

**TOWN OF CENTRAL
REGULAR COUNCIL MEETING MINUTES
1067 WEST MAIN STREET - CENTRAL, SC 29630
MONDAY, OCTOBER 14, 2024 -6:52 pm**

Present: Mayor Andrew Beckner, Council Members S. Paige Bowers, Joe N. Moss, Lynne Chapman, Ken Dill, Curtis Peek, and Robert Griffin; Town Administrator Phillip D. Mishoe; Assistant Administrator Tom Cloer; Fire Chief Ed Reynolds; Police Chief Steve Thompson; Karen Martin, Jack Queener, Cindy Burke, David Vaughn, Maine Dawkins, Eunice Lehmacher, Evangelos Courpas, Rosa Grayden, Alesha Cambell; Member of the Press Evan Smoak, and Town Clerk Susan A. Brewer.

The meeting was called to order by Mayor Andrew Beckner.

Reading of Regular Council Meeting Minutes 09-14-2024 and Special Called Meeting Minutes 10.07.2014

Curtis Peek made the motion to adopt Regular Council Meeting Minutes 09.14.2024; seconded by Ken Dill. The vote was unanimous.

Mayor made the motion to adopt Special Called Meeting Minutes 10.07.2024; seconded by Paige Bowers. The vote was unanimous.

Public Session – (30 Minutes Total)

Rosa Grayden approached Council.

She said she was there about the Alley – Head Town – the Ally project. She said the project fell through. Mr. Wayne Head wants \$2,150,000 for the property. We know that the majority of the property that carries

African-Americans and she has stated before they have helped with the industry here in Central South Carolina and then that little small area of being misplaced. She feels like the city can and should find a way to help now. She said she don't want to compare apples to oranges but one of the things she would like to bring up is a thought. She said right now in Clemson they are doing the CLT Community Land Trust. She said she don't know if that would be viable here in this area but there has to be something for us not to lose a community of people that was here before she was born and the legacy will still be carried on. Rosa Grayden asked how can the city council be more proactive than reactive in keeping residents where they are? She said she would like to be part of that journey. She doesn't want to see the community fall apart however she said if she could help or assist, she would be happy to. She said she would like to be a part of the energy that's going to help teach, learn, and promote because we're not about tearing down, we had enough of that in Helena. How can we keep from interrupting other people lives because if you look at the community the majority are older people. She said she would love to be a part to help with the solution and not be part of the problem. She said she was asking "city council and not trying to weigh in on the dollars because I know the town got so many dollars has to go here and so many things but let's put money back in a community that has provided before we got this far in."

She thanked council for listening.

Mr. David Vaughn approached Council.

He told Council he would like to address flooding issues at 435 Wood St, Central SC 29630. Below are his statements he presented Council.

Introduction: Good evening, members of the council. My name is David Vaughn, and I live at 432 Wood Street in the Brockwood subdivision. Tonight, I'm here to bring attention to a matter of both public safety and community responsibility, particularly regarding the severe flooding problems that my neighbor, who resides at 435 Wood Street, is experiencing.

Background: Several years ago, Mr. Brock, the original developer of our subdivision, identified certain properties, including 435 Wood Street, as flood-prone areas that should never be developed due to the natural floodway present on the land. Unfortunately, after his passing, those properties were sold by his heirs and subsequently developed, against the original advice. As a concerned resident, I raised these issues with Curt Edsall, the zoning and building codes inspector, warning about potential flooding risks, but unfortunately, my concerns were not fully addressed.

Recent Impact: As predicted, these developments have led to significant flooding on my neighbor's property at 435 Wood Street. The recent rains from Hurricane Helene have only exacerbated the problem, demonstrating the consequences of ignoring natural floodways and failing to adhere to stringent development codes designed to prevent such issues.

