

— *South Carolina* —
SPRINGDALE

MINUTES

Town Council Work Session
Monday, July 15th, 2019 at 6:00 pm
Council Chambers – Springdale Town Hall, 2915 Platt Springs Road

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

COUNCIL PRESENT: Mayor Michael Bishop, Mayor Pro Tem Juston Ricard, Councilmember Viki Fecas and Councilmember Kevin Reeley

COUNCIL ABSENT: Councilmembers Hallman, Wilkerson and Peters

STAFF PRESENT: Municipal Clerk Leeann Eden, Police Chief Andrew “Bear” Richbourg, Public Works Supervisor Scott Bolser, Attorney Ward Bradley, Business License and Permit Clerk Jacquelyn Adams.

I. Call to Order

Mayor Bishop called the meeting to order at 6:00 P.M. A quorum was present. Mayor Pro Tem Ricard provided the invocation. Mayor Bishop led the Pledge of Allegiance.

II. Consent Agenda

Council, on motion of Mayor Bishop voted unanimously to approve the July 15, 2019 Work Session Agenda.

III. Items for Discussion

- A. Town Documentary. Mayor Bishop stated that he checked on the progress of the Town Documentary and it should be ready by the end of July. There was a brief discussion on the content of the Town Documentary and the way it should be presented. Mayor Pro Tem Ricard stated that he thinks Council should see the documentary before it is presented to the public. Councilmember Fecas asked if Gus Manos was interviewed for the documentary, Mayor Bishop stated that he would check on that.
- B. Town Property Behind Dollar General. Council, on motion of Councilmember Reeley, seconded by Councilmember Fecas voted unanimously to move the discussion of this item to the end of the agenda or until the parties interested in purchasing the property arrived at the meeting. The interested parties did not attend the meeting.

IV. Town Council Reports

- A. Town Signs. Business License & Permit Clerk, Jacquelyn Adams stated that Memorial Design received payment to finish the Town Sign at Airport Blvd. and that it should be going in soon. Councilmember Fecas suggested removing the corporate headquarters sign from the property next door. Mayor Bishop stated he would reach out to Ron Clamp of Memorial Design to see if he can remove it while he is doing the work for the sign at Airport Boulevard. Council agreed to have the sign removed.
- B. Springdale Elementary School. Nothing to report.

- C. Parrish Plantation. Councilmember Fecas stated that she was notified on July 3rd that the pond was breached. She stated that she notified Mr. Mcleod with DHEC of the breach and he stated that he would reach out to the owner. Councilmember Fecas stated that the pond has been breached four times so far in July. Debbie Dennis, resident of 536 Dickson Hill Circle in Parrish Plantation gave comments concerning Chad Owens relaying a message to current board members that Wes Taylor has no intention of moving forward with plans to repair the dam that he agreed to previously. Councilmember Fecas requested this information in writing. Ms. Dennis stated that she did not hear these comments personally but would reach out to the person who heard it to see if she could get it in writing and sent to Councilmember Fecas. Councilmember Fecas stated that her neighbor requested DHEC to force Wes Taylor to substitute the failing weir system with a spillway. She stated that DHEC's reply was they had the authority to do so but rarely do. Mayor Bishop asked Attorney Ward Bradley what could be done about the repairs not being completed in the agreed upon timeline. Attorney Ward Bradley stated that DHEC can't be forced to do anything. He continued by reminding Council of the possibility of legal matters and advised Council to receive advice from legal counsel concerning Parrish Plantation in Executive Session in order to protect the privilege the town has with its attorney.
- D. DOT. Mayor Bishop stated that Worldwide Equipment and the Town completed the daylighting permits with DOT in order to clean up the fence and pine trees along I-26 in front of Worldwide Equipment and work should be starting soon. He continued by stating the company doing the work has requested permission to park some equipment at the building the Town is leasing from DOT located on Cherokee Lane. Council agreed that it would be fine to park the equipment at the building. Councilmember Fecas described a pothole on Platt Springs Road in town that she plans to report to DOT.
- E. Splash Pad. Municipal Clerk Leeann Eden stated that W.P. Law technicians are reviewing schematics to troubleshoot the touchpad issue. Mayor Bishop stated that W.P. Law is a great company and asked when that work would begin. Public Works Supervisor stated that they are working on it now and he has been in contact with the technicians. Councilmember Fecas suggested contacting Steve McDougal, Mayor of the Town of Lexington regarding reasonably priced water recirculating systems that are in use by some of the businesses in the Town of Lexington.
- F. Elected Officials. Councilmember Fecas stated that she attended the Municipal Association's recent meeting with Councilmember Wilkerson. She stated that the meeting was very informative and there was a final discussion of by-laws and other items of concern. She stated that she volunteered to chair a special events committee that will plan the Christmas function and she will be contacting local municipalities and inviting their representatives to join her. She concluded by stating that she would be attending the MASC Annual Meeting with Administrator Watkins.
- G. Town Council Special Project Requests.
- i. 800 Rosedale Road
 - ii. 3100 & 3104 Oweada Drive
- Council and Chief Richbourg agreed that these items could be removed from the agenda for next month as there are no foreseeable updates. Councilmember Fecas asked if there was an update on the vacant Ott property at 941 Sightler Drive. There was a discussion of issues with the property and issues that the neighbors of the property are experiencing as a result of the property being unkempt. There was a discussion on possible solutions to the problems concerning the property, including having the building inspector going to inspect the property. Mayor Bishop stated that he believed the town could cut the grass on the property but could not pursue placing a lien on the property for the work done.

