

*South Carolina*  
***SPRINGDALE***

**MINUTES**

Town Council Special Meeting  
February 18, 2016 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 Michael Bishop, Councilmembers Peters, Fecas, Ricard, and Reeley, and Town Administrator Jeff Stilwell.

**MEMBERS ABSENT:** Councilmembers Wilkerson and Hallman and Town Attorney Danny Scott.

**I. Call to Order**

Mayor Bishop called the meeting to order at 6 p.m. A quorum was present. Councilmember Ricard provided the invocation. Mayor Bishop led the Pledge of Allegiance. Council, on motion of Councilmember Fecas, seconded by Councilmember Ricard, voted unanimously to approve the agenda.

**II. New Business**

A. Approval of Contract Offer for Property Located at 2400 Platt Springs Road in the Town of Springdale. Mayor Bishop explained that the contract offer for the property was \$135,000. Administrator Stilwell said that he had been told by a member of the Planning Commission that the building had been condemned and when he investigated that for himself, he related that a former town administrator told the property owner that it could no longer be a body shop because of the zoning ordinance and the realtor had then stated that the Town would need to condemn the property, but that did not occur. Administrator Stilwell responded that he told the realtor and property owner that they could pursue a variance for the property if someone wanted to purchase it as such and they agreed. Administrator Stilwell told Council to be aware that some may argue that the previous administrator said this so that the Town could purchase it, though of course that was a different administrator than him and that he would work with them on the variance. He stated that if Council approved this offer, he would submit it to them and await their acceptance or counteroffer and move forward with inspections and any necessary repair estimates. He stated that the Town building inspector found no issues with the building. Mayor Bishop stated that, because the purchase is not on the Town's annual budget, it must go up as a separate action in a public meeting. Administrator Stilwell stated that if the Town purchased the property, the Town budget would have to be amended to include the cost of the building and any repairs. Councilmember Fecas asked if the \$1,000 in earnest money would come back to us if the Town declined. Mayor Bishop said that with earnest money, the Town would not get that back. Mayor Bishop stated that there had been discussion of potentially sharing the results of any building studies the Town conducts as an incentive and so that the next potential customers would not have to pay for such studies themselves. Mayor Bishop also stated that any money spent on studies would be a potential loss as well, but he believed it would be negligible. Mayor Pro Tem Ricard asked if there had ever been any underground storage tanks on the property and Mayor Bishop stated he was not aware of any. Mayor Bishop asked if there was an environmental danger from body shops and Councilmember Reeley responded that it would be only if they'd buried something. Administrator Stilwell stated that there was a propane tank out back but nothing else. Mayor Bishop

asked what the procedure would be if the realtor and owner submitted a counter-offer and Administrator Stilwell answered that Council would have to hold another special meeting unless they authorized him to offer a maximum amount. Mayor Bishop stated his desire to keep the amount of the offer at \$135,000. Councilmember Peters felt that the two-week period to the next Council meeting might help with the decision to sell while Mayor Pro Tem Ricard stated his belief that the owner needed to sell the property after trying for so long. Council, on motion of Councilmember Peters, seconded by Mayor Pro Tem Ricard, voted unanimously to approve the contract offer of \$135,000 for the property located at 2400 Platt Springs Road.

### **III. Adjournment**

Council, on motion of Councilmember Fecas, seconded by Mayor Pro Tem Ricard, voted unanimously to adjourn the meeting at 6:08 p.m.

---

Michael Bishop  
*Mayor*

Attest:

---

Jeff Stilwell  
*Town Administrator*