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**TOWN OF CENTRAL
REGULAR COUNCIL MEETING MINUTES
1067 WEST MAIN STREET - CENTRAL, SC 29630
MONDAY, MAY 11TH, 2026**

Present: Mayor, Ken Dill; Council Members: Robert Griffith, Curtis Peek, Phillip D. Mishoe, Isaiah Reynolds, Fire Chief, Ed Reynolds, Tom Cloer, Justin Rakey, Ben Tribble, Marc Benkowitz, Suzi Benkowitz, Arianna Niderostek, Stephen Vaughn, Adran Vaughn, Greg Neeley, Jackson Landingham, Margaret Hawkins, Brock Bailey, Courtney Bailey, Rachel Bailey, Marisha Peacock, Ed Young, Jack Queener, Charlotte Barnym, Joseph Branyon, Chad LeGeyt, Callen LeGeyt, Steve Thompson, Billy Etter, Nikki Etter, Parker Etter, Kayla Thompson, and Town Clerk, Jessica Rowland. All those requesting the agenda and members of the press were notified Friday, May 01st, 2026 at 9:37PM.

The regular meeting of the Central Town Council was called to order by Mayor, Ken Dill.

Invocation and Pledge

The invocation had been conducted during the prior information session.

The Pledge of Allegiance was led by Councilmember Joe Moss and recited jointly.

Agenda Amendment

Due to housekeeping item and ongoing court proceedings the agenda needed to be amended to add a housekeeping item to include the Town Attorney contract under New Business.

Motion	Second	Vote
Mayor Ken Dill	Councilmember Lynne Chapman	Unanimous

Discussion occurred regarding participation and voting by Council Member Daniel Evatt via FaceTime while traveling with Clemson University's track team to the ACC Tournament. The Mayor stated that the Municipal Association of South Carolina advised that remote participation was permissible in the absence of a local ordinance prohibiting it.

32 ***Approval of previous Meeting Minutes***

- 33 • Council Information Meeting Minutes – April 13th, 2026

Motion	Second	Vote
Councilmember Curtis Peek	Councilmember Joe Moss	Unanimous

34

- 35 • Regular Council Meeting Minutes – Monday, April 13th, 2026

36

Motion	Second	Vote
Councilmember Lynne Chapman	Councilmember Robert Griffin	Unanimous

37

38

39 ***RECOGNITION OF CENTRAL CLEMSON 14U FLAG FOOTBALL TEAM***

40

41 Council recognized the Central Clemson 14-and-Under Boys Flag Football Team for winning the
42 2026 Tri-County Championship on May 2, 2026.

43 ***Motion was made to formally recognize the team and coaches.***

Motion	Second	Vote
Mayor Ken Dill	Councilmember Curtis Peek	Unanimous

44

45 Certificates of recognition were presented to the following:

46 Coaches:

- 47 • Coach Steve Thompson
48 • Coach Billy Eder

49 Players:

- 50 • Cooper Acres
- 51 • McCarthy Bowers
- 52 • Joseph Brendan
- 53 • Parker Better
- 54 • Jackson Landingham
- 55 • Ken Legit
- 56 • Michael McClung
- 57 • Kase Thompson
- 58 • Aaron Vaughn

59 The Mayor also thanked the parents for their support of the team and community athletics.

60

61 ***Public Session***

62 The following individuals addressed Council:

63 **Justin Rakey** addressed Council regarding Planning Commission appointments. He emphasized
64 the value of experience on volunteer commissions and advocated for the appointment of Paige
65 Bowers to the Planning Commission, citing her 16 years of service on Town Council and
66 extensive zoning and land development knowledge.

67 **Ed Young** also addressed Council in support of appointing Paige Bowers to the Planning
68 Commission, noting the significant growth challenges facing the Town and the need for
69 experienced leadership and planning resources.

70 **Jack Queener** addressed Council regarding sewer capacity concerns and long-term
71 infrastructure planning. He discussed prior opportunities for earlier planning and coordination
72 regarding wastewater treatment capacity and expressed concern over the timeline for sewer plant
73 expansion amid continued growth and development.

