

**TOWN OF CENTRAL
COUNCIL INFORMATION MEETING
1067 WEST MAIN STREET - CENTRAL, SC 29630
MONDAY, JUNE 01ST, 2026 – 7:00PM**

“AGENDA”

Call to Order – Mayor Ken Dill

Invocation

1. Review of previous minutes – Mayor, Ken Dill
 - a. Council Information Meeting – May 04th, 2026
 - b. Special Called Meeting Minutes 6:45PM – May 11th, 2026
 - c. Special Called Meeting Minutes 7:00PM – May 11th, 2026
 - d. Regular Council Meeting Minutes – May 11th, 2026
2. TIF Update – Phillip Mishoe
 - a. Question/Answer Session with Attorney, Mike Burns
3. Report from Main Street Director and Future Events - Katherine Brooks
4. Update on Sesquicentennial Park - Tom Cloer
5. Ordinance # 07-13-2026 Emergency Services Cost Recovery - Councilmember Daniel Evatt
6. Review of Ordinance #12-09-2024 – Mayor, Ken Dill
7. Explanation of PUD process - Justin Rakey
8. Adjourn

Approved: 

Date: 5/26/26

TOWN OF CENTRAL
SPECIAL CALLED MEETING MINUTES – PUBLIC HEARING
1067 WEST MAIN STREET - CENTRAL, SC 29630
MONDAY, MAY 11TH, 2026 – 7:00pm

Present: Mayor, Ken D. Dill, Robert Griffin, Curtis Peek, Phillip D. Mishoe, Isaiah Reynolds, Fire Chief, Ed Reynolds, Tom Cloer, Justin Rakey, Ben Tribble, Marc Benkowitz, Suzi Benkowitz, Arianna Nederostek, 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 press were notified Friday, May 01st, 2026 at 9:37 PM.

The meeting was called to order by Ken D. Dill at approx. 7:01 PM.

No invocation given due to being previously done at prior meeting.

Eighteen Mile Redevelopment Project Area and Eighteen Mile Redevelopment Plan: Mayor Ken D. Dill

No public comments were made.

With no objections, Mayor Ken Dill adjourned the meeting at approximately 7:18 PM.

Respectfully submitted,

Jessica H. Rowland
Town Clerk

Approved: _____

**TOWN OF CENTRAL
COUNCIL INFORMATION MINUTES
1067 WEST MAIN STREET - CENTRAL, SC 29630
MONDAY, MAY 04TH, 2026 – 7:00PM**

Present: Mayor, Ken D. Dill, Robert Griffin, Curtis Peek, Phillip D. Mishoe, Isaiah Reynolds, Fire Chief, Ed Reynolds, Tom Cloer, Justin Rakey, and Town Clerk Jessica Rowland. All those requesting the agenda and members of press were notified Friday, May 01st, 2026 at 9:37 PM.

The meeting was called to order by Ken D. Dill at approx.7:00PM

Mayor Ken D. Dill rendered the invocation.

Minutes Review: Council Information Meeting Minutes from April 13th, 2026 and Regular Council Meeting Minutes from April 13th, 2026 – meetings was held on same day due to Easter holiday.

If corrections needed, instructed by Mayor Ken D. Dill to give to Town Clerk, Jessica Rowland.

Budget Update – Tom Cloer

A budget update was provided by Tom Cloer and reviewed process.

Fire Department Discussion – Tom Cloer

Presentation was given by Tom Cloer in reference of proposed new Central Fire Department building and moving to a full-time operating department.

Discussion of appearance of citizens at regular Council meetings – Ken Dill

Ordinance #12-09-2024 was discussed for information purposes only in relation to citizens being able to speak at regular Council meetings. Mayor instructed Council to review for future discussion.

Petition for Annexations

4074-00-35-5969, 4074-00-36-6483, 4074-00-36-8027 - Youngblood

Town Clerk was instructed to add to Monday's upcoming meeting.

Impact Fee Study – Tom Cloer

Tom Cloer provided update on Impact Fee Study

With no objections, Mayor Ken Dill adjourned the meeting at approximately 8:34 PM.

