

**TOWN OF CENTRAL  
REGULAR TOWN COUNCIL MEETING  
1067 W MAIN STREET - CENTRAL, SC 29630  
MONDAY, FEBRUARY 14, 2022 –7:00PM**

Present: Mayor Andrew J. Beckner, Council Members Paige Bowers, Joe N. Moss, Lynne Chapman, LC Hayes, and Harry Holladay; Administrator Phillip Mishoe; Assistant Administrator Tom Cloer; Fire Chief Ed Reynolds; Chief of Police Steve Thompson; Curtis Peek, Rachelle Beckner, Janie Collins, Bryan Schaupp, Thomas Golden, Kyle Merck, Jamie Reynolds, Kevin Schmidt, Chris Chancellor, Michael Spearman, and Town Clerk Susan A. Brewer.

The meeting was called to order by Mayor Andrew Beckner.

Joe Moss rendered the invocation.

Resolution #02-14-2022

Mayor Beckner read Resolution #02-14-2022 and asked for a motion. Paige Bowers made the motion to adopt Resolution #02-14-2022; seconded by Joe Moss. The vote was unanimous.

Mayor Beckner presented Chris Chancellor with the Resolution and plaque naming him Central Recreation Volunteer of the Year.

Reading of Regular Council Meeting Minutes 01.10.2022

Lynne Chapman made the motion to adopt Regular Council Meeting Minutes 01.10.2022 seconded by Joe Moss. The vote was unanimous.

Public Session

Rachelle Beckner said she used to be the developmental director for the YWCA of Charleston West Virginia. In her time there they had raise \$1,000,000 to renovate the historic building where the offices were occupied. None of their programs, which were social service programs, were in that facility. It was mainly used for a rec center. It was a gym. They outsourced that service through a company called Nautilus. The board 20 years prior had signed a lease with Nautilus for \$1 a year to run the gym with no obligation to maintain the building. They used the building but had no responsibility to take care of the building. She asked why is she telling them (Council) this story. She said they signed a contract 20 years prior it tied the hands of the board for what was done 20 years prior. They could not get out of that contract and couldn't do anything to escape fixing that building. Rachelle Beckner then said the same thing could be said for them (Council) tonight with the amendment they had before them because it has long term implications for our city. In the last year residents have fought for more transparency not less. She said in her opinion the amendment limits the public's awareness and the opportunity to be heard. She said on the other hand she has heard it would create more efficiency and be more cost effective. She said the state law does not require a public hearing for annexations. However, the state law does not prohibit a public hearing. She said she hoped that the Council would do more than just what is required of them than the bare minimum. She hopes that that that make sure the public is well informed and had adequate time to weigh in decisions of annexations. She hopes that each one of them will actively listen and answer questions, consider the facts and concerns, and vote in a way they represent the people who voted for them. She said whatever the advertising cost were worth it to allow the public to speak on the issues. She said as it stands, the council meetings limit when and how long citizens can speak. She said currently citizens only

get five minutes in an allotted time of thirty minutes in a council meeting. She said that does allow much time for all the concerned citizens to speak. She said with this amendment they assumed residents were not concerned about annexations, just zoning. She said if they recalled, dozens of people spoke out about the Lawton Road Annexation only to see it pass anyway. She said residents also brought forth concerns about zoning to both planning and council. She was not sure the compromise was the right decision. She said she believed they should consider the amendment more carefully before they vote. She said after all, you annex property into the town, it can't be undone. She said that it would affect this town perpetuity. She said let's make sure that whoever sits in the council seats that in ten or fifteen years this decision doesn't tie their hands like the YWCA lease did. She said the final thing on transparency was the community engagement on the Comprehensive Plan process could have been better. She said the results of that process has been scarcely mentioned since. She said she realized we had an election and holidays but they have not had any updates on this process. She said she would like for the results to be presented at a town hall meeting so that it is presented to the entire public. The consultant should share his findings and how it should shape the comp plan. She said on another note the comp plan will help with the annexation issues.

Janie Collins said that she "dittos everything Rachelle Beckner just said." She then went on to say that the current agenda allows the public to speak five minutes for a total of thirty minutes at the beginning of the meeting. She said the Clemson City Council meeting allows public input throughout the meeting. She said if these meetings are to become the public hearings, she wanted to know how they(council) could ensure all citizens would be able to voice their concerns, comments, or opinions. She wanted to know how we were going to hear the concerns of the people if we take away the public hearings. She said she didn't get involved until November 2020. She said there have been a lot of concerned citizens have started coming to the meetings. She said they (council) were elected to make decisions for the citizens and this amendment would take that right away from the citizens. She said she was asking for a couple of things.

- 1) the amendment Keep it the way it is
- 2) change the format of the meeting to allow public input during the entire of meetings.
- 3) start using YouTube

Mayor Beckner said everyone could wave to David because we were on You tube tonight.

Thomas Golden approached Council to request for Council to help him get a Group for Veterans. Lynne Chapman asked what he was wanting from them. Harry Holladay asked what he wanted from them. He said if they knew any Veterans that needed help to get their numbers and give them to Ms. Chapman because they would talk to him before they would talk to them. He said if they needed something he wanted them (Council) to be in support. Harry Holladay the American Legion was a group that reaches out to Veterans. Mr. Golden said they didn't offer support group.

Curtis Peek approached Council and said he wanted to see more research done on the amendment. He said that being a business owner in downtown and the speed coming through the business district is very excessive and dangerous. He asked the Chief to possible see if we could get something done, he would appreciate it.

