

**TOWN OF CENTRAL
REGULAR COUNCIL MEETING
1067 WEST MAIN STREET, CENTRAL, SC 29630
MONDAY, AUGUST 12, 2024-
IMMEDIATELY FOLLOWING
PUBLIC HEARING**

Call to Order - Mayor Andrew Beckner

Joe Moss rendered the invocation.

Daniel High School JR ROTC – Lt. Col. (Retired) Curt Haase and Lily Beckner presented to Council the ROTCJR program. They provided information about the program. It offers a lot of support for students that join this program.

Proposed Central Toy Museum- Doug Barry presented to Council a plan to bring in a toy museum downtown. He said it would be a great asset for the town to have this located here. It would bring in visitors of all ages to see toys of the past. With it being near the railroad museum and our historical museum right next door would be a great space for this.

Regular Council Meeting Minutes 07.08.2024

Paige Bowers made the motion to adopt Regular Council Meeting Minutes 07.08.2024; seconded by Ken Dill. The vote was unanimous.

Public Session (30 Minutes Total)

Debbie Peek approached Council and she read the following:

“Today I am speaking as a business owner on Main St that has the privilege of having a daily front row seat to our town. Previously though I was part of a Community Engagement Committee here in town where we listened to potential business owners repeatedly talk about the issues of finding space to open in this town but we heard that spots are not available because rent is too high, owners are warehousing, and other storefronts are just sitting empty. Recently I attended the Municipal Association Conference with Mayor Beckner, Administrator Mishoe, Councilman Moss and Councilman Peek. Other towns of South Carolina talked about how they are utilizing the Main Street Program that this town currently is a member of. Several small towns have been revitalized, some with little money and few volunteers but what they all had in common is a mayor, council, and administration that were interested in thriving. Large cities and small towns mentioned the hard work they put in to find and provide Main Street with grants that are available to promote, enhance, and preserve the development of their downtowns and also grants to help building owners repair and rehab their buildings.

Attending town meetings again I have heard the words trail, K9, water line, police officer, disc golf, fire dept, rec dept right along with the words grants, donations, and fundraisers while words like downtown and Main Street are eclipsed by development, annexation, and zoning. Don't get me wrong. I appreciate grants for new water lines

and trails, and large donations for football and I am thankful for K9's, new fire stations and extra police officers.

But where do grants, fundraising, and donations enter in for one of the most vital parts of our town – the downtown district - the main area that makes us Central? We pay a Main Street Director to put ideas into motion for events but how do you help her get funding for revitalization and retention of businesses?

In the middle of two major universities maybe we should be seeking free or low cost interns that might need credit for a grant writing project. Maybe students need volunteer hours and could research how other small towns have turned themselves around.

Is Central actively working to fill these empty buildings so that small businesses like myself can gain neighbors? Are you talking to other towns to see how they handle high rent owners, warehousing or empty storefronts? Are there incentives that might spur on building owners to rent or sell at reasonable prices? I understand some of these building owners are our friends and it is an awkward topic. Who is having the hard conversations with them?

I'd like to leave you with some numbers to think about:

- Since I've been on Main almost 4 years 11 businesses in the commercial district have come and gone
- Also, another 12 businesses have opened, are still open, and some of them are rumored to be on shaky ground
- The disturbing part for me though is the 14 spaces currently empty or warehousing right in the core business district

I agree 100% that concerts, sports, and a few events bring people to our town RANDOMLY but imagine how many people would come to our town REGULARLY if those 14 empty spots were filled right here in our core district.

As the rest of this meeting promises again to be about development, annexation, and zoning I hope you also consider when those new people move in to our town, they need something to come to not 14 empty spaces."

She thanked Council for the opportunity to speak.

Receipt and Disposition of Petitions (15 Minutes Total)

None

Reports from Council Committees

A. Planning – Paige Bowers

Paige Bowers reported the Planning Commission would be meeting on August 27th at 6:30pm. She said they have had the BZA meeting last month.

B. Streets and Public Safety – Joe Moss

Joe Moss reported the fire department would be having Central Unites Methodist Community Day on August 18th and the Central Recreation Super Saturday on August 24th,

Joe Moss reported the police department had received three of the eight grants they have been submitted. This was a total of \$8000. He said the department has seized 235.56 grams of illegal drugs. He also said the August 29th would be the Police Advisory would meet at 6:30.

