

Aiken City Council Minutes

July 13, 1998

EXECUTIVE SESSION

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

Others Present: Steve Thompson, Bill Huggins, Gary Smith, Roger LeDuc, and Sara Ridout.

Mayor Cavanaugh called the meeting to order at 5:35 P.M. Councilwoman Price moved, seconded by Councilwoman Papouchado and unanimously approved, that Council go into executive session to discuss a contractual matter relating to a franchise agreement for electric supply for the city. After discussion, Councilman Radford moved, seconded by Councilwoman Papouchado and unanimously approved, that the executive session end. The executive session ended at 6:50 P.M. Then a work session discussion was held on a proposed Festival Center on Newberry Street. Also discussed were the three capital improvement projects for the Recreation Department including the Crosland Park Neighborhood Park and whether to proceed with drawing plans for the park. It was the consensus of Council to include the park in the project, but to consider the possibility of relocating the park. Council delayed discussion on the request of Aiken 20/20 for another fundraiser.

Regular Meeting

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

Others Present: Steve Thompson, Gary Smith, Bill Huggins, Anita Lilly, Terry Rhinehart, Ed Evans, Carrol Busbee, Roger LeDuc, Sara Ridout, Carl Langley of the Aiken Standard, Margaret O'Shea of the Augusta Chronicle, Channel 6, and 30 citizens.

Mayor Cavanaugh called the meeting to order at 7:45 P.M. Steve Thompson led in prayer which was followed by the pledge of allegiance to the flag. The minutes of the regular meeting of June 22, 1998, were considered for approval. Councilwoman Papouchado moved that the minutes be approved as written. The motion was seconded by Councilwoman Clyburn and unanimously approved.

BOARDS AND COMMISSIONSAppointmentsBuilding Code Appeals CommitteeColeman, MikeBradley, WalterBallentine, SidneyHousing AuthorityWood, SaraAnnexation Study CommitteeCook, Tamela

Mayor Cavanaugh stated Council needed to make some appointments to the various boards and committees of the city.

Mr. Thompson stated Council has several appointments available on the boards and committees of the city.

The terms of Mike Coleman, Walter Bradley and Sidney Ballentine expired May 12, 1998, on the Building Code Appeals Committee. Councilman Radford has recommended reappointment of Mr. Coleman; Councilwoman Clyburn has recommended reappointment of Mr. Bradley, and Mayor Cavanaugh has recommended reappointment of Mr. Ballentine. The new terms would expire May 12, 2000.

Councilwoman Clyburn moved, seconded by Councilman Radford and unanimously approved, that Mike Coleman, Walter Bradley and Sidney Ballentine be

reappointed to the Building Code Appeals Committee for two year terms with the terms to expire May 12, 2000.

Mr. Thompson stated the term of Ms. Sara Wood on the Housing Authority expired May 28, and Mayor Cavanaugh has recommended reappointment of Ms. Wood. Housing Authority terms are for five years and the reappointment of Ms. Wood would carry the new term through May 28, 2003.

Mayor Cavanaugh moved, seconded by Councilwoman Papouchado and unanimously approved, that Council reappoint Sara Wood to the Housing Authority Committee for a five year term with the term to expire May 28, 2003.

Mr. Thompson stated Councilman Radford has recommended appointment of Ms. Tamela Cook to the Annexation Study Committee to replace Robert Harrington who resigned. Ms. Cook's term would expire May 20, 2000.

Councilman Radford moved, seconded by Councilman Anaclerio and unanimously approved, that Tamela Cook be appointed to the Annexation Study Committee to replace Robert Harrington with the term to expire May 20, 2000.

FORE STREET - ORDINANCE 071398

Heritage Square
Home Depot
Whiskey Road
Right of Way
Quit Claim

Mayor Cavanaugh stated this was the time advertised for second reading and public hearing on an ordinance to vacate a portion of Fore Street behind the Heritage Square Shopping Center.

Mr. Thompson read the title of the ordinance.

