

**TOWN OF CENTRAL
REGULAR COUNCIL MEETING MINUTES
1067 WEST MAIN STREET - CENTRAL, SC 29630
MONDAY, MAY 12, 2025 -FOLLOWING
JOINT MEETING WITH CLEMSON**

Present: Mayor Andrew Beckner, Council Members S. Paige Bowers, Lynne Chapman, Curtis Peek, and Ken Dill; Administrator Phillip Mishoe; Assistant Administrator Tom CloerPolice Chief Steve Thompson; Finance Director Josh Addis; Jack Queener; Ed Young, Karen and Ed Martin, and Town Clerk Susan A. Brewer. All those requesting the agenda and member of press were notified Friday May 9th at 12:37pm.

The meeting was called to order by Mayor Andrew Beckner.

Joe Moss rendered the invocation.

Reading of Work Session Minutes 04.07.2025 and Regular Council Meeting Minutes 04.14.2025

Lynne Chapman made the motion to adopt Work Session Minutes 04.07.2025; seconded by Mayor. The vote was unanimous.

Paige Bowers made the motion adopt Regular Council Meeting Minutes 04.13.2025; seconded by Joe Moss. The vote was unanimous.

Public Session – (30 Minutes Total)

None

Receipt and Disposition of Petitions (15 Minutes)

None

Planning – Paige Bowers

Paige Bowers reported Planning would be meeting May 20th at 6:30pm.

Paige Bowers made the motion to Allocate ARPA Funds in the amount of \$33,000 to pay Michael Foreman; seconded by Joe Moss. The vote was unanimous.

Paige Bowers made the motion to Allocate ARPA Funds in the amount of \$67,000 for sidewalk on Broad Street and Gaines Street for connectivity; seconded by Mayor. The vote was unanimous.

Streets and Public Safety – Joe Moss

Enterprise and Community Engagement – Lynne Chapman

Lynne Chapman reported for the month of March the Water and Sewer Department completed 134 work orders. The meters were read on April 15th while rechecks were done on the 16th and disconnects were done March 28th 44 customers were

disconnected for nonpayment and of these 25 were reconnected. The sanitation department both Residential and Commercial operated on normal schedules for the month March.

Wastewater Treatment Sale and Purchase Agreement Among Pickens County and the Municipalities of Central and Liberty

Paige Bowers made the motion to send an official letter to City of Liberty and Pickens County requesting to purchase capacity; seconded by Curtis Peek. The vote was unanimous.

Lynne Chapman also reported the Community Engagement Meeting would be held at Mt. Zion United Methodist Church on May 20th at 7:00pm.

Recreation – Ken Dill

Ken Dill reported the data received from Disc Golf as follows:

2025 HUK Central Pro Series Disc Golf Tournament:

Held May 2-4, 2025 at Central Grand Station Disc Golf Course

- Consisted of 112 Pro and Amateur Disc Golf players from around the Country. We counted approximately 52 spectators on the course each day following the tournament. We had 87 surveys returned which the numbers below represent.
- Players came from 10 States: South Carolina=47 with 33 traveling more than 25 miles. North Carolina=23, Tennessee=2, Georgia=7, Minnesota=2, Virginia=2, Pennsylvania=1, Illinois=1, , Ohio=1, New Hampshire=1
- Where they stayed: Hotel= Clemson 16. Air BnB=13, Campground=9, Friend's House/ Home=49
- Average number of days in the area: Hotel=3.6, Campground=4.3, Air BnB=4.2
- Average dollars spent on food and lodging during stay per person: \$250.80 per person
- Impact on the local economy: \$21,820 players only who filled out survey, does not include spectators or the missing 25 players who did not return survey.
- 34 players made special trips to tour and visit sites in Pickens County. Those places were listed as:
 - Twelve Mile Park
 - Todd Creek Falls
 - Clemson University
 - Central Railroad Museum
 - Downtown Central shops and restaurants and Historic Depot
 - Botanical Gardens

- Downtown Clemson Bars
- Sassafras Mountain lookout
- Easley Silos
- SWU Freedom's Hill Chapel
- Whitewater Falls

Players visited restaurants in our area for a total of 266 visits to restaurants during their stay.

