

*South Carolina*  
***SPRINGDALE***

**MINUTES**

Town Council Work Session

September 17, 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, Town Administrator Ashley Watkins, and Attorney Ward Bradley.

MEMBERS ABSENT: Councilmember Hallman.

**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, on motion of Councilmember Fecas, seconded by Councilmember Reeley, voted unanimously to amend the agenda to make the following changes: under item III, moving item D to item A.

**III. Items of Discussion**

- A. Steve Martin, Building Official on property management. Mr. Steve Martin from the City of Cayce (also contracted as Building Official for the Town of Springdale) requested the opinions of Council regarding properties in the Town of Springdale and how to effectively deal with the issues in the Town. Mr. Martin stated he would like to begin with a city-wide survey to identify all the problems in the Town of Springdale. Mr. Martin continued with the step by step process he takes when assessing properties. The first step Mr. Martin takes is an exterior property inspection, which inspects items such as grass, debris, trash, and so forth, as well as the security of abandoned homes and whether these houses are secure. Each item will be checked off accordingly on the exterior property form. Mr. Martin proceeded with the next step which would be to identify Lexington County tax maps, and have the police department to locate these properties. The following step would then be to send a certified letter to property owner. Mr. Martin stated an activity log will be kept to keep track of the properties and the owners who the Town has been in contact with once the above process is complete. Mayor Bishop inquired if the Town would put a tax lien on the amount Mr. Martin charges a property owner. Mr. Martin responded by stating that the Town cannot enforce a property lien, only a judge is allowed to put a lien on a piece of property. Mayor Bishop questioned how the Town would get their money back that they had put into a piece of property. Mr. Martin responded stating that unfortunately, sometimes you cannot get the money back; however there are instances where the

Town does receive the money back. Mr. Martin continued and stated the Town attorney would have to contact these property owners and summon them to court. Mayor Bishop questioned if Mr. Martin cleans a piece of property can the Town put a lien on the property. Mr. Martin responded stating that he and his team from the City of Cayce do not clean properties nor are allowed on a piece of private property due to insurance liability. Councilmember Fecas stated the Town has an ordinance stating that Town employees can access private property. Mr. Martin responded yes the Town may allow it, but does the Town's insurance company may not allow employees and officials on private property. Bradley stated that he will contact the Municipal Association regarding the Town's insurance, because he was unaware of the insurance liability being an issue with private properties. Mayor Bishop inquired about the three trailers located in Springdale and the steps needed to be taken in order to have the property cleaned. Mr. Martin responded stating that the trailers are not regulated by the code but the Town could pursue citing the property owners for nuisance property or failure to maintain. Mayor Bishop and Councilmember Fecas questioned about a property where the property owner is in an assisted-living facility and his power of attorney resides in Surfside and is unable to travel to Springdale due to being bed-ridden. Attorney Ward responded by stating that he and Sierra looked into this matter and found that the Town can have an ordinance that allows to tear down a structure on an individual's property; however the state statute says that the Town would have to serve the property owner with a lawsuit, and then proceed to have a hearing before a judge who will then decide whether to give a court order to the property owner or not. Attorney Bradley stated this is the safe way to properly remove a structure from a piece of property. Mr. Martin also stated that the property owners have a right to appeal the certified letter within twenty days of receiving it, and if Mr. Martin does not hear from the property owners within twenty days, the owners lose their right to appeal. Mayor Bishop inquired if there was a deadline set to cite the trailers. Chief Cornett and Administrator Watkins responded by stating they were waiting for Council's approval on a date. Council agreed to give the property owners of the trailers a deadline of October 31<sup>st</sup>, and if the owners do not meet the deadline, they will be cited on November 1<sup>st</sup>. Mr. Martin stated that Chief Cornett and the Town's code enforcement officer will be assisting Mr. Martin when he conducts his city-wide survey.

- B. Discussion for Updating the Town of Springdale Code of Ordinances, Chapter 17, Purchasing for the Town of Springdale. Mayor Pro Tem Ricard stated he would like to remove informal bidding, and solely use formal bidding for the purchasing process under Section 17-1. Councilmember Fecas suggested documenting and giving an explanation when the Town grants an exception. Mayor Pro Tem Ricard continued to the next topic and stated that in Section 17-2 the Town Administrator is the purchasing agent for the Town. Mayor Pro Tem Ricard stated that it may not be feasible for the Town Administrator to be the sole purchasing agent for the Town and suggests appointing that position to another official as well. Administrator Watkins suggested having the Section 17-2 read "The Town Administrator or his /her designee shall be the purchasing agent for the Town". Chief Cornett inquired if Council would allow authorization to increase the purchasing amount for department heads from \$500 to \$1,000-\$1,500. Chief Cornett stated that \$500 is not enough when making bigger purchases, and at times it requires more than one transaction. Council agreed to increase the amount to \$1,500. Council further agreed that Section 17-4(1) be changed from \$500 to \$1,500, and delete (2).
- C. Letter to *The State Newspaper* requesting they honor resident's "opt-out" requests for advertising flyers. Mayor Bishop stated next month there will be a Lexington County Municipal meeting and the members will be discussing this topic. Attorney Bradley stated this issue is more of a policy question for Town Hall. Attorney Bradley stated that the way the drafted ordinance is set up it allows residents to opt-in upon request; however it can be changed to allow an opt-out option that will include a penalty. Mayor Bishop suggested sending in a list of addresses that wish to opt-out of the advertising

flyers from The State Newspaper, and ticket them if *The State Newspaper* delivers them again. Council agreed to hold off on more discussion of this until the after LCMA Meeting.

