

**TOWN OF CENTRAL
WORK SESSION MINUTES
1067 WEST MAIN STREET - CENTRAL, SC 29630
MONDAY, JULY 7, 2025 – 7:02PM**

Present: Mayor Andrew J. Beckner, Council Members Paige S. Bowers, Joe N. Moss, Lynne Chapman, Ken Dill, Curtis Peek, and Robert Griffin; Town Administrator Phillip Mishoe; Assistant Town Administrator Tom Cloer; Doug Barry, Ed Martin, Karen Martin, Jack Queener, Justin Rakey, Ed Young, Bonnie Littrell. All those requesting the agenda and member of press were notified Thursday July 3 at 2:28pm.

Call to Order – Mayor Andrew Beckner

Invocation -

Joint Meeting Work Session Minutes 05.12.2025, Work Session Minutes 06.02.2025, Public Hearing 06.09.2025, and Regular Council Meeting Minutes 06.09.2025

Mayor advised Council to review the minutes and if there were any changes to let the Town Clerk know. He added these to the agenda for regular Council meeting.

Scott Arbena – Tom Cloer

Scott Arbena was not present. He will attend the work session in August.

Duke Power Contract – Tom Cloer

Tom Cloer asked Ken Dill to present the proposal. Ken Dill reported that this contract would be to add receptacle to the downtown light poles for holiday lights. The contract total would be \$15,000 over 10 years. Item was added to the agenda for regular Council meeting.

Sewer Capacity Letter – Phillip Mishoe

Phillip Mishoe said that we need more capacity. He said per the IGA we sent letters to Pickens County and City of Liberty. We received a letter back from Pickens County stating they were not going to give us capacity. He said when they were in a meeting with Clemson, they offered us to create a sewer authority with Clemson, Pendleton, and Anderson County. Phillip Mishoe said the county wishes to meet to discuss it further. Phillip Mishoe said he recommends going as soon as possible to meet with them. Mayor wants to meet with both to see options. Phillip Mishoe said he would contact Ken Roper, County Administrator. Ken Dill said this is to plan ahead. Phillip Mishoe said we have capacity now but we need to plan for the future. We need to decide a plan with the county or form a new regional authority with Clemson, Pendleton, and Anderson County. Ken Dill praised the county for much but says county wants Industry but live elsewhere. Phillip Mishoe discussed where the sewer line would run for a path of growth and there is no need in current location.

Request for Zoning Change – Curtis Peek and Phillip Mishoe

Curtis Peek said Parcel #4065-11-65-4623 and Parcel #4065-11-66-3081, SW/Side Pepper Street was sold by Jack Green and these 2 parcels were re-zoned RM-16 and approved because of the plans that Jack Green submitted. Curtis Peek said he thought it would be in the best interest of the town to revert the zoning back to R-12 and not RM-16. Ken Dill elaborated and agreed it needed to revert back to R-12.

Resolution #07-14-2025 AB CHIEF JUDGE- Phillip Mishoe

Phillip Mishoe said we needed to appoint Ashaley Boatwright as Chief Judge. He said we would need to find another town attorney. Added to the regular Council meeting agenda.

UDO -Paige Bowers

Paige Bowers reported that Justin Rakey is interested in combining the LDR and Zoning Ordinance into an UDO. It would take 6-8 months and the cost would be \$50,000. Mayor agreed it would be good to have it all in one place. Some issues with zoning could get cleaned up as they work through it. Curtis Peek agreed this would be money well spent. Item was added to the regular Council meeting agenda.

Main Street District- Paige Bowers

Already discussed at public hearing.

Public Planning Meetings-Paige Bowers

Paige Bowers said Planning would hold public meetings for citizens to come out and talk to them on July 11, 12, and 13.

Mug Shots on July 11th 6:30am – 7:30am

Jitters on July 12th 1:00pm -2:00pm

July 13th 4:00pm -5:00pm

Paige Bowers asked that Curtis Peek take over planning. Curtis Peek said he had already turned in his transcripts to Susan This would be added to the work session next month.

David Vaughn presentation about possible project with CU Dept of Resiliency- Paige Bowers

David Vaughn who is a member of the Planning Commission did a presentation to Council. He is a professor at Clemson University. He wants his students to do a capstone project to include a traffic study and have conceptual design by spring. He said there are grants available he thinks to cover cost. He suggested we get 2 grad students & under grads. He requests \$18,000 to support them. Justin Rakey asked about capstone and Mr. Vaughn gave an in-depth explanation. Ken Dill said if we were to bid out this project it would be several hundreds of thousands of dollars. He said he felt it would an excellent return of investment. Curtis Peek ask would it be all intersections on 93 and Gaines Street. He also asked about grade options and RR crossings. He said the RR put the town as risk and needs to correct it. Added to the regular Council Meeting agenda. Handout attached.

With no objections, Mayor adjourned the meeting.

Respectfully submitted,

Susan A. Brewer, CMC
Town Clerk

Approved:08/11/2025