

— *South Carolina* —
SPRINGDALE
—

Springdale Town Regular Council Meeting
March 1, 2011

Springdale Town Council met in a Regular Meeting on Tuesday, March 1, 2011 at 6:00 p.m. in the Town Hall Council Chambers. Those present were Mayor Pat Smith, Mayor Pro Tem Gus Manos, Councilmembers Steve Hallman, Kevin Reeley, Juston Ricard, Jacob Wilkerson, Councilwoman Nancy Sox-Peters, Town Attorney, Danny Scott, and Town Administrator, Erica Hink.

CALL TO ORDER

Mayor Smith called the Council Meeting to order at 6 p.m. Councilmember Hallman provided the invocation.

APPROVAL OF MINUTES

Council, on motion by Mayor Pro-Tem Manos, seconded by Councilmember Reeley, voted unanimously to approve the minutes from the February 1, 2011 regular meeting.

PRESENTATION OF FY10 PRELIMINARY AUDIT

Mr. Rod Dooley from Dooley and Associates provided Council with copies of the preliminary audit. He indicated that Natalie McKelvey, the former Town Administrator, needed to sign the management letter prior to finalizing the audit.

NEW BUSINESS

Consideration of a text amendment to the Zoning Ordinance to allow automobile services and repairs along Airport Blvd. (First reading)

The Mayor mentioned how difficult it is to effectively enforce use restrictions when the Blvd. is shared with Cayce. Council, on motion by Councilmember Wilkerson, seconded by Mayor Pro-Tem Manos, voted unanimously to approve the text amendment.

Recycle Bin Alternative

Administrator Hink presented Council with the proposed large recycle bin option. Residents could upsize their recycle bin to a large bin for a cost of \$65; only one large bin per property. Council, on motion by Councilmember Wilkerson, seconded by Councilmember Reeley, voted unanimously to approve the sale of the bins for \$65 per bin.

Volunteer Appreciation Award

Councilmember Wilkerson encouraged Council to consider means, other than public recognition, to thank long-time volunteers. The Mayor asked Administrator Hink to bring options back to Council at the April meeting.

PUBLIC HEARING

Consideration to revoke Cambridge Hospitality, LLC business license (650 Cherokee Lane).

Representing Cambridge Hotel, LLC:

Mr. Nelson Weston-1900 Barnwell Street-Columbia South Carolina 29201- Foreclosure Attorney

Mr. Chris Titty-2717 Devine Street-Columbia South Carolina- Court Appointed Receiver

The Mayor explained that Council is seriously concerned about the years of continuous criminal activity that takes place at Cambridge Hotel. Mr. Chris Twitty identified himself as the Court Appointed Receiver (October 4, 2010). Mr. Weston, identified as the foreclosure attorney, says Mr. Twitty was not aware of the severity of financial and criminal challenges of the property. Mr. Gandi filed bankruptcy which delayed their ability to effectively manage the property for 90 days. Mr. Twitty's primary role is to report the financials of the Cambridge Hotel to the Lexington County courts. On the date of sale, scheduled by the foreclosure bank for April 4, 2011, the attorney reported that it is likely Mr. Twitty will be the bid winner. Mr. Twitty reported that he has already invested \$35,000 into the operating costs (primarily utilities) but explained that he is not in a position to do significant improvements to the property as the Receiver. Mr. Twitty said he had already eliminated loitering, raised the rates from \$20 a night to \$30, established a "do not rent them a room" policy, closed the Restaurant and Bar in November, and educated employees about detecting drugs and alcohol users. Councilmember Wilkerson stated the clientele is attracted to the low rates and that Cambridge needs to increase the rates if they want different clientele. Mayor Pro-Tem Manos stated that it is going to be very difficult for Cambridge to transform the hotel while still in operation. Mr. Twitty responded that if the hotel closes, then the value of the property decreases which will make it difficult to sell the hotel. Mr. Twitty says if he is awarded the property, he will invest over \$1 million in the property. Mayor Smith stated as a result of the high volume of incidents at Cambridge, the Town Police Department has spent over \$15,000 responding to incidents since 2009.

EXECUTIVE SESSION

Council, on motion by Mayor Pro-Tem Manos, seconded by Councilmember Hallman, voted unanimously to adjourn to Executive Session for legal counsel at 6:50pm.

Council, on motion by Councilmember Hallman, seconded by Mayor Pro-Tem Manos, voted unanimously to adjourn from Executive Session at 7:10pm.

No action was taken during Executive Session.

Mayor Smith informed Mr. Weston and Mr. Twitty that Council will not revoke the business license pending he acquires onsite security by Monday, March 7 and to communicate actions take at the property to Administrator Hink. Mayor Smith also stated that Council would like to see Mr. Twitty again at the April 5th Council meeting to hear the outcome of the foreclosure hearing and his business plan for Cambridge Hotel. Mr. Twitty and Mr. Weston both agreed to the terms.

REPORTS

Chief of Police's Report

Chief Johnson referred Council to the monthly stats.

Town Administrator's Report

Administrator Hink referred Council to the monthly Administrator's memorandum.

APPEARANCE BY CITIZENS

None

Adjourn

Council, on motion by Councilmember Hallman, seconded by Mayor Pro-Tem Manos, voted unanimously to adjourn the Council meeting at 7:21 p.m.

Pat G. Smith, Mayor

Attest:

Erica Hink, Town Administrator