

Aiken City Council Minutes

August 10, 1998

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

Absent: Councilmember Clyburn

Others Present: Steve Thompson, Gary Smith, Bill Huggins, Anita Lilly, Terry Rhinehart, Ed Evans, Carrol Busbee, Roger LeDuc, Stanley Quarles, Richard Pearce, Sara Ridout, Tom Smith of the Aiken Standard, Margaret O'Shea of the Augusta Chronicle, and 22 citizens.

Mayor Cavanaugh called the meeting to order at 7:30 P.M. Councilwoman Price led in prayer which was followed by the pledge of allegiance to the flag. The minutes of the regular meeting of July 13, 1998, were considered for approval. Councilwoman Papouchado moved that the minutes be approved as written. The motion was seconded by Councilman Radford and unanimously approved.

BOARDS AND COMMISSIONSAppointmentsGeneral Aviation CommissionBarnes, DonYounce, HoustonTyler, Al

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

Mr. Thompson stated Council has two appointments available on the General Aviation Commission. Members of the Aviation Commission serve two year terms, and the term of Al Tyler expires on September 1, 1998. The term of Mr. Houston Younce also expires September 1, but Mr. Younce has resigned from the committee due to his inability to attend the meetings, and Mr. Younce's term is available immediately.

Councilwoman Papouchado is responsible for the nomination of the replacement for Mr. Younce, and Councilman Anaclerio has the nomination for Mr. Tyler's position. Councilwoman Papouchado has nominated Mr. Don Barnes for this appointment. Mr. Barnes lives at 802 Legare Road, and has been an instructor at the airport for more than twenty years.

Councilwoman Papouchado moved, seconded by Mayor Cavanaugh and unanimously approved, that Mr. Don Barnes be appointed to the Aviation Commission to fill the position of Mr. Houston Younce who has resigned and that the term be for two years with an expiration date of September 1, 2000.

Councilman Anaclerio has recommended reappointment of Mr. Al Tyler to the Commission. Mr. Tyler lives in Wagener, and has served as the County's appointment on the Aviation Commission.

Councilman Anaclerio moved, seconded by Councilwoman Papouchado and unanimously approved, that Mr. Al Tyler be reappointed to the General Aviation Commission for a two year term with the term to expire September 1, 2000.

ZONING - ORDINANCELincoln AvenueCushman DriveBates, MilledgeMcCormick, Jesse C. Jr.R-1M Residential Manufactured Home ZoneTax Parcel No. 00-130.0-01-049

Mayor Cavanaugh stated this was the time advertised for the second reading and public hearing on an ordinance 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 stated Mr. Milledge Bates, the applicant, had written a letter asking that his rezoning request be withdrawn.

Councilwoman Price moved, seconded by Councilwoman Papouchado and unanimously approved, that Council accept the letter of withdrawal for rezoning of 10.631 acres between Lincoln Avenue and Cushman Drive from R-1 to R-1M Manufactured Home zone.

Ms. A'la Perle Hickman thanked Council for working with the citizens in the area on this matter. She stated they were pleased with the decision made.

ANNEXATION - ORDINANCE 081098

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 this was the time advertised for second reading and public hearing on an ordinance 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 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.

The public hearing was held and no one spoke.

Councilman Radford moved, seconded by Councilman Anaclerio and unanimously approved that Council pass on second and final 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 the ordinance become effective immediately.

REZONING - ORDINANCE 081098A

Greenwood Street, 138
Karapatakis, John K. & Myrsina
Tax Parcel No. 30-017-0-07-001

Mayor Cavanaugh stated this was the time advertised for the second reading and public hearing on an ordinance 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 public hearing was held and no one spoke.

Councilwoman Papouchado moved, seconded by Councilwoman Price and unanimously approved, that Council pass on second and final reading an ordinance to rezone the property at 138 Greenwood Street from R-2 Multi-Family to R-1 Single Family Residential and that the ordinance become effective immediately.

SUGAR MILL PLACE - ORDINANCE 081098B

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

Mayor Cavanaugh stated this was the time advertised for second reading and public hearing on an ordinance 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.

The public hearing was held and no one spoke.