Respectfully submitted,

Jessica H. Rowland
Town Clerk

Approved: _____

**TOWN OF CENTRAL
SPECIAL CALLED MEETING MINUTES – PUBLIC HEARING
1067 WEST MAIN STREET - CENTRAL, SC 29630
MONDAY, MAY 11TH, 2026 – 6:45pm**

Present: Mayor, Ken D. Dill, Robert Griffin, Curtis Peek, Phillip D. Mishoe, Isaiah Reynolds, Fire Chief, Ed Reynolds, Tom Cloer, Justin Rakey, Ben Tribble, Marc Benkowitz, Suzi Benkowitz, Arianna Nederostek, 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, Ch 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 press were notified Friday, May 2026 at 9:37 PM.

The meeting was called to order by Ken D. Dill at approx. 6:45PM

Councilmember Joe Moss rendered the invocation.

Rezoning of Simms School Road: Mayor Ken D. Dill

4075-10-27-6126 to be combined with 4075-10-27-7016; rezone to RM8

No public comments were made.

With no objections, Mayor Ken Dill adjourned the meeting at approximately 6:52 PM.

Respectfully submitted,

Jessica H. Rowland
Town Clerk

Approved: _____

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31

**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
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110

Reports from Council Committees

Finance and Marketing – Councilmember Daniel Evatt

- Council Member Evatt inquired about the absence of impact fee revenue for April. Staff responded that no permits had been issued during the month, resulting in no impact fee collections.

Streets and Public Safety – Councilmember Joe Moss

- Council Member Moss reported that the Fire Department was awarded a South Carolina grant totaling \$15,000 for updates to handheld equipment, flashlights, fire hoses, nozzles, and lighting upgrades for fire trucks.
- He also reported that Police Chief Thompson submitted eight grant applications for equipment upgrades and officer support initiatives.

Enterprise – Councilmember Lynne Chapman

- Council Member Chapman reported that during the month of April, the Water and Sewer Department completed 193 work orders. Meter readings were conducted on April 14, with rechecks completed on April 15.
- She further reported that 32 customers were placed on the disconnection list for non-payment, with 28 subsequently reconnected.
- Council Member Chapman emphasized that customers who are reconnected to water service after disconnection for non-payment are also required to pay an additional reconnection fee.
- The Mayor stated that discussions are underway regarding a pilot assistance program intended to help residents struggling financially with utility payments. Under the proposed program, assistance would be provided to help eligible residents restore service, with participants then required to complete budgeting and financial education sessions.

111 The Mayor reported that three customers had already been identified for participation in
112 the pilot program.

113

114 Recreation – Councilmember Robert Griffin

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

117

118 • He also reported that the “Huk Central” disc golf event was highly successful, attracting
119 112 professional disc golfers from around the country. Economic impact data from the
120 event was expected within the following week.

121

122 • Mr. Griffin further announced that an anonymous donor contributed \$10,000 toward the
123 purchase of a new state-of-the-art golf cart to assist with transporting seniors at events,
124 parades, and other recreation activities.

125

126 • The Mayor publicly thanked the anonymous donor and noted the positive impact of the
127 disc golf tournament on the Town.

128

129 Planning – Councilmember Curtis Peek

130 • Council Member Peak reported that the Planning Commission and Town Council
131 recently held a joint Unified Development Ordinance (UDO) meeting and had made
132 substantial progress toward completing the UDO, though the process remains ongoing.

133

134 • **Moratorium Extension**

135 Council Member Peak made a motion to extend the existing development moratorium for
136 an additional three months through Resolution 05-11-2026 due to the incomplete status of
137 the UDO. The motion was seconded by Councilmember Doug Barry.

138

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

141

142 • **Impact Fee Study Resolution**

143 Council Member Peak next introduced a resolution directing the Planning Commission to
144 examine impact fees and authorizing the Town Administrator to enter into a contract with
145 TishlerBise to conduct an impact fee study. Councilmember Peek made the motion. The
146 motion was seconded by Lynne Chapman. The motion passes unanimously.

147

148 • **Planning Commission Appointments**

149

150 ○ **Paige Bowers**

151 Council Member Peak made a motion to appoint Paige Bowers to the Planning
152 Commission to fill one of two vacancies. The motion was seconded.

153 • Council discussion acknowledged Ms. Bowers' 16 years of service and extensive
154 experience with zoning and planning matters. Following discussion, the motion failed by
155 vote.

