

Aiken City Council Minutes

April 25, 1994

EXECUTIVE SESSION

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

Absent: Councilmembers Price and Radford

Others Present: Steve Thompson, Jim Holly, Frances Thomas, Andy Anderson, and Sara Ridout.

Mayor Cavanaugh called the meeting to order at 6:30 P.M. Councilman Anaclerio moved, seconded by Councilwoman Papouchado and unanimously approved that Council go into executive session to discuss legal matters. Council went into executive session at 6:30 P.M. After discussion Councilman Anaclerio moved, seconded by Councilwoman Papouchado and unanimously approved, that the executive session adjourn. The executive session adjourned at 7 P.M. Council then held a session for discussion of agenda items.

REGULAR MEETING

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

Others Present: Steve Thompson, Jim Holly, Frances Thomas, Anita Lilly, Stanley Quarles, Roger LeDuc, Ed Evans, Carrol Busbee, Terry Rhinehart, Andy Anderson, Sara Ridout, Philip Lord of the Aiken Standard, Rolanda Hatcher, of the Augusta Chronicle, and 16 citizens.

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

The minutes of the April 11, 1994, meeting were considered for approval. Councilwoman Papouchado moved that the minutes be approved. The motion was seconded by Councilman Radford and unanimously approved.

PRESENTATIONProclamationJay, JoyMental Health Association

Mayor Cavanaugh stated Council would like to recognize Ms. Joy Jay, Executive Director of the Mental Health Association of Aiken County. He stated Ms. Jay was moving from Aiken and Council would like to recognize Ms. Jay for her work in the community and with the Mental Health Association. Mayor Cavanaugh read the proclamation which had been prepared.

Mayor Cavanaugh presented the proclamation to Ms. Jay and thanked her for her contributions to the Aiken community.

ANNEXATION - ORDINANCEAiken County Board of EducationAiken Middle SchoolWire RoadTax Parcel No. 00-154-01-226

Mayor Cavanaugh stated an ordinance had been prepared for first reading to annex 60 acres owned by the Aiken County Board of Education.

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 SIXTY (60) ACRES OWNED BY AIKEN COUNTY BOARD OF EDUCATION LOCATED NORTH OF WIRE ROAD (S-2-29) ADJACENT TO CROSLAND PARK SUBDIVISION AND TO ZONE THE SAME R-1A, SINGLE FAMILY RESIDENTIAL.

Mr. Thompson stated a petition had been received from the Aiken County Board of Education asking the city to annex 60 acres which is to be used for the construction of a new Aiken Middle School. The property is located off Wire

April 25, 1994

Road behind Crosland Park. The property is proposed to be zoned R-1A, Single Family Residential.

The Planning Commission recommended unanimously that the property be annexed with the condition that the owners maintain an untouched natural buffer at least 50 feet in depth along the common boundaries with Crosland Park and the nearby Kinney property except to allow utilities and vehicular access. The Commission also recommended that any construction comply with all city building codes and other regulations.

Councilwoman Clyburn moved, seconded by Councilwoman Papouchado and unanimously approved, that the ordinance to annex 60 acres owned by the School Board to be used for construction of a middle school be passed on first reading and second reading and public hearing be set for the next regular meeting of Council.

#### AIKEN MALL - ORDINANCE

Dedication

Retention Pond

Detention Pond

East Gate Drive

Mayor Cavanaugh stated an ordinance had been prepared for Council's consideration to accept the Aiken Mall Retention Pond, Detention Pond and East Gate Drive.

Mr. Thompson read the title of the ordinance.

#### AN ORDINANCE ACCEPTING DEDICATION OF AIKEN MALL RETENTION POND, AIKEN MALL DETENTION POND WITH INGRESS/EGRESS EASEMENT, AND EAST GATE DRIVE.

Mr. Thompson stated Council accepts streets and utilities in developments after completion and evaluation for at least a year to make sure the streets and utilities were installed properly. He said Aiken Mall Limited Partnership is asking the city to accept ownership of the retention pond, detention pond, access easements to the ponds, and to accept East Gate Drive. Larry Morris, City Engineer, has reviewed these facilities and is recommending that City Council accept these facilities.

Councilman Anaclerio moved, seconded by Councilwoman Price and unanimously approved, that the ordinance be passed on first reading to accept dedication of the retention and detention ponds at Aiken Mall and East Gate Drive and that second reading and public hearing be set for the next regular meeting of Council.

#### RECYCLING CENTER - ORDINANCE

Aiken County

Shiloh Church Road

Interstate 20

Mayor Cavanaugh stated an ordinance had been prepared for leasing property to Aiken County for a manned recycling center.