74 With no additional speakers Public Session closed by Mayor Dill.

75

76 ***Receipt and Disposition of Petitions***

77 None

78

79 ***Reports from Council Committees***

80

81 *Finance and Marketing – Councilmember Daniel Evatt*

- 82 • Absence of impact fee revenue for April was discussed; no permits were issued resulting
83 in no fees

84 *Streets and Public Safety – Councilmember Joe Moss*

- 85 • Council Member Moss reported that the Fire Department was awarded a South Carolina
86 grant totaling \$15,000 for updates to handheld equipment, flashlights, fire hoses, nozzle
87 and lighting upgrades for fire trucks.

88

- 89 • He also reported that Police Chief Thompson submitted eight grant applications for
90 equipment upgrades and officer support initiatives.

91

92

93 *Enterprise – Councilmember Lynne Chapman*

- 94 • Council Member Chapman reported that during the month of April, the Water and Sewer
95 Department completed 193 work orders. Meter readings were conducted on April 14,
96 with rechecks completed on April 15.

97

- 98 • She further reported that 32 customers were placed on the disconnection list for non-
99 payment, with 28 subsequently reconnected.

100

- 101 • Council Member Chapman emphasized that customers who are reconnected to water
102 service after disconnection for non-payment are also required to pay an additional
103 reconnection fee.

104

- 105 • The Mayor stated that discussions are underway regarding a pilot assistance program
106 intended to help residents struggling financially with utility payments. Under the
107 proposed program, assistance would be provided to help eligible residents restore service,
108 with participants then required to complete budgeting and financial education sessions.
109 The Mayor reported that three customers had already been identified for participation in
110 the pilot program.

111

112 *Recreation – Councilmember Robert Griffin*

- 113 • Mr. Griffin reiterated congratulations to the Central Tigers 14U Flag Football Team for
114 winning the Tri-County Championship.

115

- 116 • He also reported that the disc golf event was highly successful, attracting 112
117 professional disc golfers from around the country. Economic impact data from the event
118 was expected within the following week.
- 119
- 120 • Mr. Griffin further announced that an anonymous donor contributed \$10,000 toward the
121 purchase of a new state-of-the-art golf cart to assist with transporting seniors at events,
122 parades, and other recreation activities.
- 123
- 124 • The Mayor publicly thanked the anonymous donor and noted the positive impact of the
125 disc golf tournament on the Town.
- 126

127 *Planning – Councilmember Curtis Peek*

- 128 • Council Member Peek reported that the Planning Commission and Town Council
129 recently held a joint Unified Development Ordinance (UDO) meeting and had made
130 substantial progress toward completing the UDO, though the process remains ongoing.
- 131
- 132 • **Moratorium Extension**
133 Discussion was held to extend the existing development moratorium for an additional
134 three months through Resolution 05-11-2026 due to the incomplete status of the UDO.

Motion	Second	Vote
Councilmember Curtis Peek	Councilmember Doug Barry	Unanimous

- 135
- 136 • Following discussion regarding the need to ensure future development complies with the
137 Town’s updated standards and expectations, the motion passed unanimously.

- 138
- 139 • **Impact Fee Study Resolution**
140 Council Member Peek next introduced a resolution directing the Planning Commission to
141 examine impact fees and authorizing the Town Administrator to enter into a contract with
142 TishlerBise to conduct an impact fee study.

Motion	Second	Vote
Councilmember Curtis Peek	Councilmember Lynne Chapman	Unanimous

143

- 144 • Planning Commission Appointments

145

- 146 • **Paige Bowers**

147 Council Member Peek made a motion to appoint Paige Bowers to the Planning
148 Commission to fill one of two vacancies. The motion was seconded.

- 149 ○ Council discussion acknowledged Ms. Bowers' 16 years of service and extensive
150 experience with zoning and planning matters. Following discussion, the motion
151 failed by vote.

152

- 153 • **Nancy King**

154 Council Member Peek then nominated Nancy King, current Chair of the Board of Zoning
155 Appeals, for appointment to the Planning Commission. The motion received a second by
156 Councilmember Lynne Chapman. Vote was passed 6-1.

157

- 158 • **Thomas R. Golden**

159 Council Member Peek next nominated Thomas R. Golden to the Planning Commission.
160 The motion was seconded. Council members commented on Mr. Golden's desire to serve
161 the community and contribute positively to the Town. The motion passed by a vote of 5-
162 2.

163 **Board of Zoning Appeals Appointment**

- 164 • **Tyler Carson**

165 Council Member Peek nominated Tyler Carson for appointment to the Board of Zoning
166 Appeals. The motion received a second by Councilmember Doug Barry. Vote passed
167 unanimously.

