

Aiken City Council Minutes

August 12, 1996

EXECUTIVE SESSION

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

Absent: Councilwoman Clyburn

Others Present: Steve Thompson, Gary Smith, Frances Thomas, and Sara Ridout.

Mayor Cavanaugh called the meeting to order at 5:17 P.M. Councilwoman Papouchado moved, seconded by Councilman Anaclerio, and unanimously approved, that Council go into executive session to discuss two contractual issues, one having to do with possible acquisition of property within the city and also a possible option for purchase of property outside of the city. After discussion, Councilwoman Papouchado moved, seconded by Councilman Radford that the executive session end. The executive session adjourned at 6 P.M. Then Council held a work session on entranceway improvements and recommendations of the Housing Committee of the Aiken Corporation for a housing project downtown and held a pre-Council discussion of agenda items.

REGULAR MEETING

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

Absent: Councilwoman Clyburn

Others Present: Steve Thompson, Gary Smith, Frances Thomas, Roger LeDuc, Kim O'Connor, Carrol Busbee, Ed Evans, Stanley Quarles, Sara Ridout, Chasiti Kirkland of the Aiken Standard, Kathy Steele of the Augusta Chronicle, and 15 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 regular meeting of July 8, 1996, were considered for approval. Councilman Radford moved that the minutes be approved as written. The motion was seconded by Councilwoman Papouchado and unanimously approved.

PRESENTATION

Records Management Guide  
Mims, Julian

Mayor Cavanaugh stated Mr. Julian Mims wanted to present a copy of the book "Records Management--A Practical Guide for Cities and Counties" to the city.

Mr. Thompson stated the International City/County Management Association prepares guides each year on local government issues. Mr. Julian Mims of Aiken and Edgefield, has authored the "Records Management--A Practical Guide for Cities and Counties" for ICMA, and Mr. Mims has presented a copy of the guide to the City. Mr. Thompson stated Mr. Mims is a records management professional who has worked with local governments in South Carolina and throughout the nation. For the past several years he has been working with records management at the Savannah River Site. Mr. Thompson stated Mr. Mims was unable to be present for the presentation at this meeting.

RECOGNITION

Coleman, Donna Michelle  
Aiken Area Council on Aging

Mayor Cavanaugh stated Council would like to recognize Ms. Donna Michelle Coleman. Ms. Coleman works with the Aiken Area Council on Aging transporting clients to medical appointments and other destinations. Recently Ms. Coleman was recognized by the Council on Aging for her rescue of two clients from a burning van. On June 27, 1996, Ms. Coleman was driving a van and two clients along the Aiken-Augusta Highway. The van started to burn, and Ms. Coleman was able to help both clients out of the van despite problems with the electrically operated lift and save the lives of two people.

Mayor Cavanaugh welcomed Ms. Coleman and presented a resolution to Ms. Coleman for her heroic efforts.

BOARDS AND COMMISSIONS

Appointments

Housing Authority

Tewkesbury, Alan

Wood, Sara

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

Mr. Thompson stated Council has an appointment available to the Housing Authority replacing Alan Tewkesbury. Mr. Tewkesbury asked that he be replaced with the expiration of his term in May, 1996. Mayor Cavanaugh has suggested the appointment of Ms. Sara Wood to the Housing Authority. The appointment would be for a two year term which would expire May 28, 1998.

Councilwoman Price moved, seconded by Councilman Anaclerio and unanimously approved, that Ms. Sara Wood be appointed to the Housing Authority board to replace Mr. Alan Tewkesbury and that the term be for two years, expiring on May 28, 1998.

AIKEN VENTURES INDUSTRIAL PARK - ORDINANCE 081296

Restrictive Covenants

Development Standards

Industrial Park

Airport

Ventures Industrial Park

Mayor Cavanaugh stated this was the time advertised for the second reading and public hearing of an ordinance adopting Restrictive Covenants and Development Standards for Aiken Ventures Industrial Park.

Mr. Thompson read the title of the ordinance.

AN ORDINANCE ADOPTING THE RESTRICTIVE COVENANTS AND DEVELOPMENT STANDARDS FOR AIKEN VENTURES INDUSTRIAL PARK.

Mr. Thompson stated for the past several months Council has been discussing the establishment of additional industrial parks around the airport of the city. As part of this process, the staff has been working with Wilbur Smith Associates and with the various boards and committees of the city and has completed this review for establishment of restrictive covenants and development standards. As part of the process the staff contacted other cities, developers, and development agencies for comments on the project. The particular focus was on whether or not the requirement for annexation was a burdensome requirement for prospective industries. Council suggested that copies of the report from Edens & Avant on the feasibility of Commerce Village Park and additional comments from the General Aviation Commission be obtained on the proposed covenants. The covenants were considered by Council in November and passed on first reading. Second reading was continued until the completion of the Edens & Avant feasibility study.

The Edens & Avant Study found that the city is in the best position to move the proposed parks forward and that annexation is not necessarily unattractive to potential industries.

The General Aviation Commission was not opposed to annexation, but recommended that annexation be accomplished in some other vehicle rather than the restrictive covenants.

The other groups and cities contacted did not oppose annexation, or suggest that annexation was negative for potential industries.