AN ORDINANCE AUTHORIZING THE CITY OF AIKEN TO ABANDON ITS RIGHT, TITLE, AND INTEREST IN A PORTION OF THE RIGHT OF WAY OF FORE STREET, COMPRISED OF .04 ACRES LOCATED IN THE CITY OF AIKEN TO THE HOME DEPOT U.S.A., INC.

Mr. Thompson stated as City Council is aware, Home Depot is planning to locate a new store in the previous Wal-Mart and Food Lion stores in Heritage Square. The company would like to acquire a portion of the right of way on Fore Street.

The company states having the right of way would assist the project by allowing greater efficiency of car and truck circulation around the building and the truck dock. This would not require any portion of the actual street, but would help to straighten and clean up some of the existing right of way lines without impacting the actual street right of way.

The public hearing was held and no one spoke.

Councilwoman Price moved, seconded by Councilwoman Papouchado and unanimously approved, that Council pass on second and final reading an ordinance vacating a portion of the street right of way along Fore Street for Home Depot and that the ordinance become effective immediately.

S.C. 118 - ORDINANCE 071398A

S.C. Department of Transportation
Water Tank
Laurens Street
Rutland Drive
By-Pass
Highway Department
City Property
Sale of Property

Mayor Cavanaugh stated this was the time advertised for second reading and public hearing on an ordinance to approve the sale of property to the S. C. Department of Transportation for the widening of S.C. 118.

Mr. Thompson read the title of the ordinance.

AN ORDINANCE APPROVING THE SALE AND CONVEYANCE OF A PORTION OF REAL ESTATE OWNED BY THE CITY OF AIKEN LOCATED ON THE EAST SIDE OF LAURENS STREET NEAR THE INTERSECTION OF LAURENS STREET AND LINCOLN AVENUE.

July 13, 1998

Mr. Thompson stated City Council has received a request from the S.C. Department of Transportation, asking the city to sell a portion of the city property near the Laurens Street water tank to the Department of Transportation for use in the widening of S.C. 118.

Mr. Thompson stated the widening of S.C. 118 will require some of the city's property along Laurens Street. The Department of Transportation has offered the city \$1,400 for the 715 square feet of property needed. This does not pose any problem for the city's property, and the staff recommends acceptance of their offer.

The public hearing was held and no one spoke.

Councilman Anaclerio moved, seconded by Councilwoman Price and unanimously approved, that Council pass on second and final reading an ordinance selling property on Laurens Street near the city's water tank to the South Carolina Department of Transportation for widening S.C. 118 and that the ordinance become effective immediately.

BUDGET - ORDINANCE 071398B

Amendment 1997-98

Mayor Cavanaugh stated this was the time advertised for second reading and public hearing on an ordinance to amend the budget for fiscal year 1997-98.

Mr. Thompson read the title of the ordinance.

AN ORDINANCE AMENDING THE BUDGET OF THE CITY OF AIKEN FOR THE FISCAL YEAR BEGINNING JULY 1, 1997, AND ENDING JUNE 30, 1998.

Mr. Thompson stated each year Council amends the budget at the end of the Fiscal Year to reflect any changes to the budget during the year.

Mr. Thompson stated a listing of all expenses to be included in the budget had been given to Council. The amendment includes an adjustment increasing the General Fund by \$330,820 and an adjustment increasing the Utilities Fund by \$100,220. The majority of the expenses for budget adjustments are for projects that have extended over several years, with the projects funded in one budget year, and the expense taking place the following fiscal year. This applies to the improvements to Station 2, the storage building at Public Safety Station 4, and the software changes and training developed through the HTE Company.

The public hearing was held and no one spoke.

Councilwoman Papouchado moved, seconded by Councilwoman Clyburn and unanimously approved, that Council pass on second and final reading an ordinance amending the budget for fiscal year 1997-98.

ANNEXATION - ORDINANCE

Burckhalter, Llewellyn and LeClair A. (Former Owners)
Holley, Steve Morgan (Former Owner)
Whiskey Road
S.C. 19 S.
Lowe's
H/S AIKLO, LLC
Tax Parcel No. 00-158.0-01-212
00-158.0-01-029 and 00-158.0-01-072

Mayor Cavanaugh stated an ordinance had been prepared for Council's consideration to annex 19.38 acres located off Whiskey Road.