C. Enterprise & Community Engagement – Lynne Chapman

Lynne Chapman reported for the month of July the Water and Sewer Department completed 286 work orders. The meters were read on July 16th. Rechecks were done on the 23rd and disconnects were done July 29th. She said 35 customers were disconnected for non-payment and of these 29 reconnected. The Sanitation Department, both residential and commercial, operated on normal schedules for the month of July

D. Recreation – Ken Dill

Ken Dill reported we received our fully automated painting robot made possible by a very generous, anonymous donor to the Central Parks and Recreation Department. This is the same robot that paints Clemson, University of Georgia, University of SC, and many other college fields. It is the future of technology and saves manpower and paint. We are fortunate to have this technology now at our fingertips.

Ken Dill the Central Recreation would have a Meet the Central Tigers Football players and Cheerleaders on Thursday, August 15, 7pm at Bolick Field. We ask the community to come out to this free, special event where we will introduce your players and cheerleaders for the 2024 season and then they will set up to sign autographs. The concession stand will be open. Claws, our very own Central Tiger's Mascot made possible by Deandre "NUK" Hopkins who played his youth ball in Central and is now a star NFL player, will also be at the special event.

Ken Dill announced Central Tigers Super Saturday, Saturday, August 24, first game kick-off is at 10am. Admission is \$5 for adults and \$3 for ages 6-17. Under 6 is free. The Central Fire Department will be cooking hamburger and hotdog plates for this special homecoming day which raises funds to offset the cost of equipment for the program

E. Finance and Marketing – Curtis Peek

Curtis Peek reported that our current fiscal year started at the beginning of July. The fund currently has a balance of \$850,000.64. Our Enterprise funds have the following revenues for the month of July and year to date balances.

The water budget for July had a revenue of \$103,955 and a balance in the account of \$1,525. We currently have a surplus of \$1,525 in this account.

The sewer budget for July has a revenue of\$ 125,550 and a balance in the account of \$12,162. We currently have a surplus of \$12,162 in this account.

The sanitation budget for July had a revenue of \$27,436 and a balance in the account of \$1,454. We currently have a surplus of \$1,454 in this account

F. Tourism and Economic Development – Robert Griffin

Robert Griffing reported the following events for the Town of Central.

- First Friday Concert Series will begin on Friday, Sept 6th featuring the Ryan Henry Band from 6-8 at the Depot. The following concerts will be on October 4th and November 1st.
- October 4th - 5th is also SWU homecoming, so we plan to cross promote our concert and their events on Saturday afternoon and evening.
- We are creating a Central business flyer to add to the SWU students and parents' welcome packets that will be distributed at the end of August.
- The Central Garden club had a monthly meeting at the end of July and will meet again on August 27th. We will have a speaker during the August meeting to demonstrate best practices for planting fall planters, and then we'll meet on Sept 24th to plan fall arrangements in the 12 black planters that were previously used for the trees planted at the Depot. Planters will be placed in increments on Main in time for fall events, and will be maintained by garden club members and business owners.
- The Rail Road Festival will take place on Saturday, October 26th. All festival info should be updated on centralmainstreet.org by Friday, August 9th. This will include sponsor information, volunteer sign ups, trick or train registration, and event content details.
- We are working with DHS to get details set for our second annual homecoming parade. This year's homecoming is October 25th, so we'll finalize dates and info asap. The faculty requested they have one or two weeks to start school before they began making official plans, so we'll send updates when we have them.

New Business

None

Old Business

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

First Reading of Ordinance #08-12-2024 LDR Amendments

Paige Bowers made the motion to adopt on first Reading of Ordinance #08-12-2024 LDR Amendments; seconded by Lynne Chapman. The vote was unanimous.

First Reading of Ordinance #08-12-2024 REZONE 4074-00-18-8573

Paige Bowers made the motion to adopt first Reading of Ordinance #08-12-2024 Permanent Zoning for 4074-00-18-8573; seconded by Joe Moss. The vote was unanimous.