Mr. Thompson stated the two fundamental discussions are whether or not the industrial parks should move forward and whether or not they should include an annexation requirement. Mr. Thompson stated his suggestion is that if the properties are to come into the city limits that the city try to move forward, but if the new industrial parks are not to move into the city limits, then the issue should be placed on hold. Mr. Thompson stated the city cannot be competitive on these parks unless the city invests money in the parks, and in the past industrial properties have always paid for themselves. Mr. Thompson

stated if the project is to move forward, he would recommend execution of annexation agreements on the properties to allow annexation at City Council's election if and when the property becomes contiguous to the city.

Mr. Thompson stated the city is unable to donate the property to industries due to the restrictions of the FAA, and the General Fund would have to pay market value if the land is donated to prospective industries.

The city will also have to pay for other site improvements, including roads, sewer and water lines, and other infrastructure costs. Some of the infrastructure costs can be carried by the sale of land in the Verenes Park, but if the land in the new parks is donated the city will not have the funds to pay for the land or to develop the park.

Mr. Thompson stated two months ago Council addressed the issue of Verenes Industrial Park and whether or not the proposed requirements would affect Verenes Industrial Park. Council decided as part of the compromise that no existing industry would be required to annex and the vacant property within Verenes would also not be required to have an annexation stipulation. Verenes Park has been excluded from requirements in the proposed restrictive covenants. He pointed out the proposed covenants are very similar to the present covenants on Verenes Park except for the annexation requirement.

Mr. Thompson stated the plans are to structure the new parks to reduce risk and expense of the General Fund or tax-supported portions of city operations. He stated the city does have opportunities to fund in-city parks through a Tax Increment Finance (TIF) overlay or through a loan mechanism available under the Community Development program if the property is located in the city. Even if the parks are developed with annexation agreements, the city probably would not be able to annex the property for a number of years.

Mr. Thompson stated proposed restrictive covenants and development standards had been given to Council for consideration after being reviewed several times by various boards and committees. He said the changes to the covenants clarify the legal issues and wording of the covenants. He said if Council wishes to move forward, then the restrictive covenants and development standards which were passed on first reading on November 27, 1995, need to be amended to accept the amendments as recommended by the City Attorney and the General Aviation Commission.

The public hearing was held and no one spoke.

Councilman Anaclerio moved, seconded by Councilwoman Papouchado, that the restrictive covenants and development standards approved by Council on first reading on November 27, 1995, be amended to accept the amendments as recommended by the City Attorney and the General Aviation Commission.

Councilman Anaclerio pointed out the annexation requirement did not mean annexation immediately, but meant when the city grows out to the Ventures Park that annexation could occur if the city wishes to annex the property.

Councilman Perry stated he was opposed to the annexation. He pointed out it is about 7 miles from the present city limits to the proposed parks. Since 1954 the city has grown only 4 miles on the south side. He pointed out enough land on the north side can be annexed within a year to annex the proposed parks. He felt annexing property out to the industrial parks would cause the city to have a satellite city requiring city services.

Councilman Anaclerio stated in the discussions he had never heard anything about annexing a strip of land to annex the industrial park. The intent is to annex property in the normal progression of annexation which may take many years.

The motion was approved by a majority vote to amend the covenants and development standards. Councilman Perry opposed the motion based on the annexation issue.

Councilman Anaclerio moved, seconded by Councilwoman Papouchado and unanimously approved that Council approve the restrictive covenants and development standards as amended for the Aiken Ventures Industrial Park.

AVIATION BUSINESS PARK - ORDINANCE 081296A

Restrictive Covenants  
Development Standards  
Industrial Park  
Airport

Mayor Cavanaugh stated this was the time advertised for the second reading and public hearing on an ordinance to adopt restrictive covenants and development standards for Aviation Business Park.

Mr. Thompson read the title of the ordinance.

AN ORDINANCE ADOPTING THE RESTRICTIVE COVENANTS AND DEVELOPMENT STANDARDS FOR AVIATION BUSINESS PARK.

Mr. Thompson stated the discussion on Aviation Business Park is identical to the discussion on the covenants and standards for Ventures Industrial Park, and the question is whether or not to move forward with the park and whether or not to require execution of an annexation agreement on sale of the property.

Mr. Thompson stated his suggestion is that if the properties are to come into the city limits that the city move forward, but if the new industrial parks are not to annex into the city limits, then the issue should be placed on hold.

Councilwoman Papouchado moved, seconded by Councilwoman Price, that the restrictive covenants and development standards approved by City Council on first reading on November 27, 1995, for Aviation Park, be amended as recommended by the City Attorney and the General Aviation Commission. The motion passed by a majority vote with Councilman Perry opposing the motion.

The public hearing was held and no one spoke.

Councilwoman Price moved, seconded by Councilman Anaclerio and unanimously approved, that the restrictive covenants and development standards for Aviation Park as amended be adopted by Council.

UNDERGROUNDING UTILITIES

Electric Service  
South Carolina Electric & Gas Co.  
Southern Bell  
Telephone  
Intermedia  
Cable TV

Mayor Cavanaugh stated Council needed to consider whether to move forward with undergrounding utilities.