Mr. Thompson read the title of the ordinance.

AN ORDINANCE TO ANNEX TO THE CORPORATE LIMITS OF THE CITY OF AIKEN CERTAIN PROPERTY CONSISTING OF 19.38 ACRES OF LAND, MORE OR LESS, OWNED BY H/S AIKLO, LLC AND LOCATED ON THE EAST SIDE OF SOUTH CAROLINA HIGHWAY 19 NORTH OF THE REAL ESTATE CURRENTLY OWNED BY LOWE'S INVESTMENT CORP. AND BEING KNOWN AS TAX MAP PARCEL NUMBERS 00-158.0-01-072, 00-158.0-01-029 AND 00-158.0-01-212 AND TO ZONE THE SAME NEIGHBORHOOD BUSINESS (NB).

Mr. Thompson stated City Council has received a request for annexation of three parcels, totaling 19.38 acres, located along the east side of Whiskey Road north of the present Lowe's facility. This ordinance received first reading in October, 1997, and due to the extended delay this has been brought back for consideration. In the meantime, the property has changed owners and is now owned by H/S Aiklo. The property was formerly owned by Llewellyn and LeClair A. Burckhalter and Steve Morgan Holley.

This request is for the annexation of the new Lowe's facility on Whiskey Road. The property is contiguous to the city, and this would require extension of sewer services across Whiskey Road to serve this facility. The request is consistent with the other development in the area, and with the frontage of the property along Whiskey Road. The Planning Commission reviewed several issues, including development of a detention pond, concerns about the billboards and other uses on the existing site, and the need for curb cuts and buffers. After extensive discussion on this, the Planning Commission recommended approval of the annexation on the following conditions:

- 1) that a billboard located on the parcel identified as Tax Parcel #00-158-01-072 be removed from the property within one year following approval of the annexation by City Council or following the expiration date for any lease agreements for use of the billboard which might have been in place at the time the annexation request was filed, whichever is the longer period;
- 2) that a manufactured building which is located on the property identified as Tax Parcel #00-158-01-072 be removed from the property within one year following approval of the annexation by City Council unless the Zoning Ordinance is amended to permit such units;
- 3) that there be only one curb cut on the Whiskey Road frontage and that cut should be aligned with the traffic signal at the Aiken Mall entrance or be offset by at least 150 feet from that entrance;
- 4) that there be a buffer left undisturbed at least 25 feet in depth along the northern and eastern property lines except to allow one driveway to Athol Avenue or the encroachment of a detention pond no more than 10 feet into the buffer as long as trees are planted in the pond;
- 5) that the adjoining property which contains the existing Lowe's building (Tax Parcel #00-158-01-212) also be annexed into the City prior to the issuance of a building permit by the City of Aiken for construction on the subject property; and
- 6) that if the two subject parcels are developed for one use, they be combined to form one lot prior to approval of a site plan for a project on either.

This annexation was delayed in October due to the discussions over which company was to provide electric service to this site. City Council approved the extension of city utilities to the location and delayed annexation until the company could resolve the issue with the power companies. The project is to meet all city requirements, and the old location of Lowe's is moving through the process of annexation also.

Mr. Thompson pointed out that the ordinance is scheduled for first reading again because of the length of time that has lapsed since the first reading on the ordinance was originally held and also the property had changed owners.

Councilwoman Clyburn moved, seconded by Councilwoman Price and unanimously approved that Council pass on first reading an ordinance to annex and zone as Neighborhood Business approximately 19.38 acres of property located off Whiskey Road, the site of a new Lowe's, and that second reading and public hearing be set for the next regular meeting of Council.

ZONING - ORDINANCE

Lincoln Avenue
Cushman Drive
Bates, Milledge
McCormick, Jesse C. Jr.
Tax Parcel No. 00-130.0-01-049

Mayor Cavanaugh stated an ordinance had been prepared for Council's consideration to rezone 10.631 acres between Lincoln Avenue and Cushman Drive from R-1 Single Family Residential to R-1M Single Family Manufactured Homes.