156

157 • **Nancy King**

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

161

162 • **Thomas R. Golden**

163 Council Member Peak next nominated Thomas R. Golden to the Planning Commission.
164 The motion was seconded. Council members commented on Mr. Golden's desire to serve
165 the community and contribute positively to the Town. The motion passed by a vote of 5-
166 2.

167 **Board of Zoning Appeals Appointment**

168 • **Tyler Carson**

169 Council Member Peak nominated Tyler Carson for appointment to the Board of Zoning
170 Appeals. The motion received a second by Councilmember Doug Barry. Vote passed
171 unanimously.

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

174

175

176 Tourism and Economic Development – Councilmember Doug Barry

177 Mr. Barry reported that the Town’s recent First Saturday concert associated with the Makers
178 Market was well attended.

179 Upcoming events announced included:

- 180 • A concert on Main Street on May 22, 2026 from 6:00 p.m. to 8:00 p.m. prior to the May
181 23 car show;
- 182 • The annual car show on May 23, 2026 beginning at 10:00 a.m.;
- 183 • Karaoke at the Historic Depot on June 5, 2026;
- 184 • A regional baseball tournament at Nettles Park from June 5–9, 2026;
- 185 • A community outreach event hosted by the Police and Fire Departments at Bolick Field
186 featuring “Touch-a-Truck,” games, music, and family activities.

187 Council members also recognized the success of the Town’s community food drive effort, which
188 collected approximately 3,800 pounds of food for Community Care.

189

190 ***New Business***

191 Town Attorney Contract

192

193 Due to the prior Town Attorney becoming unable to practice law, the Mayor introduced a motion
194 directing the Town Administrator to enter into a contract with Brooke Ennis for legal services as
195 Town Attorney. The motion was seconded.

196 The Mayor stated that Ms. Ennis had previously served in a similar capacity and was familiar
197 with the Town’s legal needs. The motion passed unanimously.

198

199

200 ***Old Business***

201 None

202

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

204

205 **138 M&M Road**

206
207 Council considered Ordinance 06-08-2026 to annex Parcel No. 4074-00-35-55669, also
208 identified as 138 M&M Road, into the Town of Central.

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

211

212 **1620 18 Mile Road**

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

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

217

218 **1648 18 Mile Road**

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

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

223 **18 Mile Redevelopment Project Area TIF Ordinance – First Reading**

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

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

229 Extensive discussion followed regarding:

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

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

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

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

243 The ordinance establishing the 18 Mile Redevelopment Project Area TIF District passed on first
244 reading.

245 **First Reading of Budget Ordinances**

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

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

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

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

257 Motion carried.

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

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

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

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

265 Vote: 6-0

266 Motion carried.

267 Councilmember Barry returned to the meeting following the vote.

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

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

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

273 Vote: 7-0

274 Motion carried.

275 **Ordinances Already in Possession of Council**

276 **Ordinance 05-11-2026 – Rezoning of Sim School Road Property**

277 Council considered second reading of Ordinance 05-11-2026 regarding rezoning of properties
278 identified as Tax Map Numbers 4075-10-27-6126 and 4075-10-27-7016 on Sim School Road to
279 RM-8 zoning classification.

280 A motion was made and seconded to approve the ordinance on second reading. The Mayor noted
281 that a public hearing had been conducted earlier in the meeting.

282 Council voted on the ordinance.

283 Vote: 6 yes, 1 no

284 Motion carried.

285 **Administrator's Report**

286 The Town Administrator responded to comments made earlier during public participation
287 regarding sewer capacity and expansion efforts. The Administrator stated that the Town had
288 worked for approximately five years to address sewer plant capacity issues and had coordinated
289 with other entities as required under the intergovernmental agreement. He further stated that the
290 county was intended to lead the expansion effort, but the Town had advocated strongly for
291 expansion due to capacity needs.

292 The Administrator also referenced prior discussions encouraging council to form a committee to
293 evaluate options related to sewer infrastructure planning.

294 **Mayor's Comments**

295 **Grant Writer Proposal**

296 The Mayor reported that he, the Town Administrator, and the Assistant Town Administrator
297 recently met with grant writer Haiti Stiff regarding potential grant-writing services for the Town.
298 The Mayor stated that Ms. Stiff had extensive experience, including prior work under Governors
299 Beasley and Carroll Campbell, and had already provided valuable recommendations during the
300 meeting.

