

**TOWN OF CENTRAL
REGULAR TOWN COUNCIL MEETING
1067 W MAIN STREET - CENTRAL, SC 29630
MONDAY, APRIL 11, 2022 –7:00PM**

Present: Mayor Andrew J. Beckner, Council Members Paige Bowers, Joe N. Moss, Lynne Chapman, Ken Dill, LC Hayes, and Harry Holladay; Administrator Phillip Mishoe; Assistant Administrator Tom Cloer; Fire Chief Ed Reynolds; Chief of Police Steve Thompson; Eunice Lemacher, Alysen McCaughey, Evangelous Courpas, Rosemary Hunter, Tony Hunter, Alisha Campbell, Janet Hunter, George Hunter, Ed Martin, Karen Martin, Derrick Burt, and Town Clerk Susan A. Brewer.

The meeting was called to order by Mayor Andrew Beckner.

Joe Moss rendered the invocation.

Reading of Regular Council Meeting Minutes 03.14.2022

Lynne Chapman made the motion to adopt Regular Council Meeting Minutes 03.14.2022 seconded by Joe Moss. The vote was unanimous.

Reading of Special Called Council Meeting Minutes 03.24.2022

Lynne Chapman made the motion to adopt Special Called Council Meeting Minutes 03.24.2022 seconded by Ken Dill. The vote was unanimous.

Reading of Special Called Council Meeting Minutes 04.04.2022

Paige Bowers made the motion to adopt Special Called Council Meeting Minutes 04.04.2022 seconded by Joe Moss. The vote was unanimous.

Reading of Public Hearing Council Meeting Minutes 04.04.2022

Paige Bowers made the motion to adopt Public Hearing Council Meeting Minutes 04.04.2022 seconded by LC Hayes. The vote was unanimous.

Reading of Special Called Emergency Council Meeting Minutes 04.05.2022

Paige Bowers made the motion to adopt Special Called Emergency Council Meeting Minutes 04.05.2022 seconded by Lynne Chapman. The vote was unanimous.

Public Session

Eunice Lemacher approached Council about 14 acres that is going to be sold where renters live in Head Town. She urged the Town Council to make the next move with the property owner of a historical black area know as Head Town or the Alley. She said the owner plans to sell it to an out-of-town developer that could potentially displace 18 families. She said she was working with NOAH (Naturally Occurring Affordable Housing), and recently told her that 2 potential developers were interested in the property owned by Wayne Head. Wayne Head reported he was asking \$2 million for the property. Eunice Lemacher said this was like a board game and everyone was waiting on everyone else. She continued saying the city was waiting on a motion to vote, the owner was waiting on the city to take the offer so that he wouldn't have to take the offer from out of state. She said they were waiting for you (Council) to tell them what to do and

the developers are waiting on the city to come to them as many other cities do and say “We like you company; we’d like to have that in Central.” Eunice Lemacher then said “If it is like a board game, it’s your (Council) move.” She said eventually Mr. Head is going to say he’s been waiting for a year and half or two and he is ready to retire and is going to sell it and the game will be over. She said “Let’s stay in the game.”

LC Hayes said while he agrees the town must be proactive the authenticity of the offer must be vetted. He told Ms. Lemacher that he appreciated he advocacy and it was important. He said it is important and it was going to be a bridge that we were going have to cross in Central. He said we need to be proactive but we also had to proceed with caution so that we are not extorted in the process. He said probably not in the history of the town have they seen property sale for that price. He said that is what makes them question the authenticity of the offer. He said we have no validation or credence on what the offer is or if there really is an offer so that is why they need to proceed with caution.

Mayor Beckner said he had talked to Mr. Head, who had mentioned the asking price for the property. He said he explained to him that he needed that offer in writing in contractual language so it could be taken to council. Mayor told Ms. Lemacher he is hearing what she is saying but there’s been an opportunity for us to ask for certain things and we have not received it.

Alisha Campbell approached Council said that Mr. Head told her the developer was from New York. She said if they came in and built apartments that was going to be more work and the Combined Utility Department needs more money. She said that Clemson Utilities make \$21.00 an hour and Central should make \$21.00 an hour.

Derrick Burt approached Council. He thanked the mayor for doing a walk through the community. He said he was doing a project to get the historical information the ‘Head Town’ or the ‘Alley.’ He said he was definitely be getting information together and talking to neighbor and former residents. Mayor asked if he had a date for that project but he said not at this time.

Alisha Campbell thanked Mayor for doing to walk through and she said she knew Harry Holladay had been there. Lynne Chapman told her that she drives through at least once a month.

Evangelous Courpas of Gassaway Street. He asked Paige Bowers what the town could do to control the zoning in that area. Paige Bowers said it is the only piece of property in the Town of Central that is zoned residential general. That zone means you can only have single family homes or multi-family, which would be like two townhomes or duplexes. She said it also has a height limit and could not be more than two stories. She said it is actually a very limited zone as it stands right now.