Mr. Thompson read the title of the ordinance.

AN ORDINANCE AMENDING THE ZONING OF REAL ESTATE LOCATED ON LINCOLN AVENUE,
TAX MAP PARCEL NUMBER 00-130.0-01-049 FROM R-1 TO R-1M.

Mr. Thompson stated City Council has received a request for rezoning of 10.631 acres of property between Lincoln Avenue and Cushman Drive, from R-1 Single Family, to R-1M Single Family Manufactured Housing. This has been reviewed by the city Planning Commission, and is recommended to City Council.

The developers would like to rezone the property to accommodate the relocation of a manufactured home on the site. City Council has adopted the R-1M Zone to allow manufactured housing within Aiken. The present property owner would like to have the entire property rezoned to R-1M to allow his single manufactured home on the site. To allow additional manufactured homes on this site the owner would have to have the property subdivided. The property could include a maximum of 77 lots, but at this time the owner is planning only on having the single home on the property.

The Planning Commission did have questions about the owner of the property, and has included a condition that the status of the property ownership be clarified at least 10 business days prior to the City Council meeting. Mr. Thompson stated the owner of the property is Mr. Jessie McCormick and apparently Mr. Milledge Bates is a potential owner with a contract to purchase the property after it has been rezoned.

Mayor Cavanaugh noted that Mr. Eugene McKie and a group of interested citizens living on Lincoln Avenue were present. He pointed out this is not a public hearing at this time. He stated, however, he had some questions about the proposed rezoning, and he asked that Mr. McKie tell him why he disagreed with the proposed rezoning.

Mr. Eugene McKie, 615 Lincoln Avenue, stated he had concerns about the proposed rezoning. He was concerned about the value of property in the area being decreased with manufactured homes in the area. He was also concerned about the type people who might move into the area. He stated a lot of elderly people live in the area and walk the streets in the evening for exercise. It was pointed out the area to be rezoned is behind Lincoln Avenue and there would be access to the property from Lincoln Avenue.

Councilwoman Clyburn was concerned about the question of who owns the property. She pointed out Mr. McCormick is the present owner, and she understands there is a contract for purchase of the property if the property is rezoned. She pointed out the rezoning on Greenwood Street where a person was to buy property pending Council's rezoning the property and then the person did not buy the property after it was rezoned.

Mr. Thompson pointed out there is no restriction on who future property owners might be, however zoning does not run with the owner but instead runs with the land.

Councilwoman Clyburn was concerned about a mobile home park in the area. She wondered if the request would be as a total package with a conceptual plan or if homes would be moved in one by one until 77 homes were on the 10+ acres. She stated she has had experience with a mobile home park in the area where she lives, and her experience has not been good. She was concerned about someone other than the owner petitioning for rezoning of property and then changing their mind about a project after the property has been rezoned.

Representative William Clyburn stated he was concerned about the people in the area and the possibility of a mobile home or manufactured home park in the area. He pointed out he had not had good experience with a mobile home park in his area. He said the people in the area were concerned about having a manufactured home park in the area with the possibility of 77 units in the area.

Councilman Perry stated the ownership of the property should not be the question. He stated zoning should be based on whether it is right for the property. He stated there is nothing wrong with mobile homes, but he did not feel that this property was the place for a mobile home park. He stated everything on Lincoln Avenue and the surrounding area is single family residential.

Councilman Perry moved, seconded by Councilwoman Clyburn, that the request for rezoning be denied.

Councilman Radford pointed out Council had had two issues recently about rezoning--Greenwood Street and Colleton Avenue. He pointed out Council did not hold a public hearing on the Colleton Avenue request. He pointed out that people had spoken on first reading on the proposed rezoning for Lincoln Avenue, but the owner nor the applicant had had the opportunity to speak. He stated he did not feel that Council would be being fair to the applicant or the owner if the ordinance was denied on first reading, especially since others were allowed to speak on the request.