- D. Springdale Town Complex Master Plan. Mayor Bishop stated the engineering company created two designs for the Springdale Town Complex. Pro Tem Ricard stated he liked Plan A on page 9. Councilmember Fecas stated what she really likes is the way it designates which way traffic goes around the complex. Administrator Watkins stated she liked Plan A mainly because the Town spent a large amount of money renovating the police department just a few years ago and this plan includes the existing police department building. Plan B demolishes the existing police department all together and relocates it. Councilmember Wilkerson stated that if the Town was to go with Plan A, at least half or three-quarters of the park would be removed. Councilmember Reeley and Mayor Bishop mentioned building a second story to Town Hall. Mayor Pro Tem Ricard suggested starting from the back with Public Works and the parking lot, and then continue moving forward in phases. Mayor Bishop questioned what plans need to be put in place to move forward with this idea. Mayor Pro Tem Ricard suggested phasing out and creating budgets for this project. Councilmember Wilkerson also suggested finding information regarding the property on Lee Circle that is adjacent to Town Hall.

#### **IV. Reports**

A. Town Council Report. Mayor Bishop stated he did not have any new information to discuss at this time. Mayor Pro Tem Ricard inquired if any Councilmembers have spoken with Parrish regarding the lowering of the pond. Councilmember Fecas stated that Chief Cornett reported two of the Board members personally went out and manually lowered the pond. Mayor Bishop stated that he received a complaint regarding water coming through the retaining wall. Administrator Watkins mentioned that Mr. Wendell Shumpert called and wanted on record regarding the lack of effort the Town has put forth on the Parrish Dam. Administrator Watkins reassured Mr. Shumpert that the Town has done everything they are capable of doing in regards to this matter. Councilmember Wilkerson inquired about the progress of the Town signs. Administrator Watkins stated she will continue to call and look into this matter further. Mayor Pro Tem Ricard suggested having the money returned to the Town since the company has yet to complete the project. Councilmember Wilkerson stated he will visit and speak with the owner regarding this matter.

B. Police Report. Chief Cornett reported that Mr. Martin did an inspection for the property located at 945 Sightler Dr. Chief Cornett stated that Mr. Martin reported the building is structurally sound and the only enforcement the Town could do would be to ticket for high grass.

C. Public Works Report. Mr. Scott Bolser reported that he was able to coordinate with Chief to help prepare for Hurricane Florence. Mr. Bolser continued by stating that it was good practice in regards to hurricane preparedness.

D. Town Administrator Report. Administrator Watkins reported that the Planning Commission meeting is cancelled for September 18<sup>th</sup>. Administrator Watkins continued with her report stating that the parade meeting will be September 19<sup>th</sup> at noon, and the Comet/CMRTA meeting will be held on September 20<sup>th</sup> at 3:00 in Town Hall Council chambers.

E. Attorney Report. Attorney Bradley reported that he has the ordinances Council requested at the last meeting. Attorney Bradley continued stated he had worked on the Food Truck ordinance. Councilmember Fecas stated she had a few items she would like to discuss regarding this ordinance. Councilmember Fecas began with 11-65 and whether it states “fee” or “free”. Councilmember Fecas continued to 11-69 (D) which states that no food truck unit or food trailer shall be located closer than fifty

(50) ft. from flammable combustible liquid or gas storage and dispensing structures. Councilmember Fecas questioned whether the owner of the food truck that pushed for this ordinance would have enough room to put his food truck at the gas station as originally planned. Councilmember Fecas continued to 11-69 (H) that states no food truck vendor may sell to persons in vehicles. Councilmember Fecas questioned whether this is to avoid a drive up at the food truck. Administrator Watkins responded by stating yes. Councilmember Fecas mention the town's sign ordinance and stated they would need to use a sandwich board as an appropriate sign. Councilmember Fecas suggested having the owners submit inspection records with their application. Councilmember Fecas questioned if the Town inspector would be in charge of inspecting the food trucks as well, or would another individual be in charge to see that the owners are in compliance. Mayor Pro Tem Ricard responded stating that Soda City requires the vendor's DHEC license when they submit their application. Councilmember Fecas continued to 11-70 (B) where it mentions that a food truck may not occupy more than three parking stalls. Administrator Watkins responded stating that this was also a question she had since the Town does not have parking stalls, and not each food truck is going to remain stationary. Administrator Watkins stated one of her main concerns was in regards to the three fees stated in the ordinance. The first fee is a Food Vendor Program fee for \$100; the second fee is a permitting fee for each food truck for \$200 annually; and the third fee is a zoning ordinance fee for the decal. Administrator Watkins stated she is unsure if a vendor would pay \$300 to have a food truck in the Town of Springdale. Administrator Watkins suggested re-naming the "Food Vendor Program" fee to state "Business License" fee. Administrator Watkins continued to the zoning ordinance fee, and stated that this would fall under a business license; however the Town can make decal stickers for the food truck vendors. Mayor Bishop proposed having Administrator Watkins re-type this ordinance and present it at the next Council meeting.

## **V. Adjournment**

Council, on motion of Councilmember Fecas, seconded by Councilmember Reeley, voted unanimously to adjourn the meeting at 7:15 P.M.

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Michael Bishop  
*Mayor*

Attest:

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Tare' Stapp  
*Municipal Clerk*