

— *South Carolina* —
SPRINGDALE

MINUTES

Town Council Work Session

November 19, 2018 at 6:00 p.m.

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.

MEMBERS PRESENT: Mayor Bishop, Mayor Pro Tem Ricard, Councilmembers Fecas, Peters, Wilkerson, Reeley, Hallman

MEMBERS ABSENT: None

STAFF PRESENT: Administrator Ashley Watkins, Municipal Clerk, Tare’ Stapp, Chief Cornett, Public Works Supervisor Scott Bolser, and Attorney Ward Bradley

I. Call to Order

Mayor Bishop called the meeting to order at 6:00 P.M. A quorum was present.

A. Mayor Pro Tem Ricard provided the invocation.

B. Mayor Bishop led the Pledge of Allegiance.

II. Consent Agenda

A. Approval of Agenda. Council unanimously approved the agenda without objection.

III. Items of Discussion

A. Creating an allocation of Town Council budget items. Administrator Watkins stated she was asked to create an allocation for Town Council to be able to have a set amount that each Councilmember can have for each budget item. Councilmember Fecas stated that this allocation gives the Town staff a way to know when each Councilmember is approaching their set threshold in the Council’s account. Mayor Bishop inquired what was included in the accounts. Councilmember Fecas responded stating that it would include professional development, such as meetings, seminars, and networking meetings. Administrator Watkins suggested having a percentage system since the budget fluctuates from year to year. Councilmember Fecas recommended trying this for next year and if any adjustments need to be made, Council can adjust the items as deemed necessary. Administrator Watkins questioned how Council would like to proceed from now until June of 2019. Mayor Bishop responded by stating that each Councilmember can present their request before Council to either be approved or denied. Administrator Watkins stated she will create a spreadsheet for each Councilmember and the amount spent for meetings and seminars and present it to council at the next work session.

B. Town of Springdale Municipal Complex Master Plan. Administrator Watkins presented a PowerPoint on the Rendering A and B plans for the redesigning of the Town of Springdale. Mayor Bishop inquired if there is a certain amount that the Town would be comfortable spending in a year for this type of project. Administrator Watkins responded stating that a project like this would likely require a bond.

Councilmember Wilkerson questioned whether Council wants to put this money towards redesigning and expanding Town Hall, the Police Department, and Public Works in the small area where it is now, or first put the money towards purchasing land for a new complex. Mayor Bishop suggested asking each Councilmember their thoughts on this matter. Councilmember Fecas stated that this is a large amount and she does not believe that people will support a bond fund for this project. Councilmember Peters stated she would like to see Town Hall to structurally build up rather than expanding out due to the plans taking space from the playground. Councilmember Hallman inquired what the needs are for each department and whether space is the ultimate issue. Chief Cornett and Administrator Watkins both agreed that the biggest issue for each department is space. Mayor Pro Tem Ricard recommended inquiring about Mr. Steve Gunter's property as well as the property behind Town Hall. Councilmember Reeley stated that he agrees with Councilmember Wilkerson and that there are other parcels of land that would give more space to each department, and possibly do all of this at a lower price than what the redesign would cost. Mayor Bishop inquired about the purchase price for the Roof property. Administrator Watkins responded stating the property is \$2.2 million and is situated on 26 acres. Chief Cornett stated that the property owners have agreed to allow the buyer(s) to parcel out the land if they choose to do so. Mayor Bishop also requested that Administrator Watkins speak with Mr. Gunter about his property next to Town Hall as well. Chief Cornett responded and stated that he firmly believes if the Town were to make him with an offer, he would not be opposed to selling the property.

IV. Town Council Reports

- A. Town Signs. Mayor Bishop reported that he spoke with Mr. Ron Clamp about creating another sign for the Town of Springdale. Mr. Clamp stated he could make a bigger version of the previous sign. Council did not like the prototype that was drawn, and would like a different design for the next sign. Mr. Clamp stated that if Council wanted to increase the size of the sign, the price would be proportionate to the increase in size. Council agreed to wait until they hear more about the Platt Springs Road location, before beginning the design process for a new sign.
- B. Springdale Elementary School. Councilmember Fecas reported that Springdale Elementary has not yet passed the external inspection according to Lexington County Stormwater.
- C. The Preserve at Roof Farm. Councilmember Fecas reported that she spoke with Ms. Judy Gordon yesterday, and Ms. Gordon stated that all the permits have been pulled; however D.R. Horton is at a standstill due to the high price for the initial grading of the property. Ms. Gordon also stated that it is everyone's goal to close at the end of this quarter.
- D. Parrish Plantation. Councilmember Fecas reported that there are two new sink holes by the beaver dam.
- E. DOT. Mayor Bishop reported that there was not anything new to report at this time.
- F. Splash Pad. Administrator Watkins reported she met with Mr. Ed Gruetzner from Carolina Parks and Play to discuss ideas for the Splash Pad as well as the signs. Administrator Watkins stated that Mr. Gruetzner will be in contact with her regarding the pricing within the next couple of weeks.
- G. Elected Officials. Councilmember Fecas reported that she had emailed Administrator Watkins about the Ethics Clarification in regards to the Lexington County Tri_City Leisure Center's Wellness membership. Councilmember Fecas stated that she was informed that she should report the membership as a gift on Town Council's Ethics Report. Councilmember Fecas also reported the meeting with CMRTA Comet bus system. Administrator Watkins stated there will be new times and new stops, including a new stop available at the airport.

H. Town Council Special Project Requests:

800 Rosedale Road. Chief Cornett reported this property is completed, and the Code Enforcement officer is going to see to it that the property owner stays in compliance.

3100 & 3104 Oweada Drive. Chief Cornett reported that 3104 Oweada Drive has maintained their grass and looks good. Chief Cornett also reported that 3100 Oweada Drive has maintained their grass; however he will be having the Town's Code Enforcement officer go over to make sure the tires in the front yard are collected.

Lot on Lee Circle. Chief Cornett reported that the property's grass is tall, but the property owner has fixed the septic tank due to the involvement of DHEC.

3025 Platt Springs Road, Mobile Homes. Chief Cornett reported that the property owner's son is now living in the last standing mobile home on the property. Chief Cornett stated that now an individual is living there, the property owners have to go through the eviction process. Chief Cornett recommended continuing to give tickets to the property owners until the son is evicted from the mobile home and the removal process begins.

3400 Platt Springs Road (burned home). Chief Cornett reported that the house is clear; however the property owner's son is now living in the shed behind the home. Chief Cornett stated they will begin to write tickets since this is considered a zoning violation, as well as a safety issue.

Councilmember Peters requested information regarding Mr. Wayne Roof's house. Chief Cornett stated that the house was deemed condemned in 2012 by the Town Building Official at that time, but the current Town Building Official does not believe it meets the requirements for the home to be considered condemned at this moment. Chief Cornett also mentioned that they are indeed moving forward with the other code enforcement issues.

V. Adjournment

Council, on motion of Councilmember Fecas, seconded by Councilmember Peters, voted unanimously to adjourn the meeting at 7:00 P.M.

Michael Bishop, Mayor

Attest:

Tare' Stapp, Municipal Clerk