301 The Mayor referenced his prior campaign commitment to secure grant-writing assistance for the
302 Town and made a motion directing the Administrator to enter into a contract with Haiti Stiff for
303 grant-writing services.

304 Council discussion emphasized the potential value of identifying grants for future town projects,
305 including possible community space additions to the proposed fire station.

306 The motion was seconded and approved unanimously.

307 Vote: 7-0
308 Motion carried.

309

310 **Citizen Recognition**

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

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

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

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

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

320 Council voted unanimously in favor of the resolution.

321 Motion carried.

322 **Commendation for Amanda Mullinax**

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

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

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

329 Council voted unanimously in favor.

330 Motion carried.

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

332

333

334 ***Meeting Adjourned***

335

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

338 Meeting was adjourned at 9:01PM.

339 Respectfully submitted,

340

341

342 Jessica H. Rowland

343 Town Clerk

344

345 Approved: _____

Town of Central)
County of Pickens)
State of South Carolina)

Ordinance # 07-13-2026
Emergency Services Cost Recovery

AN ORDINANCE PROVIDING FOR THE RECOVERY OF COSTS TO PROVIDE FIRE PROTECTION AND EMERGENCY SERVICES, THE ADOPTION OF FEES AND CHARGES BY THE USERS THEREOF, AND OTHER MATTERS RELATED THERETO

NOW THEREFORE, BE IT ORDAINED by the Town Council of the Town of Central (the "Council"), the governing body of the Town of Central, South Carolina (the "Town"), as follows:

Section 1 Findings of Fact.

The Council makes the following findings of fact in connection with the enactment of this ordinance (this "Ordinance"):

(a) The Town of Central Fire Department, and any other department, agency, mutual aid provider, automatic aid provider, contractual provider, or emergency services provider acting for or on behalf of the Town (collectively, "Emergency Services"), is authorized by the general powers given to municipalities of the State of South Carolina to provide fire protection, fire suppression, rescue, hazardous materials response, motor vehicle accident response, emergency assistance, incident management, and related services for the protection of lives and property within the Town and in such other areas as may be authorized by law, contract, intergovernmental agreement, mutual aid agreement, automatic aid agreement, or request from another governmental entity.

(b) The Town is authorized pursuant to Section 6-1-330 of the Code of Laws of South Carolina 1976, as amended ("Section 6-1-330"), to finance the cost and provision of public services by charging and collecting service and user fees, provided that such service and user fees are enacted in accordance with the procedures and requirements of Section 6-1-330.

(c) The Council has determined that it is necessary and appropriate to impose certain incident and response-specific service and user fees for Emergency Services to ensure that the Town and its emergency service providers continue to provide adequate Emergency Services within the Town and in other areas where such services are provided by agreement or by request. In order to implement such service and user fees for Emergency Services, the Council has determined to amend the Town Code to authorize such Emergency Services Fees and to adopt the schedule of fees and charges set forth at Exhibit B to this Ordinance (the "Emergency Services Fees") to recover a portion of the actual and reasonable cost of providing such Emergency Services.

(d) The Council is mindful of the requirements of Section 6-1-330, as well as the factors included in the statutory definition of a "service or user fee" set forth at Section 6-1-300(6) of the Code of Laws of South Carolina 1976, as amended, and specifically finds as follows in connection therewith:

(i) The revenues generated by the Emergency Services Fees will be used solely to fund facilities, apparatus, equipment, supplies, materials, personnel, salaries, wages,

overtime, workers' compensation benefits, health insurance, retirement contributions, fringe benefits, administration, investigation, supervision, reporting, replacement of used or damaged items, and other costs related to the Town's ability to provide Emergency Services and protect the lives and property of the citizens of the Town and those others for whom Emergency Services are needed;

- (ii) The cost to provide Emergency Services will not exceed the revenues generated by the Emergency Services Fees;
- (iii) The payers of the Emergency Services Fees are those individuals, entities, owners, occupants, operators, responsible parties, insurance providers, self-insured entities, or other legally responsible parties who are the direct beneficiaries of the capabilities, capacities, and response ability of the Town and other departments providing Emergency Services, or those who have caused the need for Emergency Services, and the capabilities, capacities, and response ability of such departments will be maintained or enhanced through the revenue derived from the Emergency Services Fees, and, therefore, the Emergency Services Fees are used to benefit such payers although the general public may also benefit; and
- (iv) Through the imposition of the Emergency Services Fees on the basis of types of incidents and the apparatus, equipment, personnel, materials, and services utilized to respond to such incidents, as applicable, the Emergency Services Fees are imposed uniformly on all payers thereof.