Legal and Community Considerations: South Carolina's Common Law addresses drainage issues like this, where landowners must not obstruct or divert natural water flow to the detriment of their neighbors. The floodwaters affecting my neighbor's home are a direct result of poor land-use decisions and inadequate attention to floodway protections. This is not just a private issue; it represents a broader concern for community safety and responsible development, especially considering our town's future growth. It's critical that we revisit drainage laws, building codes, and floodplain management to prevent future disasters from happening.

Call to Action: I respectfully ask the Council to take action on behalf of the affected residents by investigating the situation at 435 Wood Street and working with local authorities to ensure that our zoning regulations are followed. Furthermore, I recommend implementing stricter floodplain management and stormwater drainage systems to protect all residents in the Brockwood subdivision and the broader community.

Conclusion: Addressing these issues now will not only prevent further property damage but also enhance the resilience of our town against future weather events. Thank you for your time and attention to this pressing matter.

Evanglos Courpas approached Council.

He said he wanted to invite all of them to think about how they could work with Wayne Head. He said he had no interest in making his life harder and he has waited two years while they have tried to get development in the area but he did want to know from each and every one of them. He asked them to email him and he gave council his email address. He asked "you feel it's not the town's business to be involved in the alley or to influence Mr. Head in any way tell me. That that's what I want to hear. If you feel like that the town can influence Mr. Head in a positive way so it's a win-win for him because he's been very patient his dad just passed. So just I want to know again if you feel like it's not the town's business to be involved in this. "What am I trying to say our you know our heritage be reflected. "He said he had the opportunity to go to the Little John Community Center and where mostly there were Clemson council members running and the Clemson Council and Mayor are running for re-election. He said he asked a question during that meeting whether he communicated with Andrew Beckner and he said they did and they were in communication very often Evanglos Courpas said he also wanted to invite all of them (council) to also think about attending some meetings or reaching out to their cohorts in Clemson. He said "we have a lot in common, we have a lot that's not in common with Clemson but a way is coming. It's been coming, it's cresting and Clemson is a little bit ahead of us in terms of how they're going to ride that wave in terms of development and the like and so I want to just encourage all y'all to look at what they're doing there and there's things that we can piggyback on there's things that they can't do that we might be able to do because we have land. In terms of you know Workforce or low-income housing in the area." He said "he just wanted to bring up both of those items for them to think about and hopefully it's clear that meeting two times a month is going to be a challenge for this town. You know that we really need to dig down and figure out how much time and I know some of y'all put in way more than two times. You know two days a month in terms of coming here but I just you know we're playing catchup a lot." He said he just wanted to let them know he appreciated all their efforts and labors and they were with them. He thanked them.

Alsiha Campbell approached council.

Alisha Campbell said she was 32 years old and she was sitting and she was listening. She said their church is there of course you know the developer if anybody bought it, they can't touch the church. She said there's two churches in there. She said we all can work together and figure out something. She said we all can try to find somewhere for these people to go. She said when a developer buys it's going to be hard for that developer, that's her opinion. She said John owned this part and then his house is personally owned so it's going to be weird. A whole lot weird in the alley for people to build. She said there might be like no, yes, or maybe but in future they just need to figure out how can we help these people and she would help. She thanked the. Ms Lemacher said she did talk to Wayne Head if they would like to hear what he said. Mayor told her they would talk later.

Receipt and Disposition of Petitions (15 Minutes)

Philip Mishoe reported there's an annexation on Old Shirley Road which Council initiated that. He said it was the first reading on their agenda. He said then there's an annexation at 115 Heather Hill Drive which is also first reading on the agenda. Phillip Mishoe said there was a rezoning at 1066 Church Street which will be going to the Planning Commission before it comes to them. He asked if they had any questions.

Planning – Paige Bowers

Paige Bowers reported planning would be meeting on Tuesday, October 15th for their regularly scheduled meeting and then they hoped to have a second meeting with Mr. Youngblood about the PUD but the date has not been decided yet.

Streets and Public Safety – Joe Moss

Joe Moss thanked the Chief and the team for working around the clock checking out businesses and residents during the hurricane and while the power was out. They maintained the road as well.

