

**TOWN OF CENTRAL  
REGULAR COUNCIL MEETING MINUTES  
1067 WEST MAIN STREET - CENTRAL, SC 29630  
MONDAY, MARCH 10, 2025 -7:00 pm**

Present: Mayor Andrew Beckner, Council Members S. Paige Bowers, Joe N. Moss, Ken Dill, Curtis Peek, and Robert Griffin; Assistant Administrator Tom Cloer; Fire Chief Ed Reynolds; Police Chief Steve Thompson; Sergeant Sam Freeman; Karen Martin, Jack Queener, Debbie Peek, Jordon Reyes, Kim Reyes, Justin Rakey, and Town Clerk Susan A. Brewer. All those requesting the agenda and member of press were notified Thursday March 6<sup>th</sup> at 12:39PM.

The meeting was called to order by Mayor Andrew Beckner.

Ken Dill rendered the invocation.

Reading of Regular Council Meeting Minutes 02-10-2025

Paige Bowers made the motion to adopt Regular Council Meeting Minutes 02.10.2025; seconded by Joe Moss. The vote was unanimous.

Public Session – (30 Minutes Total)

Receipt and Disposition of Petitions (15 Minutes)

None

Planning – Paige Bowers

Paige Bowers said she would like to elaborate on what Mr. Queener and Mr. Rakey commented on. She said that she added an additional step to the PUD and she used poor word selection at the prior meeting. She said that actually pushed it back because Council had to vote on the final approval in addition to all the other steps. She said they didn't do it out of order and we didn't do it in the wrong way and we did have an additional step added and that is what she meant. She said she was sorry for her bad word selection.

I. Recommendation from Planning Commission Concerning Zoning

Paige Bowers said the Planning Commission met and they have made the recommendation for Council to approve all the annexations and zoning for all the properties that was before them tonight.

II. Sidewalks on Gaines Street

Paige Bowers said when the town received funds, she requested \$100,000 to be set aside for connectivity and walkability in the Broad Street area. She said she had a group of citizens that worked with her on that and she wanted to make a motion to use \$33,000 to pay Mike Foreman and the remaining \$67,000 be moved to the

sidewalk fund to start the engineering process for sidewalks from Broad Street and Gaines Street to have walkability on that side of the railroad tracks; seconded by Ken Dill. Curtis Peek said that he had talked with Council Member Bowers about this. Curtis Peek said his concern was that we are asking for 2 sidewalks within close proximity to each other. He said he could support a side walk down Broad Street but from Bank Street down Gaines Street to the park he could not support a 2<sup>nd</sup> sidewalk being in close proximity. He said they should look at other areas within the community within the town and have another sidewalk formed. He said that he thought that they would not be good stewards for the citizens tax dollars to build 2 sidewalks in close proximity. Ken Dill asked if we were allocating these funds for a study engineering could we not include Mr. Peek's concerns in that? Paige Bowers said she knows where he thinks we need sidewalks and she agrees with that. Mr. Queener spoke up and asked for Council to use their microphones. Mayor apologized to the audience. Paige Bowers said at the community engagement in the past other areas of the town have asked for sidewalks and yes, she thought we could look at that before we complete the engineering. Mayor asked Council Member Bowers if she was willing to withdraw her motion until they had time to get a written proposal for this. Motion was withdrawn. Ken Dill asked if they could not go ahead and vote on moving the funds to pay Michael Foreman. Mayor said we already have an agreement with Mr. Foreman. Paige Bowers said yes and it would be okay to wait until next meeting.

### III. Staff Report for Council from Michael Foreman

Paige Bowers briefly went over the staff report Mr. Foreman had submitted.

### Streets and Public Safety – Joe Moss

Joe Moss reported that during the retreat they were given a lot of information. As our town grows so will our fire and police departments. He asked for everyone to pray and be patient.

### Enterprise and Community Engagement – Lynne Chapman

Absent

### Recreation – Ken Dill

Ken Dill reported that the last Senior Bingo until after Spring Sports would be this Thursday, March 13, at 1130 am at the Central Clemson Indoor Recreation Center hosted by Central Parks and Recreation and Clemson Parks and Recreation. Free meal served at 1130, Bingo 12-1pm. Alec Salem, Manager for Walmart and his staff will be in attendance to assist with the event and grand prize. Open to anyone ages 55 and up. Event is FREE!!

Ken Dill reported we hosted the City Basketball Tournament at the Indoor Recreation Center Feb. 10-14 for ages 8-17 and then hosted the 10U Boys Western District Tournament Feb 28-March 1. Our 8u boys and 12u girls have advanced to the State Tournament this weekend in Orangeburg and Bluffton.

Ken Dill reported the recreation department has renovated the locker room and added washer, dryer, sink, and ice machine. This will allow staff to keep uniforms clean without taking them home to do.

