

**TOWN OF CENTRAL
REGULAR COUNCIL MEETING MINUTES
1067 WEST MAIN STREET - CENTRAL, SC 29630
MONDAY, APRIL 14, 2025 -7:00 pm**

Present: Mayor Andrew Beckner, Council Members S. Paige Bowers, Lynne Chapman, Curtis Peek, and Robert Griffin; Administrator Phillip Mishoe; Assistant Administrator Tom Cloer; Fire Chief Ed Reynolds; Police Sergeant Shane Bagwell; Karen Martin, Ed Martin, Jack Queener, Debbie Peek, Suzi Benkowitz, Maxwell Jeffers, Samantha Wood; and Town Clerk Susan A. Brewer. All those requesting the agenda and member of press were notified Friday April 11th at 3:01PM.

The meeting was called to order by Mayor Andrew Beckner.

Curtis Peek rendered the invocation.

Reading of Work Session Minutes 03.03.2025, Special Called Meeting Minutes 03.05.2025, Public Hearing Minutes 03.10.2025, and Regular Council Meeting Minutes 03.10.2025

Lynne Chapman made the motion to adopt Work Session Minutes 03.03.2025; seconded by Paige Bowers. The vote was unanimous.

Mayor made the motion to adopt Special Called Meeting Minutes 03.05.2025; seconded by Lynne Chapman. The vote was unanimous.

Curtis Peek made the motion to adopt Public Hearing Minutes 03.10.2025; seconded by Paige Bowers. The vote was unanimous.

Mayor made the motion adopt Regular Council Meeting Minutes 03.10.205; seconded by Curtis Peek. The vote was unanimous.

Public Session – (30 Minutes Total)

Mayor recognized Jack Queener. He thanked them. He said he wanted to address the TIF that was on the agenda. He said everyone was in the room where the department heads presented the budget needs for the future and current needs. He said they talked about new fire trucks and new fire stations, policemen, and raising police salaries to be able to keep policemen and keep competitive with surrounding communities. He said re-routing the taxes to the future developers is going to increase taxes. He said there was no other way to fund those needs that had been outlined and the needs that were going to come with to their attention in the future that wasn't outlined by the department heads because they don't know how to project it that far out. He said if they go forth with the TIF they are going to scam the residents from Gaines Street, Pepper Street, Luna Drive, and Spring Forest because they will have to ante up the money for these needs because this TIF is going to pull away this revenue stream from the town and heard talks that night of one hundred million dollars and they were giving 80% to the developers in this form of the TIF. He said that he thinks it is unbelievable that they would do that and leave the

residents of the town on the hook. Jack Queener said the Town Administrator was asked at the Work Session if passing the TIF would raise taxes of the current residents and the Administrator answered "NO". Jack Queener said that was an incomplete and disingenuous at best. He said if he had been sitting there, he would ask how are we going to cover these needs of our department heads and where is that money going to come from. He said so everybody knows those needs are out there. He said the TIF request Clemson had did a nose dive. He said the Resolution that was before them tonight is giving the Administrator a blank check because he saw no where resolution stating you have this amount of money to chase this pie in the sky. Jack Queener told them they really had to think this through and ask some of the hard questions before they start throwing peoples money into this rabbit hole. He said the outcome will be the most likely be the same as Clemson because the School District is not going to give up their tax revenues and the county is not going to give up theirs for them to give it away to special projects.

Receipt and Disposition of Petitions (15 Minutes)

None

Planning – Paige Bowers

Paige Bowers reported Planning would be meeting April 15th. She said they still needed one member for Planning and one member for Zoning Board of Appeals.

Paige Bowers reported that Lynne Chapman had stepped down as Council's Deputy Planning Representative.

Paige Bowers made the motion to table Allocate ARPA Funds in the amount of \$33,000 to pay Michael Foreman and \$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 (Absent)

Enterprise and Community Engagement – Lynne Chapman

Lynne Chapman reported for the month of March the Water and Sewer Department completed 151 work orders. The meters were read on March 18th while rechecks were done on the 19th and disconnects were done March 26th 43 customers were disconnected for nonpayment and of these 31 were reconnected. The sanitation department both Residential and Commercial operated on normal schedules for the month March.

Resolution #04-14-2025 BROCK STREET WATER LINE

Lynne Chapman made the motion to adopt Resolution #04-14-2025 BROCK STREET WATER LINE; seconded by Paige Bowers. The vote was unanimous.

Recreation – Ken Dill (Absent)

Mayor reported that Flag Football is underway with the most kids ever. 218 kids making up 22 teams this year.

Mayor reported Baseball/Softball is in full swing with 324 kids making up 27 Teams.

Mayor reported the HUK Central Pro/AM Disc Golf Tournament will be May 2-4.

Mayor reported Central Tigers Football and Cheerleading signups will take place May 1-16 online at the Towns Website.

Finance and Marketing – Curtis Peek

Curtis Peek reported our general fund currently has a balance of \$1,077,532.00 compared to the balance at the end of February that was \$1,074,548.91. This is an increase of \$2,983.09. This is an increase of .28% in the general fund from February to March.

Our Enterprise funds have the following revenues for the month of March 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 March had a revenue deficit of \$18,100 and for the year we currently have a surplus of \$8,270. This is a decrease of 64.65% in our water revenue account from last month to this month.

The sewer account for March had a revenue surplus of \$17,737 and for the year we currently have a surplus of \$127,877. This is an increase of 14.90% in our sewer revenue from last month to this month.

The sanitation account for March had a revenue surplus of \$9,830 and for the year we currently have a surplus of \$67,281. This is an increase of 15.76% 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 coming up:

- The next Friday Night Music would be May 2nd from 6-8pm and featured Alamo.
- The Sanders and Company car show will be May 24th, Labor Day weekend on Mainstreet from 10am-300pm.
- Movie Night will be Saturday, April 26th at Bolick Field starting at 7:30pm. The movie will be The Goonies.

New Business

None

Old Business

None

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

Utility and Municipal Services and Annexation Agreement

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

Resolution #04-14-2025 TIF

Mayor made the motion to adopt Resolution #04-14-2025 TIF; seconded by Paige Bowers. The vote was unanimous.

Consideration of Ordinances and Policies already in possession of Council

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

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

Second Reading of Policy #04-14-2025 Commercial Impact Fees

Paige Bowers made the motion to adopt on second reading Policy #04-14-2025 Commercial Impact Fees; seconded by Curtis Peek. The vote was unanimous.

Reports from the Administrator and Mayor:

Administrator

Phillip Mishoe requested a head count for the PCMA that would be held at Central on April 22nd at 6:45pm.

Mayor

Mayor said that they convened a working group. He said they have heard a lot of input from the businesses. He said he wanted to compile a list of things that had been heard and divide them into list. He had volunteers from the community to meet. The list of items were assigned and would be reported back at the next meeting. The list is:

- A new town logo and new sign once the logo is approved.
- A comprehensive effort to improve sidewalks and connectivity including crosswalk.
- A comprehensive effort to create small community parks that will make downtown attractive to visit. Pocket Parks.
- Improve the flow of traffic.
- Reduce the number of vacant buildings.

Ken Dill asked who were the members of the community were there. Mayor said Ed Young, Ed Martin, Karen Martin, Katherine Brooks, Justin Rakey, Phillip Mishoe, Paige Bowers, and Mayor.

Mayor said they would meet again next month and he would keep them updated as progress takes place.

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 an Intergovernmental Agreement concerning the sewer plant; seconded by Lynne Chapman. 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: 05/12/2025