Neither Mr. McCormick nor Mr. Bates was present at the meeting.

After discussion Councilmembers felt that the procedure should be followed as in the past of holding a public hearing to give everyone the opportunity to speak on an issue.

Councilman Perry and Councilwoman Clyburn withdrew their motion and second to deny the request on first reading.

Councilman Perry moved, seconded by Councilman Radford, that Council pass the ordinance on first reading to rezone 10.631 acres between Lincoln and Cushman Drive from R-1 to R-1M Manufactured Housing Zone and that second reading and public hearing be set for the next regular meeting of Council. The motion was approved by a vote of 5 in favor with Councilmembers Clyburn and Price opposing the motion.

REZONING - ORDINANCE

Greenwood Street, 138

Karapatakis, John K. & Myrsina

Tax Parcel No. 30-017-0-07-001

Mayor Cavanaugh stated an ordinance had been prepared to rezone 138 Greenwood Street from R-2 Multi-Family Residential to R-1 Single Family Residential.

Mr. Thompson read the title of the ordinance.

AN ORDINANCE AMENDING THE ZONING OF REAL ESTATE LOCATED AT 138 GREENWOOD STREET SW, TAX PARCEL NUMBER 30-017.0-07-001 FROM R-2 TO R-1.

Mr. Thompson stated City Council approved rezoning of the property at 138 Greenwood Street SW in January, 1998, from the R-1 Single Family Zone to R-2 which allows multi-family or apartment units. The property did not sell as proposed, and City Council asked the Planning Commission to review this property and to determine the appropriate zone for the property. The Planning Commission has reviewed this issue, and does recommend rezoning this property back to the R-1 Zone.

The Planning Commission has previously recommended that this property retain the R-1 Zone, based on the findings that the neighborhood was predominately single family, and that to allow future development of three units on the site would be detrimental to the character of the area.

The Planning Commission has voted to recommend to City Council that the property be rezoned to R-1, Single Family Residential.

Councilman Radford moved, seconded by Councilman Anaclerio and unanimously approved, that Council amend the proposed ordinance to rezone the property at 138 Greenwood Street to read that the property be rezoned from R-2 Multi-Family to R-1 Single Family Residential and that the ordinance be passed on first reading and second reading set for the next regular meeting of Council.

SUGAR MILL PLACE - ORDINANCE

Dedication
Streets
Utilities
Gregg Avenue
Water System
Sewer System
Tax Parcel No. 30-006.0-03-172 (Portion of)

Mayor Cavanaugh stated an ordinance had been prepared to accept dedication of the streets and utilities in Sugar Mill Place.

Mr. Thompson read the title of the ordinance.

AN ORDINANCE ACCEPTING THE DEDICATION OF REAL PROPERTY OWNED BY SUGAR MILL PLACE TOWNHOMES ASSOCIATION, INC.

Mr. Thompson stated as City Council is aware, the city accepts streets and utilities within public subdivisions after the streets and utilities have been inspected for proper construction. We have been requested by the homeowners association of Sugar Mill Place, on Gregg Avenue, to accept the streets and utilities within this development.

On inspection, we have found that the streets and utilities seem to be well constructed and within our guidelines. We recommend acceptance to City Council.

Councilwoman Clyburn moved, seconded by Councilman Radford and unanimously approved that Council pass on first reading an ordinance to accept the roadway and utilities in Sugar Mill Place and that second reading and public hearing be set for the next regular meeting of Council.

BUILDING CODES - ORDINANCE

Standard Building Code
Standard Plumbing Code
Standard Mechanical Code
Standard Gas Code
Standard Housing Code
Standard Swimming Pool Code
Standard Fire Prevention Code
Standard Unsafe Building Abatement Code
CABO One and Two Family Dwelling Code
National Electrical Code

Mayor Cavanaugh stated an ordinance had been prepared to adopt the latest editions of the building codes.

Mr. Thompson read the title of the ordinance.