#### Finance and Marketing – Curtis Peek

Curtis Peek reported our general fund currently has a balance of \$1,074,548.97 compared to the balance at the end of January that was \$918,176.91. This is an increase of \$156,372.06. This is a increase of 15.69% in the general fund from January to February.

Our Enterprise funds have the following revenues for the month of February and surplus or deficit for the month. Also listed is a percent difference from the previous month to the current month.

The water account for February had a revenue deficit of \$9,257 and for the year we currently have a surplus of \$26,370. This is a decrease of 29.86% in our water revenue account from last month to this month.

The sewer account for February had a revenue surplus of \$13,977 and for the year we currently have a surplus of \$26,370. This is an increase of 13.55% in our sewer revenue from last month to this month.

The sanitation account for February had a revenue surplus of \$5,893 and for the year we currently have a surplus of \$57,451. This is an increase of 10.99% in our sanitation revenue from last month to this month.

#### Tourism and Economic Development – Robert Griffin

Robert Griffin reported the Town events that would be happening around town.

#### ***Updates on events for this year:***

- Our first Friday Concert was this past Friday evening, March 7 from 6-8pm and featured The Tams.
- Katherine is coordinating the Easter Egg Hunt which right now is set for April 6, 2pm at the Heritage Museum.
- Joe Moss's Unity in the Community at Bolick Field from 10am -2pm on Saturday, April 12. Games, free food, inspirational singing and messages. Bring canned goods to support Clemson Community Care.
- The Sanders and Company car show will be May 24<sup>th</sup>, Labor Day weekend on Mainstreet from 10am-300pm.
- Planning a celebration on June 10 to celebrate the Towns' 150-year celebration along with the July 4<sup>th</sup> Independence Day. More information to come
- HUK Central Pro-Am Disc Golf tournament may 2-4
- Police Dept. Fundraiser at Depot June 14, 11am-5pm with food, fun, and music
- Central Tigers Super Saturday August 23, 10am-3pm
- Farmers Market will start back in May, more information to come.
- Trunk or Trains will be Saturday, October 25, 1pm-5pm

- Our First Movie Night will be Saturday, March 29 at Bolick Field starting at 815pm. Pre movie activities and snacks will kick off at 730pm. The event will be supported by Central Parks and Recreation and Central Police Department.

#### New Business

#### Old Business

None

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

##### Policy #04-14-2025 Commercial Impact Fees

Mayor made the motion to adopt on first reading Policy #04-14-2025 Commercial Impact Fees; seconded by Joe Moss. The vote was unanimous.

##### Utility and Municipal Services and Annexation Agreement

Mayor made the motion to table the Utility and Municipal Service and Annexation Agreement; seconded by Paige Bowers. The vote was unanimous.

##### First Reading of Ordinance #04-14-2025 AMEND BL Class Schedule

Paige Bowers made the motion to adopt on first reading Policy #04-14-2025 AMEND BL Class Schedule; seconded by Joe Moss. The vote was unanimous.

#### Consideration of Ordinances and Policies already in possession of Council

#### Annexations

##### Second Reading Ordinance # 02-10-2025 (1) ANNEX Portion of Parcel #4074-00-05-2157 Tract S/Side Hwy 123

Mayor made the motion to adopt on second reading Ordinance # 02-10-2025 (1) ANNEX Portion of Parcel #4074-00-05-2157 Tract S/Side Hwy 123; seconded by Paige Bowers. Ken Dill said there was a lot to be read. He said we did a comprehensive plan a few years ago and the input from citizens was that we grow on this side of the town that they were talking about. Ken Dill said that he would be voting in favor for these items because one it fits in our comprehensive plan and because we want some say in how the development happens. He said he believes there are some safeguards that they have put into place and have formed a very robust planning commission. He said we have asked the developer to put some skin in the game by stepping up and putting capital in the things we think are needed. He said we could guide that if we were at the table. He said he had been on Council a long time. He said for ten years we didn't even have a single permit pulled. He said people told them we needed single family homes. He said our elementary school almost closed because we didn't have enough students to sustain it. He said we had to work hard and be creative to make sure we had the school and we did and we do. He said he thinks we need to step our game and have some type of develop plan. So, when developers approach, we can tell them this is what you have to do before we even answer the door. He said he is at the point where he is ready to back

this developers plan. Mayor asked if there was any other discussion. He called for the vote. The vote was unanimous.

Second Reading Ordinance #02-10-2025 (2) ANNEX Portion of Parcel #4074-00-05-2157 Tract S/Side Hwy 123

Paige Bowers made the motion to adopt on second reading Ordinance #02-10-2025 (2) ANNEX Portion of Parcel #4074-00-05-2157 Tract S/Side Hwy 123; seconded by Curtis Peek. The vote was unanimous.

