

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

Present: Mayor Andrew Beckner; Council Members S. Paige Bowers, Joe Moss, Lynne Chapman, Ken Dill, and Robert Griffin; Administrator Phillip Mishoe; Assistant Administrator Tom Cloer; Police Chief Steve Thompson; Fire Chief Ed Reynolds; Ed Young, Jessica Wells, Doug Barry, Justin Rakey, Karen Martin, Ed Martin, and Town Clerk Susan A. Brewer. All those requesting the agenda and member of press were notified Friday July 11 at 3:58pm.

The meeting was called to order by Mayor Andrew Beckner.

Joe Moss rendered the invocation.

Reading of Work Session Minutes 06.02.2025, Joint Meeting with Clemson 05.12.2025, Public Hearing Minutes 07.07.2025 and Regular Council Meeting Minutes 07.07.2025

Lynne Chapman made the motion to adopt Work Session Minutes 06.02.2025; seconded by Ken Dill. The vote was unanimous.

Mayor made a motion to adopt the Joint Meeting with Clemson Minutes 05.12.2025; seconded by Paige Bowers. The vote was unanimous.

Paige Bowers made the motion to adopt Public Hearing Minutes 06.09.2025; seconded by Ken Dill. The vote was unanimous.

Paige Bowers made the motion adopt Regular Council Meeting Minutes 06.09.2025; seconded by Mayor. The vote was unanimous.

Public Session – (30 Minutes Total)

Doug Barry signed in to speak about planning and expenditures. Mayor called him to the podium.

Doug Barry comments were:

“Good evening. Thank you, Mayor and Yes, sir. I had a couple things and I'm just going to run through the list and then some of them I think will be answered during the course of the meeting, but some others you may have to put together and answer. Looking down the agenda, the first one's the \$50,000 for the UDO, the unified development ordinance. Where are we getting that from? Next one would be the capstone project where we've got 18,000 for the collaboration with Clemson that was talked about last week at the work session and I noticed there was an extra

\$35,000 for the traffic study. Is that included with the study going through Clemson or is that an extra fee going to the DOT or work I would think they already are doing or may have done or may think about doing at some point? Working down the list, is there a list somewhere of the properties that are for sale by the town of Central for the public to look at? And if so, where can it be found? The issue going into item 5B, the moratorium.

I know I've talked about that for probably a year and a half and all of a sudden, I see it on here. So, I'm really interested in that because I think it'll really help us if we can slow everything down and get our hands around everything that goes into these developments before they get going. I know we've got a couple large ones going already that we can't we can still do some with, but like Lawton Road, there's not much we can do except stay on them to finish the sidewalk down to the school because I understand that was part of the program, but it stops right at the edge of the development next to the property there. The other one, and it only hit me because I work for Clemson at the rec center five days a month at the front desk. And there are tons and tons of young people that come up there and spend \$7 to play basketball just to have some place to play. And I know probably eight years ago when I was on council and even after that there was a plan for an outdoor basketball court on the corner of Main Street and Spring Forest. And I'm wondering what ever happened to that because the rates at the rec center are going up to \$10 a day for them as of August 1. And for a 14- or 15-year-old that's a lot of money to go play basketball. So, is that something we can address and get on the work session next time you have one and see where we're at with that? That's it. Thank you, Mr. Mayor."

#### Receipt and Disposition of Petitions (15 Minutes)

None

#### Planning – Paige Bowers

Paige Bowers said Planning had three meetings with the public on July 11<sup>th</sup> at Mug Shots, 6:30am – 7:30am, July 12<sup>th</sup> at Jitter's 1:00pm – 2:00pm, and July 13<sup>th</sup> at Central Sweets 4:00pm -5:00pm. Paige Bowers said they did have some individuals come out to talk to them. They had 2 business owners and then a couple couples came and talked and wants to get involved in what was going on in town. They (Planning) gave them some options with that and also explained any questions they asked about the zoning ordinances. Paige Bowers said that Sunday July 13<sup>th</sup> there was a lot of discussion about the Main Street District and overlay so they answered a lot of questions about that because there were two business owners there. She said no one showed up for the one at Mug Shots because it was 6:30am – 7:30am but they offered it.