Mr. Thompson read the title of the ordinance:

#### AN ORDINANCE AUTHORIZING THE LEASE TO AIKEN COUNTY FOR ( ) YEARS OF APPROXIMATELY TWO (2) ACRES OF LAND LOCATED ON SHILOH CHURCH ROAD (S-2-153) AT THE INTERSECTION OF THAT ROAD WITH HAMELIN ROAD (S-2-1926) FOR USE AS A MANNED RECYCLING CENTER.

Mr. Thompson stated that Aiken County would like to lease a 300' by 300' piece of property from the city for use as a manned recycling center. The County is developing manned recycling centers and closing the present dumpster sites. The County wishes to lease property along Shiloh Church Road at the intersection of Shiloh Church Road and Hamelin Road.

The proposed site which includes approximately 2 acres is north of I-20 about one mile west of Highway 1. The property is part of the overall Reynolds Pond site that is owned and protected by the city. Aiken County would like to lease the property for 20 years at a cost of approximately \$100 per year. Due to state solid waste laws, the County would have the site manned at all open hours. The County would eliminate all other drop off sites in the area.

Aiken County is expecting to open a total of 8 or 9 similar sites throughout the county. The County currently has two sites in operation.

Roger LeDuc, Public Works Director, has reviewed the request and overall it is felt that this lease would not pose a problem for the city and would assist the County with pressing solid waste problems. The Federal Aviation Administration is encouraging the County to close the present dumpster site due to its close proximity to the Aiken Municipal Airport. Lease of the proposed site to Aiken County would serve the city's interests as well by removing the present dumpster site from the approach path at the airport.

Mr. Thompson stated City Council had discussed the request and had considered possibly a five year lease with the option for renewal after evaluation by the city and the county.

Mayor Cavanaugh pointed out Council had discussed the length of the proposed lease and also the rental fee but had not made a decision on the length of the lease nor the rental fee. He said a decision would be made at the next Council meeting.

Councilman Perry moved, seconded by Councilwoman Clyburn and unanimously approved, that Council pass the ordinance on first reading to lease an area to Aiken County on Shiloh Church Road for use as a manned recycling center and that the second reading and public hearing be set for the next regular meeting of Council.

#### ARTS LONG RANGE PLAN

##### Augusta Regional Transportation Study

Mayor Cavanaugh stated Council needed to consider adoption of the revised ARTS Long Range Plan.

Mr. Thompson stated the Planning Commission has reviewed the Aiken area projects presently listed in the Augusta Regional Transportation Study (ARTS) Long Range Plan. The Long Range Plan is updated every five years, and Council has the opportunity to suggest projects for inclusion in this plan.

The ARTS plan includes a long range plan with projects to be constructed over the next twenty or more years, and the Transportation Improvement Program (TIP) includes projects which will be built within the next five years. Projects have to be placed on the long range plan before they move into the TIP. A project must be on the TIP before it can be funded. Mayor Cavanaugh and Councilman Anaclerio serve on the South Carolina Subcommittee of ARTS, and the Mayor serves as the Vice-Chairman of the full ARTS Policy Committee.

Mr. Thompson stated the Planning Commission had suggested changes to the Long Range Plan. The Planning Commission has suggested that the widening of Dougherty Road to four lanes should be priority 5 on the list and widening of Silver Bluff Road to Richardson's Lake Road and construction of a connector from Silver Bluff Road to Whiskey Road south of Woodside Plantation should be priority 6.

The Planning Commission has also recommended constructing a four lane parkway from University Parkway northwest to I-20. This was one of the concepts developed through the strategic planning process.

The Planning Commission discussed routing of Bobby Jones Expressway around Aiken. The Planning Commission did not include this in the listing. If City Council is interested in asking the State Highway Department to route the Bobby Jones Expressway around Aiken, this could be included as priority 8 under the listing. The Planning Commission did recommend that the widening of S.C. 19 to I-20 be deleted from the list. The Planning Commission felt that the proposed parkway from University Parkway to I-20 would eliminate the need for the widening of Highway 19 North.

The proposed ARTS Long Range Plan recommended by the Planning Commission is listed as follows:

Proposed ARTS Long-Range Plan  
Recommended by Aiken Planning Commission 4/12/94

(NOTE: Additions Underlined; Deletions Shown Below)

1. Widen Pine Log Road to US 78  
2.5 miles; \$4 million  
(listed on TIP to begin in about 18 months)
2. Widen US 1 to I-20  
4 miles; \$3.8 million  
(listed on TIP to begin in next six months)
3. Widen SC 118 (Robert Bell Parkway, Rutland Drive) and Construct  
Northeast Segment of By-Pass  
about 6 miles; about \$6,000,000  
(new portion of by-pass listed on TIP to begin in three years)
4. Widen Hitchcock Parkway  
4.8 miles; \$4.8 million
5. Widen Dougherty Road to Four Lanes  
.85 miles; cost undetermined
6. Widen Silver Bluff Road to Richardson's Lake Road; Beginning at  
Richardson's Lake Road, Construct Connector from Silver Bluff Road  
to Whiskey Road (SC 19) south of Woodside Plantation  
Note: current plan only calls for widening Silver Bluff Road beyond  
Woodside Plantation entrance  
5.5 miles; cost undetermined
7. Construct 4-Lane Parkway from University Parkway Northwest to I-20  
about 5 miles; cost undetermined