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 said the Planning Commission has been very busy. They met on Saturday (4/9/22) to approve the permanent zoning on the Clayton and Head property. She said the Comprehensive Plan was scheduled for Council on Thursday (4/7/22) starting at 5 and the public drop-in to view and ask question on 4/14/22, 5-7.

B. Streets and Public Safety – Joe Moss

Joe Moss thanked the police, fire, and employees for their help in the Unity in the Community. He said one person donated the gift the town donated back to one of the residents of Central. He invited everyone the Pendleton Unity in the Community on Saturday. (4/16/22)

C. Finance and Marketing – Lynne Chapman

Lynne Chapman reported Sanitation looked good and the sewer looked good. She asked the Administrator address the fund balances on the water and general fund.

Phillip Mishoe said the General Fund was in the red because Pickens County have not sent any of our property taxes in. He said he find out more and report next month.

Phillip Mishoe said the water was in the red. He said we have found several leaks with a big leak on the fire hydrant at the mill. He said it was not metered and that's why we didn't find it. He said we lost 5,000,000 gallons of water. He said they were going to have to look at the rates during the budget to get them more level.

D. Recreation – Ken Dill

Ken Dill reported the Amateur Division of HUK Central Disc Golf Tournament will run May 6-8. The Professional Division of HUK Central Disc Golf Tournament will run May 13-15. He said we will hire Pickens County Deputies to patrol Sanders Road during these tournament dates.

Ken Dill said Online Registration for Central Tigers Football and Cheerleading will begin the first week of May.

E. Enterprise- Harry Holladay

Harry Holladay reported the Sanitation Department operated on a normal schedule. They had 209 total work orders were completed for the month of January. They had 21 disconnects with 20 reconnects.

F. Tourism and Economic Development – LC Hayes

LC Hayes said that they had been talking about the 'Alley' tonight but there are several examples of growth that is happening in Central. He said his phone rings daily with interest in people desiring to bring their business to or start a business in Central. He said with the laundromat, we have a unique opportunity as a town

because we own the building. He said we have been vetting suitors for a viable business. He said as many of them knew South Paws Bike Shop has been actively pursuing this property since October. He said with the election and the change in leadership because we were basically at a pause. South Paws has chosen to step away. LC Hayes said we do have some other suitors in place and he suggest that they be very agile and expeditious and ensure the suitors we have in place are the right fit and move forward. He said that we have a great opportunity to put an active business in a vacant building.

New Business

None

Old Business

None

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

Resolution #04-11-2022 ARPA

Lynne Chapman made to motion to adopt Resolution 04-11-2022 ARPA; seconded by Paige Bowers. The vote was unanimous.

First Reading of Ordinance # 05-09-2022 AMENDMENT TO SECTION

906.3 PLANNING COMMISSION (In the Zoning Ordinance)

Mayor stated this would change the number of Planning Members back to seven.

Lynne Chapman made the motion to adopt on first reading of Ordinance # 05-09-2022

AMENDMENT TO SECTION 906.3 PLANNING COMMISSION (In the Zoning Ordinance);

seconded by Joe Moss. The vote was unanimous.

First Reading of Ordinance # 04-26-2022 CLAYTON ZONING

Paige Bowers made the motion to adopt on first reading of Ordinance #04-26-2022 CLAYTON ZONING; seconded by LC Hayes. The vote carried with 6 to 1 with Chair opposing.

First Reading of Ordinance # 04-26-2022 HEAD ZONING

Paige Bowers made the motion to adopt on first reading Ordinance #04-26-2022 HEAD ZONING; 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 April 28th at Easley at 6:00pm.

Phillip Mishoe said the Church Street water line bids would be opened on April 10th. He said the price of everything has gone up and we don't know what the prices will be when construction begins. He said everyone is aware of the inflation and we would see what can be done.

Mayor
None

Executive Session

Lynne Chapman moved to go into Executive Session to discuss Section 30-4-70 (a) (1) Legal Issues and a legal matter – Section 30-4-70 (a) (2); seconded by Paige Bowers. 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:

- I. Chair made the motion for the administrator to enter into a contractual agreement with the Grange to provide sewer service provided by the Town of Central; seconded by Joe Moss. The vote was unanimous.
- II. Chair made the motion to authorize the Mayor, Councilman LC Hayes, and Town Administrator to begin contract negotiations with an interested party in the Laundromat property seconded by Lynne Chapman. The vote was unanimous.

With no objections, Mayor Andrew Beckner adjourned the meeting.

Respectfully submitted,

Susan A. Brewer, CMC
Town Clerk

Approved: 05/09/2022