Joe Moss said the fire department was busy as well. He asked Chief Reynolds to report to Council. Chief Reynolds went through the calls the fire department had received.

Enterprise and Community Engagement – Lynne Chapman

Lynne Chapman reported the water and sewer department completed 176 work orders. The meters were read on September 17th with rechecks being done on the 18th. Disconnects were done on September 26th and 41 customers were disconnected for nonpayment and of those 26 were reconnected. The sanitation department both residential and commercial operated on a normal schedule for the month of September

Lynne Chapman reported the community engagement meeting is scheduled for November 14th at 7:00 pm. She said she emailed the Mayor and didn't know if he got the email or not. Paige Bowers said ask why Council could not attend. Lynne Chapman said it will be at Central First Baptist Church and to prevent having to put out a notice of a possibility of having a quorum with more than three Council there. Lynne Chapman said to start with she thinks it was just going to be her and the mayor and Mr. Mishoe if he would like to come. She said as we see how things go. She said she would decide whether or not we need to go ahead and let other council members come but this will be the first one so it will be the one that that will probably be one of the most important ones because we'll see how many people come out and things like that. She said that will be November 14th at 7 o' at Central First Baptist Church. Paige Bowers said "can I ask again why we are not going to be allowed to attend.?" Lynne Chapman said she didn't think there's any problem with everybody attending. I think the idea being, just not putting out a public notice and adding another meeting to everybody's calendar but I if everybody's interested in coming, she doesn't think or have any problem with anybody coming. She said more members of the community and we just have to know ahead of time so that we wouldn't have more than 3 council members. Lynne Chapman it was just sort of trial to make things easier as in the past when we have done those meetings and Susan just puts out a notice that we could have a quorum present but nothing will be discussed. He said that was only a suggestion. Phillip Mishoe said we can't just do that. It's up to the organizer which is Lynne. Lynne Chapman said she don't have a problem with it and she just was trying to do the easiest way, as in where we wouldn't have to put out a notice that we would have a quorum. She said that was fine with her. Mayor said he agreed. He thought that was just another way of letting people know that we're having this as well. November 14th 7:00pm at Central First Baptist.

Recreation – Ken Dill

Ken Dill reported online basketball registration is currently going on it will continue through the 24th of October for boys 5 through 17 and girls 5 through 12 and if anybody wants to do that link is on the town's website.

Ken Dill gave an update about the storm damage. The recreation department and Rec Center had some minor damage during the storm. The disc off course had a number of trees down and e had been through there multiple times since the storm and people are playing around them so and he told them we'll get to them but we want to get all the other stuff done. He said a few of the other parks with some minor flooding issues that went on.

Ken Dill said he would like to say a publicly thank you to Tom Cloer for his work early on the morning of the storm. He said he was out in the storm riding around taking care of things. He was texting council. Philip wasn't here because he was at a conference and he just wanted to say he was very pleased that everything in the town worked well and worked smoothly even in Philip's absence which to him is a good indicator of leadership that allows people to know what their roles are for them to be able to perform them when he's not present. He said he was proud of our town and their response.

Finance and Marketing – Curtis Peak

Curtis Peak reported the Town of Central financial reported for October our general fund currently has a balance of \$850,023.38. This is a decrease of \$86,353.23. This is a decrease of 9.22% in the general fund from August to September.

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

The water budget for September had a revenue of \$78,776 and a monthly cash flow of \$3,286. Our current yearly revenue is \$278,503. This is an increase of 32.94% in the water fund from August to September.

The sewer budget for September had a revenue of \$105,786 and a negative monthly cash flow of \$4,494. Our current yearly revenue is

\$232,131. This is an increase of 37.11% in the sewer fund from August to September.

The sanitation budget for September had a revenue of\$ 28,835 and a monthly cash flow of \$4,764. Our current yearly revenue is \$82,497.

This is an increase of 9.47% in the sanitation fund from August to September.

