

Aiken City Council MinutesREGULAR MEETINGJanuary 12, 2004

Present: Mayor Cavanaugh, Councilmembers Clyburn, Cuning, Price, Smith, Sprawls and Vaughters.

Others Present: Roger LeDuc, Gary Smith, Bill Huggins, Richard Pearce, Anita Lilly, Ed Evans, Pete Frommer, Larry Morris, Glenn Parker, Sara Ridout, Philip Lord of the Aiken Standard, Josh Gelinas of the Augusta Chronicle and about 25 citizens.

Mayor Cavanaugh called the meeting to order at 7:05.M. Mr. LeDuc led in prayer, which was followed by the pledge of allegiance to the flag.

APPROVAL OF AGENDA

Mayor Cavanaugh stated Council needed to approve the agenda. Councilman Cuning moved, seconded by Councilman Smith and unanimously approved, that the agenda be approved.

MINUTES

The minutes of the regular meeting of December 8, 2003, were considered for approval. Councilman Sprawls moved that the minutes be approved as written. The motion was seconded by Councilwoman Clyburn and unanimously approved.

BOARDS AND COMMISSIONSPark CommissionBristol, JoanEnvironmental CommitteeEidson, Gene W.Hauptert, JohnAssistant City JudgeSimmons, Reginald

Mayor Cavanaugh stated Council needed to consider appointments to the various boards and commissions of the city.

Mr. LeDuc stated there are 5 pending appointments to boards and committees of the city and 3 appointments are presented for Council's consideration.

Mayor Cavanaugh has recommended reappointment of Joan Bristol to the Park Commission. If reappointed her term would expire December 1, 2005.

Councilwoman Vaughters has recommended appointment of Dr. Gene W. Eidson, of 100 Wood Pond Lane, to the Environmental Committee. If appointed he would replace Timothy McKinsey on the Environmental Committee, and his term would expire December 31, 2005.

Also, Council needs to consider an appointment for the Assistant City Judge. Reginald Simmons' term expired on January 1, 2004. Council needs to either reappoint Mr. Simmons or make a new appointment for this position, which is a four year term.

Councilman Smith stated he would like to reappoint Mr. John Hauptert to the Environmental Committee. If reappointed his term would expire on December 31, 2005.

Councilwoman Clyburn moved, seconded by Councilman Smith and unanimously approved, that Council reappoint Joan Bristol to the Park Commission with the term to expire December 1, 2005, appoint Dr. Gene W. Eidson to the Environmental Committee to replace Timothy McKinsey with the term to expire December 31, 2005, reappoint John

Hauptert to the Environmental Committee with the term to expire December 31, 2005, and reappoint Reginald Simmons as Assistant City Judge with the term to expire January 1, 2008.

Councilwoman Clyburn stated she would like for Council to consider reappointment of Ms. Ossie Lloyd to the Community Development Committee at the next Council meeting.

REZONING - ORDINANCE

Houndslake Corporation
Houndslake Drive
Hitchcock Parkway
TPN 00-133.8-17-001

Peggy Penland of Houndslake Corporation had submitted a request to rezone 8.9 acres of property owned by Houndslake Corporation. Council deleted this item from the December 8, 2003, agenda at the request of the Houndslake Corporation. Ms. Penland has now submitted a letter dated December 15, 2003, withdrawing the request for rezoning at this time.

AUDIT - ORDINANCE 01122004

FY 2002-2003
Fiscal Year 2002-03

Mayor Cavanaugh stated this was the time advertised for second reading and public hearing on an ordinance to approve the Audit Report for fiscal year 2002-03.

Mr. LeDuc read the title of the ordinance.

AN ORDINANCE ACCEPTING THE FISCAL YEAR 2002-2003 AUDITED FINANCIAL STATEMENTS AND AUTHORIZING THE VARIANCES TO THE FISCAL YEAR 2002-2003 BUDGET ORDINANCE.

Mr. LeDuc stated every year City Council approves the authorization of changes to the original budget. This is to reflect the spending needs during the fiscal year, which may vary per each individual line item. The audit presented by Cherry Bekaert & Holland at the work session showed all the changes to the 2002-2003 budget with respect to the proposed and actual revenue and expenditures. In essence, the audit is a reconciliation of what was approved by Council in June of 2002 and what was actually spent during that fiscal year.

The public hearing was held and no one spoke.

Councilwoman Clyburn moved, seconded by Councilman Cuning and unanimously approved, that Council pass on second and final reading an ordinance approving the fiscal year 2002-2003 audit and the variances to the 2002-2003 budget ordinance.

KROGER

Heritage Square Shopping Center
Whiskey Road
Pine Log Road
Concept Plan
TPN 30-058.0-05-003

Mayor Cavanaugh stated Council needed to consider approval of the concept plan for the Kroger store to be constructed in Heritage Square at Whiskey Road and Pine Log Road.