AN ORDINANCE TO AMEND SECTION 6-2 OF THE AIKEN CITY CODE SO AS TO INCORPORATE THEREIN, WITH CERTAIN EXCEPTIONS, THE 1997 EDITIONS, INCLUDING APPENDICES, OF THE STANDARD BUILDING CODE, STANDARD PLUMBING CODE, STANDARD MECHANICAL CODE, STANDARD GAS CODE, STANDARD HOUSING CODE, STANDARD SWIMMING POOL CODE, STANDARD FIRE PREVENTION CODE, AND 1985 STANDARD UNSAFE BUILDING ABATEMENT CODE, AND THE 1995 EDITION OF THE CABO ONE AND TWO FAMILY DWELLING CODE, TOGETHER WITH THE APPENDICES AND THE 1996 AND 1997 AMENDMENTS THERETO; TO AMEND SECTION 6-3 OF THE AIKEN CITY CODE SO AS TO INCORPORATE THEREIN, WITH CERTAIN EXCEPTIONS, THE 1996 EDITION OF THE NATIONAL ELECTRICAL CODE; AND TO AMEND SECTION 6-2 OF THE AIKEN CITY CODE BY ADDING A PROVISION DEALING WITH CONFLICTING REGULATIONS.

Mr. Thompson stated periodically the building codes that the City administers are updated, and the Building Code of Appeals Board reviews these codes and makes recommendations to City Council on whether or not to adopt these updates. The Committee has completed this review, and is recommending that the City incorporate several updates to the code.

Some organizations adopt only the Standard Building Code, but in Aiken we have also administered the Plumbing Code, Mechanical Code, Gas Code, Housing Code, Swimming Pool Code, Fire Prevention Code, and Unsafe Building Abatement Code. We also administer the Standards of the Council of American Building Officials (CABO) and the National Electrical Code. All of these standards are

incorporated in the codes adopted by the City, reviewed by the Committee, and administered through the Inspections Department of the Department of Public Safety.

The revisions before Council do not dramatically change the code requirements of the City, but instead update code requirements based on technology changes, new products, and other issues that continue to change the way that we build and construct houses and buildings.

Councilwoman Papouchado moved, seconded by Councilman Radford and unanimously approved, that Council pass on first reading an ordinance to update and adopt the various amendments to the Building Codes administered by the City as recommended by the Building Codes Committee and that second reading and public hearing be set for the next regular meeting of City Council.

PINE LOG ROAD - ORDINANCE

S.C. Department of Transportation

Pine Log Road Well

Water Treatment Plant

S. C. 302

Mayor Cavanaugh stated an ordinance had been prepared to sell some city property to the S.C. Department of Transportation for widening of Pine Log Road.

Mr. Thompson read the title of the ordinance.

AN ORDINANCE APPROVING THE SALE AND CONVEYANCE OF A PORTION OF REAL ESTATE OWNED BY THE CITY OF AIKEN LOCATED ON THE SOUTH SIDE OF PINE LOG ROAD.

Mr. Thompson stated the widening of Pine Log Road will require the South Carolina Department of Transportation to purchase a .1 acre of land in front of the city water treatment facility on Pine Log Road. The ordinance before Council authorizes the sale of this property to the SCDOT at a price of \$2,250.

The acquisition process for the South Carolina Department of Transportation is very clear--the Department obtains an appraisal on the property, and has to offer the full value of that appraisal for the purchase of land from the city or from any other property owner. The widening of Pine Log Road will require right of way to extend approximately 12 feet from the existing right of way, into the Pine Log Road well site, and the property affected has been appraised at approximately \$2,250. This should not impact the operation of our facility in any way, and should not affect any future development plans.

Councilwoman Price moved, seconded by Councilwoman Papouchado and unanimously approved, that Council pass on first reading an ordinance selling property at the Pine Log Road well site to the South Carolina Department of Transportation at a price of \$2,250 to be used in the widening of Pine Log Road and that second reading and public hearing be set for the next regular meeting of Council.