(e) In accordance with Section 6-1-330(A), the Council shall provide public notice (the "*Notice*") of the proposed adoption of the Emergency Services Fees, the form of which is attached to this Ordinance at **Exhibit C**, and shall conduct a public hearing respecting the adoption thereof prior to final adoption of this Ordinance.

Section 2 Fire Code Amendments.

The Town Code is hereby amended to include the additional sections set forth in **Exhibit A** to this Ordinance. The Town Clerk, Town Administrator, Fire Chief, Finance Director, Town Attorney, and other appropriate Town staff are hereby authorized and directed to codify such amendments and are further authorized and directed to make such changes to correct scrivener's errors and the enumeration thereof and cross-references therein as may be necessary to effect such codification.

Section 3 General Repealer.

All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed to the extent of the conflict or inconsistency.

Section 4 Severability.

If any section, subsection, sentence, clause or phrase of this Ordinance, or the amendments to the Town Code enacted hereby, are for any reason held or determined to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance or the amendment to the Town Code, as applicable.

Section 5 Effective Date.

The provisions of this Ordinance shall take effect upon the due enactment of this Ordinance following a public hearing.

[Remainder of Page Left Blank]

DONE AND ORDAINED IN COUNCIL ASSEMBLED, this _____ day of _____, 2026.

**TOWN OF CENTRAL, SOUTH
CAROLINA**

Mayor, Kenneth D. Dill

ATTEST:

Town Clerk, Jessica H. Rowland

First Reading: _____

Public Hearing: _____

Second Reading: _____

Exhibit A

Amendments to Town Code

The following sections shall be added to the Town Code under the heading "Emergency Services Cost Recovery Fees:"

§ __. Title.

This Ordinance shall be known and may be cited as the Town of Central Emergency Services Cost Recovery Ordinance.

§ __. General Purpose.

This Ordinance is enacted to authorize service or user fees to recover a portion of the actual and reasonable cost for the Town to respond to incidents based upon the type of incident and the types of apparatus, equipment, materials, services, and personnel that must respond.

§ __. Emergency Services Fees.

In connection with the initial enactment of this Ordinance, the Town Council has adopted a schedule of Emergency Services Fees, which shall include certain policies and procedures for the collection thereof. The schedule of Emergency Services Fees shall be made a part of the schedules of fees and charges imposed by the Town for its services, shall be made available at Town Hall, and may be made available on the Town's website. The schedule of Emergency Services Fees may be amended from time to time by ordinance or resolution as permitted by law.

§ __. Fee Collection Authorized.

The insurance provider of the owner(s) or occupant of a structure, vehicle, or property to which the Fire Department or other department, agency, mutual aid provider, automatic aid provider, contractual provider, or emergency services provider acting for or on behalf of the Town provides fire suppression, rescue, vehicle extrication, hazardous materials mitigation, emergency management services, emergency medical assistance, fire investigation, standby service, or other emergency services, or any person or entity causing the need for Emergency Services (the "Responsible Party"), or the insurance provider of a Responsible Party, shall be charged by the Town for the appropriate Emergency Services Fees based upon the type of incident and the apparatus, equipment, materials, services, and personnel used to respond to such incident.

Applicable Emergency Services Fees may apply to any Emergency Services rendered by the Town or by any department, agency, mutual aid provider, automatic aid provider, contractual provider, or emergency services provider acting for or on behalf of the Town, whether within the Town or elsewhere, if requested by another governmental agency or if supplied pursuant to any other governmental request, contract, mutual aid agreement, automatic aid agreement, or interlocal cooperation agreement.