168 Council members spoke favorably regarding Mr. Carson's character, work ethic, and
169 commitment to the community. The motion passed unanimously.

170

171

172 *Tourism and Economic Development – Councilmember Doug Barry*

173 Mr. Barry reported that the Town's recent First Saturday concert associated with the Makers
174 Market was well attended.

175 Upcoming events announced included:

- 176 • A concert on Main Street on May 22, 2026 from 6:00 p.m. to 8:00 p.m. prior to the May
177 23 car show;

- 178 • The annual car show on May 23, 2026 beginning at 10:00 a.m.;
- 179 • Karaoke at the Historic Depot on June 5, 2026;
- 180 • A regional baseball tournament at Nettles Park from June 5–9, 2026;
- 181 • A community outreach event hosted by the Police and Fire Departments at Bolick Field
- 182 featuring “Touch-a-Truck,” games, music, and family activities.

183 Council members also recognized the success of the Town’s community food drive effort, which

184 collected approximately 3,800 pounds of food for Community Care.

185

186 ***New Business***

187 Town Attorney Contract

188

189 Due to the prior Town Attorney becoming unable to practice law, the Mayor introduced a motion

190 directing the Town Administrator to enter into a contract with Brooke Ennis for legal services as

191 Town Attorney. The motion was seconded.

192 The Mayor stated that Ms. Ennis had previously served in a similar capacity and was familiar

193 with the Town’s legal needs. The motion passed unanimously.

194

195

196 ***Old Business***

197 None

198

199 ***Introduction and consideration of new Ordinances, Policies, Proclamations, and Resolutions***

200

201 **138 M&M Road**

202

203 Council considered Ordinance 06-08-2026 to annex Parcel No. 4074-00-35-55669, also

204 identified as 138 M&M Road, into the Town of Central.

205 A motion was made and seconded to approve the ordinance on first reading. The motion passed

206 unanimously.

207

208 **1620 18 Mile Road**

209 Council next considered Ordinance 06-08-2026 to annex Parcel No. 4074-00-36-6483, also
210 identified as 1620 18 Mile Road, into the Town.

211 A motion was made and seconded to approve the ordinance on first reading. The motion passed
212 unanimously.

213

214 **1648 18 Mile Road**

215 Council then considered Ordinance 06-08-2026 to annex Parcel No. 4074-00-36-8027, also
216 identified as 1648 18 Mile Road, into the Town.

217 A motion was made and seconded to approve the ordinance on first reading. The motion passed
218 unanimously.

219 **18 Mile Redevelopment Project Area TIF Ordinance – First Reading**

220 Council next considered Ordinance 06-08-2026 establishing the 18 Mile Redevelopment Project
221 Area Tax Increment Financing (TIF) District pursuant to South Carolina law.

222 A motion was initially made and seconded to table the ordinance pending additional information
223 regarding prior consideration by Pickens County Council and the Pickens County School
224 District.

225 Extensive discussion followed regarding:

- 226 • Prior votes by Pickens County and the School District;
- 227 • Ongoing discussions with School District representatives;
- 228 • The financial structure and flexibility of the proposed TIF;
- 229 • Concerns regarding economic conditions and future financial obligations;
- 230 • The distinction between authorizing a TIF district and actually issuing debt;
- 231 • Potential timing concerns related to upcoming development construction;
- 232 • The possibility of delaying second reading until additional information becomes
233 available.

234 Following discussion, the motion to table failed by vote.

235 The Mayor then introduced a motion to approve the ordinance on first reading. The motion was
236 seconded.

237 ~~Additional discussion included requests for future informational meetings with legal and~~
238 ~~financial advisors to further explain the TIF process and implications.~~

239 The ordinance establishing the 18 Mile Redevelopment Project Area TIF District passed on first
240 reading with the vote being 5-2.

241 **First Reading of Budget Ordinances**

242 Council proceeded to consideration of the first reading of the FY 2026–2027 budget ordinances.
243 The Mayor explained that portions of the budget had to be separated due to conflict-of-interest
244 requirements involving Councilmember Barry’s employment with the Central Clemson
245 Recreation Center. The Mayor noted that Mr. Barry would be required to recuse himself and
246 leave the room during discussion and voting on the recreation budget ordinance pursuant to
247 South Carolina law.

