would like make a motion to add an amendment that reads:

Variation from Standards:

Variations from standards may be permitted if it is created for unusable land. A Comprehensive site plan will need to be submitted at the time of rezoning; if it is found to be suitable & generally consistent with the intent of the Natural area zone with agreement of the Zoning Official & the majority of the Planning Commission, then the variance will be granted; seconded by Chair.

Lynne Chapman asked what were they voting on. Chair explained they were voting on the amendment Paige Bowers made and then they would go back to the original item on the table. Chair then explained how the buffers had created a dead zone and this amendment would give some type of leeway to access their property and it would come with their zoning request so it would then come to Council after the Zoning Official and Planning Commission. Mayor called for the vote on the amendment. Chair, Bowers, and Evatt in favor with Chapman, Moss, Dill, and Holladay opposed. Vote on the amendment failed.

Chair then called for a vote on the Ordinance as written. The vote was 6 to one with Chapman opposing.

Second Reading of Ordinance # 05-10-2021 DUKE (Renewal of the Municipal Agreement)

Lynne Chapman made the motion to adopt on second reading Ordinance # 05-10-2021 DUKE (Renewal of the Municipal Agreement); seconded by Daniel Evatt. The vote was unanimous.

Reports from the Administrator and Mayor:

A. Administrator

Phillip Mishoe said that he would be working with the Engineer about the traffic study at the underpass and hopefully have some information by the next Work Session.

Phillip Mishoe reported the storm Water drain at the park is completed. He said we just need to get the irrigation system back in place.

B. Mayor

Chair made the motion to add an item to the agenda. He asked to have Funding for Green Crescent Trail to the agenda; seconded by Daniel Evatt. The vote was unanimous.

Daniel Evatt asked what the numbers were again. Chair said \$75,000 from TIF, 19,000 from Hospitality, \$50,000 from a Corporate, and \$20,000 from a private.

Chair made the motion to approve funding for the remaining portion of the Green Crescent Trail as stated; Ken Dill seconded. The vote was unanimous.

Executive Session

Chair moved to go into Executive Session by unanimous consent to discuss Section 30-4-70 (a) (1) Potential Sale of Property – Section 30-4-70 (a) (2); seconded by Lynne Chapman. 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:

Second Reading of Ordinance # 05-10-2021 SALE

Paige Bowers made the motion to adopt on second reading Ordinance #05-10- 2021 SALE; seconded by Joe Moss. The vote was unanimous.

Adjourn

With no objections, Mayor Martin adjourned the meeting.

Respectfully submitted,

Susan A. Brewer, CMC
Town Clerk

Approved: 06-14-21