When insurance coverage is reasonably believed to be available, the Town shall make reasonable efforts to bill the applicable insurance provider before pursuing direct payment from an individual resident. Nothing herein shall prevent the Town from billing a responsible party, self-insured entity, commercial entity, nonresident, contractor, carrier, property owner, or other legally responsible party when permitted by law or when insurance coverage is unavailable, denied, exhausted, or when the responsible party receives insurance proceeds intended to cover Emergency Services Fees and fails to remit the appropriate amount to the Town.

The Emergency Services Fees adopted in connection with the enactment of this Ordinance are hereby found to not exceed the Town's actual and reasonable expense in providing such Emergency Services.

§ Emergency Services Fee Revenue.

Revenue derived from Emergency Services Fees shall be accounted for separate and apart from any and all other revenues and funds of the Town and shall be used solely to finance the provision, maintenance, staffing, readiness, improvement, and support of the Town's Emergency Services. Permitted uses include facilities, apparatus, vehicles, equipment, supplies, materials, protective gear, repair and replacement of used, damaged, or contaminated items, salaries, wages, overtime, workers' compensation benefits, health insurance, retirement contributions, fringe benefits, training, administration, investigation, supervision, billing review, documentation, reporting, and other lawful costs related to the provision of Emergency Services. If in any fiscal year the revenue derived from Emergency Services Fees exceeds five percent (5%) of the total amount of the Town's general fund budget for such year, the Town shall thereafter keep such revenues in a separate and segregated fund for use as set forth in the previous sentence.

§ __. Appeals, Adjustments, and Waivers.

Any person or entity receiving an invoice under this Ordinance may appeal the invoice in writing within thirty (30) days of the invoice date. The appeal shall state the reason for the appeal and may include supporting documentation. The Town Administrator, or a designee not directly involved in the original billing decision, may affirm, reduce, waive, or modify the invoice upon finding that the billed amount exceeds the Town's actual and reasonable cost, the wrong party was billed, the incident was incorrectly classified, the fee was incorrectly calculated, insurance coverage was unavailable or denied through no fault of the billed party, payment would create an undue hardship, waiver or adjustment is in the best interest of the Town, or another lawful reason supports adjustment. The decision on appeal shall be provided in writing.

§ __. No Delay or Denial of Emergency Services.

Emergency Services shall not be delayed, denied, reduced, or conditioned upon payment of any fee. No person should hesitate to request emergency assistance because of this Ordinance. The obligation to provide Emergency Services exists independently from the Town's ability to recover costs under this Ordinance.

Exhibit B

Emergency Services Fee Schedule

Emergency Services Fee Procedures:

All incidents will be billed on a per-incident basis, for actual time on a per-apparatus basis, for personnel costs where applicable, and on the basis of actual materials consumed, damaged equipment, special procedure costs, and outside resource costs, all as applicable. Elapsed time is from the time of the alarm to the time when the last equipment for the incident has cleared. The minimum rates for incidents contained in this Fee Schedule will be charged for any incident where the combined hourly rates for apparatus, personnel, materials, and special procedure costs do not meet or exceed the minimum rate. Fees for consumed materials and damaged equipment will be charged in addition to any applicable flat rate or hourly rate. All flat and hourly rates include only those personnel, apparatus, equipment, and services described below and shall not exceed the Town's actual and reasonable cost.

Hourly Rates for Apparatus:

Heavy Apparatus (includes engines, pumpers, aerials, rescues, tankers, air/light units, etc.): \$305.00 per hour

Light Apparatus (includes brush units, support vehicles, utility vehicles, etc.): \$225.00 per

hour Command Staff Vehicles (battalion buggies, command vehicles, etc.): \$195.00 per

hour Specialized apparatus not listed above: Actual and reasonable cost

Personnel and Administrative Rates:

Firefighter / emergency services personnel: \$45.00 per person, per hour

Officer / supervisor / incident command personnel: Actual hourly cost, including wages and benefits

Overtime, workers' compensation, health insurance, retirement, and fringe benefit costs directly related to Emergency Services: Actual and reasonable cost

Administration, investigation, supervision, documentation, billing review, and report preparation: Actual and reasonable cost

Procedural and Equipment Rates:

Extrication (use of hydraulic tools): \$2,015.00

Extrication (with use of hydraulic tools) with Landing Zone Command and Control:

\$2,335.00 Landing Zone Command and Control (without extrication): \$900.00

Technical rescue or specialized rescue not otherwise listed: Actual and reasonable cost

Minimum Rates for Incidents:

The minimum rates for incidents set forth below will be charged for any incident where the combined hourly rates for apparatus, personnel, materials, and special procedure costs do not meet or exceed the applicable minimum rate.

