

Aiken City Council Minutes

October 10, 1994

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

Others Present: Steve Thompson, Jim Holly, Frances Thomas, Ed Evans, Carrol Busbee, Stanley Quarles, Roger LeDuc, Sara Ridout, Philip Lord of the Aiken Standard, and 1 citizen.

Mayor Cavanaugh called the meeting to order at 7:35 P.M. Councilwoman Price led in prayer which was followed by the pledge of allegiance to the flag.

The minutes of the meeting of September 26, 1994, were considered for approval. Councilwoman Papouchado moved that the minutes be approved as written. The motion was seconded by Councilwoman Clyburn and unanimously approved.

MEDICAL PARK DRIVE - ORDINANCE 101094

- Dedication
- Aiken Regional Medical Center
- Street
- Aurora Place
- Utilities
- Water Lines
- Sewer Lines
- University Parkway

Mayor Cavanaugh stated this was the time advertised for the second reading and public hearing of an ordinance to accept dedication of Medical Park Drive, Aurora Place and the utility systems within the street right of way.

Mr. Thompson read the title of the ordinance.

AN ORDINANCE ACCEPTING DEDICATION OF THE STREETS KNOWN AS MEDICAL PARK DRIVE AND AURORA PLACE WHICH ARE LOCATED BETWEEN UNIVERSITY PARKWAY AND HUDSON STREET.

Mr. Thompson stated under the city's standard policy the city accepts streets and utilities within subdivisions after they have been evaluated to be sure they are properly constructed and maintained. He said the staff had been working with the hospital to accept the main street going into the Aiken Regional Medical Center Complex. The staff is recommending acceptance of the streets and utilities with the condition that maintenance issues be completed to the satisfaction of the City Engineer.

The public hearing was held and no one spoke.

Councilman Anaclerio moved, seconded by Councilwoman Clyburn, that Council pass the ordinance on second and final reading to accept the dedication of Medical Park Drive, Aurora Place and the utilities within the right of way with the ordinance to become effective immediately with the condition that concerns of the City Engineer regarding maintenance be satisfactorily completed. The motion was approved unanimously. Councilwoman Price did not participate in the discussion or voting because of a possible conflict of interest.

REZONING - ORDINANCE 101094A

- Sibley, William and Florence
- Rutland Drive
- Northside Plaza
- S.C. 118

Mayor Cavanaugh stated this was the time advertised for the second reading and public hearing of an ordinance to rezone .7 acres owned by William and Florence Sibley on Rutland Drive at Northside Plaza.

Mr. Thompson read the title of the ordinance.

AN ORDINANCE CHANGING THE ZONING OF A LOT CONSISTING OF 0.7 ACRES LOCATED SOUTH OF RUTLAND DRIVE, ALSO KNOWN AS S.C. HIGHWAY 118, FROM R-1A, SINGLE FAMILY RESIDENTIAL TO NEIGHBORHOOD BUSINESS.

Mr. Thompson stated Council had received a request from Blanchard & Calhoun, representing the Northside Development Group, that .7 acres located behind the Northside Plaza Shopping Center on U.S. 1 North at S.C. 118 be rezoned from R-1A Single Family Residential to Neighborhood Business. The Planning Commission reviewed the request and has recommended rezoning with conditions.

The owners would like to rezone the property to allow the expansion of the Winn Dixie. The Planning Commission has recommended that the property owners comply with the Tree Protection and Landscaping Ordinance for any additional structures constructed on the property and that the city receive a copy of a recorded plat showing the altered property lines.

The public hearing was held and no one spoke.

Councilwoman Clyburn moved, seconded by Councilwoman Papouchado and unanimously approved, that the ordinance to rezone property behind the Northside Plaza Shopping Center to Neighborhood Business be passed on second and final reading to become effective immediately.

SAVANNAH RIVER DIVERSIFICATION INITIATIVE

Grant
Department of Energy
Development Corporation

Mayor Cavanaugh stated the city had received a grant award from the Savannah River Diversification Initiative.

Mr. Thompson stated the city has received a grant award from the Department of Energy's Savannah River Regional Diversification Initiative (SRRDI). The grant totals \$36,000 and is for planning and for the preparation of a business plan for the Aiken Development Corporation. The grant will be used to establish the Aiken Development Corporation and prepare a business and marketing plan for the corporation. He said Council had been aware of and involved in the discussions of developing a Development Corporation and this grant through the SRRDI process will help to move forward with the plans.

Mr. Thompson stated Council needed to accept the grant from SRRDI and authorize the City Manager to execute the contract agreement.

Councilman Anaclerio moved, seconded by Councilwoman Papouchado and unanimously approved that Council accept the grant of \$36,000 from SRRDI and authorize the City Manager to execute the contract agreement.