Tourism and Economic Development – Robert Griffin

Robert Griffin reported First Friday Concert Series will run the last concert on Friday, November 1, 6-8pm. The band Departure which is a Journey cover band, will play. We will also have bands on Saturday November 2 for the Rootin for Rylan event which have donated their time to play on Saturday. We will have a band from 1-4pm and then the Wobblers from 630-9pm. Central Fire Department is selling hamburger and hotdog plates from 1-4pm Then Joes New York Pizza will be there till close. Walmart has donated all supplies for the event. Rylan is a 15 year old Daniel High School Student and resident of Central. He will be undergoing a complete and radical hemispherectomy of the right side of his brain to alleviate the severe epileptic seizures. The event is to raise funds to provide housing, food and travel expenses for the family while at Duke Medical Center later in November. All items and activities have been donated by the community to help with the

event. There will be a special craft and holiday sale from 1pm-5pm at the Community Park Building with all items donated for the event.

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 Highschool 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.

The Christmas Parade will be Friday, December 6. Parade will start at 630. Special activities will again be held from 5pm-615 at the train caboose including music, visit with Mr. and Mrs. Santa Claus, Hot Chocolate Tent provided by the Fire Dept. and the Town of Central, Tree Lighting and much more.

Robert Griffin said he had been here for a long time and always knew that there was a lot of people doing a lot of work for the town but I have never realized how much what the Central fire department does. He said he just wanted to thank them for all their time. He said every time you turn around, they're involved so he wanted to just give a shout out

New Business

None

Old Business

None

Introduction and consideration of new Ordinances, Policies, Proclamation, and Resolutions First Reading of Ordinance #11-11-2024 Annex 4064-10-46-7236

Lynne Chapman made the motion to adopt on first reading first reading of Ordinance #11-11-2024 Annex 4064-10-46-7236; seconded by Ken Dill. The vote was unanimous.

First Reading of Ordinance # 11-11-2024 ANNEX 4065-17-00-4390

Paige Bowers made the motion to adopt on first reading of Ordinance # 11-11-2024 ANNEX 4065-17-00-4390; seconded by Curtis Peek. The vote was unanimous.

Consideration of Ordinances and Policies already in possession of Council

Second Reading of Ordinance #10-14-2024 REZONE #4065-11-75-2539

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

Reports from the Administrator and Mayor:

Administrator

Phillip Mishoe asked for a head count for the PCMA on October 24 at 7:15pm at Six Mile There were three to RSVP.

Phillip Mishoe said he wanted to give a just a little short update on the storm cleanup. He said we've gotten up most of the debris and moved it to the Old Central Landfill site and it'll

sit there until either the county is ready to for us to bring it or either we do a contract to get someone to haul it off. Pendleton and the City of Clemson are using it as well. All three of us staged the debris there so probably be the three of us decide what direction to go as far as costs He said he hasn't gotten any invoices yet but we should be able to cover it with the reserves that we have in general fund. He told them if you ever wonder why we need reserves, it's for cases like this. We'll be able to pay it off, pay the vendors and then FEMA usually takes two to three years before we get our money from them. Phillip Mishoe said it's 80/20 but we were still looking at two to three years before you see anything coming from in. This is especially widespread disaster too so that might be ambitious probably longer than that with it being such a widespread storm. North Carolina got much worse than we did so he was sure they're probably more focused on what's going on up in North Carolina than what's going on in South Carolina but we'll have the funds to pay the vendors off and pay our employees and then we'll get reimbursed later down the road. Phillip Mishoe then asked if Council had any questions. Ken Dill asked if he had heard about a software FEMA came out with a 100% reimbursement to municipalities.

Mayor

Mayor said he would just add for the record my appreciation to town with this type of disaster. He said that Tom maybe only had to call twice and that he was keeping them inform formed with the text as Mr. Dill pointed out. He said everybody in the room knows was a really big deal. So, he thanked everybody for their efforts on the town's behalf

Executive Session

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

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

None

With no objections, Mayor Andrew Beckner adjourned the meeting.

Respectfully submitted,

Susan A. Brewer, CMC
Town Clerk

Approved: 11/11/2024