

**TOWN OF CENTRAL
REGULAR COUNCIL MEETING
1067 WEST MAIN STREET, CENTRAL, SC 29630
MONDAY, SEPTEMBER 9, 2024 – 7:00PM**

“AGENDA”

Present: Mayor Andrew Beckner; Council Members, Paige Bowers, Joe Moss, Lynne Chapman, Curtis Peek, and Robert Griffin; Assistant Administrator Tom Cloer; Debbie Peek, Phillip Bowers, Alisha Campbell, Karen Martin, Jack Queener, and Josh Addis.

The meeting was called to order by Mayor Andrew Beckner.

Joe Moss rendered the invocation.

Mayor made the motion to accept the Proclamation Constitution Week as read; seconded by Paige Bowers. The vote was unanimous. Mayor presented the Proclamation for Constitution Week to the Daughters of the American Revolution.

Lynne Chapman made the motion to adopt Regular Council Meeting Minutes 08.12.2024; Seconded by Curtis Peek. The vote was unanimous.

Mayor made the motion to adopt Special Called Meeting Minutes 08.05.2024, Special Called Meeting Minutes 08.09.2024; Public Hearing Minutes 08.12.2024, Public Hearing Minutes 08.22.2024, Special Called Meeting Minutes 08.27.20, and Special Called Meeting Minutes 09.02.2024; seconded by Paige Bowers. The vote was unanimous.

Public Session (30 Minutes Total)

Phillip Bowers introduced himself to Council. He thanked them for what they do for the town. He said he knows it gets difficult at times. He said that after November's election he hopes to work with them. He gave Council his number and said for them to call any time with concerns or if there was any way he could help the town.

Alisha Campbell approached Council. She said she was there to talk about recreation department. “This past Tuesday, I noticed that some of the kids are not playing. Mine is one and there is many more. We didn't pay money for our children to play so I was going to say something to the coach which I already did on super Saturday. It didn't bother. Then again, I asked my son when he got in the car why he wouldn't playing. Oh, his told him he didn't have to play but 1 play during a game.” She asked Tom if that was correct. Tom said that it was not. It is supposed to be 6 times during a game. Alisha replied well “so they're not.” Tom asked her had she talked to Kevin. She said “Yes.” She said she talked to Kevin last year and he got rid of that coach that was Pendleton. Tom asked her what age was group was this. She said she has a child in 10u and 12u. Tom asked which one was having the problem. Alisha said it was 12u. She said “10u have one all their games so far because Kyle rotates their children like you are suppose

to. 12u doesn't. Then we are wondering there is 3 black children on 12u. Then we were wondering why is our African American children going somewhere else to play sports. It's because of that particular reason. I then asked other people. When I was growing up there was many many children on that field." She said she wasn't just speaking for her son but she was speaking for everyone on that team. "My son got in on the 3rd quarter on the kick off. Where they kick the ball and the other team gets the ball. He got taken out right then and there. I was about to go pull him off the field and ask for my money back. These kids are supposed to enjoy the sport not sit on the side lines. I don't come to see my child sit on the sideline. It happened in Easley where my mother saw it. This happened last year on 10u with the same person, the same coach. If you are going to play our kids play them and be fair about it. The same kids are in the game offense and defense. If my child don't get in the game tomorrow for as long as he is supposed to I will walk down to the field and grab him off the field and I will throw the equipment on the ground." Mayor thanked her for letting them know. She said "then one of the coaches can give her back her money and it's not like 12u is winning anyway. They are 0 and 4. Maybe if you switch up the players and they are not tired maybe they would be doing something and the reason I didn't take my son off is because he said he wanted to stay here." Mayor told her thank you. "Being 6 plays, TJ told him it was only 1 time to play." Mayor told he what we can't do is to get into a dialog about this and Alisha said I'm sorry and thanked Tom for telling her about the plays. Tom Cloer said he would follow up because this was the first time he has heard about this. Tom asked had she left him a message. She said No it was Kevin.