Motor Vehicle Accident: \$535.00

Emergency Services include scene safety and hazard control including hazard assessment and securing including containment of hazardous materials (i.e. hazardous material spills such as gasoline/diesel fuel, motor oil, coolant or antifreeze) which may be flammable, dangerous to the

environment, or cause other hazards such as slippery conditions; debris cleanup from roadway; vehicle systems safety assurance (i.e. disable potential ignition sources such as electrical/power supply systems); fire suppression stand-by; and perimeter command and control to protect involved parties and non-involved parties by establishing a safe

environment for mitigating damages and injuries and to protect the safety and welfare of the general public until scene has been secured of all hazards.

Structure Fire or Vehicle Fire: \$600.00

Brush Fire / Grass Fire / Outside Fire: \$600.00

Commercial Fire Response: Actual and reasonable cost

Minor Hazmat Incident Response: \$600.00

A minor hazmat incident means an incident where the appropriate county or state emergency management officials are not required under applicable laws and regulations to notify state officials of the incident.

Services will include perimeter establishment, evacuations, and setup of command. Minor Hazmat Incident Response will be billed at the per-hour rate for applicable apparatus after the first hour, along with any consumable materials, damaged equipment, personnel costs, and outside resources needed to mitigate the incident.

Major Hazmat Incident Response: \$3,369.00

A major hazmat incident means an incident where the appropriate county or state emergency management officials are required under applicable laws and regulations to notify state officials of the incident. Services will include a hazardous materials team with appropriate equipment, perimeter establishment, evacuations, setup of command, level A or B suit donning, breathing air and detection equipment, and setup of decontamination center, as applicable. Response will be billed at the per-hour rate for applicable apparatus after the first hour, along with any consumable materials, damaged equipment, personnel costs, and outside resources needed to mitigate the incident.

Consumable Materials and Damaged Equipment: Billed at Replacement Cost

The replacement costs set forth below are based upon average costs and may be updated periodically as an update to this Fee Schedule. Items not listed below may be billed at actual replacement cost, including shipping, handling, cleaning, testing, decontamination, disposal, repair, or replacement when applicable.

Oil Dry: \$15.00 per bag

Absorbent Pad/Sock: \$3.00 per piece

Class A Foam: \$150.00 per 5-gallon bucket

Class B Foam: \$250.00 per 5-gallon bucket

Self-Contained Breathing Apparatus:

\$7,500.00 Structural Boots: \$350.00

Structural Gear:

\$3,500.00 Structural

Helmet: \$500.00 Supply

Hose: \$1,000.00 Attack

Hose: \$175.00 Level A

Suit: \$1,500.00

Medical supplies, tools, nozzles, fittings, adapters, protective gear, contaminated equipment, or other items not listed: Actual repair or replacement cost

Mutual Aid, Contractors, and Outside Services: Billed at Actual and Reasonable Cost

Mutual aid costs charged to the Town, outside contractor services, specialized cleanup, towing, disposal, decontamination, environmental services, specialized rescue teams, hazardous materials teams, equipment rental, and outside equipment use may be billed at actual and reasonable cost.

Limitation on Fees:

No fee listed in this Fee Schedule shall be charged in an amount greater than the Town's actual and reasonable cost of providing the Emergency Services. If the calculated fee exceeds the actual and reasonable cost of the response, the fee shall be reduced to the actual and reasonable cost. Where a fee amount is based on a published fee used by a jurisdiction outside South Carolina or Georgia, the proposed Town amount has been reduced by ten percent.

Exhibit C

Form of Notice of Public Hearing

NOTICE IS HEREBY GIVEN pursuant to Section 6-1-330(A) of the Code of Laws of South Carolina 1976, as amended, that the Town Council of the Town of Central, South Carolina (the "Council"), the governing body of the Town of Central, South Carolina (the "Town"), will conduct a public hearing (the "Public Hearing") concerning the enactment of an ordinance imposing certain service and user fees (the "Emergency Services Fees") for the provision of emergency services and fire protection (the "Emergency Services"). The Public Hearing will be held in Council Chambers, which are located at

_____, Central, South Carolina on _____, _____, 2026, at _____ p.m. The schedule of Emergency Services Fees is set forth below.