RUTLAND DRIVE - ORDINANCE

Detention Pond

Dedication

Deed

Bradley Plumbing & Heating

Bradley, Walter

Stewart, J.E.

Tax Parcel No. 00-154.0-01-221

Mayor Cavanaugh stated an ordinance had been prepared to accept a detention pond on Rutland Drive behind Bradley's Plumbing and Heating.

Mr. Thompson read the title of the ordinance.

AN ORDINANCE ACCEPTING THE DEDICATION OF REAL PROPERTY OWNED BY J. E. STEWART, JR., WALTER J. BRADLEY, AND JEWELLE R. BRADLEY.

Mr. Thompson stated as City Council is aware, the city accepts utilities and infrastructure into the city system, if these facilities help develop or serve the needs of the city through the different utility services. He said the proposed ordinance is to accept the detention pond behind Bradley Plumbing & Heating off Rutland Drive into the city's stormwater system.

We have been working with the owners of the property behind Bradley Plumbing and Heating off Rutland Drive to upgrade the existing detention pond to serve several properties in this area. The owners have been very cooperative, and we are recommending acceptance of the property into the city's stormwater system.

Councilman Radford moved, seconded by Councilman Anaclerio and unanimously approved, that Council pass on first reading an ordinance accepting ownership of the detention pond behind Bradley Plumbing and Heating and that second reading and public hearing be set for the next regular meeting of Council.

DEVELOPERS AGREEMENT

Grooms, Ron
Grooms Office Building
Office Building
Silver Bluff Road
Sherwin Williams
R & M Music
Sewer, Sanitary
Utilities

Mayor Cavanaugh stated Council needed to consider approval of a Developers Agreement for an office building to be located on Silver Bluff Road.

Mr. Thompson stated with the continuing development around Aiken, the city provides a written agreement between the city and property owners for new development outlining the responsibility of both the city and the owners. The request before Council is approval of the developers agreement for the Grooms Office Building.

Mr. Ron Grooms is planning to build a new office building adjacent to the Sherwin Williams store on Silver Bluff Road, and Mr. Grooms needs sewer services for this property. The property is within the city limits, and the developer's agreement in this instance spells out that this will be a shared sewer line serving several properties in the immediate area near the proposed building. We will charge the sewer facilities fee on a pro rata share to each of the properties as the properties develop, and in this instance Mr. Ron Grooms, owner of the office building, will not have to bear the entire cost of the project. This is a fairly common way for us to share the expenses of new water and sewer extensions to newly developing properties, and does help the business owner or property owner with development.

Councilwoman Clyburn moved, seconded by Councilman Anaclerio and unanimously approved, that Council approve the developers agreement for the Grooms Office Building to be located on Silver Bluff Road.

BIDS

Recreation Department
Air Conditioner
Weeks Center
Whiskey Road

Mayor Cavanaugh stated Council needed to consider the bids received for an air conditioning unit at the Weeks Center.

Mr. Thompson stated for the past several years the city has been working to replace the air conditioning unit in the older section of the Weeks Activity Center.

The air conditioning unit has been out at the Weeks Center for more than a month, and with the high temperatures, the staff was faced with the need to rapidly replace this unit. We contacted four local companies, and have already purchased the unit from the low bidder, Central Heating. The bid seems very straight forward, and the staff is bringing this bid to Council for approval. We really could not wait until late July to have this equipment installed, and had to move forward based on this emergency need.

The bids received were as follows:

<u>BIDDER</u>	<u>Amount</u>
Bradley Plumbing and Heating	\$15,285
Kimball's	No Bid
Sig Cox	No Bid
Central Heating	14,802

Councilman Anaclerio moved, seconded by Councilwoman Papouchado and unanimously approved, that Council approve the purchase of an air conditioning unit from Central Heating, with a total bid of \$14,802.

HITCHCOCK WOODS

Storm Drainage
Woolpert LLP
Contract
Drainage
Stormwater Study

Mayor Cavanaugh stated Council needed to consider a contract with Woolpert for study of storm drainage in Hitchcock Woods.