Councilwoman Price moved, seconded by Councilman Anaclerio and unanimously approved, that Council pass on second and final reading an ordinance to accept the roadway and utilities in Sugar Mill Place and that the ordinance become effective immediately.

BUILDING CODES - ORDINANCE 081098C

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 this was the time advertised for second reading and public hearing on an ordinance 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.

The public hearing was held and no one spoke.

Councilman Radford moved, seconded by Councilman Anaclerio and unanimously approved, that Council pass on second and final 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 the ordinance become effective immediately.

PINE LOG ROAD - ORDINANCE 081098D

S.C. Department of Transportation
Pine Log Road Well
Water Treatment Plant
S. C. 302

Mayor Cavanaugh stated this was the time advertised for second reading and public hearing on an ordinance 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.

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 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 the ordinance become effective immediately.

RUTLAND DRIVE - ORDINANCE 081098E

Detention Pond

Dedication

Deed

Stormwater

Bradley Plumbing & Heating

Bradley, Walter

Stewart, J.E.

Tax Parcel No. 00-154.0-01-221

Mayor Cavanaugh stated this was the time advertised for second reading and public hearing on an ordinance 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.

The public hearing was held and no one spoke.

Councilman Anaclerio moved, seconded by Councilwoman Papouchado and unanimously approved, that Council pass on second and final reading an ordinance accepting ownership of the detention pond behind Bradley Plumbing and Heating and that the ordinance become effective immediately.

ANNEXATION - ORDINANCE

New Covenant Presbyterian Church
Church
Hitchcock Parkway 526
By-Pass
Tax Parcel No. 00-105.0-01-073

Mayor Cavanaugh stated an ordinance had been prepared for first reading to annex 11.019 acres owned by the New Covenant Presbyterian Church.

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 11.019 ACRES OF LAND, MORE OR LESS, OWNED BY NEW COVENANT PRESBYTERIAN CHURCH AND LOCATED AT 526 HITCHCOCK PARKWAY AND BEING ALSO KNOWN AS TAX MAP PARCEL NUMBER 00-105.0-01-073 AND TO ZONE THE SAME R-1 SINGLE FAMILY RESIDENTIAL.

Mr. Thompson stated we have received a request from the New Covenant Presbyterian Church, located at 526 Hitchcock Parkway, to annex into the city.

The church has asked for annexation of an 11.019 acre parcel fronting on Hitchcock Parkway. The Planning Commission has reviewed this and does recommend approval under the R-1 Single Family Zone. The property is contiguous by the Hitchcock Parkway, and is located adjacent to Cornerstone Baptist Church, which is presently within the city. Service to this property would not pose a problem for the city, and the Planning Commission included only a condition that additional trees be planted in a planting strip along Hitchcock Parkway.

Councilwoman Papouchado moved, seconded by Councilman Radford and unanimously approved, that Council pass on first reading an ordinance annexing the New Covenant Presbyterian Church, with the condition that additional trees be planted in a planting strip along Hitchcock Parkway and that second reading and public hearing be set for the next regular meeting of City Council.

ANNEXATION - ORDINANCE

Aiken Church of Christ
Church
Whiskey Road 2006
Corporate Parkway
Tax Parcel No. 30-059.0-01-002

Mayor Cavanaugh stated an ordinance had been prepared for first reading to annex property of the Aiken Church of Christ on 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 4.51 ACRES OF LAND, MORE OR LESS, OWNED BY THE AIKEN CHURCH OF CHRIST AND LOCATED AT 2006 WHISKEY ROAD AND BEING ALSO KNOWN AS TAX MAP PARCEL NUMBER 30-059.0-01-002 AND TO ZONE THE SAME NEIGHBORHOOD BUSINESS (NB).

Mr. Thompson stated City Council has received a request from the Aiken Church of Christ at 2006 Whiskey Road, asking the city to annex the church site on Whiskey Road.

The Aiken Church of Christ is located on a 4.51 acre parcel fronting on the east side of Whiskey Road, and the church has requested annexation under the Neighborhood Business zone. The property does appear to be consistent with this zone.

The Planning Commission reviewed this request, and does recommend annexation on the condition that trees be planted in the planting strip along Whiskey Road and along the south property line as required by the City Horticulturist.