BIDS

Motor Grader
Public Works Department

Mayor Cavanaugh stated Council needed to consider bids for the purchase of a motor grader.

Mr. Thompson stated the current motor grader in the Public Works Department is over twenty years old and is in poor condition. The current budget includes replacement funds for the motor grader. The staff is recommending acceptance of the low bid of Southeastern Machinery Company at a price of \$69,619.

Seven bid invitations were distributed and three bids were received as follows:

<u>VENDOR</u>	<u>BID PRICE</u>
Southeastern Machinery	\$69,619
Mitchell Distributing Co.	73,690
Pioneer Machinery	74,575

Councilman Anaclerio moved, seconded by Councilwoman Price and unanimously approved, that the low bid of Southeastern Machinery Company in the amount of \$69,619 be accepted for the purchase of a motor grader.

LEASE - ORDINANCE

Virginia Acres
Recreation Center
Weeks Activities Center
Two Notch Road
Pine Log Road
Woltz, Ed

Mayor Cavanaugh stated an ordinance had been prepared for first reading to consider leasing a strip of land on Two Notch Road.

Mr. Thompson read the title of the ordinance.

AN ORDINANCE AUTHORIZING THE MAYOR, BY AND WITH THE ATTEST OF THE CITY CLERK, TO EXECUTE A LEASE GRANTING ED WOLTZ THE USE OF A NARROW PIECE OF PROPERTY LOCATED AT THE SOUTHERN BOUNDARY OF VIRGINIA ACRES PARK FOR PARKING FOR ADJACENT PROPERTY HE OWNS OR IS IN THE PROCESS OF PURCHASING AND DEVELOPING.

Mr. Thompson stated a request had been received from Mr. Ed Woltz asking that the city consider leasing the property at the corner of Pine Log and Two Notch Roads to him for use as parking space for his business.

Mr. Thompson stated the property to be leased is a strip of land immediately between the side of the old Pat's Subshop Shop and the Weeks Activities Center. Pat's Subshop had previously requested a similar lease but dropped the request before the lease was completed. The proposal is that the city consider leasing a strip 50 feet wide and approximately 133 feet in length. The initial term of the lease would not exceed 10 years and may be renewable subject to review and approval by the city upon 60 days prior written notice from the lessee. The cost would be \$25 per year with the condition that the owners of the property requesting the lease execute an annexation agreement for all properties that would be using the proposed parking area. The city would be able to use the parking lot as necessary and in return Mr. Woltz would pave the area. He said Council may wish to require landscape requirements on the lot also.

Council briefly discussed the request. The City Attorney pointed out the proposed lease is for 10 years and may be renewed subject to review and approval by the city upon 60 days prior written notice from the lessee. The lease may also be cancelled by the city with 60 days prior written notice should the city need the property for a public purpose.

Council also discussed the proposed paving of the parking lot and felt paving would possibly help drainage in the area.

Councilman Anaclerio moved, seconded by Councilwoman Price and unanimously approved, that the ordinance to lease a strip of land at Two Notch and Pine Log Road to Mr. Ed Woltz for parking for his business be passed on first reading and second reading and public hearing be set for the next regular meeting of Council with the conditions that Mr. Woltz pave the parking area, landscape the area, and sign an annexation agreement for annexation of the properties using the parking lot.

AIKEN CENTER FOR THE ARTSLoan

Councilman Perry stated recently the Aiken Center for the Arts located on Laurens Street had experienced difficulty in funding for the Arts Center. He said the Aiken Downtown Development Corporation feels that the Aiken Center for the Arts will be a key component in the continued success of downtown Aiken. It is felt that the Arts Center will become the anchor for downtown Aiken and will attract a tremendous amount of people of all interests. The proposal is that the City of Aiken loan the Aiken Center for the Arts \$20,000 until funds and grants applied for by the Arts Center become available to them in the next few months.

Councilman Perry moved that Council loan the Aiken Center for the Arts \$20,000 out of the Contingency Fund to be repaid before the end of the city's fiscal year based on a mutual agreement signed by both parties and that the Aiken Center for the Arts provide the necessary financial documents. The motion was seconded by Councilwoman Price.

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Councilwoman Clyburn pointed out that in the pre-Council session Council discussed asking the Arts Center Board to expand the scope of its membership and the programs and asked that Councilman Perry convey this to the Board.

The motion was unanimously approved.

HOUSING AUTHORITY

Barner, Reginald
Executive Director

Mayor Cavanaugh pointed out that Mr. Reginald Barner, the new Executive Director of the Aiken Housing Authority, was present at the meeting. Mr. Barner was introduced to Council.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:55 P.M.



Sara B. Ridout
City Clerk