

Aiken City Council Minutes

February 23, 1998

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

Absent: Councilmembers Clyburn and Radford.

Others Present: Steve Thompson, Gary Smith, Roger LeDuc, Richard Abney, Ed Evans, Sara Ridout, Tom Smith of the Aiken Standard, Sean Lengell of the Augusta Chronicle, and 14 citizens.

Mayor Cavanaugh called the meeting to order at 7:30 P.M. Mayor Cavanaugh led in prayer which was followed by the pledge of allegiance to the flag. The minutes of the regular meeting of February 9, 1998, were considered for approval. Councilwoman Papouchado moved that the minutes be approved as written. The motion was seconded by Councilwoman Price and unanimously approved.

COMMUNITY DEVELOPMENT BLOCK GRANT FUNDSCDBGHousing RehabilitationStreetscape ProgramEntitlement Funds

Mayor Cavanaugh stated Council needed to consider approval of use of Community Development Block Grant Funds.

Mr. Thompson stated over the past few years City Council has approved the use of \$178,000 out of Community Development Block Grant Entitlement Funds for economic development projects. These funds were specifically reserved for the development of an Industrial Park within the City limits. With the decision to withdraw support for Commerce Park, these funds are available for other projects. This is scheduled as a public hearing on reallocation of the CDBG funds.

The staff is recommending that of the \$178,000 currently available from Community Development Funds, that Council allocate \$25,000 to continue the Housing Rehabilitation Program, and that \$153,000 be moved to the Streetscape Program. We will be able to use the amount set aside for Housing Rehabilitation as a bridge until next year's funding becomes available when much greater funding will be received in the next cycle. The amount to be used in the Streetscape Program will allow us to continue improvements on Hampton Avenue and to extend the sidewalk up Laurens Street beyond the Housing Authority. We would also start the work on the improvements in the intersection of Laurens and Hampton Avenue.

The U.S. Department of Housing and Urban Development asks that we hold a public hearing on the allocation of CDBG funds to the Housing Rehabilitation and Streetscape Programs.

A public hearing was held and no one spoke.

Councilman Anaclerio moved, seconded by Councilwoman Papouchado and unanimously approved, that Council accept the recommendation from the staff and approve \$25,000 of Community Development Funds for Housing Rehabilitation and \$153,000 for the Streetscape Program.

RECOGNITIONBoy Scouts

Mayor Cavanaugh recognized a group of Webelos who were present. A representative stated the group of boys represented Pact 124 from St. Thaddeus, Troop 110 from First Presbyterian, and Troop 121 from St. John's Methodist Church and were present to learn about government in action.

TRANSFER STATIONSolid Waste Transfer StationLandfillBeaufort StreetGarbage

Mayor Cavanaugh stated Council needed to consider approval of a solid waste transfer station at the former city landfill.

Mr. Thompson stated in the late 1980's, the City closed the City landfill on Beaufort Street, and since that time, the city has been using the landfill as the holding facility for recyclable materials. Aiken County is opening a new landfill farther away from the City of Aiken. The city needs to move forward with the development of a transfer station to help keep the cost of solid waste collection as low as possible. The Planning Commission studied the request for use of the property for a Solid Waste Transfer Station. The Planning Commission has recommended approval to City Council.

The Transfer Station is a site that will allow the city to empty the garbage from garbage trucks into dumpsters and pads for later transfer to the County's landfill after collection of a large amount of waste has been left at the transfer station. The Transfer Station would allow garbage trucks to dump their loads at the site to be compacted before being hauled to the county landfill. Having such a Transfer Station will help keep city expenses as low as possible as we reduce the number of trips to the County Landfill.

We believe that this will have very little impact on the residents and businesses in this area. If the Transfer Station is approved, the city will also work to improve the entrances into this property.

As a governmental use, the transfer station is allowed in any zone on approval by City Council.

Councilman Perry moved, seconded by Councilwoman Papouchado and unanimously approved, that Council approve the location of a solid waste transfer station at the former city landfill on Beaufort Street.

STREET NAMEBrittany Downs Apartment ComplexEast Gate DriveBedford PlaceEdgewood ApartmentsMossback CircleBerringer DriveWhiskey RoadAiken MallTax Parcel No. 00-158.0-01-172

Mayor Cavanaugh stated Council needed to consider approval of street names for Brittany Downs Apartment complex.