Councilwoman Price moved, seconded by Councilman Anaclerio and unanimously approved, that Council pass on first reading an ordinance to annex property at 2006 Whiskey Road, with conditions recommended by the Planning Commission and

that second reading and public hearing be set for the next regular meeting of Council.

ANNEXATION - ORDINANCE

Whiskey Road
Stratford Drive
Watson, James
Traughber, Dianne W.
Excel, Inc.
Tax Parcel No. 00-158.0-01-699

Mayor Cavanaugh stated an ordinance had been prepared for first reading to annex property located at the southwest corner of Whiskey Road and Stratford Drive, the site of a new Excel office building. Mayor Cavanaugh stated he was involved with Excel as an independent representative so he would not participate in the discussion or voting on this request. He turned the meeting over to Mayor Pro Tem Perry. Mayor Cavanaugh left the Council room at 7:50 P.M. Mayor Pro Tem Perry presided over the meeting.

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 27.5994 ACRES OF LAND, MORE OR LESS, OWNED BY JAMES S. WATSON, JR. AND DIANNE W. TRAUGHBER AND LOCATED AT THE SOUTHWEST CORNER OF WHISKEY ROAD AND STRATFORD DRIVE AND BEING ALSO KNOWN AS TAX MAP PARCEL NUMBER 00-158.0-01-699 AND TO ZONE THE SAME PROFESSIONAL (P).

Mr. Thompson stated City Council has received a request for annexation of 27.6 acres located on the west side of Whiskey Road at Stratford Drive. This is the property proposed for development for an office building for Excel, Inc. The Planning Commission, has noted that the applicant has proposed a large office building, and has not been able to find other existing property that was satisfactory for the company's use. The proposed site is located on Whiskey Road, a major arterial, at a signalized intersection, with utilities available for the site, and could serve as the company's location if sufficient restrictions are placed on the property to protect existing development in the area. The Planning Commission has voted to recommend annexation of this site to City Council, with restrictions. The Comprehensive Land Use Plan has designated this area for low density residential use, and City Council should include a statement that approves this use for this function in the motion. The restrictions recommended by the Planning Commission include:

1. that there be untouched buffers of at least 100 feet in depth on the front and rear property lines and there be untouched buffers of at least 50 feet in depth on the north side of the property and 25 feet in depth on the south side of the property;
2. that there be no more than one driveway onto Sizemore Circle, no more than two driveways on Stratford Drive, and no driveways or curb cuts onto Whiskey Road.

Councilman Anaclerio moved, seconded by Councilwoman Price and unanimously approved, that Council pass on first reading an ordinance approving the annexation of property owned by James Watson and Dianna Traughber, located at the southwest corner of Whiskey Road and Stratford Drive, under the Professional Zone with the conditions recommended by the Planning Commission regarding maintenance of buffers and a limit on the number of driveways into the property. Also, it is moved, that the proposed use of the property is acceptable even though it conflicts with the Land Use Map and the Comprehensive Land Use and Transportation Plan, due to the availability of a major street, signalized intersection, and utilities at this site. Also, Council supports clustering of commercial and professional properties at major intersections, and supports lower density development away from commercial clusters. The motion also includes that second reading and public hearing be held at the special meeting of City Council to be held on August 24, 1998, at 5:30 P.M..

Mayor Cavanaugh returned to the room at 7:55 P.M.

GARBAGE - ORDINANCECommercial Garbage Service
Contractor

Mayor Cavanaugh stated an ordinance had been prepared for first reading to amend the Code regarding commercial garbage service options.

Mr. Thompson read the title of the ordinance.

AN ORDINANCE AMENDING SECTION 18-6 OF THE CODE OF THE CITY OF AIKEN TO ALLOW
PRIVATE FIRMS TO PERFORM COMMERCIAL GARBAGE COLLECTION IN THE CITY OF AIKEN.

Mr. Thompson stated over the past few years we have discussed many ways that the City works with private contractors for the delivery of city services. One of the areas that we have discussed possibly moving to a private operation is the commercial garbage service now offered by the city. Most of our customers would not find that their service would be improved or that the cost would be reduced through the use of a private commercial garbage hauler, but there are some businesses that would benefit from having this option available. We are proposing that we amend the city ordinance to allow commercial customers with dumpster pickup service the ability to choose who they would like to provide commercial garbage collection services.

