

Aiken City Council Minutes

SPECIAL MEETING

December 20, 1993

Present: Mayor Cavanaugh, Councilmembers Anaclerio, Clyburn, Papouchado, Perry, Price and Radford.

Others Present: Steve Thompson, Jim Holly, Sara Ridout, Philip Lord of the Aiken Standard, and 3 citizens.

Mayor Cavanaugh called the special meeting to order at 5:20 P.M. He stated the purpose of the meeting was to consider second reading of an ordinance approving leasing of some property at the airport and second reading of an ordinance accepting the retention pond at South Park.

AIRPORT - ORDINANCE 122093LeaseAviation BusinessRobbins, RoyalAiken AirportBush Field Aircraft Company

Mayor Cavanaugh stated this was the time advertised for the second reading and public hearing of an ordinance to approve a lease at the Aiken Municipal Airport.

Mr. Thompson read the title of the ordinance.

AN ORDINANCE AUTHORIZING THE MAYOR, BY AND WITH THE ATTEST OF THE CITY CLERK, TO EXECUTE AN AGREEMENT LEASING APPROXIMATELY 1.5 ACRES LOCATED AT THE AIKEN MUNICIPAL AIRPORT TO BUSH FIELD AIRCRAFT COMPANY FOR THE PURPOSE OF OPERATING AN AIRCRAFT-RELATED BUSINESS.

Mr. Thompson stated the Airport Advisory Committee has reviewed a proposal to lease 1.5 acres at the airport. The Committee is recommending approval to City Council.

Mr. Thompson stated that at the October 20 meeting of City Council, Council met with the Airport Advisory Committee to discuss the possibility of a lease on the airport property to a private business. Council agreed with the Airport Committee that this could be a positive benefit for the airport. The Airport Committee has been meeting with the business to develop a lease agreement. The business owner does have a timing problem and needs to close out the lease by the end of the current calendar year.

Mr. Thompson stated Ms. Frances Thomas, Assistant City Manager, had been working with the Airport Committee to develop the lease agreement. He said the lease had been approved by the FAA. The Committee's recommendation is for an initial 20 year term, with two separate additional terms of 10 years each. The base rent is \$500 per month, and increases will be tied to the Consumer Price Index. The business must meet the city's review requirements for development standards and construction, and the lease does include a procedure for the city to buy out any balance of the existing lease term.

The public hearing was held and no one spoke.

Councilwoman Price stated she didn't like long term leases and was concerned about a 20 year lease and two additional terms of 10 years each. She also asked why increases in rent would be tied to the Consumer Price Index. She stated she would like another option rather than tying the rent increase to the CPI as a guide for rent increases. She felt \$500 was a small amount for rent of the property.

Mr. Thompson stated the rent was tied to the CPI to give some opportunity for rate increases. He pointed out the present lease with the FBO does not include any allowance for any increase in the base rent. He also pointed out that other leases are tied to the CPI to allow for some increases in the rent. He stated he did not have another suggestion for another index to use.

December 20, 1993

Mr. Thompson stated the proposed business would generate about \$150,000 for the city over the period of the lease, and the proposed business would open the door for other businesses to locate at the airport. It was pointed out the proposed business would construct a building on the property. An unpaved road will be constructed to the business. At this time the road will not be paved unless the company needs it paved, and then it will be done at the company's expense. If later the city needs the road paved, the city will pave the road. He stated the city is installing \$30,000 of water and sewer improvements, oversizing the lines to meet the needs of any future industries.

Council discussed the proposed lease.

Councilman Anaclerio moved, seconded by Councilman Radford, that the ordinance approving lease of approximately 1.5 acres at the airport to Bush Field Aircraft be passed on second and final reading to become effective immediately. The motion passed by a majority vote, with Councilwoman Price voting in opposition.

SOUTH PARK - ORDINANCE 122093A

Retention Pond
Whiskey Road
Colony Parkway
Woodward Property
Aiken Associates

Mayor Cavanaugh stated this was the time advertised for the second reading and public hearing of an ordinance to accept the retention pond at South Park.

Mr. Thompson read the title of the ordinance.

AN ORDINANCE ACCEPTING DEDICATION OF THE RETENTION POND AND ADJOINING WETLAND AREA LOCATED IN THE DEVELOPMENT KNOWN AS SOUTH PARK NEAR THE INTERSECTION OF COLONY PARKWAY AND PRICE AVENUE.

Mr. Thompson stated this is the retention pond on the former Woodward tract located off Whiskey Road. He stated the city had originally agreed to accept the retention pond. He said the original concept was for the city to accept ownership to use the pond as a retention pond and to possibly develop a walking track around the pond in the future. The developers have asked the city to proceed with acceptance of the pond. Mr. Holly has worked on the ordinance and has included wording to allow the city to be sure the easement issues are settled before acceptance of the pond. He said there were some easement issues that had to be worked out before acceptance of the pond.

Mr. Holly pointed out that related to the easement issue was a plat discrepancy which he was trying to get resolved. He said if the difficulty is not resolved then the city has reserved the right to deny acceptance if the difficulty is not resolved to the city's satisfaction.

The public hearing was held and no one spoke.

Council briefly discussed the request for acceptance of the retention pond.

Councilwoman Price moved, seconded by Councilwoman Papouchado and unanimously approved, that the ordinance to accept the retention pond at South Park be passed on second and final reading to become effective immediately contingent upon the easement and plat discrepancy being worked out to the satisfaction of the City Attorney.


EXECUTIVE SESSION

Councilman Anaclerio moved, seconded by Councilman Perry and unanimously approved, that Council go into executive session to discuss a legal matter and receive legal advice. Council went into executive session at 5:30 P.M.

After discussion, Councilman Anaclerio moved, seconded by Councilwoman Papouchado and unanimously approved that Council adjourn the executive session. No action was taken in the executive session.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:50 P.M.


Sara B. Ridout
City Clerk