

— South Carolina —
SPRINGDALE

MINUTES

Town Council Work Session
Wednesday, February 16th, 2022 at 6:00 pm

The media and public were duly notified of the date, time, and place of this meeting. A quorum was present.

COUNCIL PRESENT: Mayor Pro Tem Wilkerson, Councilmembers Fecas, Hook, Reeley, Wilbourne, and Hallman (joined via Zoom).

COUNCIL ABSENT: Mayor Juston Ricard.

STAFF PRESENT: Town Administrator Ashley Watkins, Chief of Police Andrew “Bear” Richbourg, Police Captain Chris Manuel, Public Works Supervisor Kevin White, Attorney Ward Bradley, and Attorney Sierra Carini.

I. Call to Order

Mayor Pro Tem Wilkerson called the meeting to order at 6:00 pm. A quorum was present. Councilmember Hallman provided the invocation. Mayor Pro Tem Wilkerson led the Pledge of Allegiance.

II. Consent Agenda

Council unanimously approved the February 16th, 2022 Work Session Agenda.

III. Items for Discussion

A. Abandoned and Vacant Properties. Administrator Watkins stated that Mayor Ricard asked Administrative staff to research what municipalities had ordinances specifically addressing abandoned properties. She stated that some municipalities have a vacant property registration with no restrictions on how long a property may stay vacant, but not ordinances specifically addressing abandoned properties. She stated that she talked with Building Official Stuart Jones and asked if the City of Cayce had an ordinance governing abandoned and vacant properties. He stated that they did not and it would be too subjective to enforce. He also informed Administrator Watkins that if a new ordinance is adopted, the International Property Maintenance Code that has previously and historically been adopted would need to be repealed. Administrator Watkins stated that the current Code allows for a vacant structure to remain vacant indefinitely as long as it is structurally sound and secured. Councilmember Reeley inquired if Springdale’s ordinances or codes are any more strict or lenient than other municipalities. Administrator Watkins stated that the majority of neighboring municipalities also adopt the International Property Maintenance Codes. Councilmember Reeley expressed that he is in favor of maintaining the current Code. Councilmember Fecas stated that she is not in favor of allowing vacant properties to remain vacant indefinitely without checking in with the owners to see that taxes are being paid, and the grounds are being maintained. There was a brief discussion of abandoned properties in Town. Councilmember Fecas stated that she previously suggested a committee to address blighted properties, and suggested that the Town’s intern could take notes of blighted or unsightly properties in Town and compile a database for future use.

B. Property Values. Administrator Watkins stated that she believed this agenda item went along with the previous item. Mayor Pro Tem Wilkerson stated that while reviewing the 2013 Comprehensive

Plan, he noticed it contained property values. He stated that blighted properties and an increase in rental properties affect surrounding property values. There was no further discussion.

- C. Residential Rental Registration. Council discussed amendments to the Residential Rental Registration Ordinance. Administrator Watkins stated that 171 homes were classified by the county as non-legal residences. She stated that a lot of people registered their rental properties, and a lot of people did not. She stated this item was added to the agenda because Council wanted to discuss the income limits requiring a business license, and owners who have family members living in rental properties and are not collecting rent. Administrator Watkins stated that the registration deadline will also need to be extended in order to follow the new business license year. Mayor Pro Tem Wilkerson stated the ultimate goal of the program is to know how many rental houses are in Springdale, where they are, and who is responsible for their upkeep. Council agreed to amend the Residential Rental Registration Ordinance as follows:

Section 2: Requirements

No person shall lease, rent, occupy, or otherwise allow a rental unit within the Town to be occupied unless all of the following requirements have first been met.

(1) The owner of the rental unit shall have registered the rental unit with the Town by completing and filing a current registration form

*(2) A business license will be required only if ~~the owner of the rental unit manages/rents two or more single family residential units or~~ the owner's gross receipts from **each** rental units is equal to or greater than \$12,000 annually.*

~~a. If the property is owned by an individual and managed by a property management company, both the owner and the property manager will be required to obtain a business license. The fee would be based on the percentage of their gains from the total profit to equal 100%.~~

a. If the property is owned or managed by a property management company, the company will be required to obtain a business license with the Town.

(d) Registration Term and Renewals.

~~The initial registration shall be required by April 15, 2021. All registrations shall expire on December 31st of each year. Renewals will be required by April 15 of each year thereafter. There shall be no fee for the registration but a penalty may be imposed for late registrations.~~

Registrations and renewals are due by April 30th of each year. A penalty of \$100 will be assessed to those submitted after May 1st of each year.

- D. Short Term Rentals. Administrator Watkins stated that Springdale does not have an ordinance addressing short term rentals. There was a brief discussion of properties previously offered as short-term rentals. Administrator Watkins stated that it could be difficult to identify them. Councilmember Fecas stated than an effort should be made to identify short term rentals and the method may need to be creative.

- E. Municipal Complex Building Construction. Administrator Watkins stated that Town Council approved American Rescue Funds to be used for the construction of the Springdale Municipal Complex. She stated that there has been discussion of combining all of the Town's departments into one building complex. Contractor Kevin Key was present for the meeting and stated that combining all of the departments into one building was the most economical way to build the Municipal Complex. He provided an overview of the updated plans for the complex. There was discussion of where parking would be located. Councilmember Fecas discussed using Hospitality Tax funds for the Civic Center and allowing a space for Springdale history and memorabilia. Councilmember

Wilkerson expressed concern for the size of the meeting room. Contractor Kevin Key stated that the new conference room is larger than the current meeting room in Town Hall but he is unable to increase the size due to a load bearing block wall and size regulations of public bathrooms. Council discussed the façade of the building. Council agreed to add awarding of the bid for the Municipal Complex Construction Project to the March Regular Council Meeting agenda.

IV. Town Council Reports

- A. Parrish Plantation. Councilmember Fecas stated that she recently observed children playing on a work around near the dam and that a board has been added for someone to be able to walk across. She asked nearby residents about who may have placed the board and no one had any information. Administrator Watkins stated that the owner of the pond has been there working on punch list items, and has met with Lexington County regarding the punch list. Councilmember Fecas stated that pond manager Mr. Jenkins recently passed away.
- B. DOT. Councilmember Fecas asked Administrator Watkins if she reached out to SCDOT concerning damage on Hollydale Drive from construction equipment. Administrator Watkins stated that the SCDOT representative has reached out to the contractor and is waiting to hear back. Councilmember Fecas requested an update from a pothole complaint she submitted for Public Works Supervisor Kevin White to report to SCDOT. Supervisor White stated that he has submitted the report and is waiting to hear back.
- C. Elected Officials. Councilmember Fecas discussed training that she and Mayor Ricard recently completed. She stated that the local delegation has been invited to attend the April Work Session and urged the importance of communicating with and thanking the legislators for the work that they do in the community. She stated that the Municipal Association offers phenomenal training and encouraged her fellow councilmembers to take advantage of it.

V. Adjourn

Council, on motion of Councilmember Fecas, seconded by Councilmember Wilbourne, voted unanimously to adjourn the meeting at 7:17 p.m.

Jacob Wilkerson, Mayor Pro Tempore

Attest:

Leeann Eden, Municipal Clerk