Deletions

5. Add center turn lane to SC 19 Whiskey Road from Pine Log Road to  
Powderhouse Road  
already installed
6. Widen SC 19 to I-20  
4.4 miles; \$4,000,000  
replaced by Parkway from University Parkway Northwest to I-20 (#7)

Mr. Thompson stated Council had discussed the proposed long range plan and some members of Council wanted to postpone action until the next meeting of Council.

Council discussed the priorities suggested by the Planning Commission and possible changes to the plan. After discussion Council felt that they would like to study the list longer and discuss changing priorities of some of the items.

Councilman Perry moved, seconded by Councilwoman Clyburn and unanimously approved, that action on the long range plan be postponed until the next meeting of Council.

BIDS

Water Lines

Bamberg Street  
Gwinett Street  
Vincent Street  
Fawnwood Street

Mayor Cavanaugh stated bids had been received for replacing water lines along several streets.

Mr. Thompson stated the city had taken bids to replace old or insufficient water lines in the Bamberg, Gwinett, Vincent and Fawnwood areas. Four bids were received for the work. The project was divided into three divisions for bidding purposes. The bids received were as follows:

<u>Vendor</u>	<u>Bid Price</u>
LAD Corporation	\$ 86,764.70
AllSteel Products	92,481.50
Gene Ray Fulmer Grading Co.	103,725.00
R. O. Collins	115,367.20

The staff has reviewed the bids and recommends acceptance of the low bid submitted by the LAD Corp. in the amount of \$86,764.70. The company has done work for the city previously and the work was satisfactory. Funds are available in the Utility budget for these projects.

Councilman Anaclerio moved, seconded by Councilman Radford and unanimously approved, that the low bid of the LAD Corporation in the amount of \$86,764.70 be accepted for replacing water lines in the Bamberg, Gwinnett, Vincent and Fawnwood areas.

#### BIDS

##### Airport Crack Seal Project Runway 6/24 Pace Pavement Technologies

Mayor Cavanaugh stated Council needed to consider the bids submitted for the crack seal project at the airport.

Mr. Thompson stated the pavement on the runways at the airport has cracked over time and from heat generated on the asphalt runways. He said these cracks need to be sealed and the city has accepted bids for the crack-seal project.

In February Council accepted a grant from the State Aeronautics Commission to crack-seal the runway and to add a navigational aid. This bid is for the crack-seal project and requires a 50% match from the city. The bids received for the crack-seal of primary Runway 6/24 are as follows:

<u>Vendor</u>	<u>Bid Price</u>
Pace Pavement Technologies	\$21,900
Beam's Pavement Maintenance	38,160
Foundation Specialists	50,913

Mr. Thompson stated the staff has reviewed the bids and also consulted with the Aeronautics Division staff. The Aeronautics Division is very familiar with Pace Pavement Technologies and has been satisfied with their work around the state. Pace's bid price is in line with the cost projections for the project. The staff is recommending acceptance of the low bid submitted by Pace Pavement Technologies in the amount of \$21,900. The city's portion of the project cost would be \$10,950 and funds are available from the sale of timber at the airport.

Councilman Radford moved, seconded by Councilwoman Papouchado and unanimously approved, that the low bid of Pace Pavement Technologies in the amount of \$21,900 for crack-sealing of Runway 6/24 at the airport be accepted, with the city providing one-half of the cost of the project in the amount of \$10,950, matching funds from the State Aeronautics Division.

#### BIDS

##### Citizens Park Scorers' Tower Multi-Field Complex

Mayor Cavanaugh stated Council needed to consider bids for the scorers' tower at Citizens Park.

Mr. Thompson stated the next phase of the multi-field complex, known as Citizens Park, includes construction of the scorers' tower, interior landscaping and irrigation, and construction of walks, ticket booths, and kiosks.

Mr. Thompson stated bids had been received for construction of this phase of the complex. He stated only one bid had been received, with that bid being from H. G. Reynolds Construction in the amount of \$788,300.

Mr. Thompson stated the city asked the bidders to provide a cost for ticket booths, kiosks, additional walks, and other factors that were above and beyond the original concept plans. Although only one bid was received for the project, the staff feels that the bid and the cost for the additional deductible items were very reasonable and is recommending acceptance of the bid. Overall the project should be within the budgeted amount.