Mayor Pro Tem Ricard suggested brainstorming incentives to bring young adults into the community, focusing on incentivizing available housing. Mayor Bishop suggested including Lexington County's Housing Rehabilitation Program in his bi-weekly newsletter. Municipal Clerk Leeann Eden stated she would research the grant and include it in an upcoming message. Councilmember Fecas inquired as to why the transient/renting population has to be counted for grants if they are not paying property taxes. Mayor Pro Tem Ricard pondered if there was a marketing firm that could market Springdale's available housing. Councilmember Fecas asked if anyone knew the percentage of renters in Springdale's housing population and stated that last she heard it was around 26%. Municipal Clerk Leeann Eden stated that she would research those figures and report them to Council. Councilmember Fecas asked Chief Richbourg for an update on filling the Code Enforcement position that is soon to be vacated at the end of the month. Chief Richbourg stated that he has interviews for the position this Thursday. Attorney Ward Bradley stated that he would look into solutions for issues with the abandoned property at 941 Sightler Drive and would update Council on the possibility of legal matters. Councilmember Fecas thanked staff, volunteers, Council and anyone who had a part in Springdale Summerfest. She stated that it was a phenomenal event and that she has received many compliments. There was a brief discussion on the success of the event including the fireworks display. Mayor Bishop asked if there were any complaints regarding Summerfest and no one had any to report. Municipal Clerk Leeann Eden stated that there is still an opening on the Planning Commission, and that Debbie Dennis turned in her Board Interest Form for that opening. She stated that Dennis Wimberly contacted her and resigned from the Design Review Board due to health reasons so there is an opening on that board as well. She reminded Council of the Planning Commission's meeting and Public Hearing on July 30th at 6:00 p.m. concerning a Zoning Amendment Request. She concluded by stating that Administrator Watkins would be meeting with the architect concerning the building next door on July 16th and that the MASC Annual Meeting would take place in Greenville from July 18th through the 21st.

Returning to Item III. B.

The interested parties did not attend the meeting but the item was discussed towards the end of the meeting. Mayor Bishop asked if there was any information available apart from what was included in the packet. Municipal Clerk Leeann Eden stated that everything that has been done so far was included in the packet and she was unsure if the interested party wanted to purchase the entire property or a parcel of the property. Councilmember Fecas stated that she believes the town should sell the entire property rather than a parcel. Council agreed with Councilmember Fecas. Mayor Bishop asked what the value of the property was and Municipal Clerk Leeann Eden stated that Lexington County assessed the property at \$42,500.00. Councilmember Fecas asked Attorney Ward Bradley if the property could be sold and he stated that it could be. Attorney Ward Bradley brought up the possibility of having an easement where the property meets the creek. Councilmember Fecas suggested going to look at the property to see if an easement would be beneficial. Attorney Ward Bradley stated that the property was not surveyed when it was purchased by the Town and if the Town is interested in an easement on the property, the smart way to do it would be to have the property surveyed and make the sale of the property contingent on retaining the easement. Councilmember Fecas asked if a previous survey was available and Attorney Ward Bradley stated that there was. Mayor Bishop asked Attorney Ward Bradley if the easement could be described as being 50 foot from the center line of the creek. Attorney Ward Bradley stated that he could do it that way if that is what Council agreed to. Mayor Pro Tem Ricard suggested determining if the interested parties were interested in purchasing the entire property and go from there. Mayor Pro Tem Ricard suggested describing the easement from the two irons listed on the survey. Attorney Ward Bradley stated that if he was ever going to buy property he would have it surveyed and the question is how important is it to have it surveyed if the Town is selling the property. Councilmember Fecas stated that there may not be a need for an easement. Attorney Ward Bradley stated that if the Town wants to sell the property, the plat that was provided when the Town purchased the property would be provided to the

purchaser and if they are interested in having the land surveyed they are welcome to do so. He continued by stating that if it is important to Council to connect the easement to different places, they could have the land surveyed. Mayor Bishop stated to Councilmember Fecas that the need for an easement needs to be researched, to see if it fits with the Master Plan. Mayor Pro Tem Ricard asked which landowner is interested in purchasing the property. Municipal Clerk Leeann Eden stated that the interested landowners are the Hairs, at 2830 Kirkwood Drive. Councilmember Fecas stated that their backyard comes all the way to the fence behind Dollar General. Mayor Pro Tem Ricard stated that an easement closer to the creek would not impact them. Mayor Bishop stated that before the next meeting the question of retaining the easement should be agreed upon. Mayor Bishop asked if Council was in agreement with selling the property for the assessed tax value of \$42,500.00. Council was in agreement with the price. Councilmember Fecas stated that she will send the proposed path of the easement to Council for review.

V. Adjournment

Council, on motion of Councilmember Fecas, seconded by Councilmember Reeley, voted unanimously to adjourn the meeting at 6:31 p.m.

Michael Bishop, Mayor

Attest:

Leeann Eden, Municipal Clerk