Paige Bowers made a motion to request \$50,000 from the ARPA funding line item left from the Church Street Waterlines, to rewrite or to write a UDO (unified development ordinance) combining the LDR (Land Development Regulations) and the Zoning Ordinance; seconded by Mayor. Motion on the table is to request \$50,000 specifically from the Church Street waterline project, the ARPA funds that we use for that. \$50,000 will be used to write an UDO, which is a unified development ordinance, which is combining the LDR, land development regulations, and our zoning ordinance into one unified development ordinance. Mayor asked Paige Bowers if he properly stated her

motion? She said it did. Mayor said he did want to point out just a point of clarification. We have a spreadsheet that outlined how we spent the ARPA funds. Those ARPA funds are those that came after COVID. Those came from the federal government after COVID. We had some money left over from the Church Street waterline project. Mayor asked Phillip Mishoe how much do we have left over from that project? He said \$195,000 left over from that project that was already earmarked that we need to spend, and so we were requesting with this motion,

\$50,000 from that \$195,000 to then be directed to this project. Is that correct? Mayor asked if there was any other questions or further comments or discussion on the motion? There were none. Mayor said called for a vote. Mayor, Paige Bowers, Lynne Chapman, Ken Dill, and Robert Griffin were in favor. Joe Moss opposed. Vote varied.

Paige Bowers said that Planning was not meeting on July 15<sup>th</sup> we are not meeting tomorrow night because the number of conflicts that were on the calendar for tomorrow night. She said they would have a special called meeting on July 22<sup>nd</sup>.

#### Streets and Public Safety – Joe Moss

Joe Moss reported the Central Fire Department was very busy in June. They participated in a lot of summer camp camps, church events, and fourth of July wet down. And upon and on top of that, they did answer 56 calls during that month. He said the police department also been very busy.

#### Enterprise and Community Engagement – Lynne Chapman

Lynne Chapman reported for the month of May the Water and Sewer Department completed 125 work orders. The meters were read on June 16<sup>th</sup> while rechecks were done on the 17<sup>th</sup> and disconnects were done June 26<sup>th</sup>. 46 customers were disconnected for nonpayment and of these 34 were reconnected. The sanitation department both Residential and Commercial operated on normal schedules for the month June

Lynne Chapman also reported the Community Engagement Meeting was held at the end of June and there were some good questions and they came up with some answers. There's a lot of good dialogue that went on and she was real pleased with the meeting and she has not scheduled the next one yet. Again, it's hard to do it in July and in August as well.

#### Recreation – Ken Dill

Ken Dill reported the Recreation Department this week, our 10 and under boy all-star baseball team will be competing for a state championship in Georgetown. The Central Tigers football will kick off in this month uh later this month with practices and holding Super Saturday kickoff on uh Saturday August 23<sup>rd</sup> starting at 10:00 a.m. that morning.

Ken Dill said work on the storm culvert at the community park should begin within six to eight weeks. The jobs were awarded by sealed bid to Benson and Rosier engineering firm and give them six or eight weeks to get started on work for that.

Ken Dill said he wanted to remind Council again next month, August 12th at 6:30 p.m. at Bolic Field. It's Meet the Central Tigers football players and cheerleaders, which will be at Bolic Field. The players and cheerleaders will be there to sign autographs. There will be free snow cones and other activities. He said it was a great time last year. He said he thought that was the first time we did signing autographs and all that and it was just a fun fun time. So, if you're able to be there it is a great thing to be a part of.