The current ordinance requires all commercial properties to use the services of the City of Aiken, but there are a few customers, including the larger grocery stores, that use private haulers for containerized or compacted waste and recyclables. We work with these companies on a case by case basis, and have discussed expanding this to allow these customers to choose a private hauler instead of the use of the city's commercial collection system. We do not expect this to dramatically increase or decrease our expenses, but instead this would be a service and an alternative for these customers. In time, if we have enough customers move to private service, Council may wish to consider making further changes to commercial collection services in Aiken.

Councilman Perry moved, seconded by Councilman Anaclerio and unanimously approved, that Council pass on first reading an ordinance allowing commercial customers, with commercial dumpster service, to select private collection firms for disposal of garbage and waste and that second reading and public hearing be set for the next regular meeting of Council. It was also agreed that this be a pilot program and that the program be reviewed in nine months.

STREETSCAPE

Parker's Body Shop
Parking Area
Easement
Agreement
Laurens Street
Newberry Street
Barnwell Avenue
Richland Avenue
Brooks, Pat and Deborah

Mayor Cavanaugh stated Council needed to consider approval of proposed easement agreements for the new streetscape area in the block bounded by Laurens Street, Newberry Street, Barnwell Avenue and Richland Avenue.

Mr. Thompson stated the city has been working with the owners of property near Parker's Body Shop to create a new streetscape and private development area in the center of the block bounded by Laurens Street, Newberry Street, Barnwell, and Richland Avenue. As part of this project, we are asking the property owners in this area to provide the city with easements and possibly the donation of property to allow us to landscape and improve the appearance of this area. For consideration at this time is acceptance of two agreements through the Aiken Corporation and from Pat and Deborah Brooks for access and improvement easements.

The properties under discussion are located in and near the small alley located between Eulalie Salley Real Estate and the New Moon Cafe on Laurens Street. We have been working with the Aiken Corporation and the individual property owners in this area to obtain the first of several easements that we will be recommending. We are planning on planting trees, adding street lights, perhaps installing paver bricks, and making other efforts to improve

the appearance of this area. With these easements the City would receive permanent access across this property to the former Parker property, and would be permitted to make improvements on this property. The first agreement is an easement running along the alley between Laurens Street and the interior property. This will give access to the interior portion of the property. The city would make improvements. The property owner has agreed to provide the easement and allow the city to make improvements. In return, the City would give three dedicated parking spaces in the new parking lot to the company, and would paint the adjacent building. This will be a long term commitment of the city. The property owners will not directly benefit from painting and beautification of the back end of their businesses, but the new pedestrianways and streetways will border these buildings, and as we beautify the area we will need to consider paintings and possibly murals of this property. If you choose to execute this agreement, you will also be authorizing the city to enhance the property through painting of the appropriate walls bordering on this section of Aiken, and to move forward with these improvements. This is an exciting process, and we do recommend this easement to you.

Councilwoman Papouchado moved, seconded by Councilwoman Price and unanimously approved, that Council approve the acceptance of an easement from the Aiken Corporation, and ultimately from Pat and Deborah Brooks, for access and improvements to the alley near Laurens Street, leading into the center of the block presently shared with Parker Body Shop.

The second agreement is for donation of a strip of land 30' by 101' behind the Eulalie Salley building at 108 Laurens Street NW and in return the city will make improvements to the property.

Councilman Anaclerio moved, seconded by Councilman Radford and unanimously approved, that Council accept the donation of property from the Aiken Corporation and from Pat and Deborah Brooks for property behind the Eulalie Salley building on Laurens Street.

SAVANNAH RIVER SITE

Resolution

Missions

Plutonium Disposition Mission

Pit Disassembly and Conversion Program

Mayor Cavanaugh stated a resolution had been prepared to support new missions at the Savannah River Site.

Mr. Thompson stated the Department of Energy is holding a series of public meetings to obtain public comment on the location of the plutonium disposition mission, pit disassembly and conversion programs. Several of the local governments in our area are adopting a resolution supporting these new missions at the Savannah River Site, and a resolution is presented for Council's consideration.

Through this action City Council will urge the Department of Energy to select the Savannah River Site for the pit disassembly and conversion mission, and encourage the residents of Aiken to also support this mission.