Mr. Thompson stated the staff needed Council's guidance on whether to move forward with undergrounding of utilities. He said there are really two issues--undergrounding for new development and new construction outside of areas that are predominately overhead. City Council has discussed requiring undergrounding for those type of developments. The second issue is undergrounding within areas that are predominately overhead.

He stated if Council chooses to target a specific area for undergrounding within the existing city, where the lines are already predominately overhead, the city will have a certain cost of the project. The study conducted by SCE&G indicates that to underground the eight block area in Aiken's downtown will cost between \$1.7 and \$3.3 million. One way to help pay the cost of the project would be through the franchise agreements. Also discussed was possibly a matching arrangement with the utility companies providing a portion of the match and the city providing the balance of the expenses. If the total cost of the project is carried over a 20 to 30 year period, the expense becomes manageable. Mr. Thompson stated if Council is interested in undergrounding selected target areas of the city, then the staff will move forward in putting together a package.

Mr. Thompson stated Council also needs to resolve new extensions of utility services. Many cities require that new services be placed underground. The question is whether or not undergrounding would be required with individual projects placed within areas that already have overhead lines. One suggestion is to require underground wiring for all new developments outside of areas that are predominately overhead, but any new construction or rehabilitation

within areas that are already primarily served by overhead be allowed to remain overhead.

Mr. Thompson stated Council had discussed the issue in worksessions several times. He said he had placed the item on the agenda for Council to formally give the staff guidance on Council's intent. He said the issue before Council is guidance on two issues. The first is undergrounding within areas that are new development and new construction. The second is undergrounding within targeted zones of the city.

Councilman Anaclerio pointed out the big question is the cost involved in undergrounding targeted areas. He said, however, his understanding is that cost sharing would be resolved for targeted areas at a later date through franchise fees. He asked if the staff was looking for a policy as to whether undergrounding would be required for new areas that do not have electrical power at this time.

Councilwoman Papouchado pointed out the general policy of most utilities is that for new construction the utility companies are putting the utilities underground.

Mayor Cavanaugh stated he was concerned about the definition for "predominately" and felt "predominately" should be defined.

Mr. Thompson stated the city has an Underground Committee with representatives from all the utility companies, and he felt the Committee could come up with what constitutes "predominately." Mr. Thompson stated he was asking for Council's intent as far as undergrounding. He said if Council's intent is to move towards undergrounding for new development then this gives direction to the utility companies for planning.

Councilwoman Price asked if the city would target certain areas for undergrounding which are currently overhead. Mr. Thompson stated he would suggest that targeted areas be discussed in negotiations for the franchise.

Councilman Anaclerio felt that Council should adopt a policy that in areas which are not currently serviced by the utility companies that any new additions for service be underground service. Where there is new construction in areas that are predominately overhead that the area be considered as a separate target area eventually for undergrounding to be considered in the franchise discussions. He felt "predominately" would be an area with over 50% overhead wiring. He felt that predominate areas should be defined by the Underground Committee and a method should be established to define the predominate areas. He said he was proposing that the staff come back to Council for each area where there is a question about whether an area is predominate if the Underground Committee cannot define whether the area is predominately or not.

Councilman Anaclerio moved that Council adopt a policy that in areas which are not currently serviced by the utility companies that any new additions for service be by underground service. The motion was seconded by Councilman Perry and unanimously approved.

Mr. Thompson stated he was asking for guidance on targeted areas which currently have overhead wiring in order to give the utility companies some direction when considering the franchise agreements.

Council discussed at length possibly targeting areas for undergrounding where overhead wiring is presently in the area. In Council's discussions it was brought out that it was Council's intent to encourage undergrounding of utilities and to target areas for undergrounding which are presently predominately overhead. Council felt that since there would be costs involved with targeted areas that the matter should come back to Council for approval. Mr. Thompson stated he was only asking for Council's guidance and if the intent was to go to undergrounding for targeted areas this would give guidance to the staff and the utility companies in working on the franchise agreements and in planning for work to be done. He pointed out undergrounding in targeted areas would be costly, and the method of paying for the costs would certainly have to be brought to Council for approval. He said the staff would work with the utility companies and bring back a package to Council for approval for undergrounding targeted areas.

Councilwoman Papouchado moved that Council adopt a policy that the intent of Council is to encourage undergrounding and to move to undergrounding of utilities in targeted areas with the staff working with the utility companies to develop a targeting schedule for undergrounding utilities within the existing areas serviced by overhead lines through franchise agreements which are to be negotiated for Council's approval. The motion was seconded by Councilwoman Price and unanimously approved.

BUDGET 1995-96 - ORDINANCE 081296B

Amendment

Mayor Cavanaugh stated this was the time advertised for the second reading and public hearing of an ordinance to amend the budget for fiscal year 1995-96.

Mr. Thompson read the title of the ordinance.

AN ORDINANCE AMENDING THE BUDGET OF THE CITY OF AIKEN FOR THE FISCAL YEAR BEGINNING JULY 1, 1995, AND ENDING JUNE 30, 1996.