#### Finance and Marketing – Curtis Peek (Absent)

None

#### Tourism and Economic Development – Robert Griffin

Robert Griffin gave an update for events as listed below:

- August 15, Karaoke at the Depot from 7pm-9pm. Come out for some great talent.
- August 22, Movie Night at the Depot to kick-off Central Tigers Super Saturday Weekend with the movie Rudy. Activities will start at 730am with the movie starting at Dark.
- October 3, Movie Night at the Depot. Movie to be announced.
- October 24, Costume Karaoke at the Depot to Kick off Trunk of Trains.
- October 25, Trunk or Trains on Main from 1-5pm

#### New Business

##### David Vaughn -Revitalization, Resilience, And Rail

Mayor introduced David Vaughn He stated he works with Clemson University and he would like to discuss with us tonight a potential collaboration to work with the university on a capstone project he has in mind, an engineering project.

David Vaughn thanked Mayor and Council members. He gave a brief overview of who he was and what he was proposing. He said he worked with Clemson University, and works with a group of students. He said he ran a program called Clemson Engineers for Development Communities. He said they have actually been running projects starting in Haiti and actually doing a lot of work here in South Carolina. Now he said he was actually on the planning commission here in central and working on lots of different issues and one of the things that we're really looking at is one of the big safety concerns that we have which runs right through town which is the railroad. He said he thinks we've known for a long time that when the train is there and present on the tracks, the access between north and south is impeded. And especially what we saw with hurricane Helene, it was there for pretty much a week. If we end up with a situation where we have to get access back and forth, we're kind of in dire straits. Not to mention that when it is there, we end up with traffic backups and lots of other things. What this is really proposing is almost two capstone projects where we would engage town and regional planning to kind of look at the entire area then envisioning where we want to go with as a town and then also collecting some of the traffic data to understand what's happening on gain and 93 and then all the crossings because when the trains there everything starts getting redirected so we need to get a study around that. David Vaughn said he actually got to meet with ICE, Eric last week and talked about what the scope might be. So, he thinks he gave them a number on that. David Vaughn said really and truly, we need those numbers to kind of do the engineering study to be able to say, "Okay, here's the options." He thinks there could be a couple options that could come from this. But he thinks really and truly is what we've got to do is get to the point to where we can actually go back to the railroad and explain the risk that exist and what

some of the options are going to be there. And one of the things that we're hoping is actually possibly getting the railroad to work with the students and they actually be more amenable than working with grown-ups like us. David Vaughn asked Council if they had any questions? Paige Bowers asked if this was a normal traffic study. He said no it's really not and so that's where Eric Dylan and I were kind of going back and forth and he was like, "So what are you trying to do here?" And the part of the problem is that it's not just like going out there and putting down the pneumatic tubes and saying how many cars are. you know crossing this line. You're now looking at okay queuing time. So, when the cars come in there, how long are they sitting there? How many are backed up? How many are being redirected to other areas? Is the big thing being is like well how do we know when to come and measure? When's the train going to stop and it's really is that when the train stops and for example, school is out that's when kind of everything kind of comes to a head. So that's really where we're trying to do is figure out and that's where we were trying to nail down exactly what the scope is. It may be a lot smaller than what we're talking about now if we time it correctly. Okay. But really and truly we've got to measure everything's happening on Gain Street. Everything's on 93 just because there's a lot of dynamics that are happening there. Did that answer your question? Paige Bowers said it did. Mayor said if you're just putting tubes down, that's just a tiny little point of part of the picture. David Vaughn agreed. Mayor said we might be able to get a little spot for you guys put up a tent and just kind of sit there and wait. A lot of different options. Mayor asked if there were any other questions for Mr. Vaughn?