Receipt and Disposition of Petitions (15 Minutes Total)

None

Reports from Council Committees:

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

Planning – Paige Bowers

Paige Bowers made the motion to appoint Derek Hoerath to the Planning Commission; seconded by Joe Moss. The vote was unanimous.

Paige Bowers made the motion to appoint Cindy Burke to the Planning Commission; seconded by Joe Moss. The vote was unanimous.

Paige Bowers made the motion to appoint Teresa Young to the Zoning Board of Appeals; seconded by Lynne Chapman. The vote was unanimous.

Paige Bowers said that they had a petition from the Planning Commission. They feel we need an expert staff to oversee the developments in the Town of Central.

Planning Commission will meet on September 17th. The PUD would not be on that agenda.

Paige Bowers said she had a statement to read;

Tonight, I wanted to try to address some concerns that individuals have about the recent annexations & the PUD Development.

Let's start with the PUD development. Typically, with zoning you know what is going to be built and you apply the appropriate zoning based on the surrounding zoning for the parcel. This describes the way the parcel will be developed with appropriate setbacks, buffer yards, etc. based on the zoning. A PUD is almost backwards from that. You must first agree on the density and parcels that you are going to use for the PUD. If you can agree on this then you move forward with having conversation and asking questions of the developer. The honest answer is that we can tell you what they have asked for in density but we are not at the final development plan so we do not know what the roads, traffic flow, signal lights, buffers, trees, common areas etc. will look like yet. That is why the majority of us voted yes last Monday so that we could get the answers for these questions by having a conversation with the developer. We must talk to SCDOT and look at a traffic study to know what will be asked of the developer regarding traffic and those improvements will decide if he can have the density that he originally asked for. Right now, there are more questions than answers but the conversations that we will have in the coming months will start providing us with these answers. Nothing is truly locked in right now with this development and hopefully understand that we are diligently trying to get answers to questions, but we honestly do not have the answers now. A PUD is a process and right now we have completed the 1st step of the process and are proceeding to the next step. As we go through the steps we will get more information. It is important that everyone understands that nothing will be built as a PUD until Council approves the final plan. I have also spoken to Phillip Mishoe, our Town Administrator, about getting an outside resource who is familiar with PUDs. A member of the planning commission has spoken with 2 individuals that fits this need and we are working towards getting one hired to be present & involved with the Planning Commission through the PUD process.

Let's finish with the recent annexations. About 40 years ago we were told by the court that we were entering into an agreement with Clemson about the annexation lines, this goes from the Hardees area to the HWY 123 area. We have honored that agreement and have always spoken to Clemson when we were close to that annexation line. The other thing that is taken into consideration when annexing is who is providing the services. Over 3 years ago we annexed a parcel of land on 18-mile road without asking for permission from Clemson. We did not feel that this parcel was in question or part of the agreement because we would provide sewer and HWY 88 water would provide water and our *attorney* agreed with us so we moved forward with the annexation. Clemson, however, did not agree and filed a lawsuit against us which has still not been

resolved. When the Grange was built Clemson provided the water, however the Town of Central provides the sewer service.

I believe that we need to protect the Town of Central from becoming a donut hole that could then be forced into the surrounding Town. That is the reasoning I used for my recent decisions. As a native of Central, being forced into another Municipality is a real fear that we should all have. I love Central and want it to continue to be a viable town. This will require us, as a council, to make tough decisions that not everyone is going to agree with.

One of the things that will happen soon is an upgrade to our sewer treatment facility but that was already going to need to happen. I want the Town of Central to keep its charm and small-town community but that is about the people not the town. If we do not grow, then we are dead. That is true of every living thing, and I want that to be true of Central. I hope this helps and I will gladly attempt to answer further questions when I know the answers.

Thank you!

Streets and Public Safety – Joe Moss

Joe Moss reported that the Fire Department had 341 calls total for this year. He said the Police Advisory Committee met on 8.29 .2024 and they would like to get a community engagement together.