Mr. Thompson stated that throughout the year the city purchases goods and equipment for purchases that may be greater than the amount approved in the budget, that may not be specifically budgeted, or for expenses that are funded through special holding or depreciation accounts. At the end of each fiscal year Council amends the budget to accept these transactions that have transpired during the year.

Mr. Thompson stated a listing had been prepared of all expenses that need to be included in the budget amendment for fiscal year 1995-96. The proposed ordinance would increase the General Fund budget by \$74,850. This adjustment would include \$18,630 from Depreciation funds including \$1,600 for tax printer, \$7,230 for A/S 400 upgrade, and \$9,800 for HTE Computer Software. Also \$30,000 was expended from Special Holding for A/S 400 upgrade, \$6,170 for PACT bike school, and \$20,050 for Housing Authority Patrol. The Utilities Fund would be increased by \$303,440 with expenditures from the Depreciation Fund including \$251,710 for the Badger Meter Project, \$19,925 for a lime feeder system, \$345 for chair and calculator for Accounts Receivable Clerk, \$735 for a fax machine for one stop permit, \$650 for a printer and modem, and \$10,075 for HTE Computer Software. Also \$20,000 was expended from the GIS Grant from Aiken County.

The public hearing was held and no one spoke.

Councilwoman Price moved, seconded by Councilman Anaclerio and unanimously approved, that the ordinance to amend the budget for fiscal year 1995-96 be passed on second and final reading to become effective immediately.

ZONING ORDINANCE - ORDINANCE

Whiskey Road  
Kings Grant Drive  
Pizza Hut  
FoodMax Shopping Center  
Neighborhood Business  
South Park Shopping Center

Mayor Cavanaugh stated an ordinance had been prepared for Council's consideration to rezone the property at the corner of Whiskey Road and Kings Grant Drive from Planned Shopping Center to Neighborhood Business.

Mr. Thompson read the title of the ordinance.

AN ORDINANCE AMENDING THE ZONING OF REAL ESTATE LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF KINGS GRANT DRIVE AND WHISKEY ROAD (S.C. HIGHWAY 19), A PORTION OF TAX MAP PARCEL NUMBER 30-056.0-01-033, FROM PLANNED SHOPPING CENTER TO NEIGHBORHOOD BUSINESS.

Mr. Thompson stated the owners of the South Park Shopping Center have asked the city to consider rezoning of a portion of the property to allow the creation of a .63 acre lot which is the current site of a Pizza Hut Restaurant. The request has been reviewed by the Planning Commission with the Planning Commission recommending rezoning with conditions.

Mr. Thompson stated the Pizza Hut is owned by a separate property owner, and the owner would like to subdivide the property. Under the Planned Shopping

Center zone, the property could not be subdivided because the Planned Shopping Center zoning district requires a minimum lot size of five acres and an average lot depth of 300 feet. To allow the subdivision, the Pizza Hut would need to be rezoned to Neighborhood Business before a separate lot can be created.

The Neighborhood Business zone is consistent with the zoning and development in the area. The Planning Commission did not receive any comments opposing the proposed subdivision or rezoning. The Planning Commission voted unanimously to recommend approval of the request for rezoning on the condition that a minor subdivision plat creating lot lines corresponding to the proposed zoning district boundaries be approved and recorded at the RMC office. This is a routine matter that the property owners would comply with.

Councilwoman Papouchado moved, seconded by Councilman Radford and unanimously approved, that Council pass on first reading an ordinance rezoning the property at the corner of Whiskey Road and Kings Grant Drive from Planned Shopping Center to Neighborhood Business.

#### ZONING - ORDINANCE

York Street

Rutland Drive

By-Pass

Rushton, J. Willard

T & F Properties, Inc.

Tax Parcel No. 30-081-03-002

Mayor Cavanaugh stated an ordinance had been prepared for Council's consideration to rezone property at York Street and Rutland Drive from Light Industrial to Neighborhood Business.

Mr. Thompson read the title of the ordinance.

AN ORDINANCE AMENDING THE ZONING OF REAL ESTATE LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF RUTLAND DRIVE (S.C. 118) AND UNITED STATES HIGHWAY NUMBER 1, TAX MAP PARCEL NUMBERS 30-081.0-03-001, 30-081.0-03-002 AND 30-081.0-03-003, FROM LIGHT INDUSTRIAL TO NEIGHBORHOOD BUSINESS.

Mr. Thompson stated the City has received a request for rezoning of a site that includes the former NationsBank building at the intersection of York Street and Rutland Drive. The owners have requested rezoning from Light Industrial to Neighborhood Business to allow construction of a drug store at the location. The Planning Commission has reviewed the request and recommended to Council rezoning as requested.

Mr. Thompson stated the property contains 3.897 acres, including the former NationsBank building, a vacant warehouse on the adjoining lot to the south, and a heavily wooded undeveloped lot west of the bank site. The area has primarily developed as retail and commercial and rezoning would be consistent with the other uses in the area and with the City's Comprehensive Plan.

Councilwoman Papouchado moved, seconded by Councilman Anaclerio, that the ordinance approving the rezoning of property at the intersection of York Street and Rutland Drive from Light Industrial to Neighborhood Business be passed on first reading and the second reading and public hearing be set for the next regular meeting of Council. The motion was approved unanimously with Councilmembers Perry and Price not participating in the discussion or voting because of a possible conflict of interest.