Ken Dill said maybe a camera. David Vaughn said that's a little higher tech and they did talk about cameras and setting up the cameras is a possibility and there was cost associated with that. So, it's either you put a person out there who's counting or you put cameras up which is a different cost. And so, it's like what what's the best option? David Vaughn said he thinks there's some room to discuss. Ken Dill said Mr. Barry asked why are we paying for this study and not the department of transportation paying for this study. What would the answer to that be? David Vaughn said we could drop back and go back to the South County Department of Transportation. He said he thinks there's a position to be made there, but the reality is that this his thought was a relationship between the Town of Central and the railroad that really hasn't gone anywhere and we lost the overpass many years ago and he thought there's been some failed negotiations a couple times and that hasn't gone anywhere. He said right now it really is in the town's interest to make a stance and we've really got to get to the point where we can actually describe what the risk is at the moment. David Vaughn said he thought South Carolina Department of Transportation is like well what's the problem? He thinks we have to go measure to explain what the problem is. Ken Dill asked Doug Barry if that answered his question. Doug Barry said to a degree and he thinks DOT is the biggest part of the problem. David Vaughn said he would like to add the railroad to that, too. Mayor said he thinks part of the easy answer to that that question is we're trying a new approach. I think it's warranted in this case. David Vaughn said he thinks that one thing that people need to realize is the railroads probably one of the most powerful entities in the United States. So, we need to be mindful of that. Mayor asked if there were any other questions.

Mayor said given that report and our discussion, he would entertain a motion at this time to take action on the information provided. Paige Bowers made the motion that we use \$53,000 from ARPA funds and the Church Street water line item to work with Clemson

University in developing a capstone project that would last two semesters and we would provide the traffic study for that and the dollar amount involved would be no more than \$53,000; seconded by Lynne Chapman. Mayor said to make sure that he phrased Paige Bowers motion properly. Motion you're offering is to that you're asking us to adopt is to use \$53,000 in ARPA funds left over from the Church Street water line project to Clemson University for a two-semester capstone project for which we would provide the traffic study and the amount would not exceed \$53,000. Paige Bowers said that was correct. Mayor asked if there was any discussion on the motion? The vote was unanimous.

#### Contract with Duke Power

Mayor said the request is for Duke Power to add receptacles to the downtown decorative poles for Christmas lights. He said we are requesting funding of \$1,557 yearly and with it being a recurring expense, the 10-year total of \$15,573.

Ken Dill said he would like to speak to this. He said we have wanted this to happen for a number of years, and Duke Energy has told us that it wasn't possible. He said all those decorative poles that are downtown, we rent basically from Duke Energy. So, we can't adjustments to them or add things to them. But with but so many places have asked for it that now they have a program where they will do that were. They will install the receptacles at the top of the pole and this would not just be for Christmas lights. It could be for anything that we would like to light. For any festivities for town festivals or fourth of July, any of those kinds of things. He said he has asked a couple of times for us to think about this and for us to sort of work through this and we were able to do so to get to this to get to this point. He said they assume all responsibility for it. If one goes out, something doesn't work right, they fix it. It's not us. We don't pay extra for that and there's safety involved with it. Ken Dill said he thinks it's a good thing. Matter of fact, he would just go ahead and make a motion that we authorize the town administrator to enter into a contract with Duke Energy to provide the services of installing receptacles to the decorative poles in downtown Central; seconded Paige Bowers. Mayor said the motion on the table is to authorize the town administrator to enter into a contract with Duke Energy to provide a 10-year contract to add receptacles to downtown decorative poles for Christmas lights and other uses. Mayor asked if there was any discussion. Ken Dill said one other thing he would like to point out is that is that Duke Energy requires a 10-year contract. So that's not us saying that. It was them saying if they're going to do it then they want a 10-year contract. The vote was unanimous.

#### Ordinance # 09-08-2025 MORATORIUM ON NEW DEVELOPMENT

Ken Dill said he had discussions with Justin Rakey and with Ms. Bowers and with the administrator and also with Mr. Foreman who's our advisor to say that while we have just voted to take care of all of our land use and put all that into one document. Ken Dill said he thought that it would be expedient to say that no that we would pose a moratorium on any new applications for major subdivisions so that we would have time to adopt and implement necessary changes to the comprehensive plan, zoning ordinance, and land development regulations. This would not affect those that are already in the process. Things like An- med or other things that that are already going. This would be pumping the brakes for six months to say let us get this document so that we have it completed with public input and then we will be able to say to anyone who comes and says we'd like to do a major development or something like that. We can