Enterprise & Community Engagement – Lynne Chapman

Lynne Chapman reported for the month of August the Water and Sewer Department completed 211 work orders. The meters were read on August 13th. Rechecks were done on the 19th and disconnects were done August 27th. 54 customers were disconnected for non-payment and 38 of these reconnected. The Sanitation Department, both residential and commercial, operated on normal schedules for the month of August.

Recreation – Ken Dill

Mayor reported in Ken Dill's absences.

Mayor reported items listed below.

The Central Parks and Recreation Department wants to say a very special thank you to the Central Volunteer Fire Department for their hard work at our Super Saturday and raising funds for the recreation program. They have been an integral part of our Super Saturday for the past 32 years.

Online Basketball Registration will run October 7-24th for Boys 5-17, and Girls ages 5-12. Link is on the Town Website.

The Tri-County Football League Playoffs will start on Saturday October 12 and run 2 weeks. The Recreation Department is requesting to host some of these games.

Finance and Marketing – Curtis Peek

Curtis Peek reported our general fund currently has a balance of \$921,071.26. This is an increase of \$71,071.12. This is an increase of 8.02% in the general fund from July to August.

Our Enterprise funds have the following revenues for the month of August and year to date revenue and a percent difference from the previous month to the current month.

The water budget for August had a revenue of \$95,772 and a monthly cash flow of \$19,742. Our current yearly revenue is \$199,727. This is an increase of 173.24% in the water fund from July to August. The sewer budget for August had a revenue of \$106,581 and a monthly cash flow of \$12,434. Our current yearly revenue is \$232,131. This is an increase of 67.65% in the sewer fund from July to August.

The sanitation budget for August had a revenue of\$ 26,226 and a monthly cash flow of \$7,576. Our current yearly revenue is \$53,662. This is an increase of 144.52% in the sanitation fund from July to August.

Tourism and Economic Development – Robert Griffin

Robert Griffin reported First Friday Concert Series was on Friday, Sept 6th featuring the Ryan Henry Band from 6-8 at the Depot. The following concerts will be on October 4th and November 1st.

October 4th - 5th is SWU homecoming.

The Rail Road Festival will take place on Saturday, October 26th from 1pm-5pm. All festival info is updated on centralmainstreet.org . This includes sponsor information, volunteer sign ups, trick or train registration, and event content details.

The Daniel High School Homecoming Parade will be Monday, October 21 on Mainstreet, Central and Kicking off at 645pm. Lineup will start at 545pm at Bolick Field and Cannon Baptist Church.

New Business

None

Old Business

None

Introduction and consideration of new Ordinances, Policies, Proclamation and Resolutions

Mayor made the motion to adopt Resolution # 09-09-2024 BUSHHA; seconded by Curtis Peek. The vote was unanimous.

Paige Bowers made the motion to adopt on first reading Ordinance #10-14-2024 REZONE #4065-11-75-2539; seconded by Lynne Chapman. The vote was unanimous.

Consideration of Ordinances and Policies already in possession of Council

Lynne Chapman made the motion to adopt on second reading Ordinance # 08-12-2024 REZONE 4074-00-18-8573. The vote was unanimous.

Reports from the Administrator and Mayor:

Administrator

Phillip Mishoe asked for RSVPs for the PCMA that will be in Pickens on September 24th at 6:45pm. Phillip Mishoe and Joe Moss said they would attend.

Mayor

None

Executive Session

S.C. Code of Laws, Section 30-4-70 (a) (1)

Legal Issues-Section 30-4-70 (a) (2)

None

Return from Executive Session

None

ACTION ITEMS AS NEEDED VIA EXECUTIVE SESSION ITEMS:

None

With no objections, Mayor Andrew Beckner adjourned the meeting.

Respectfully submitted,

Susan A. Brewer, CMC
Town Clerk

Approved: 10/14/2024