Second Reading Ordinance #02-10-2025 (1) ANNEX Portion of Parcel #4074-00-34-9720 Tract S/Side Eighteen Mile Rd

Mayor made the motion to adopt on second reading Ordinance #02-10-2025 (1) ANNEX Portion of Parcel #4074-00-34-9720 Tract S/Side Eighteen Mile Rd; seconded Curtis Peek. The vote was unanimous.

Second Reading Ordinance #02-10-2025 (2) ANNEX Portion of Parcel #4074-00-34-9720 Tract S/Side Eighteen Mile Rd

Mayor made the motion to adopt on second reading Ordinance #02-10-2025 (1) ANNEX Portion of Parcel #4074-00-34-9720 Tract S/Side Eighteen Mile Rd; seconded Joe Moss. The vote was unanimous.

Second Reading Ordinance #02-10-2025 (1) ANNEX Portion of Parcel #4074-00-45-3058 Tract S/Side Eighteen Mile Rd

Mayor made the motion to adopt on second reading Ordinance #02-10-2025 (1) ANNEX Portion of Parcel #4074-00-45-3058 Tract S/Side Eighteen Mile Rd; seconded Curtis Peek. The vote was unanimous.

Second Reading Ordinance #02-10-2025 (2) ANNEX Portion of Parcel #4074-00-45-3058 Tract S/Side Eighteen Mile Rd

Mayor made the motion to adopt on second reading Ordinance #02-10-2025 (1) ANNEX Portion of Parcel #4074-00-45-3058 Tract S/Side Eighteen Mile Rd; seconded Paige Bowers. The vote was unanimous.

Second Reading Ordinance #02-10-2025 (1) ANNEX Parcel #4064-00-75-8412 Tract S/Side Hwy 123

Mayor made the motion to adopt on second reading Ordinance #02-10-2025 (1) ANNEX Parcel #4064-00-75-8412 Tract S/Side Hwy 123; seconded by Paige Bowers. The vote was unanimous.

Second Reading Ordinance #02-10-2025 (1) ANNEX Parcel #4074-00-55-2043 S/Side Eighteen Mile Rd

Mayor made the motion to adopt on first reading Ordinance #02-10-2025 (1) ANNEX Parcel #4074-00-55-2043 S/Side Eighteen Mile Rd; seconded Curtis Peek. The vote was unanimous.

Second Reading Ordinance #02-10-2025 (1) ANNEX TMS#600001005 W/Side Eighteen Mile Rd

Mayor made the motion to table on second reading Ordinance #02-10-2025 (1) ANNEX TMS#600001005 W/Side Eighteen Mile Rd; seconded by Joe Moss. The vote was unanimous.

Second Reading of Ordinance #02-10-2025 ANNEX (1) Portion of TMS #600001028 (W/Side Hwy 88)

Mayor made the motion to table on second reading Ordinance #02-10-2025 ANNEX (1) Portion of TMS #600001028 (W/Side Hwy 88); seconded by Curtis Peek. The vote was unanimous.

Second Reading Ordinance #02-10-2025 (2) ANNEX Portion of TMS #600001028 (W/Side Hwy 88)

Mayor made the motion to table on second reading Ordinance #02-10-2025 (2) ANNEX Portion of TMS #600001028 (W/Side Hwy 88); seconded by Joe Moss. The vote was unanimous.

Second Reading Ordinance #02-10-2025 (1) ANNEX Portion of TMS #600001010 W/Side Hwy 88

Mayor made the motion to table on second reading Ordinance #02-10-2025 (1) ANNEX Portion of TMS #600001010 W/Side Hwy 88; seconded by Curtis Peek. The vote was unanimous.

Second Reading Ordinance #02-10-2025 (2) ANNEX Portion of TMS #600001010 w/Side Hwy 88

Mayor made the motion to table on second reading Ordinance #02-10-2025 (1) ANNEX Portion of TMS #600001010 W/Side Hwy 88; seconded by Paige Bowers. The vote was unanimous.

Permanent Zoning

Second Reading Ordinance #02-11-2025 PZ Portion of Parcel #4074-00-05-2157 Tract S/Side Hwy 123 (PUD-R)

Mayor made the motion to adopt on second reading of Ordinance #02-11-2025 PZ (PUD- Portion of Parcel #4074-00-05-2157 Tract S/Side Hwy 123 (PUD-R); seconded by Paige Bowers. The vote was unanimous.

Second Reading Ordinance #02-11-2025 PZ Portion of Parcel #4074-00-05-2157 Tract S/Side Hwy 123 GC (General Commercial)

Mayor made the motion to adopt on second reading of Ordinance #02-11-2025 PZ Portion of Parcel #4074-00-05-2157 Tract S/Side Hwy 123 GC (General Commercial) seconded by Joe Moss. The vote was unanimous.