Councilman Anaclerio moved, seconded by Councilwoman Papouchado and unanimously approved, that Council adoption the resolution supporting the pit disassembly and conversion missions under consideration for the Savannah River Site.

ANNUAL REPORT

Fiscal Year 1997-98

Mayor Cavanaugh stated Council needed to consider acceptance of the Annual Report.

Mr. Thompson stated each year the staff prepares a summary of the activities over the previous fiscal year, highlighting goals which have been achieved, and the challenges that we have yet before us. The report is presented for acceptance by Council.

Councilman Anaclerio moved, seconded by Councilwoman Price and unanimously approved, that Council accept the annual report for fiscal year 1997-98.

STREET NAME

North Aiken Elementary School
Bears Rock Road
Gator Lane
School
Wire Road

Mayor Cavanaugh stated Council needed to consider approval of a road name for North Aiken Elementary School.

Mr. Thompson stated the Aiken County Board of Education has asked that the city approve the name of Bears Rock Road, which will provide access to the new North Aiken Elementary School. The mascot of the elementary school is a bear, and this name has been approved by the Aiken County E-911 System.

Road names are approved by City Council, on the recommendation of the Planning Commission. The Planning Commission has recommended approval of this road name.

Councilman Radford moved, seconded by Councilman Anaclerio and unanimously approved, that Council approve the name of Bears Road Road for the road accessing the new North Aiken Elementary School located off Wire Road.

COMMUNITY DEVELOPMENT BLOCK GRANT

HOME Grant
U. S. Department of Housing and Urban Development (HUD)

Mayor Cavanaugh stated Council needed to consider acceptance of a HOME Grant from the U.S. Department of Housing and Urban Development.

Mr. Thompson stated the city has received notice from the U. S. Department of Housing and Urban Development (HUD) that the city has been awarded a grant totaling \$200,000 to construct single family homes in Aiken.

This grant will allow us to build up to seven homes in Aiken, primarily in the Old Aiken area. The funds will include money to purchase and prepare lots in Aiken in the historic grid, and overall we are emphasizing scattered housing. The beneficiaries will be low income, first time home buyers. We are working with the Housing Authority to help pre-select and qualify applicants for these homes.

The applicant must first obtain financing from a conventional source, generally a bank, and the city would provide additional low interest financing from this grant. Up to 90% of the loan will be forgiven if the beneficiary stays in the house 10 years, but if the new owner sells the house before 10 years, then the owner will be responsible for a portion of repayment. The remaining 10% of the loan will be repaid to the city when the house is sold, and the city will hold a second mortgage on the property.

The Planning Department, including Ed Evans and Moya Pope, has been working very closely with Reggie Barner, John Cunningham, and Wade Brodie of the Aiken Corporation to move this program forward. This is an outstanding program, and is a continuation of our earlier program to develop single family housing in Aiken.

Councilwoman Price moved, seconded by Councilwoman Papouchado and unanimously approved, that Council accept the grant from the Department of Housing and Urban Development for \$200,000.

BIDSUniforms

Mayor Cavanaugh stated Council needed to consider the bids for uniforms for employees.

Mr. Thompson stated the city purchases uniforms on a two year contract, and the staff is recommending acceptance of the low bid submitted by the ARAMARK Company, with a total bid of \$29,948.

Each employee receives five sets of uniforms, and the company alters the uniform to fit the employees. The employee is responsible for cleaning of the uniforms. Over the years we have experimented with different options of

cleaning and rental of uniforms, and we have found that this system works best for our employees. We rent uniforms for the employees in the garage, due to the heavy staining and wear on these uniforms.

We received a total of three bid responses, from the eleven bid invitations mailed out on this purchase. We are recommending acceptance of the low bid of ARAMARK based on the bid prices provided. We have worked with ARAMARK previously, and have been satisfied with the quality of their service.