Mr. LeDuc stated that at the November 10, 2003, City Council meeting, Council approved a resolution approving the project for Kroger at Heritage Square. At that meeting Council asked the developer to submit a design for the southern façade facing Pine Log Road that would be consistent with the eastern façade along Whiskey Road. We have received from the developer two options for the plan for both the Whiskey and

Pine Log Road facades of this development. They are shown as Option 1 which is primarily brick with glass along the front eastern side and all brick on the southern side. Option 2 shows a combination of brick and stucco for both the southern and eastern facades. The eastern façade is consistent with the plan that was submitted to Council in November and could include a combination of brick or stucco, whichever Council desires. It also has the clock feature, which Council desired on the northeast corner of the new building.

At tonight's meeting they would like Council to review these options and to approve the concept plan Council desires for the new Kroger store so they can begin final design and construction of the building later this year.

Mr. Chad Treadwell, representative of Kroger from Atlanta, was present and discussed the proposed concept plans with Council and answered questions regarding the plans. He stated Kroger was working with SCDOT regarding the entrances and exits to the store. He said basically there would be a curb cut to line up with Pawnee, and they hoped to keep the main entrance as submitted on the concept plan as a full movement. He said they hoped to get a signal at the Pawnee exit.

Councilman Cunning moved, seconded by Councilwoman Price and unanimously approved, that Council approve Option 1, using brick, as the concept plan for the building materials to be used on the southern and eastern facades of the new Kroger Center at Heritage Square.

ANNEXATION – ORDINANCE

River of Life Church

Church

US 1 N

TPN 00-154.0-01-015

Crosland Park

Columbia Highway 1429

Battlefield Road

Mayor Cavanaugh stated an ordinance had been prepared for Council's consideration to annex property of the River of Life Church located on US1 North.

Mr. LeDuc read the title of the ordinance.

AN ORDINANCE TO ANNEX TO THE CORPORATE LIMITS OF THE CITY OF AIKEN CERTAIN PROPERTY OWNED BY THE RIVER OF LIFE CHURCH AND TO ZONE THE SAME RESIDENTIAL SINGLE-FAMILY (RS-10).

Mr. LeDuc stated the pastor of the River of Life Church, John Zimmermann, would like to annex the church's property, located on US 1 opposite Crosland Park. The proposed RS-10 zoning is compatible with the properties surrounding this area and is consistent with the Comprehensive Land Use and Transportation Plan. The right-of-way to the south of this property is in the City, and the entire site of the church and parsonage is included in this annexation. He said they would like to build a new sanctuary on the property and to have the services of the City of Aiken.

The Planning Commission at their December meeting unanimously approved the annexation with two conditions:

1. there should be only be one curb cut on US 1 and one curb cut on to Battlefield Road from the property occupied by the church sanctuary (a one-way in and a one-way out could be considered as one curb cut); and
2. that trees would be planted on the tract occupied by the church sanctuary along the frontage of US 1 and Battlefield Road in accordance with 4.6.7.B of the Zoning Ordinance.

Councilwoman Clyburn moved, seconded by Councilman Sprawls and unanimously approved, that Council pass on first reading an ordinance to annex property on US 1 opposite Crosland Park for the River of Life Church as RS-10 zoning and that second reading and public hearing be set for the next regularly scheduled meeting.

ANNEXATION – ORDINANCE

Pinecrest Avenue 1105
McKie, Levi and Carrie
TPN 30-025.0-12-001
Hampton Avenue
Washington Circle

Mayor Cavanaugh stated an ordinance had been prepared for first reading to annex property at 1105 Pinecrest Avenue.

Mr. LeDuc read the title of the ordinance.

AN ORDINANCE TO ANNEX TO THE CORPORATE LIMITS OF THE CITY OF AIKEN CERTAIN PROPERTY CONSISTING OF 0.17 ACRES OF LAND, MORE OR LESS, OWNED BY CARRIE AND LEVI MCKIE, SR., AND TO ZONE THE SAME RESIDENTIAL SINGLE-FAMILY (RS-6); AND

Mr. LeDuc stated that the owners of property located at 1105 Pinecrest Avenue, Carrie and Levi McKie, Sr. would like to annex their property into the city of Aiken under the proposed zoning of RS-6. They own a 0.17 acre lot and desire the property to receive City garbage and trash pickup along with other services available to City residents. The area is served by City water, but sanitary sewer is presently not available for this property. The Planning Commission unanimously approved this annexation request.

Councilwoman Price moved, seconded by Councilwoman Clyburn and unanimously approved, that Council approve on first reading an ordinance to annex property at 1105 Pinecrest Avenue to be zoned RS-6 and that second reading and public hearing be set for the next regularly scheduled meeting.

JURY BOX 2004

Municipal Court

Mayor Cavanaugh stated Council needed to approve the Jury Box for 2004.

Mr. LeDuc stated Sara Ridout serves as the City Clerk for the City of Aiken, and each year Sara prepares a jury box, and submits this Jury Box for City Council approval. For Council's consideration, this is approval of the Jury Box for 2004.

Under our form of government, the members of City Council are the jury commissioners for the Municipal Court for the city. Each year City Council must approve the preparation of a Jury Box during the first 30 days. The box contains two compartments designated as compartment "A" and compartment "B." The names of all registered voters in the city are placed in compartment "A" and during the year jurors are randomly selected from compartment "A." After selection for a particular term of court, the names are then placed in compartment "B" so that the names are not selected again during that calendar year. We have a total of 14,542 registered voters in the city.