Consideration of Ordinances and Policies already in possession of Council

Second Reading of Ordinance # 08-12-2024 REZONE 208 AIKEN ST

Paige Bowers made the motion to adopt on second Reading of Ordinance # 08-12-2024 REZONE 208 AIKEN ST; seconded by Lynne Chapman. The vote was unanimous.

Second Reading of Ordinance \$08-12-2024 ANNEX 4066-00-60-9227

Paige Bowers made the motion to adopt on second Reading of Ordinance \$08-12-2024 ANNEX 4066-00-60-9227; seconded by Joe Moss. The vote was unanimous.

Second Reading of Ordinance # 08-12-2024 ANNEX 4074-00-28-2138 of GC (General Commercial)

Lynne Chapman made the motion to adopt on second Reading of Ordinance # 08-12-2024 ANNEX 4074-00-28-2138 of GC (General Commercial); seconded by Joe Moss. The vote was unanimous.

Second Reading of Ordinance # 08-12-2024 ANNEX Parcel 4075-00-63-9917 and second Reading of Ordinance # 08-12-2024 ANNEX Parcel #4075-00-81-0764 of AG (Agriculture)

Paige Bowers made the motion to adopt on second Reading of Ordinance # 08-12-2024 ANNEX Parcel 4075-00-63-9917 and second Reading of Ordinance # 08-12-2024 ANNEX Parcel #4075-00-81-0764 of AG (Agriculture); seconded by Curtis Peek. The vote was unanimous.

Second Reading of Ordinance # 08-12-2024 ANNEX Parcel 4075-00-91-4092 of R-20 (Residential Single Family)

Paige Bowers made the motion to adopt on second Reading of Ordinance # 08-12-2024 ANNEX Parcel 4075-00-91-4092 of R-20 (Residential Single Family); seconded by Mayor. The vote was unanimous.

Second Reading of Ordinance # 08-12-2024 ANNEX for Parcel 4074-00-29-3102 of R-20 (Residential Single Family)

Paige Bowers made the motion to adopt on second Reading of Ordinance # 08-12-2024 ANNEX for Parcel 4074-00-29-3102 of R-20 (Residential Single Family); seconded by Joe Moss. The vote was unanimous.

Second Reading of Ordinance # 08-12-2024 ANNEX Parcel 4074-00-29-8380 of AG (Agriculture)

Mayor made the motion to adopt on second Reading of Ordinance # 08-12-2024 ANNEX Parcel 4074-00-29-8380 of AG (Agriculture); seconded by Paige Bowers. The vote was unanimous.

Second Reading of Ordinance # 08-12-2024 ANNEX Parcel 4074-00-38-6857 of AG (Agriculture), Second Reading of Ordinance # 08-12-2024 ANNEX Parcel 4074-00-28-9858 of AG (Agriculture), Second Reading of Ordinance # 08-12-2024 ANNEX Parcel #4074-00-47-0397 of AG (Agriculture), Second Reading of Ordinance # 08-12-2024 ANNEX Parcel #4074-00-38-1129 of AG (Agriculture,) Second Reading of Ordinance # 08-12-2024 ANNEX Parcel #4074-00-46-5525 of AG (Agriculture), Second Reading of

Ordinance # 08-12-2024 ANNEX Parcel #4074-00-46-1203 of AG (Agriculture), Second Reading of Ordinance # 08-12-2024 ANNEX Parcel #4074-00-46-7359 of AG (Agriculture), Second Reading of Ordinance # 08-12-2024 ANNEX Parcel #4074-00-45-5959 of AG (Agriculture,) Second Reading of Ordinance # 08-12-2024 ANNEX Parcel #4074-00-28-5665 of AG (Agriculture)

Paige Bowers mad the motion to adopt on Second Reading of Ordinance # 08-12-2024 ANNEX Parcel 4074-00-38-6857 of AG (Agriculture), Second Reading of Ordinance # 08-12-2024 AANEX Parcel 4074-00-28-9858 of AG (Agriculture), Second Reading of Ordinance # 08-12-2024 ANNEX Parcel #4074-00-47-0397 of AG (Agriculture), Second Reading of Ordinance # 08-12-2024 ANNEX Parcel #4074-00-38-1129 of AG (Agriculture,) Second Reading of Ordinance # 08-12-2024 ANNEX Parcel #4074-00-46-5525 of AG (Agriculture), Second Reading of Ordinance # 08-12-2024 ANNEX Parcel #4074-00-46-1203 of AG (Agriculture), Second Reading of Ordinance # 08-12-2024 ANNEX Parcel #4074-00-46-7359 of AG (Agriculture), Second Reading of Ordinance # 08-12-2024 ANNEX Parcel #4074-00-45-5959 of AG (Agriculture,) Second Reading of Ordinance # 08-12-2024 ANNEX Parcel #4074-00-28-5665 of AG (Agriculture); seconded by Mayor. The vote was unanimous.