The bids received were as follows:

<u>Item</u>	<u>G & K</u>	<u>ARAMARK</u>	<u>Cintas</u>
Coverall	\$ 22.50	\$ 18.95	\$ 25.17
White Shirt Set	21.50	19.95	27.18
Colored Shirt Set	22.50	19.95	27.72
Orange Shirt Set	22.50	20.95	28.27
Striped Shirt Set	24.00	21.95	29.84
Jacket	<u>28.00</u>	<u>18.95</u>	<u>30.18</u>
	\$141.00	\$120.70	\$ 168.38
Projected Cost (2 Years)	\$33,680	\$29,948	\$41,384

Councilman Anaclerio moved, seconded by Councilwoman Price and unanimously approved, that Council approve the bid for the purchase and rental of uniforms, with the ARAMARK firm for a two year contract.

BIDS

Shoes, Safety Safety Shoes

Mayor Cavanaugh stated Council needed to consider acceptance of the bids for safety shoes for employees.

Mr. Thompson stated every two years the city receives bids on safety shoes for City employees, and the city has taken bids for this purchase. The staff is recommending acceptance of the low bid of Tyler Brothers to City Council.

We received a total of three responses to this bid invitation. We generally bid basic safety shoes, and provide employees with the option of purchasing any shoe within the company's line of safety shoes, with an allowance of up to \$75 per employee. Many of our employees do not use this full allowance, but others select a more expensive shoe or boot, and the employee pays any cost above the \$75 cap. We have several employees that do use this option, and pay for more expensive shoes. This allows us to offer the employees the option of picking their shoes that are both comfortable and functional, within guidelines that we establish. We have found over the years that a comfortable shoe is critical to having a productive employee, and this allowance process has allowed us to cap our expenses while offering options to the employees.

The bids received were as follows:

	<u>Tyler Brothers</u>	<u>Lehigh</u>	<u>Aiken Work Shoe</u>
Men's Boot	\$36.95	\$58.95	\$59.00
Boot with Metatarsel Cap	59.95	61.95	79.00
Women's Boot	36.95	55.95	59.00
Boot with Metatarsel Cap	59.95	50.95	79.00

Councilman Anaclerio moved, seconded by Councilwoman Papouchado and unanimously approved, that Council approve the low bid of Tyler Brothers of Wagener for safety shoes

BIDSMobile Data System
Public Safety Department
Patrol

Mayor Cavanaugh stated Council needed to consider the bid for a mobile data system for the Public Safety Department.

Mr. Thompson stated the staff has been working to develop a mobile data system for use in the patrol vehicles in the Department of Public Safety. Bids have been taken for the system, and the staff is recommending acceptance of the low and only bid submitted by Cerulean Technology, of Marlborough, Massachusetts, with a total bid of \$42,892.

This has been an extensive project, and has required us to re-evaluate our present tower system, dispatch operations, and several other technology issues with the City. The bid for the data system is mostly for the software needed for data communication with the patrol vehicles and is a small portion of the total project. Overall, we will probably spend \$200,000 or more on this project over the next two years, but we have to make the basic investment and changes to the tower and dispatch system to make the system possible. We are also hoping to ultimately expand the system to other patrol units and possibly other city vehicles as well.

We distributed a total of four invitations to bid on this project, and only Cerulean Technology responded. Our staff has worked very closely with this company in the past, and we are satisfied both with the technology and with the prices bid. This is a budgeted item, and we have obtained two grants for the purchase of the data unit. One grant was received in 1996 of approximately \$33,000 and another grant of \$38,000. The city also expects to receive a grant of about \$39,000. This will be about \$100,000 for the system. The cost before Council is not the only cost of the project. In addition to the \$100,000 in grant money the city is also using a previous grant from the Law Enforcement Assistance Administration (LEAA) that will allow the city to afford the system.

Councilwoman Papouchado moved, seconded by Councilman Anaclerio and unanimously approved, that Council approve the purchase of a mobile data system from Cerulean Technology, with a total bid of \$42,892.

RECYCLINGAgreement
North Augusta

Mayor Cavanaugh stated Council needed to consider approval of the rate for disposing of recyclable materials in the North Augusta Center.

Mr. Thompson stated in May City Council approved a new agreement with the City of North Augusta, for the disposal of recyclable materials in North Augusta. After discussing this with the City of North Augusta, the staff is recommending that City Council approve a slightly higher rate, for a total of \$22 per ton in compensation.