Hourly Rates for Apparatus:

Heavy Apparatus	\$305 per hour
Light Apparatus	\$225 per hour
Command Staff Vehicles	\$195 per hour

Personnel and Administrative Rates:

Firefighter / emergency services personnel	\$45 per person, per hour
Officer / supervisor / incident command personnel	Actual hourly cost, including wages and benefits
Administration, investigation, supervision, documentation, billing review, and report preparation	Actual and reasonable cost

Procedural and Equipment Rates:

Extrication (use of hydraulic tools)	\$2,015
Extrication (with hydraulic tools) with Landing Zone	\$2,335
Command and Control	
Landing Zone Command and Control (without extrication)	\$900

Minimum Rates for Incidents:

Motor Vehicle Accident	\$535
Structure Fire or Vehicle Fire	\$600
Brush Fire / Grass Fire / Outside Fire	\$600
Minor Hazmat Incident Response	\$600
Major Hazmat Incident Response	\$3,369
Commercial Fire Response	Actual and reasonable cost

Consumable Materials and Damaged Equipment:

Oil Dry	\$15 per bag
Absorbent Pad/Sock	\$3 per piece
Class A Foam	\$150 per five-gallon bucket
Class B Foam	\$250 per five-gallon bucket
Self-Contained Breathing Apparatus	\$7,500
Structural Boots	\$350
Structural Gear	\$3,500
Structural Helmet	\$500
Supply Hose	\$1,000
Attack Hose	\$175
Level A Suit	\$1,500
Items not listed	Actual repair or replacement cost

Mutual Aid, Contractors, Outside Services, and Specialized Services	Actual and reasonable cost
---	----------------------------

TOWN OF CENTRAL)
COUNTY OF PICKENS)
STATE OF SOUTH CAROLINA)

Ordinance #12-09-2024 AMENDMENT TO
ZONING SECTIONS 723 & 1100.75

BE IT ORDAINED by the Mayor and Town Council of the Town of Central being duly assembled;

WHEREAS, find it necessary to amend the Town Zoning Ordinance, **Section 723 which reads as follows:**

1. No major recreational equipment shall be stored on any lot in a municipal corporate limit in the front or side yard.
2. Parking in the rear yard must be ten (10) feet from the side and rear property lines.
3. This equipment may be parked anywhere for a period of twenty-four (24) hours during loading or unloading. No such equipment shall be used for living, sleeping, and housekeeping purposes when parked or stored on a municipal corporate limit. No recreational vehicle over thirty-six (36) feet in length shall be parked on any lot zoned for residential purposes.
4. No commercial vehicle larger than one (1) ton may be parked in a residential area without permission of the Zoning Administrator, except for loading and unloading.

WHEREAS, find it necessary to replace the Town Zoning Ordinance, **Section 723 to read as follows;**

1. No campers or other major recreational equipment shall be parked in the front or side yard of any lot within the Town limits, except for during active loading or unloading activities, not to exceed three (3) days.
2. Parking in the rear yard must be ten (10) feet from the side and rear property lines.
3. No such equipment shall be used for living, sleeping, or housekeeping purposes.
4. No commercial vehicle larger than twenty-six thousand (26,000) pounds may be parked in a residential area without permission of the Zoning Administrator, except for during active loading or unloading activities, not to exceed three (3) days.

WHEREAS, find it necessary to **add to the Town Zoning Ordinance, Section 1100.75 which reads as follows:**

1100.11 Commercial Vehicle - A commercial vehicle is any vehicle that is used primarily for business purposes and has a gross vehicle weight restriction more than 26,000 pounds.

NOW THEREFORE, be it ordained, by the Mayor and Town Council of the Town of Central, South Carolina on this the 9th day of December 2024.

Planning Commission Meeting 10/15/2024

First Reading: 11/11/2024

Public Hearing: 12/09/2024

Second Reading: _____

Andrew J. Beckner, Mayor

Attest

Susan A. Brewer, Town Clerk