Mr. Thompson stated the ATC Partnership is developing an apartment complex at the intersection of East Gate Drive and Bedford Place. The developers have asked the City to approve the street names within the development known as Brittany Downs Apartment Complex.

The owners of the apartment complex have requested the street names of Mossback Circle and Berringer Drive for the development. This has been approved by the 911 system, and is recommended for approval to City Council by the Planning Commission.

Councilwoman Papouchado moved, seconded by Councilman Anaclerio and unanimously approved, that Council approve the names of Mossback Circle and Berringer Drive for the Brittany Downs Apartment Complex as requested by the developers.

SUMMIT BUSINESS CENTER

Development Agreement
Rutland Drive
S.C. 118
By-Pass

Mayor Cavanaugh stated Council needed to consider approval of a Development Agreement for Summit Business Center.

Mr. Thompson stated City Council is aware that the staff has been discussing the development of Summit Business Center with the owners and developers of the business park, and has tentatively agreed upon a development agreement with the developers.

A development agreement spells out the city's commitment for development, and the developer's commitment for public utilities and infrastructure. In the development agreement for Summit Business Center, the staff has included several incentives and areas of assistance for the development of this park. These are generally in keeping with City Council's discussions for industrial and business park use, but if Council has changes or alterations to this list, then this would be the opportunity to include these within the agreement. Under the agreement, the city agrees to do the following for the developer:

The city will lend the developer funds for the development of water and sewer improvements to the project, and under this program the city will pay the cost of extending water and sewer services under the railroad system, if necessary, and up from existing lines to the property. The developer will repay the city for this expense over a total of five years. If the property is not sold or developed within five years, then the developer will be responsible for paying the entire amount back to the city.

The city will extend the curb and gutter and sidewalk reimbursement options to the developer.

The city will also provide a \$1,000 per job incentive for all jobs created within the first five years of this agreement after the first 25 jobs are created in the Park. This incentive may be used only to off set the loan, taxes, and other fees charged by the city.

The city will assist with the development of a marketing brochure for the center, up to a total expense of \$2,000. In return, the city will approve and include wording that will support city services and other city properties.

The city will also design and construct an entrance sign into the Park at a cost of up to \$10,000.

The developer's agreement is similar or identical to the same agreements that City Council adopts for other projects. Other common features for these projects include the installation of streets and roads, stormwater lines, water and sewer taps, curbing, and grading. The city does provide street lighting on public roads, and the city will be committing to providing street lighting with this development.

The developer will be responsible for installing the sewer and water mains, the streets, roads, stormwater lines and other facilities, and will provide the city with easements for placement of utility lines and utility extensions. The developer agrees to fully comply with the city's landscaping and signage ordinances, the city's business license ordinance, and other conditions that are typically required of all developers.

Councilman Anaclerio moved, seconded by Councilwoman Price and unanimously approved, that Council approve the Development Agreement for Summit Business Park with the provision that the agreement is limited to only the fourteen acres that are currently in the city limits with the understanding that a new development agreement will be developed with expansion of Summit Business Park.

VERENES INDUSTRIAL PARK - ORDINANCE

Ventures Industrial Park
Aviation Business Park
Airport
Industrial Park

Mayor Cavanaugh stated Council needed to consider an ordinance which had been prepared to change the name of Ventures and Aviation Business Parks to Verenes Industrial Park.

Mr. Thompson read the title of the ordinance.

AN ORDINANCE AMENDING THE RESTRICTIVE COVENANTS AND DEVELOPMENT STANDARDS FOR AVIATION BUSINESS PARK AND AIKEN VENTURES PARK.

Mr. Thompson stated the city developed Verenes Industrial Park in 1972, and has developed and sold lots within the Park to industries, based on the restrictive covenants for the Park. In 1996 City Council also developed two additional industrial parks within this same airport complex--Ventures and Aviation Business Parks. The proposed ordinance will change the name of all three of these parks to Verenes Industrial Park.