On our own, we do not generate enough in recyclable materials to take these materials to a private market, but North Augusta has developed a Material Recovery Facility (MRF), and is collecting recyclable materials from throughout this area, including materials from the Savannah River Site. We were finding that our cost of selling the materials often exceeded our revenues from the sale of these materials, and this contract with North Augusta has saved us money. Over the past year we paid about \$30 per ton for disposal of these materials, and in the new contract that we negotiated in May, this rate dropped to \$20 per ton. North Augusta has asked if we would reconsider the rate, and approve a \$22 per ton fee. This is still quite a savings for us, and the recommendation to Council is that we adjust the rate to a new total of \$22 per ton.

Councilman Anaclerio moved, seconded by Councilwoman Price and unanimously approved, that Council approve an agreement with the City of North Augusta for the processing and sale of recycling materials from Aiken, at a rate of \$22 per ton.

UTILITIES

Sewer Service
Restaurant
Lantrip's Oyster Pit
Whiskey Road
Tulane Drive
Annexation Agreement
Development Agreement

Mayor Cavanaugh stated Council needed to consider the request for sewer service for Lantrip's Oyster Pit.

Mr. Thompson stated the city has received a request for city sewer service to serve a new restaurant fronting on Whiskey Road.

Lantrip's Oyster Pit is under development at the intersection of Whiskey Road and Tulane Drive, near Aiken. The owners have agreed to sign an annexation agreement, and to comply with the conditions normally requested of similar businesses, including compliance with the signage requirements, Landscaping Ordinance, and utility design. The owners have indicated that they do need a waiver on a portion of the landscaping requirements.

The restaurant is requesting sewer service, but would receive fire service and water service from the College Acres Service District. To some degree this will allow us to extend sewer service to other properties in the neighborhood, and the applicants will help to pay the cost of extending the sewer line under Whiskey Road to this site.

The Planning Commission voted unanimously to recommend approval to City Council for utility service on the following conditions:

1. that the owners sign an annexation agreement, and annex when the property become contiguous;
2. that the sign complies with the Sign Ordinance requirements;
3. that the applicant sign a developers agreement for sewer;
4. that a sewer design be approved by the City Engineer and that the fees are paid;
5. that the applicant receive site plan approval from Aiken County;
6. that the applicant comply with the Tree Protection and Landscaping Ordinance except that the Planting Strip along a portion of Tulane Drive 75 feet long be allowed to be only five feet in depth to accommodate parking spaces.

Councilman Radford moved, seconded by Councilman Anaclerio and unanimously approved, that Council approve the extension of sewer service to Lantrip's Oyster Pit located at the intersection of Whiskey Road and Tulane Drive with the conditions recommended by the Planning Commission.

AUGUSTA REGIONAL TRANSPORTATION STUDY COMMITTEE

Aiken County
Funding Request
ARTS

Mayor Cavanaugh stated Council needed to consider a request from Aiken County for some funding for the Augusta Regional Transportation Study Committee.

Mr. Thompson stated the city has received a letter from Mr. William Shepherd, County Administrator, asking the city to contribute \$2,500 to fund a portion of the cost of the employee that works for Aiken County on the Augusta Regional Transportation System (ARTS). The City of Aiken has funded this for the past two years, and the staff's recommendation is that we continue to fund this expense.

The ARTS system does help with the pre-planning of roads and services in Aiken County, and the city does benefit from this system. Although you can argue that this is an expense of Aiken County, we have emphasized that this is a reasonable cooperative effort between the cities and the County, and we have continued to fund this over the past few years.

Councilman Anaclerio moved, seconded by Councilwoman Papouchado, that Council approve the request from Aiken County that the city contribute \$2,500 to pay a

portion of the expenses of the ARTS System. The motion was approved by a majority vote with Councilman Radford opposing the motion.

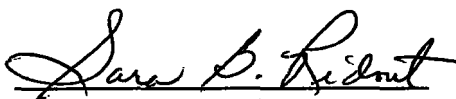
STAFF ATTORNEY/SOLICITOR

Pearce, Richard

Mayor Cavanaugh introduced Richard Pearce as the new Staff Attorney/Solicitor. He pointed out that Andy Anderson, the former Staff Attorney/Solicitor, had gone into private law practice.

ADJOURNMENT

There being no further business the meeting adjourned at 8:25 P.M.



Sara B. Ridout
City Clerk