Second Reading of Ordinance # 08-12-2024 ANNEX Parcel #4074-00-45-7965 of R-20 (Residential Single Family)

Lynne Chapman made the motion to adopt on second Reading of Ordinance # 08-12-2024 ANNEX Parcel #4074-00-45-7965 of R-20 (Residential Single Family); seconded by Joe Moss. The vote was unanimous.

Second Reading of Ordinance # 08-12-2024 ANNEX Parcel #4074-00-59-6105 of R-20 (Residential Single Family)

Paige Bowers mad the motion to adopt on second Reading of Ordinance # 08-12-2024 ANNEX Parcel #4074-00-59-6105 of R-20 (Residential Single Family); seconded by Mayor. The vote was unanimous.

Second Reading of Ordinance # 08-12-2024 ANNEX Parcel #4074-00-59-1096 of AG (Agriculture), and Second Reading of Ordinance # 08-12-2024 ANNEX Parcel #4074-00-69-0142 of AG (Agriculture)

Lynne Chapman made the motion to adopt on second Reading of Ordinance # 08-12-2024 ANNEX Parcel #4074-00-59-1096 of AG (Agriculture), and Second Reading of Ordinance # 08-12-2024 ANNEX Parcel #4074-00-69-0142 of AG (Agriculture); seconded by Paige Bowers. The vote was unanimous.

Second Reading of Ordinance # 08-12-2024 ANNEX Portion of Parcel #4064-00-58-9446 of AG (Agriculture)

Paige Bowers made the motion to adopt on Second Reading of Ordinance # 08-12-2024 ANNEX Portion of Parcel #4064-00-58-9446 of AG (Agriculture); seconded by Curtis Peek. The vote was unanimous.

Second Reading of Ordinance # 08-12-2024 ANNEX Portion of Parcel #4064-06-48-0323 of AG (Agriculture)

Lynne Chapman made the motion to adopt on second Reading of Ordinance # 08-12-2024 ANNEX Portion of Parcel #4064-06-48-0323 of AG (Agriculture); seconded by Paige Bowers. The vote was unanimous.

Second Reading of Ordinance # 08-12-2024 ANNEX Portion of Parcel #4064-06-49-1493 of AG (Agriculture)

Mayor made the motion to adopt on second Reading of Ordinance # 08-12-2024 ANNEX Portion of Parcel #4064-06-49-1493 of AG (Agriculture); seconded by Curtis Peek. The vote was unanimous.

Second Reading of Ordinance # 08-12-2024 ANNEX Portion of Parcel #4064-06-39-4870 of AG (Agriculture)

Lynne Chapman made the motion to adopt on second Reading of Ordinance # 08-12-2024 ANNEX Portion of Parcel #4064-06-39-4870 of AG (Agriculture); seconded by Pauge Bowers. The vote was unanimous.

Reports from the Administrator and Mayor:

- A. Administrator - None
- B. Mayor- None

Executive Session

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

Legal Issues-Section 30-4-70 (a) (2)

Mayor made the motion to go into executive session for a legal matter; 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.

Mayor wanted to announce the following meeting dates:

August 22 at 5:30pm will be the Public Hearing on the PUD-R

August 22 following Public Hearing Council will have special called meeting to do 2nd reading of annexations

August 27 Planning Commission Meeting a 6:30pm

August 27 following Planning Commission Meeting Council will have first reading of the PUD-R based on recommendation from the Planning Commission

September 2 Special Called Meeting at 5:30pm for 2nd reading of PUD-R and Work Session

With no objections, Mayor Andrew Beckner adjourned the meeting.

Respectfully submitted,

Susan A. Brewer, CMC
Town Clerk

Approved:09/09/2024