Councilman Cunning moved, seconded by Councilman Smith and unanimously approved, that Council approve the preparation of the Jury Box for 2004.

GRANT

Aiken Electric Cooperative
Ventures Park
Speculative Building
Infrastructure
Economic Development
Rural Development Act

Mayor Cavanaugh stated Council needed to consider acceptance of a grant from the Aiken Electric Cooperative.

Mr. LeDuc stated that Aiken Electric Cooperative, through the Rural Development Act of 1996, awards economic development grants to communities for investment in infrastructure and other qualifying projects to help encourage development within the area. Over the last three years, the city has received over \$1 million, which was used to help build the Airport Terminal and to provide infrastructure to Ventures Park.

Last year the Aiken Electric Cooperative provided the city with \$200,000 towards construction of a speculative building in Ventures Park. This year they would like to continue with this commitment, in light of the fact that the County cannot assist the city on the grading work as originally planned. The Aiken Electric Cooperative would like to grant the City \$88,649.99 towards this new building and \$25,000 for a potential new building on property east of Newman Technology. The money from the sale of the speculative building would provide funding for our portion of the runway extension and its strengthening, the overlay of the secondary runway, and funding to purchase land for a future ILS system.

For City Council consideration, this is acceptance of a grant in the amount of \$88,649.99 for a new speculative building at Ventures Park and \$25,000 for infrastructure improvements on property east of Newman Technology. The Aiken Electric Cooperative was under a very short timetable in developing this grant and in determining the actual funding amount. Therefore, it was not known until the last part of December what this amount would be, and we have already accepted the checks totaling \$113,649.99 subject to final approval by City Council.

Councilwoman Price moved, seconded by Councilwoman Clyburn and unanimously approved, that Council accept a grant in the amount of \$113,649.99 for the speculative building at Ventures Park and for infrastructure on property east of Newman Technology. Council expressed thanks to the Aiken Electric Cooperative for their assistance with this grant and the grants which they have provided over the past few years. They also expressed thanks to SCANA who had provided grants in the past.

TOOLE HILL

Resolution
Purchase Property
Pope, Borum
TPN 30-026.0-06-006
TPN 30-026.0-06-007
Davis, Joseph E.
TPN 30-026.0-06-008

Mayor Cavanaugh stated Council needed to consider approval of the purchase of property in Toole Hill.

Mr. LeDuc read the title of the resolution.

A RESOLUTION AUTHORIZING THE PURCHASE OF CERTAIN REAL ESTATE
PROPERTY LOCATED IN THE CITY OF AIKEN.

Mr. LeDuc stated over the last several months City Council has approved the purchase of 28 parcels of property in a two block area of Toole Hill. At tonight's meeting we would like Council's approval to purchase an additional house and two lots in this area. With

the purchase of these properties, only a few additional properties remain to be purchased, hopefully within the next few weeks.

We have started the lot layout of this area and the cleanup of the lots for home construction for later this year. The City has set aside \$600,000 in the budget to purchase and rehabilitate the property within this area. The value of the 28 properties the City has purchased to date total \$252,500. Tonight we are asking Council's authorization of \$22,800 to purchase one house and two lots.

Councilwoman Price moved, seconded by Councilman Cunning and unanimously approved, that Council approve the resolution authorizing the purchase of two lots and one home in the Toole Hill area for a total of \$22,800.

MAYOR PRO TEM

Sprawls, Don Appointment

Mayor Cavanaugh stated Council needed to consider appointment of a Mayor Pro Tem.

Mr. LeDuc stated historically City Council has selected a Mayor Pro Tem in January following an election. The Mayor Pro Tem acts as Mayor during the absence or disability of the Mayor, and if a vacancy occurs shall become Mayor until a successor is duly qualified and elected. In the past City Council has offered the Mayor Pro Tem to the next Councilmember with the most seniority. In this case following Councilmember Clyburn's term as Mayor Pro Tem the next Councilmember with the most seniority is Councilmember Sprawls, followed by Councilmember Cunning.

For City Council consideration, this is approval of Councilmember Sprawls as Mayor Pro Tem for calendar year 2004 and 2005.

Councilwoman Clyburn moved, seconded by Councilwoman Price and unanimously approved, that Councilmember Sprawls be appointed Mayor Pro Tem for 2004 and 2005. Councilman Sprawls abstained from voting.

Mayor Cavanaugh thanked Councilmember Clyburn for serving as Mayor Pro Tem and for filling in for him on several occasions.

RECOGNITION

Boy Scout

Mayor Cavanaugh recognized a Boy Scout from Troop 115 for being present at the Council meeting.

EDGEWOOD COMMUNITY

Fuller, Willie

Mr. Willie Fuller, 528 Hampton Avenue, appeared before Council and stated his group would like to be on the next agenda to inform Council what is happening in the Edgewood Community. He thanked Council for the beautification and the drainage which had been installed along Hampton Avenue so far.

ADJOURNMENT

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


Sara B. Ridout
City Clerk