#### SUBDIVISION REGULATIONS - ORDINANCE

Dirt Roads

Paving

Mayor Cavanaugh stated an ordinance had been prepared for Council's consideration to amend the Subdivision Regulations regarding paving of dirt roads.

Mr. Thompson read the title of the ordinance.

AN ORDINANCE AMENDING SECTION 5.6.1(d) OF THE SUBDIVISION REGULATIONS TO AMEND THE REQUIREMENT FOR THE PAVING OF ROADS IN THE DEVELOPMENT OF NEW SUBDIVISIONS.

Mr. Thompson stated the Planning Commission has reviewed the requirement for paving of dirt roads near subdivisions and is recommending that the Subdivision Regulations be amended to require that a developer improve or pave a road within 500 feet of a subdivision.

Mr. Thompson stated under the existing ordinance, Section 5.6.1(d), the Subdivision Regulations require that an existing road must be improved to the required standards. Mr. Thompson stated if a developer is building a new subdivision and is some distance away from a paved road the developer must improve the road all the way from the existing paved road to the proposed subdivision. This can result in requiring paving of some length. This leaves a great deal of interpretation over the existing road if a new subdivision or development is located some distance away from existing paved roads and joined only by a dirt road. This could result in a developer having to pave 1,000 feet or more of roadway if the area between the new development and the existing city development is unpaved. The staff has been working with a developer on this issue and asked the Planning Commission to give a recommendation on how far a developer should be reasonably required to pave. The Planning Commission has recommended to Council that the property owner pave a road if the road is within 500 feet of a road that does meet the city's standards. This would not apply if the road is individually designated to the Aiken Historic Register as an unpaved roadway.

Councilwoman Papouchado moved, seconded by Councilman Anaclerio and unanimously approved, that the ordinance amending the Subdivision Regulations to require paving of up to 500 feet of a road to meet city standards be passed on first reading and the second reading and public hearing be set for the next regular meeting of Council.

#### HISTORIC PRESERVATION

##### Design Manual Amendment Siding

Mayor Cavanaugh stated Council needed to consider adoption of a policy change to the Historic Preservation Design Manual.

Mr. Thompson stated the Historic Preservation Commission follows guidelines of the Design Manual that was developed by the consultants when the Historic Preservation Commission was formed. Periodically Council adopts changes to the Design Manual on recommendation by the Historic Preservation Commission. The Preservation Commission has recommended changes to the Design Manual to clarify the language of the manual and to make the conditions for the use of substitute siding less restrictive for property owners.

The Historic Preservation Commission is recommending several minor changes to the Design Manual. In the past synthetic sidings would not be approved within the Historic District or on designated properties. The Historic Preservation Commission has reviewed this issue and is recommending changes, but essentially the change would recognize that the Preservation Commission would not normally approve the use of synthetic siding but the change would allow substitute siding if the Preservation Commission can be convinced that the substitute siding is appropriate. The changes to the Design Manual will loosen restrictions on the use of synthetic siding. The existing policy and the proposed guidelines discourage synthetic sidings as a substitute for wood or as a substitute for long-term maintenance. However, changes to the Design Manual would allow substitute siding if the Preservation Commission can be convinced that the substitute siding is appropriate.

Councilwoman Price moved, seconded by Councilwoman Papouchado and unanimously approved, that revisions to the Historic Preservation Design Manual to clarify the use of substitute siding on historic properties and within a historic district be adopted as recommended by the Historic Preservation Commission.

SALVATION ARMY

640 Laurens Street  
Gayle Avenue  
Tax Parcel No. 30-041-04-002  
Boys and Girls Club

Mayor Cavanaugh stated a request had been received from the Salvation Army to located a facility at 640 Laurens Street NW.

Mr. Thompson stated Council has received a petition from the Salvation Army asking that the city allow the Salvation Army to purchase the property at 640 Laurens Street and to construct and develop facilities for different operations of the Salvation Army.

The Planning Commission has reviewed the request under the requirement of the Zoning Ordinance that religious institutions and facilities are allowed in any zone upon recommendation by the Planning Commission and approval by City Council. The proposed use will generate some additional traffic in the area but the use is consistent with the other churches and institutions located in the area. The Planning Commission has recommended approval on the following conditions:

1. that any facility or uses in addition to the ones discussed in the letter from the Salvation Army dated June 7, 1996, require approval by the Planning Commission and City Council; and
2. that the property be posted to indicate dates and times for upcoming City Council action on the request. The property was posted.

The uses discussed in the applicant's letter include the following:

1. to convert the hardware store for a short-term Boys and Girls Club;
2. to construct a gymnasium near the existing residential structures with meeting room, kitchen and classrooms to be used by the church and for club programs;
3. in the future to convert the apartment building into a group home for transitional housing with individuals and families staying up to six months.
4. to continue renting the single-family dwelling for its present use for the foreseeable future.

Councilman Anaclerio moved, seconded by Councilwoman Papouchado and unanimously approved, that the request of the Salvation Army to locate a facility at 640 Laurens Street NW with the conditions recommended by the Planning Commission be approved.