Ventures Industrial Park and the Aviation Business Park were both developed to serve a different niche from that served by the present Verenes Industrial Park. Ventures allows the city to emphasize more of an upscale park, with underground wiring, curbing, and limited access to the airport facilities. Aviation Business Park was intended to serve industries that primarily need direct access to the runways and taxiways of the airport. The restrictive covenants for both sections are slightly different, but are very similar to the covenants of Verenes Industrial Park. The staff has been working with the Aiken Corporation to develop a way to market this entire complex under a single name, and if Council adopts Verenes Industrial Park as the name for the entire complex, Ventures and Aviation Parks will become Phases 2 and 3 of Verenes Industrial Park. This will allow the slight differences in the restrictive covenants within these parks to remain, and will allow us to continue to offer some diversity in the sites that we have available from the city. The Aiken Corporation has recommended the name change to City Council.

The proposed ordinance would amend the restrictive covenants and development standards for Aviation Business Park and the Aiken Ventures Park, changing the name for these parks to Phase 2 and Phase 3 of Verenes Industrial Park.

Councilwoman Price moved, seconded by Councilwoman Papouchado and unanimously approved, that the ordinance amending the restrictive covenants and development standards for Aviation Business Park and the Aiken Ventures Park, changing the names of the parks to Verenes Industrial Park, be passed on first reading and the second reading and public hearing be set for the next regular meeting of City Council.

ADDITIONS TO AGENDA

Mayor Cavanaugh stated there were two items that needed to be added to the agenda. One item is acceptance of bids for a sewer project and the other is consideration of approval of funds for sponsoring the Aiken Works display in the new Chamber of Commerce building.

Councilman Anaclerio moved, seconded by Mayor Cavanaugh and unanimously approved, that Council add the two items to the agenda.

BIDS

Sewer Line
Sewer, Sanitary
Woodside Plantation
Lift Stations
Blair Construction Company

Mayor Cavanaugh stated Council needed to consider the bids for installation of a new sewer line at Woodside Plantation.

Mr. Thompson stated the city has an opportunity to continue to reduce some of the expenses of the Utility System. He stated there are two lift stations at

Woodside Plantation that can be eliminated through the installation of a new sewer line that would send the sewer to the regional treatment facility by gravity without the lift stations. He pointed out a lift station has several expenses. In addition to the \$30,000 cost for a lift station there is also electricity and maintenance expenses. The lift stations also have to be inspected three to five times per week, making a lift station fairly expensive.

Mr. Thompson stated the city had asked for bids for a new sewer line and for the removal of the lift stations. The sewer line would be rerouted in order to eliminate the two lift stations at Woodside Plantation. Mr. Thompson stated the bids received were as follows:

R. O. Collins Company	\$132,690.20
Gene Ray Fulmer Construction	102,766.00
TNT, Inc.	91,013.50
Blair Construction	83,308.20

Mr. Thompson stated the staff was recommending acceptance of the low bid of Blair Construction Co. He stated elimination of the two lift stations will reduce the city's long term expenses with the sewer system, and the city should be able to recover the expense for the new line in about three to four years.

Councilman Perry moved, seconded by Councilman Anaclerio and unanimously approved, that Council accept the low bid of Blair Construction Company in the amount of \$83,308.20 to install a new sewer line at Woodside Plantation.

CHAMBER OF COMMERCE

Sponsor

Aiken Works Display

Richland Avenue

Visitors Center

Mayor Cavanaugh stated Council needed to consider approval of sponsorship of the Aiken Works Display in the new Chamber of Commerce building on Richland Avenue.

Mr. Thompson stated the Chamber of Commerce is developing a new Visitors Center and has identified sponsors from the community on a variety of topics--education, children's displays, arts and cultural opportunities in Aiken, economic development, etc. He said City Council has an opportunity to highlight the services of the city and highlight some of the issues that Council feels are important. He said the Chamber of Commerce has proposed that the highlight be done through a display entitled Aiken Works. The Chamber has asked that Council sponsor a portion of the cost for the display. The Chamber asked the city for a \$25,000 sponsorship for the display.

Councilman Anaclerio moved, seconded by Councilwoman Price and unanimously approved, that Council approve \$25,000 from the 1998-99 budget for sponsorship of the Aiken Works display at the Visitors Center in the new Chamber of Commerce building on Richland Avenue.

ADJOURNMENT

There being no further business the meeting adjourned at 7:50 P.M.


Sara B. Ridout
City Clerk