248 **Ordinance 0608-2026BU – General Budget Ordinance**

249 The Mayor presented Ordinance 0608-2026BU to raise revenue and adopt the General Fund,
250 Sewer Fund, TIF, Recycling, and Hospitality budgets for the Town of Central.

251 A motion was made to adopt Ordinance 0608-2026BU on first reading. Following discussion and
252 opportunity for questions, council voted unanimously in favor of the ordinance on first reading.

253 Motion carried.

254 **Ordinance 0608-2026BU – Central Clemson Recreation Budget**

255 The Mayor acknowledged receipt of Councilmember Barry’s written recusal statement. Mr.
256 Barry exited the meeting room prior to discussion and voting.

257 Council considered Ordinance 0608-2026BU concerning the Central Clemson Indoor Recreation
258 Budget for the fiscal year beginning July 1, 2026, and ending June 30, 2027.

259 A motion was made and seconded to adopt the ordinance on first reading. Following discussion,
260 council voted in favor of the ordinance.

261 Vote: 5-0
262 Motion carried.

263 Councilmember Barry returned to the meeting following the vote.

264 **Ordinance 0608-2026RB – Recreation Budget**

265 Council next considered Ordinance 0608-2026RB to raise revenue and adopt the recreation
266 budget for the Town of Central for fiscal year July 1, 2026, through June 30, 2027.

267 A motion was made and seconded to adopt the ordinance on first reading. After opportunity for
268 questions and comments, council voted unanimously in favor.

269 Vote: 5-0
270 Motion carried.

302 The motion was seconded and approved unanimously.

303 Vote: 5-0

304 Motion carried.

305

306 **Citizen Recognition**

307 **Resolution Honoring Clyde Jerry Martin, Sr.**

308 The Mayor presented a resolution requesting that flags at Town Hall be lowered to half-staff in
309 honor and memory of Clyde Jerry Martin, Sr., longtime pharmacist, business owner, and
310 community leader in Central.

311 The resolution directed that flags be lowered from the evening of May 29, 2026, through the
312 morning of June 1, 2026, in conjunction with Mr. Martin's memorial service.

313 A motion was made and seconded to adopt the resolution.

314 Council members shared personal remarks regarding Mr. Martin's contributions to the
315 community and his longstanding service to residents.

316 Council voted unanimously in favor of the resolution.

317 Motion carried.

318 **Commendation for Amanda Mullinax**

319 The Mayor presented a commendation recognizing Amanda Mullinax for her leadership and
320 dedication in developing and promoting the community garden initiative within the Town of
321 Central.

322 The commendation recognized her efforts in fostering community engagement, environmental
323 stewardship, volunteerism, and collaboration with local organizations, including the Girl Scouts.

324 A motion was made and seconded to approve the commendation.

325 Council voted unanimously in favor.

326 Motion carried.

327 Ms. Mullinax was invited forward to receive the commendation.

328

329

330 **Meeting Adjourned**

331

332 With no further business or action items before council, the Mayor thanked attendees for their
333 participation and encouraged continued community engagement.

334 Meeting was adjourned at 9:01PM.

335

336 **MEMO:**

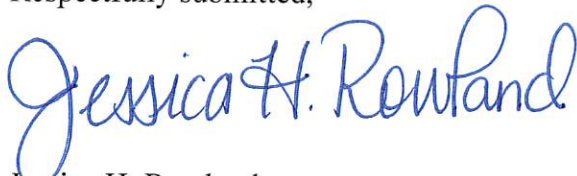
337 **At Regular Council meeting on Monday, May 11, 2026, Council member Danile Evatt was**
338 **allowed to join the meeting and vote via FaceTime because of an unexpected work trip. On**
339 **Tuesday, May 12, 2026, we discovered that Section 2-55 of the Central Code of Ordinances**
340 **requires council members to vote in person. Voting by proxy, mail, telephone, facsimile, or**
341 **other electronic means is not allowed. To correct this error, Councilmember Evatt's vote**
342 **has been removed from the official tally. The removal of this vote does not change the**
343 **outcome of any council action, nor was Councilmembers Evatt's presence required to**
344 **have/maintain a quorum of council.**

345

346 Respectfully submitted,

347

348



349 Jessica H. Rowland

350 Town Clerk

351

352 Approved: 06.08.2026

353