Second Reading Ordinance #02-11-2025 PZ Portion of Parcel #4074-00-34-9720 Tract S/Side Eighteen Mile Rd GC (General Commercial)

Mayor made the motion to adopt on second reading Ordinance #02-11-2025 PZ Portion of Parcel #4074-00-34-9720 Tract S/Side Eighteen Mile Rd GC (General Commercial); seconded by Ken Dill. The vote was unanimous.

Second Reading Ordinance #02-11-2025 PZ Portion of Parcel #4074-00-34-9720 Tract S/Side Eighteen Mile Rd (PUD-R)

Mayor made the motion to adopt on second reading of Ordinance #02-11-2025 PZ Portion of Parcel #4074-00-34-9720 Tract S/Side Eighteen Mile Rd (PUD-R) seconded by Joe Moss. The vote was unanimous.

Second Reading Ordinance #02-11-2025 PZ Portion of Parcel #4074-00-45-3058 Tract S/Side Eighteen Mile Rd GC (General Commercial)

Mayor made the motion to adopt on second reading Ordinance #02-11-2025 PZ Portion of Parcel #4074-00-45-3058 Tract S/Side Eighteen Mile Rd GC (General Commercial); seconded by Curtis Peek. The vote was unanimous.

Second Reading Ordinance #02-11-2025 PZ Portion of Parcel #4074-00-45-3058 Tract S/Side Eighteen Mile Rd (PUD-R)

Mayor made the motion to adopt on second reading Ordinance #02-11-2025 PZ Portion of Parcel #4074-00-45-3058 Tract S/Side Eighteen Mile Rd (PUD-R) seconded by Joe Moss. The vote was unanimous.

Second Reading Ordinance #02-11-2025 PZ Parcel #4064-00-75-8412 Tract S/Side Hwy 123 (PUD-R)

Mayor made the motion to adopt on second reading Ordinance #02-11-2025 PZ Parcel #4074-00-75-8412 Tract S/Side Hwy 123 (PUD-R); seconded Curtis Peek. The vote was unanimous.

Second Reading Ordinance #02-11-2025 PZ #4074-00-55-2043 S/Side Eighteen Mile Rd GC (General Commercial)

Mayor made the motion to adopt on second reading Ordinance #02-11-2025 PZ #4074-00-55-2043 S/Side Eighteen Mile Rd GC (General Commercial); seconded by Ken Dill. The vote was unanimous.

Second Reading Ordinance #02-11-2025 PZ TMS#600001005 W/Side Eighteen Mile Rd GC (General Commercial)

Mayor made the motion to table on second reading Ordinance #02-11-2025 PZ TMS#600001005 W/Side Eighteen Mile Rd GC (General Commercial); seconded Curtis Peek. The vote was unanimous.

Second Reading of Ordinance #02-11-2025 PZ Portion of TMS #600001028 (W/Side Hwy 88) (PUD-R)

Mayor made the motion to table on second reading of Ordinance #02-11-2025 PZ Portion of TMS #600001028 (W/Side Hwy 88) (PUD-R); seconded by Curtis Peek The vote was unanimous.

Second Reading Ordinance #02-11-2025 PZ Portion of TMS #600001028 W/Side Hwy 88 GC (General Commercial)

Mayor made the motion to table on second reading of Ordinance #02-11-2025 PZ Portion of TMS #600001028 (W/Side Hwy 88) (GC General Commercial); seconded by Curtis Peek. The vote was unanimous.

Second Reading Ordinance #02-11-2025 PZ Portion of TMS #600001010 w/Side Hwy 88 (PUD-R)

Mayor made the motion to table on second reading Ordinance #02-11-2025 PZ Portion of TMS #600001010 w/Side Hwy 88 (PUD-R); seconded by Joe Moss. The vote was unanimous.

Second Reading Ordinance #02-11-2025 PZ Portion of TMS #600001010 w/Side Hwy 88 GC (General Commercial)

Mayor made the motion to table on second reading Ordinance #02-11-2025 PZ Portion of TMS #600001010 w/Side Hwy 88 GC (General Commercial); seconded by Joe Moss. The vote was unanimous.

Reports from the Administrator and Mayor:  
Administrator

Mayor

Executive Session

S.C. Code of Laws, Section 30-4-70 (a) (1) Personnel Matter  
Section 30-4-70 (a) (2) Contractual Matter  
None

Action Items

None

With no objections, Mayor Andrew Beckner adjourned the meeting.

Respectfully submitted,

Susan A. Brewer, CMC  
Town Clerk

Approved: 04/14/2025