BIDS

Frontloader Cab & Chassis  
Cab and Chassis  
Public Works Department  
Garbage Truck

Mayor Cavanaugh stated Council needed to consider bids for the purchase of a frontloader cab and chassis.

Mr. Thompson stated the budget includes the replacement of a frontloader cab and chassis, or garbage truck. Bids have been accepted for the replacement of the unit. The staff is recommending acceptance of the low bid of Peterbilt with a total bid price of \$69,314.

Mr. Thompson stated the garbage truck is a scheduled replacement and is used in the commercial garbage operations. We plan to continue to use the existing body, but need to replace the cab and chassis of the truck. Eighteen bid invitations were mailed out, including one to a local company, and three responses were received as follows:

<u>VENDOR</u>	<u>BID PRICE</u>
Peterbilt of Carolina	\$69,314.00
Carolina Truck & Equipment	74,502.00
Shealy's Truck Center	83,267.55

Mr. Thompson stated the city has other Peterbilt trucks in the fleet and has been satisfied with the quality and service received from the trucks. The staff is recommending acceptance of the low bid.

Councilman Anaclerio moved, seconded by Councilwoman Price and unanimously approved, that the low bid of Peterbilt of Carolina in the amount of \$69,314 be accepted for the purchase of a frontloader cab and chassis.

#### BIDS

##### Bolts, Nuts and Washers Public Works Department Hardware Supplies

Mayor Cavanaugh stated Council needed to consider bids for the purchase of bolts, nuts and washers.

Mr. Thompson stated the city uses a variety of nuts, bolts, washers and mill supplies in several city operations, including garage and utilities. The city needs to restock its inventory of these items and has received bids for these supplies. The staff is recommending acceptance of the low bid submitted by Kimball Midwest with an overall total bid unit price of \$5.60.

The bid is for a two year term purchase. Over the past few years the amount of washers, bolts, and nuts purchased under the contract has been over the \$10,000 bid limit.

Six bid invitations were distributed, including requests for proposals from three local vendors. Two responses were received. The city asked for bids on 15 of the most common items on the purchase. Kimball Midwest was the low bidder for 10 of the items. The average cost per item totaled \$5.60 for Kimball. Ram Wholesale of Augusta came in at a 20% higher bid with a unit price of \$6.90. The city needs to have a single vendor on the purchase, and the staff's recommendation is that Council accept the low bid of Kimball Midwest. This is a budgeted item.

Councilwoman Papouchado moved, seconded by Councilman Radford and unanimously approved, that the low bid of Kimball Midwest with an overall total bid unit price of \$5.60 be accepted for the purchase of bolts, nuts and washers.

#### BIDS

##### Uniforms Public Works Department Recreation Department

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

Mr. Thompson stated the city buys and rents uniforms for employees with the city and this purchase is bid out on a two year contract. Eleven bid invitations were distributed, including 2 local vendors, and 3 responses were received. All 3 bidders have Augusta offices. The staff is recommending acceptance of the low bid submitted by the Cintas Corporation with a total bid of \$25,245.

Mr. Thompson stated the city has an employee committee which has reviewed the uniform bids, and on review the committee is satisfied with the quality and the uniforms submitted by Cintas. This is a budgeted item and funds are available for this purchase.

The bids received were as follows:

BID SUMMARY - UNIFORMS

<u>Item</u>	<u>Cintas</u>	<u>National Uniforms</u>	<u>Sizemore</u>
Coverall	\$ 25.50	\$ 26.72	\$ 29.70
White Shirt Set	29.75	28.98	29.70
Colored Shirt Set	29.75	28.98	29.70
Orange Shirt Set	29.75	28.98	30.35
Striped Shirt Set	29.75	33.29	33.95
Jacket	<u>25.50</u>	<u>30.54</u>	<u>32.85</u>
	\$170.00	\$177.49	\$ 186.25
Projected Cost (2 Years)	\$25,245	\$25,652	\$26,474

Councilwoman Papouchado moved, seconded by Councilwoman Price and unanimously approved, that Council accept the low bid of the Cintas Corporation for furnishing uniforms with a total bid of \$25,245 over a two year period. Councilman Radford did not participate in the discussion nor vote on the matter because of a conflict of interest.

BIDS

Water Chemicals

Liquid Zinc Orthophosphate

Mayor Cavanaugh stated Council needed to consider bids for liquid zinc orthophosphate.

Mr. Thompson stated the city had received bids for the purchase of liquid zinc orthophosphate for use in the water system. Zinc orthophosphate reduces corrosion in the lines and prevents the accumulation of sediment and silt by forming a protective film between the water and the pipe surface. The city started using this chemical several years ago when there were problems with rust in the water system.

Bid invitations were sent to 23 vendors, including 2 local vendors. The city received 5 responses. Of the 5 responses, 3 provided bids on liquid zinc orthophosphate based on a zinc sulfate material. The other 2 bids are bid on zinc chloride, and the system can only use one of the chemicals at a time. Zinc chloride and zinc sulfate may not be in use in the same system. The city has been successful in controlling the rust problem with the sulfate-based material. The specifications were very clear on the use of the zinc sulfate material.

