

**TOWN OF CENTRAL
REGULAR COUNCIL MEETING MINUTES
1067 WEST MAIN STREET - CENTRAL, SC 29630
MONDAY, AUGUST 11, 2025 – 7:00pm**

Present: Mayor Andrew Beckner; Council Members S. Paige Bowers, Joe Moss, Lynne Chapman, Ken Dill, Curtis Peek and Robert Griffin; Administrator Phillip Mishoe; Assistant Administrator Tom Cloer; Fire Chief Ed Reynolds; Clerk of Court Jessica Wells; Justin Rakey, Karen Martin, Jack Queener, Willie Gaines, and Town Clerk Susan A. Brewer. All those requesting the agenda and member of press were notified Friday August 8th at 10:55am.

The meeting was called to order by Mayor Andrew Beckner.

Joe Moss rendered the invocation.

Reading of Work Session Minutes 07.07.2025, Public Hearing Minutes 07.07.2025 and Regular Council Meeting Minutes 07.14.2025

Lynne Chapman made the motion to adopt Work Session Minutes 07.07.2025; seconded by Mayor. The vote was unanimous.

Mayor made the motion to adopt Public Hearing minutes 07.07.2025; seconded by Ken Dill. The vote was unanimous.

Curtis Peek made the motion to adopt Special Called Meeting Minutes 07.07.2025; seconded by Paige Bowers. The vote was unanimous.

Mayor made the motion to adopt Regular Council Meeting Minutes 07.14.2025; seconded by Paige Bowers. The vote was unanimous.

Public Comments

None

Planning Commission- Paige Bowers

Justin Rakey, Planning Commission Chairman, presented its review of the Pepper/Pepper Street rezoning request, unanimously recommending no change from RM16 zoning to R-12. He said the recommendation was based on alignment with the Comprehensive Plan, proximity to the Green Crescent Trail, and RM16 buffer requirements. No motion from Council were made. Request failed.

Paige Bowers reported there were two vacancies remain on the Board of Zoning Appeals.

Streets and Public Safety – Joe Moss

Joe Moss reported the Fire Department had responded to more than 400 calls so far this year, while the Police Department has handled 3,497 calls.

Joe Moss requested that Council allocate any remaining ARPA funds—after encumbrances are finalized—toward potential outdoor basketball courts, with the surplus amount that be confirmed in March.

Joe Moss made a motion to allocate the remaining ARPA funds to create outdoor basketball courts; seconded by Lynne Chapman. The vote was unanimous.

Enterprise and Community Engagement -Lynne Chapman

Lynne Chapman reported the Water Department completed 196 work orders in July, including 36 disconnections and 26 reconnections. The next community meeting is anticipated in September, pending scheduling.

Recreation – Ken Dill

Ken Dill reported repairs to the Community Park stormwater culverts are scheduled to begin this week and are expected to take approximately three weeks, weather permitting.

Ken Dill said on August 12th at 6:00pm at Bolick Field would be meet the Central Tigers Football players. He said the players and cheerleaders would be signing autographs and there would be free ices as well as other fun activities. He said the Super Saturday would be August 23rd with games at 10,11:30, and 1:00pm.

Finance & Marketing- Curtis Peek

Curtis Peek reported the General Fund balance stands at \$981,476.18 at the end of July.

Our Enterprise funds have the following revenues for the month of July and year to date balances.

The water account for July had a revenue deficit of \$101,329 and a balance of \$20,584 in the account.

The sewer account for July had a revenue surplus of \$131,613 and for the year we currently have a balance of \$29,246.

The sanitation account for July had a revenue surplus of \$31,554 and for the year we currently have a balance of \$5,570.

Tourism and Economic Development

Robert Griffin reported the community events include

- Karaoke at the Depot on August 15,
- Movie night featuring Hook on August 22
- Movie night on October 3
- Costume karaoke on October 24
- Trunk or Treat on October 25

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

Resolution #08-11-2025 CW

Ken Dill made the motion to adopt Resolution #08-11-205CW; seconded by Paige Bowers. The vote was unanimous.

First Reading of Ordinance # 09-08-2025 Re-zone #4074-00-34-9720 PZ

Paige Bowers made the motion to adopt on first reading of Ordinance # 09-08-2025 Re-zone #4074-00-34-9720 PZ; seconded by Curtis Peek. The vote was unanimous.

First Reading of Ordinance #09-08-2025 AMENDMENT TO ZONING SECTION 555

Lynne Chapman made the motion to adopt on first reading of Ordinance #09-08-2025 AMENDMENT TO ZONING SECTION 555; seconded by Paige Bowers. The vote was unanimous.

Mayor read and presented a proclamation to honor Debbie Peek and Urban Central as the 2025 Small Woman-Owned Business of the Year and Central Business of the Year.

Consideration of Ordinances and Policies already in possession of Council
Ordinance #09-08-2025 MORATORIUM

Ken Dill made the motion to adopt on second reading Ordinance #09-08-2025 MORATORIUM; seconded by Curtis Peek. This would be for new developments and would not include developments that have already been submitted. The vote was unanimous.

Reports from the Administrator and Mayor:

Administrator

Phillip Mishoe reported upcoming events which included the ANMED Groundbreaking on August 19, the Roller Mill Ribbon Cutting on August 23, the Central Roller Millers Collective Opening on August 29, and the PCMA Headcount on August 26.

Mayor

Mayor reported that he was appointing a Sewer Capacity and Expansion Committee which he appointed, Curtis Peek as chair with council members Joe Moss and Paige Bowers.

Mayor reported the Planning Commission council liaison role will transition from Paige Bowers to Curtis Peek.

Executive Session

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

Council entered executive session under SC Code 30-4-70 to discuss personnel matters related to the Town Administrator position and legal matters involving the City of Clemson. Chair made the motion to go into executive session; seconded by Ken Dill. The vote was unanimous.

Return from Executive Session

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

Action Items

None

With no objections, Mayor Andrew Beckner adjourned the meeting.

Respectfully submitted,

Susan A. Brewer, CMC

Town Clerk

Approved: 09/08/2025