

**TOWN OF CENTRAL
REGULAR COUNCIL MEETING MINUTES
1067 WEST MAIN STREET, CENTRAL, SC 29630
MONDAY, JULY 7, 2018 – 7:00 PM**

Present: Mayor Mac Martin; Council Members Paige Bowers, Joe Moss, Lynne Chapman, Ken Dill, Harry Holladay, and Brandon Thomas; Administrator Phillip Mishoe; Police Chief Khristy Justice; Member of the Press Jason Evans; Elizabeth Finley, Dean Finley, Greg Neely, Sherrie Youngblood, Dot Johnson, and Town Clerk Susan A. Brewer.

The meeting was called to order by Mayor Mac Martin.

Ken Dill rendered the invocation before the Work Session.

Reading of Public Hearing Meeting Minutes 06.11.18

Lynne Chapman made the motion to adopt Public Hearing Meeting Minutes 06.11.18; seconded by Joe Moss. The vote was unanimous.

Reading of Regular Council Meeting Minutes of 06.11.18

Paige Bowers made a motion to adopt Regular Council Meeting Minutes 06.11.18; seconded by Ken Dill. The vote was unanimous.

Reading of Special Called Meeting Minutes 06.18.18

Lynne Chapman made the motion to adopt Special Called Meeting Minutes 06.18.18; seconded by Joe Moss. The vote was unanimous.

Public Session

Elizabeth Finley addressed Council about her concerns on the development of Hidden Valley Subdivision.

Elizabeth Finley said that the main reason she was attending about Great Southern Homes and what they had done to their neighborhood. She read their advertisement for the big new subdivision called Hidden Valley with description using Clemson. She asked what did that say about them? Lynne Chapman said it said a whole lot. Ms. Finley said she was disgusted about the way they were advertising it using Clemson amenities as their main point of interest and never using Central, SC.

Ms. Finley said her objective was to voice concerns of Great Southern Homes in her neighborhood and discover the jurisdiction which was the authority to interpret and to apply the law of this company as it relates to the Town of Central and the citizens of the town. She asked what the jurisdiction was over this company as it comes in to build and destroy neighborhoods like it has done. She said she hoped some of you (Council) has the answers as they should.

Ms. Finley said she was a retired school teacher from Edwards Middle School and she has lived in Central for over 23 years with her husband Dean Finley. She said she was

an amateur back yard bird photographer and had been published in SC Wildlife Magazine. She said her and her husband were keen interest in nature, especially the nature of almost 3 acres of her back yard and neighborhood here in Central. She said in the past year on Brock Street several projects have happened. First, being the sewer project that went across the side property line that took weeks of heavy tree removal with mammoth loads of equipment that devastated the trees with devastating noise and filled the air with weeks of earth shattering noise of destruction and air filled with pine tar. She said she spends most of her time home and she could not leave her house because of trembling and fear as her house trembled from the destruction. She said then something more drastic started to happen. Great Southern Homes started the same earth-shattering noise but in a greater level. The large wooded area next to her property and neighborhood. She said they cleared the property of all the trees making it hard to breath with all the smell of the pine tar. Then she said just when the grading company came in and mulched up the trees and took it away leaving piles of top soil in places everywhere except where it should be. Then they put up poor silt screens and the company disappeared. But since then Southern Home is still building in her neighborhood building a house right next door to her. She said that they had removed all the trees. She said the house was built on top of the new sewer line. She said the past week and last few days they had taken down a lot of all the old trees. She said they had screwed up the drain pipe at the creek. She said it seemed the company is determined to remove all the trees in her neighborhood. She said it seemed no one cares. She said every time it rains a huge mud slide and floods her back yard with mud and debris. She said it has made her sick. She said her husband works his tail off taking care of the yard. She said that their back yard was their nature. She said they don't even take vacation because there was nowhere prettier than their back yard and it has totally been screwed up. She said people have come and put up silt fences and promise they are going to make it right but have failed. She said that the work they are going to have to do and are going to do it will take years to fix her back yard if ever. She said they needed big brick wall to keep all the water out of her yard. She said this is unfinished construction. She wanted to know who had jurisdiction over this company. They keep building house after house and nothing seems to being done about it and everyone thinks its ok. She said it is not ok. Lynne Chapman agreed with her. She wanted to know how Great Southern Home got here. Who brought them here and who is making sure it is done right? She said she does not know how this has happened. Brandon said when it rains it is a mess. She wanted to know what was going on with them and if she needed to take her complaint to Pickens County? Mayor Martin advised Ms. Finley that we have followed all the Zoning Ordinances. The Company has retained all of their licensing and this was an issue she should retain an attorney. Mayor said we have done everything that we can do. Phillip Mishoe said that they are at the point of their construction where DHEC requires storm water. This makes DHEC over the project right now. Phillip Mishoe said he has seen her yard and he would be angry too. Phillip Mishoe said we have the ultimate authority to stop the project but they are not doing anything now. Phillip Mishoe said they had contacted the contractor and the contractor said he had been pulled from the job and is not responsible for it. Curt Edsall read the contract and it states he is not responsible when he is not on the job. The property owner is responsible. Phillip Mishoe said he agreed with the Mayor. Phillip