Finance and Marketing – Curtis Peek

Curtis Peek reported our general fund currently has a balance of \$1,263,565.63 compared to the balance at the end of March that was \$1,077,532.00. This is an increase of \$180,099.75. This is an increase of 15.43% in the general fund from March to April.

Our Enterprise funds have the following revenues for the month of April 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 April had a revenue deficit of \$14,315.00 and for the year we currently have a deficit of \$8,045.00. This is a decrease of 197.28% in our water revenue account from last month to this month.

The sewer account for April had a revenue surplus of \$24,199.00 and for the year we currently have a surplus of \$152,076.00. This is an increase of 17.29% in our sewer revenue from last month to this month.

The sanitation account for March had a revenue surplus of \$12,207.00 and for the year we currently have a surplus of \$79,488.00. This is an increase of 16.63% in our sanitation revenue from last month to this month.

Tourism and Economic Development – Robert Griffin (absent)

Mayor reported in Robert Griffin's absent the following:

Updates on events for this year:

- The Sanders and Company car show will be May 24th, Labor Day weekend on Mainstreet from 10am-300pm.
- May 30, Movie Night at the Depot presented by Mainstreet and Mill, Central Parks and Recreation, and Central Police Dept. beginning at 730pm
- June 6, 6-8pm, Karaoke night at the Depot
- After Discussion and wanting to involve area schools in the 150 year celebration of Central, we will be planning a special event in September. We are still doing a July 4 celebration but want the schools to be involved in the official celebration. More details to come.

New Business

None

Old Business

None

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

First Reading of Ordinance # 06-09-2025 AMENDMENT TO ZONING SECTION 501.2 710 & 1100

Paige Bowers made the motion to adopt on first reading Ordinance #06-09-2025 AMENDMENT TO ZONING SECTION 501.2, 710, &1100; SECONDED BY Mayor. This would be to allow ADU's in R-20 and remove ADU's from R-12 in the Zoning Ordinance. The vote was unanimous.

First Reading of Ordinance #06-09-2025 Amendment to Zoning Section 555

Mayor made the motion to adopt on first reading Ordinance # 06-09-2025 AMENDMENT TO ZONING SECTION 555; SECONDED BY Lynne Chapman. This would be to add the word Mill District in the Main Street District and to change deliberately to reasonably. The vote was unanimous.

First Reading of Ordinance #06-09-2025 BU

Mayor made the motion to adopt on first reading of Ordinance # 06-09-2025 BU for funds containing 10,12,13,20,30,32,33,35,40,60,71,80, and 85 funds including rate increase for the Central/Clemson Recreation Center; seconded by Paige Bowers. The vote was unanimous.

First Reading of Ordinance #06-09-2025 RB

Paige Bowers made the motion to adopt on first reading Ordinance #06-09-2025 RB; seconded by Joe Moss. This is for the recreation department known as the 50 fund. The vote was unanimous.

First Reading of Policy #06-09-2025 BASE RATES

Lynne Chapman made the motion to adopt on first reading Policy # 06-09-2025 BASE RATES; seconded by Paige Bowers. The vote was unanimous.

Consideration of Ordinances and Policies already in possession of Council

None

Reports from the Administrator and Mayor:

Administrator

Phillip Mishoe asked Council who wanted to attend the Elected Officials Conference. Mayor, Joe Moss, Ken Dill, and Curtis Peek said they would like to go.

Mayor

None

Executive Session

S.C. Code of Laws, Section 30-4-70 (a) (1) (2)

Mayor made the motion to go into Executive Session to discuss a potential sale/purchase property; seconded by Joe Moss. The vote was unanimous.

Return from Executive Session

Council returned from executive session where no decisions were made only information was shared.

Action Items

Ken Dill made a motion to direct the Administrator to enter into negotiations with the current owner of the property 225 Broad Street in an effort to relinquish the towns rights of first refusal; seconded by Lynne Chapman. The vote was unanimous.

With no objections, Mayor Andrew Beckner adjourned the meeting.

Respectfully submitted,

Susan A. Brewer, CMC
Town Clerk

Approved: 06/09/2025