Mr. Thompson stated as City Council is aware, the city has been working for several years to develop improvements to the stormwater issues in Hitchcock Woods that are influenced by stormwater runoff from the City of Aiken. He stated the staff is recommending that the city enter into a contract with Woolpert, LLP, to study movement of water throughout Hitchcock Woods.

Although we have conducted many studies in the woods on this issue, this next review should address some specific problems, including the movement of sand into the woods, stabilization of the side slopes of the gullies in Hitchcock Woods, and ways to improve Barton's Pond. In the past we have developed many alternatives to the stormwater problems in Hitchcock Woods, but have not been able to reach consensus on which alternative would best address these problems. This study will perhaps help us to reach that consensus.

This is an unbudgeted expense, but we do have some funds left in the stormwater account. If we develop alternatives that will cost more than a few hundred thousand dollars, then of course we will have to look at ways to raise funding for these alternatives. The cost of the study will be about \$40,405.

Councilman Anaclerio stated that the city's primary storm drainage goes through Hitchcock Woods, and he felt the city should protect the environment.

Councilman Anaclerio moved, seconded by Councilwoman Papouchado and unanimously approved, that Council approve a contract with Woolpert, LLP, to study the movement of water and sand through Hitchcock Woods.

ADDITION TO AGENDA

Festival Center
Newberry Street

Mayor Cavanaugh stated Council had discussed the Festival Center on Newberry Street and asked that the item be added to the agenda for action by Council.

Councilman Anaclerio moved, seconded by Councilwoman Papouchado and unanimously approved, that Council add consideration of the Festival Center to the agenda.

NEWBERRY STREET

Festival Center
Park Avenue
Richland Avenue
Aiken Downtown Development Association

Mr. Thompson stated Council needed to consider the request and recommendation of the Aiken Downtown Development Association that a Festival Center be approved for Newberry Street.

Mr. Thompson stated the Aiken Downtown Development Association has been reviewing the possibility of a festival center in the downtown area. He stated the project has been discussed for some time. He said the project

originally started with beautification plans on Newberry Street. He said the Downtown Association discussed how the city could attract festivals and projects into the downtown and focused on Newberry Street as a possible location for a festival center. The Downtown Association has been working with McDonald Law, architect and designer for the project, and the city staff to move the project forward. The Aiken Downtown Development Association is asking that City Council approve the overall project for the festival center on Newberry Street. The cost of the project is estimated to be about \$300,000 as presently designed.

Councilwoman Papouchado moved, seconded by Councilman Anaclerio and unanimously approved, that Council approve the Festival Center on Newberry Street as recommended.

CITIZEN COMMENTS

Glinski, Ray
Cable Television
Northland Cablevision
Lobbyist

Mr. Thompson stated City Council has received a request from Mr. Ray Glinski, of 164 Governors Lane, to address City Council. Mr. Glinski would like to comment on the city's contribution of \$25,000 to assist with development of Washington legislation for the Savannah River Site. Mr. Glinski would also like to comment on the cable provided by Northland Cable Television.

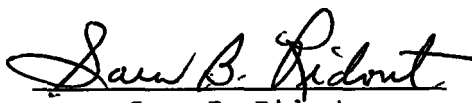
Mr. Ray Glinski, 164 Governors Lane, complimented Council on the improvements in the downtown area. Mr. Glinski then expressed his concern about the cablevision rates in Aiken and the service from Northland Cablevision. He again asked that Council go on record stating the cablevision rates are excessive and make a complaint to the FCC.

Mayor Cavanaugh pointed out he felt Council would like to have lower cable rates, but the city had made a survey of cablevision rates in the area and Northland's rates were not excessive but were in the middle range of rates charged so he felt Council could not make a complaint about excessive rates.

Mr. Glinski then made comments on the \$25,000 donation to the Economic Development Partnership for lobbying in Washington for the Savannah River Site. He felt that taxpayers money should not be spent for this type project and that the Senators and Representatives in Washington should be doing that job.

ADJOURNMENT

There being no further business the meeting adjourned at 8:50 P.M.


Sara B. Ridout
City Clerk