The bids received were as follows:

<u>VENDOR</u>	<u>BID PRICE</u>	
	<u>Unit</u>	<u>Total</u>
Keystone Laboratories	\$178.50	\$23,205
Technical Product Corp.	179.00	23,270
Southchem	191.70	24,921

The staff is recommending acceptance of the low bid of Keystone Laboratories at a price of \$178.50 per 30 gallon drum. This will result in a total award of approximately \$23,205 over a 12 month period. Funds are available in the budget.

Councilman Perry moved, seconded by Councilwoman Papouchado and unanimously approved, that Council accept the low bid of Keystone Laboratories at \$178.50 per 30 gallon drum for liquid zinc orthophosphate.

BIDS

Pavers  
Streetscape

Mayor Cavanaugh stated Council needed to consider bids for the purchase and installation of brick pavers.

Mr. Thompson stated the streetscape project is continuing, and as a part of the project the city needs to purchase additional pavers and contract for the installation of the pavers. Bids have been received for the purchase and installation of pavers. The staff is recommending acceptance of Paver Systems for the brick pavers, and the bid of Specialty Brick Works for the installation.

Two bids were received for the purchase of the paver bricks as follows:

<u>VENDOR</u>	<u>PRICE</u>	
	<u>6 Centimeter</u>	<u>8 Centimeter</u>
Metromont Materials	\$1.69 sq. ft.	---
Paver Systems, Inc.	1.58 sq. ft.	\$1.75 sq.ft

The staff is recommending acceptance of Paver Systems bid at a price of \$1.58/sq.ft. for six centimeter brick and \$1.75/sq.ft. for the eight centimeter brick.

Bids were also received for the installation of the paver bricks, and only one bid was received which was from Specialty Brick Works, Inc., out of Atlanta, with a bid of \$2.75 per sq. ft.

The city has worked with both of these companies over the past several years and has been satisfied with their products and service.

Councilman Anaclerio moved, seconded by Councilwoman Papouchado and unanimously approved, that the low bid of Paver Systems be accepted for the purchase of paver bricks and that the bid of Specialty Brick Works, Inc. be accepted for installation of the paver bricks.

BRIDGE

Newberry Street  
Resolution  
S.C. Highway Department

Mayor Cavanaugh stated Council had received a resolution for Council's approval authorizing the replacement of the Newberry Street bridge.

Mr. Thompson stated the city has received the plans for replacement of the bridge on Newberry Street. Under state law the city approves or disapproves state projects within the city limits. The resolution submitted by the Highway Department is a resolution approving the plans and addressing the utility concerns for the project.

Mr. Thompson stated the construction plans detail the location and placement of pilings and utility lines. Under the agreement the city will be allowing the Department of Transportation to replace the bridge. The present bridge over the railroad cut on Newberry Street is closed due to structural weaknesses and the city has been trying to get the bridge replaced for several years.

The resolution states that the utility companies serving the customers of Aiken will relocate utility lines at no expense to the Department of Transportation and will hold the DOT harmless on the construction project.

Councilman Perry moved, seconded by Councilwoman Price and unanimously approved, that Council approve the resolution authorizing the replacement of the bridge on Newberry Street.

HOME OWNERSHIP PROGRAM

New Construction  
Community Development Funds  
Housing Committee  
Aiken Corporation

Mayor Cavanaugh stated Council needed to approve the HOME ownership program for new construction.

Mr. Thompson stated the city has a construction program underway, working with Habitat for Humanity, to build new homes for low and moderate income residents. The Habitat portion of the project is about one-half of the proposal for homes in the downtown, and City Council has approved that project. The second component is development of new homes through private developers and contractors.

Mr. Thompson stated the city has about \$80,000 available to assist qualified home buyers with the purchase of lots and construction of new homes through Community Development Block Grant money under the HOME project. Leasa Segura has been working with the Housing Committee of the Aiken Corporation, the city's standing Housing Committee, and with area banks to move this program forward. Under the guidelines the city would help property owners purchase lots and construct homes within the original grid of the city. These homes will be built under the same guidelines provided for the homes through Habitat. The city will provide the design that is acceptable, and approved by City Council, to the potential homeowner, and provide a list of approved construction companies. The city works with the banks to help with financing, and the new homeowner must obtain financing through the banks and be required to provide an \$800 down payment on the home.

The city's participation will be with a second mortgage on the property. The bank will assume the first mortgage on the property, and the city will provide the balance of funds necessary to keep the new homeowner's down payment to a maximum of \$800. The city's mortgage will be repaid to the city, and in future years these funds will be used to finance other homes under this program. The intent is to develop housing at a sales price of about \$57,000. The financing structure will keep the payment of the house down to just under \$500 per month. This will not be restricted to first time homeowners, but would help increase the density in the downtown and would help with construction of a number of new three and four bedroom homes in this area.

The project has been reviewed by the Community Development Housing Committee of the city and was unanimously recommended to Council.

Councilman Anaclerio moved, seconded by Councilwoman Price and unanimously approved, that Council approve the new home construction program, under the HOME grant to the city.

ANNUAL REPORT

1995-96

Mayor Cavanaugh stated the 1995-96 Annual Report had been presented to Council for information.