#### 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 made the motion to re-appoint Justin Rakey and Daniel Bare to the Planning Commission; seconded by Lynne Chapman. The vote was unanimous.

Paige Bowers made the motion to re-appoint Carl Austin, Doug Barry, and Michael Spearman to the Zoning Board of Appeals; seconded by Joe Moss. The vote was unanimous.

Paige Bowers said that Planning would be meeting on February 15<sup>th</sup>. They did not meet last month due to weather. She Comp Plan just went through reviews and hopefully get it to Justin and herself next week so they could read it. Hoped to get it to the Steering Committee at the beginning of March.

B. Streets and Public Safety – Joe Moss

Joe Moss made the motion to appoint Gregory Norman, Will Mullinax, James Hanson, and Jonathan Harris to the Police Advisory Committee; seconded Lynne Chapman. The vote was unanimous.

C. Finance and Marketing – Lynne Chapman

Lynne Chapman reported the sewer and sanitation were in the black. She said the water and general fund were in the red. She asked Phillip Mishoe if there was anything they needed to be aware of for these funds. Phillip Mishoe said was not unusual to be in the red in general fund this time of year. He said we were digging in more with the water.

D. Recreation – Ken Dill

Mayor Beckner explained information on the Green Crescent Trail expansion from Spring Forest to Commons Way.

E. Enterprise- Harry Holladay

Harry Holladay reported the Sanitation Department operated on a normal schedule. They had 250 total work orders were completed for the month of January.

Harry Holladay made the motion to purchase 120/Water Technology Services Partnership for \$22,000 a year for three years; seconded Paige Bowers. Mayor Beckner asked Phillip Mishoe to explain what this is for. He said it is a study to find lead pipes. He said the water is fine but DHEC has mandated to get rid of lead pipes and it is tested every month. The vote was unanimous.

Harry Holladay made the motion to purchase the SCADA upgrade in the amount of \$28,000; seconded by Lynne Chapman. The vote was unanimous.

F. Tourism and Economic Development – LC Hayes

LC Hayes said that he there was an education event for Veterans sponsored by Wreaths Across America would be Saturday at Nettles Park. 10-4

LC Hayes announced Annual Throwdown Disc Golf would be March 12-13 and March 19-20. He said he had been talking with Bryan Schaupp about how Disc Golf was growing in this area. He said he had been working with Paige Bowers and Katherine Brooks on how to help local businesses.

LC Hayes thanked everyone for allowing him to serve as a Council Member and he thanked those citizens that spoke and encouraged the public to stay involved.

New Business

None

Old Business

None

Introduction and consideration of New Ordinance, Policies, Proclamations, and Resolutions  
Ordinance #03-14-2022 AMENDMENTS SECTION X OF THE ZONING ORDINANCE

Lynne Chapman moved to table Ordinance #03-14-2022 AMENDMENTSSECTION X OF THE ZONING ORDINANCE due to the concerns from the public session; seconded by Harry Holladay. The vote was unanimous.

First Reading of Ordinance #03-14-2022 BUILDING CODES

Lynne Chapman made the motion to adopt Ordinance #03-14-2022 BUILDING CODES; seconded by LC Hayes. The vote was unanimous.

Resolution #02-14-2022 SAFE

Lynne Chapman made the motion to adopt Resolution #02-14-2022 SAFE; seconded by LC Hayes. 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 asked for a head count for the PCMA on February 28<sup>th</sup> at Easley.

Phillip Mishoe asked Council when they wanted to have a ARPA Meeting to discuss the ARPA meeting. Mayor said March was better for him. Phillip Mishoe asked them if March 21<sup>st</sup> would work for everyone.

Phillip Mishoe reminded Council the retreat would be March 7<sup>th</sup>.

Phillip Mishoe reported that on April 2 -7:00am to 7:00pm – Central/Clemson CRIT Bike Race Main Street will be closed down from Watkins Street to Pepper St.

Phillip Mishoe reported that on May 28 – 5:00pm- 10:00pm – A wedding Reception at Rails. Broad Street will be shut down.

Phillip Mishoe said that PCMA had just informed us they were going to recognize the Police Officer and Fire Fighter of the Year Friday February 18<sup>th</sup> at 9:30am.

B. Mayor

Mayor Beckner said that he wanted everyone know that it is not every day the Federal Government gives out \$2.5 million dollars. He said that he thinks it is important to keep for them to keep an open mind and solicit ideas and inform the public on how we spend the money. He said they may disagree at the end of the day but it is important that no money has been spent to this point.

Executive Session

Lynne Chapman 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); seconded by Joe Moss. 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:

Returning to Section D. I. Green Crescent Trail- Spring Forest \$100,000

Lynne Chapman made a motion to allocate \$100,000 for the Green Crescent Trail from Reserve funds; seconded by Paige Bowers. The vote was unanimous.

Consideration to Allocate ARPA Money for Employee Bonuses for 65 Employees Including Volunteer Fire Fighters in the Amount of \$3000

Paige Bowers submitted a recusal.

Lynne Chapman made the motion to allocate employee bonuses from the ARPA money in the amount of \$3000 each not to exceed \$195,000; seconded by Joe Moss. The vote was 5 in favor with 1 recusal.

With no objections, Mayor Andrew Beckner adjourned the meeting.

Respectfully submitted,

Susan A. Brewer, CMC  
Town Clerk

Approved:03/14/2022