hand it to them and say here it is. This is what we need from you. This is what we expect so it would not affect a new business. If a new business wanted to go into place any, like I said, of the ones that are already in place, but it would be just pumping the brakes for any new applications that we would take at this time. Ken Dill said he would like to make a motion that we adopt Ordinance #09-08-2025 Moratorium of New Development. Paige Bowers said she would like to make a motion to adopt Ordinance #09-08-2025 Moratorium of New Development with one change. In the first paragraph, it said the statement ends land use Regulations and she would like for it to say land development regulations. The one they had in front of them already has land development regulations in it, but the packet they got on Friday had land use regulations. She said she would like just to have consistency in wording. So, she thinks we need to change that to land development regulations; seconded by Ken Dill. Mayor said the motion on the table was Ordinance #09-08-2025 Moratorium on New Development. An ordinance imposing a six-month moratorium on the acceptance of applications for major subdivisions for the purpose of providing town council with time to adopt and implement any necessary changes to the comprehensive plan, zoning ordinance, and land development regulations. Mayor asked if there was any discussion. Ken Dill said he just wanted to thank Paige and Justin for the heavy lifting that they've been doing and for the heavy lifting they're going to do for public input and all the other things that are going to happen to get us where we need to be. He said he would just like to remind the council and others there, when he first came on council, he thinks we went 10 years without one application, one permit being pulled for a single-family residence. He thought it was all multifamily and now we are in a different phase of that. So, we need to make sure that that that we're at a place where we can say now here's how we think it needs to happen. Here's what we say will happen and here you go. So that you know completely from the beginning but I want to thank those two and Mr. Foreman who has advised us greatly on this as well. Mayor asked if there was any further discussion? The vote was unanimous.

#### Old Business

None

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

##### Resolution #07-14-2025 AB

Mayor made the motion to adopt Resolution #07-14-2025 AB to appoint Ashaley Boatwright as Chief Judge; seconded by Paige Bowers. The vote was unanimous.

##### Resolution #07-14-2025 JW

Paige Bowers made the motion to adopt Resolution #07-14-2025 JW to appoint Jessica Wells as Associate Judge; seconded by Lynne Chapman. The vote was unanimous.

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

##### Second Reading of Ordinance # 07-14-2025 AMENDMENT SECTION 2-58

Paige Bowers made the motion to adopt on second reading Ordinance #07-14-2025 AMENDMENT SECTION 2-58; SECONDED BY Mayor. The vote was unanimous.

#### Reports from the Administrator and Mayor: Administrator

Phillip Mishoe said the waterline project on Brock Street is still continuing. They're hoping to finish up Brock Street before school gets sent back in.

Phillip Mishoe gave an update on the sewer line project on Mauldin Road. He said we're in the engineering phases of that and the schedule that came out for construction is going to be June of next year.

He said he would be out of the office Wednesday, Thursday, and Friday along with Ken, Joe, and Curtis.

Mayor

None

Mayor asked if Council had questions.

Ken Dill said he would just like to thank whoever the people that had something to do with the parade on July the 4th and the stuff that went on afterwards, hot dogs, barbecue, music. He said when the train went by, it was about as much Americana as you could pour into one small there. It was just and fire truck shooting water out He said there were two men there from Bogota, Colombia that was here, business people, and they came down and they were having the time of their life seeing this take place and everybody being a part of and all the fun. Ken Dill said he just felt like he just needed publicly to say to you to say to those people, thank you for that and for the karaoke night that followed on that Sunday night. That was a great fun night as well. So, he just wanted to pass that on to those people.

#### 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 sale of property adjacent to 225 Broad Street and personnel matter concerning the departing Town Clerk's position; seconded by Lynne Chapman. The vote was unanimous.

#### Action Items

Ken Dill made a motion to authorize the Administrator to complete the sale of the property adjacent to 225 Broad Street in the amount of \$2500. Lynne Chapman seconded. The vote was unanimous.

With no objections, Mayor adjourned the meeting.

Respectfully submitted,

Susan A. Brewer, CMC  
Town Clerk

Approved: 08/11/2025