Mr. Thompson stated the Annual Report provides a lot of information for City Council and the residents of the community. Included are performance measurement indicators from the budget. The Annual Report outlines whether or not the departments have met these objectives. Each department provides information on their department's performance of services and programs. The report is presented for Council's information.

Councilman Radford moved, seconded by Councilwoman Papouchado and unanimously approved, that Council accept the Annual Report for the fiscal year ended June 30, 1996, as information.

AIKEN CORPORATION - ORDINANCE

Loan  
Housing Project

Mayor Cavanaugh stated Council needed to consider an ordinance to provide a loan to the Aiken Corporation for \$125,000.

Mr. Thompson read the title of the ordinance.

AN ORDINANCE AUTHORIZING A LOAN OF \$125,000 TO THE AIKEN CORPORATION.

Mr. Thompson stated Council has received a request from the Aiken Corporation asking that the city assist with a loan to help the Aiken Corporation move forward with a housing project. The city will not be serving as a developer, but is preparing lots for sale for housing in the downtown. City Council has discussed this at length and is considering loaning the Aiken Corporation \$125,000 in seed money with the requirement that the city will be reimbursed with the amounts generated from the sale of the Highland Park/Park Avenue and Richland Avenue properties. The balance of the funds loaned to the Aiken Corporation are to be repaid to the city.

Mr. Thompson stated Council discussed several conditions and some issues will have to be resolved before the project can move forward. Council is asking that the following conditions be met.

1. The proposed housing project would have to obtain approval of the Historic Preservation Commission, Zoning Board of Adjustment and the Planning Commission through the various city ordinances for the project before purchase of the property on Richland Avenue. The homes must comply with the Historic Preservation Ordinance or variances must be approved. Also, variances would have to be obtained through the Zoning Board of Adjustment for lot size and building setbacks, and the Planning Commission would have to approve subdivision of the property.
2. The Aiken Corporation will include a stipulation that the first house presently located on the property should be sold or have a contract for sale prior to the transfer of the property to the Aiken Corporation.
3. Approval of the project and development plans should be based on approval by the Executive Committee of the Aiken Corporation.

Councilman Anaclerio pointed out it was important to note that the seed money which Council is proposing to give to the Aiken Corporation amounts to the value of the sale of the property of JimBo's and the property on Highland Park/Park Avenue. Anything above that value is to be repaid to the city from the proceeds of the sale of lots from the new parcel of land which the Corporation is proposing to purchase.

Council stated it was the intent of Council that the proceeds from the sale of the properties are to be specifically reserved for the next multi-family project so the money is dedicated to continuation of the project and that the project should be within the CBD and within the TIF district.

Mr. Thompson stated this is presented to Council for first reading of the ordinance to authorize a loan to the Aiken Corporation.

Councilman Anaclerio moved, seconded by Councilwoman Price and unanimously approved, that Council pass the ordinance on first reading authorizing a loan of \$125,000 in seed money to the Aiken Corporation for a housing project in the downtown area with the conditions stated in the discussion of the project and that second reading and public hearing of the ordinance be set for the next regular meeting of Council.

HIGHLAND PARK

Sale of Lot  
505 Highland Park  
Aiken Corporation

Mayor Cavanaugh stated Council needed to consider whether Council will authorize the sale of the city-owned lot on Highland Park/Park Avenue.

Mr. Thompson stated that in 1994 the city purchased a lot at 505 Highland Park for use by the city. This was a Strategic Plan project. City Council has discussed several options for the property. The current option is to advertise the Highland Park property for sale as residential property. The requirements would be that the property be sold for residential use, that the city advertise the property for sale with the minimum bid being \$50,000 which is the appraised value of the property, and that construction start within one year of the purchase of the property. If construction is not started within one year, then the property owner may come back to Council for an extension if necessary. Mr. Thompson stated Council's intent is that the proceeds from the

sale of the property are to be given to the Aiken Corporation for use in the Corporation's multi-family project.

Councilman Anaclerio pointed out the intent of Council is that the proceeds of the dollar value from the sale of the Highland Park property and JimBo's property on Richland Avenue is the seed money which Council would give to the Aiken Corporation for its housing project.

Councilman Perry moved, seconded by Councilman Anaclerio and unanimously approved, that Council authorize the staff to advertise the property on Highland Park/Park Avenue for sale with the stipulations discussed.

PRESENTATION

Painting  
Australia

Mayor Cavanaugh noted that a group from Shoalhaven, Australia has presented an oil painting to the city. He said the group met with city officials to talk about what this area did in preparing for the Olympics. The Olympics will be held in Sydney, Australia in 2000.

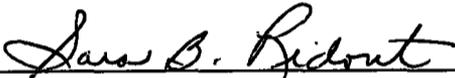
DIXIE LEAGUE PONY TAIL LEAGUE

Recreation Department  
Citizens Park

Mayor Cavanaugh commended the Recreation Department for the work in organizing the Dixie League Pony Tail World Series being held at Citizens Park.

ADJOURNMENT

There being no further business, Council adjourned at 8:50 P.M.

  
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Sara B. Ridout  
City Clerk