Council discussed the bid. It was pointed out that the facility will pay water and sewer bills which will help offset some of the capital investment for providing water and sewer to the area. Council also discussed the fact that only one bid was received and whether the bid was competitive.

Mr. J. D. Martin, of Arbor Engineering, stated the bid was within the projected cost for the project. He stated the scorers' tower was a very complex building. He said several bidders were interested in the project but when the complexity of the building was realized they did not bid on the project. He stated he had a contractor who was not bidding on the project to give a cost estimate and the estimate was close to the bid submitted. He said it was felt H. G. Reynolds is a good contractor with a good track record.

Councilman Radford moved, seconded by Councilwoman Papouchado and unanimously approved, that the bid of H. G. Reynolds Construction in the amount of \$788,300 be accepted for construction of the Scorers' Tower, landscaping and irrigation, walks, ticket booths and kiosks at Citizens Park.

#### CHURCH

Apostolic Faith Church  
135 Orangeburg Street SE  
Park Avenue  
Richland Avenue

Mayor Cavanaugh stated the city has received a request from the Apostolic Faith Church to locate at 135 Orangeburg Street SE.

Mr. Thompson stated the Planning Commission had reviewed a request from the Apostolic Faith Church to locate at 135 Orangeburg Street SE between Park and Richland Avenues. Under the Zoning Ordinance religious institutions are allowed in any zone upon approval by City Council. The site is zoned Light Industrial and an abandoned warehouse is located on the site. In April, 1992, Council approved the location of this same church at 127 Williamsburg Street and the use of a building in the parkway that is owned by the city. The church has outgrown the facility on Williamsburg Street and would like to move to a new site on Orangeburg Street.

Mayor Cavanaugh asked if anyone would like to speak regarding the proposed location of the church. No one spoke.

Councilwoman Clyburn stated she had been impressed with the growth of the church.

Councilwoman Clyburn moved, seconded by Councilman Perry and unanimously approved, that Council approve the location of the Apostolic Faith Church at 135 Orangeburg Street SE.

Councilwoman Price stated since the church would be moving and would not be using the small building in the parkway near the Farmers Market, she would like for the city to consider expanding the Farmers Market into this area.

Mr. Dennis Segres of the Apostolic Faith Church, stated the church would like to continue to use the small building in the parkway on Williamsburg Street. He said the building had been very useful to the church, and the church had done a lot of repair to the building.

Mr. Thompson stated the church had a lease for use of the property on Williamsburg Street. He said he would check on the lease period and when the lease is up Council could consider whether or not to renew the lease. Council agreed at this time to let the church continue to use the building in the parkway on Williamsburg Street and reconsider the matter when the lease period is up.

INDUSTRIAL PARK

Dyke Industries Building  
Verenes Industrial Park  
UCB/Radcure Industries

Mayor Cavanaugh stated the city had a request for approval of a lease of a building in the Industrial Park to another industry.

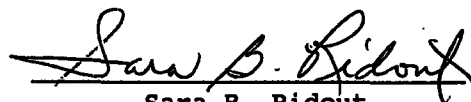
Mr. Thompson stated the owners of the Dyke Industries Building in the Verenes Industrial Park would like to lease the building to a North Augusta firm, UCB/Radcure Industries. He pointed out Council has reserved the right to approve all lease assignments and sale of property within the Industrial Park. Radcure would like to use the building for a distribution center. Radcure manufactures a coating powder, using the ultraviolet light curing process for the paint industry. The owners have assured the city that the products will not be dangerous and will provide the product information to the city for evaluation. The company would like to lease the building for a period of five years with options for additional years. The total number of employees is very low with an employment level of about five employees. Mr. Thompson stated the restrictive covenants for the Industrial Park spell out that the purpose of the park is for light manufacturing and industrial operations. The city has refrained from lease of property for storage. A distribution center is somewhat different, however, and the owners understand that approval of this lease arrangement does not allow assignment of a lease to another company for another operation. The purpose of the Industrial Park is to create jobs. Mr. Thompson stated his recommendation to Council is that if they approve this request that the Economic Development Partnership be notified that the city will not consider other distribution centers or warehouse facilities in the park but that sites are available for light industry and manufacturing.

Council discussed the request and stated they would like to only approve the lease for five years and at the end of five years look at the situation in the Industrial Park.

Councilman Anaclerio moved, seconded by Councilwoman Price and unanimously approved, that Council approve the lease of the Dyke Industries Building in the Verenes Industrial Park to UCB/Radcure Industries for a period of five years with the condition that Public Safety review the operation before the lease takes effect to be sure the products are not dangerous or harmful to the environment, and that Council review the lease in five years to see if the company fits the city's overall goal of the Verenes Industrial Park.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:20 P.M.

  
Sara B. Ridout  
City Clerk