Mishoe said the best thing would be for the contractor to come back and finish the subdivision. Dean Finley asked if they were pulled from the job because the grading was done improperly? Dean Finley showed council pictures of his yard. Lynne Chapman asked if there was anything that we could do as a town? Could we take away business license or building permits? Mayor Martin said we could make them stop. Phillip Mishoe said we could stop work but they were not working on it right now. Lynne chapman told Mrs. Finley they had left her neighborhood and was working on Eaton Street and Meredith Street now. Mrs. Finley asked were they looking for every nook and cranny to build on. Lynne Chapman said it was a shame. Dean Finley said that everyone agrees that they should have left a 20-foot buffer of trees all around the edge and they would not have had this problem. Mrs. Finley thanked Council for listening to her and she didn't think this was the end of this. She hoped in the future the town would show more caution before allowing people to come in and build like this because she felt this town had responsibility for allowing them to come in and build the way they have. Lynne Chapman asked Phillip Mishoe if the original company that had started this project just leave. Phillip Mishoe said no it was Great Southern Homes. Lynne Chapman said she had heard a rumor that they had died in a plane crash. Phillip Mishoe said no it's the same contractor and he was told it was the grader that had gotten killed in a plane crash. He was a sub-contractor. Dean Finley said that might be why they said it was a poor grading job. Mrs. Finley said she did not want council to think they were happy about what was going on and they had been traumatized by it.

Receipt and Disposition of Petitions

Phillip Mishoe reported there were 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 made a motion to appoint Daniel Bare to the Planning Commission; seconded by Lynne Chapman. The vote was unanimous.

Paige Bowers made the motion to appoint Theodore Balk to the Planning Commission; seconded by Lynne Chapman. The vote was unanimous.

Paige Bowers said that this is the first time since she has been on Council that we have all five members for the Planning Commission. She said they were start meeting again in August.

B. Streets and Public Safety – Joe Moss

Joe Moss said the Police and Fire had a lot of calls. He hoped they stayed safe and we needed to keep them in our prayers.

C. Finance and Marketing – Lynne Chapman

Lynne Chapman said that Sanitation and Water funds were a little in the red. She said that it would even out. She said there was nothing to worry about.

D. Recreation – Ken Dill

Ken Dill said the Central-Clemson is currently hosting the Dixie Youth AA Division State Tournament at Nettles Park. He said the Central Tigers scoreboard has been Installed. Ken Dill said the bids for the roof replacement and new HVAC system for the senior center came in under budget and work will begin in 2-3 weeks. A State grant with meals on wheels is paying for 80% of the project.

E. Enterprise- Harry Holladay

Harry Holladay said the sanitation had been operating on regular schedule.

F. Tourism and Economic Development – Brandon Thomas

None

Old Business

None

New Business

Chair moved to take the funds to repair the roof at the Railroad Museum out of Hospitality Fund; seconded by Paige Bowers. The vote was unanimous.

Introduction and consideration of New Ordinances, Policies, and Resolutions

First Reading of Policy #08-13-18 SANT-TIPPING

Chair made the motion to adopt first reading of Policy #08-13-18 SANT-TIPPING; seconded by Lynne Chapman. Ken Dill stated that we were adjusting the fee just from what Pickens County increased. The vote was unanimous.

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

None

Reports from the Administrator and Mayor:

A. Administrator

Phillip Mishoe said that the 123-project contract is under review. Construction should be starting up in a couple of months.

Phillip Mishoe advised Council the law suit we had with the box culvert on Commons Way had been settled and we got the check in.

Phillip Mishoe said that the railroad has approved the demolishing of the building at Central Concrete. We are waiting on a date from the contractor.

Phillip Mishoe said he wanted to go over the finance report since it was the end of the year. He said this was a 12-month window. He said the year to date for general fund was in the black. He said he would like to see a little more than that but it was ok. He said Sanitation and Water were in the red but he said we had some unexpected expenditures. He said he didn't think we were at the point to where we need to adjust. He said he liked to look at the percentages to compare where we were. He said he still feels like we were in good shape. He said next month would be a new year.

B. Mayor
None

With no objections, Mayor Martin adjourned the meeting.

Respectfully submitted,

Susan A. Brewer, CMC

APPROVED:08-13-18