

Aiken City Council Minutes

December 8, 1997

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

Others Present: Bill Huggins, Gary Smith, Roger LeDuc, Anita Lilly, Carrol Busbee, Terry Rhinehart, Ed Evans, Andy Anderson, Sara Ridout, Tom Smith of the Aiken Standard, Chasiti Kirkland of the Augusta Chronicle, and 6 citizens.

Mayor Cavanaugh called the meeting to order at 7:35 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 November 24, 1997, were considered for approval. Councilwoman Papouchado moved that the minutes be approved as written. The motion was seconded by Councilman Anaclerio and unanimously approved.

COMPREHENSIVE PLAN - ORDINANCE 120897Land Use and Transportation Plan

Mayor Cavanaugh stated this was the time advertised for the second reading and public hearing of an ordinance to adopt a Comprehensive Land Use and Transportation Plan.

Mr. Huggins read the title of the ordinance.

AN ORDINANCE ADOPTING A COMPREHENSIVE LAND USE AND TRANSPORTATION PLAN.

Mr. Huggins stated the Planning Commission has worked for some time with a task force to develop a new Comprehensive Plan for the city, and both the Planning Commission and the Task Force have completed their review and are recommending adoption of the Comprehensive Plan to City Council.

Mr. Huggins stated the Planning Commission was recommending adoption of the Plan in keeping with the requirements of the new enabling legislation for South Carolina which requires the city to have a plan which is up to date and consistent with the needs of the enabling legislation in order to enforce land use control and planning in the city. He pointed out a Zoning Ordinance update will be done next.

The public hearing was held on the ordinance and no one spoke.

Mayor Cavanaugh pointed out that on page ES-9, under the third goal concerning development of an industrial park, that Council had suggested that the sentence be changed to read "develop a business park/industrial park to attract employers to provide jobs."

Councilwoman Clyburn moved, seconded by Councilwoman Papouchado and unanimously approved, that the change as suggested by Mayor Cavanaugh be made in the Comprehensive Plan.

A public hearing was held on the Comprehensive Plan with the change suggested by Council and no one spoke.

Councilwoman Price moved, seconded by Councilwoman Papouchado and unanimously approved, that the Comprehensive Plan be approved with the change regarding a business park/industrial park on second and final reading with the ordinance to become effective immediately.

VERENES INDUSTRIAL PARK - ORDINANCE 120897ARestrictionsCovenantsNon-Relocation Affidavit

Mayor Cavanaugh stated this was the time advertised for the second reading and public hearing on an ordinance to amend the restrictive covenants for Verenes Industrial Park.

Mr. Huggins, Assistant City Manager, read the title of the ordinance.

AN ORDINANCE TO AMEND THE RESTRICTIVE COVENANTS OF VERENES INDUSTRIAL PARK.

Mr. Huggins stated the Verenes Industrial Park restrictions include a stipulation that all industries relocating into the Park sign a non-relocation affidavit.

During the mid 1980's Congress passed restrictions on any industrial park using federal dollars at that time which would restrict industries from relocating from the Snow Belt states to the Sun Belt states. There was a two year requirement for the non-relocation affidavit since the city received EDA money for the industrial park sewer line in 1985. That restriction time has passed and the requirement is no longer necessary. It has not posed a problem for the park in the past, but Aiken County does have some issues with the restriction. The staff is recommending that City Council delete the requirement for a non-relocation affidavit from the restrictive covenants. The legislation required the city to include the requirement for a non-relocation affidavit for all industries locating within Verenes Industrial Park for two years following the construction of the new sewer line.

The public hearing was held and no one spoke.

Councilwoman Papouchado moved, seconded by Councilman Radford and unanimously approved, that Council pass on second and final reading an ordinance amending and modifying the covenants and restrictions of the Aiken Verenes Industrial Park deleting the requirement for a non-relocation affidavit.

STREETS - ORDINANCE

Deed

Dedication

Given Street

Trade Court

Verenes Industrial Park

U.S. 1 North

Aiken County

Mayor Cavanaugh stated an ordinance had been prepared for Council's consideration authorizing a deed of dedication for Given Street and Trade Court to Aiken County.

Mr. Huggins read the title of the ordinance.

AN ORDINANCE AUTHORIZING THE CITY OF AIKEN TO TRANSFER ALL OF ITS RIGHT, TITLE AND INTEREST IN THE PROPERTY KNOWN AS GIVEN STREET AND TRADE COURT, LOCATED IN THE VERENES INDUSTRIAL PARK, TO AIKEN COUNTY, SOUTH CAROLINA, A PORTION OF TAX MAP PARCEL NO. 00-174-01-033.

Mr. Huggins stated, as City Council is aware, the Verenes Industrial Park is located outside of the city limits of the City of Aiken, and the city operates the park and sells lots to prospective industries. New industries need access to a public street, and to ease some of the permit problems that these industries have faced on the streets owned by the city, the staff is recommending that City Council execute a deed of dedication on both Trade Court and Given Street, giving these streets to Aiken County for maintenance and ownership.

Mr. Huggins stated there had been some problems recently involving permitting of prospective industries in the Verenes Industrial Park because of problems with compliance with County requirements on subdivision regulations, particularly involving access to and frontage on a public road. He stated the staff had worked with Aiken County to try to resolve the issue. The proposed ordinance is in keeping with the discussions and the city would transfer ownership of these two streets to Aiken County. The city would also pay \$1,400 to the County to help bring these streets up to County standards. This arrangement is the result of several weeks of discussion with Aiken County, and should help both Aiken County and the City of Aiken with further economic development in the Verenes Industrial Park.

Councilwoman Papouchado moved, seconded by Councilman Anaclerio and unanimously approved, that Council pass on first reading an ordinance authorizing the transfer of Given Street and Trade Court in the Verenes Industrial Park to Aiken County and that second reading and public hearing be set for a special meeting to be held on December 15, 1997, at 5:30 P.M.

BIDS

Water Line
S.C. 19 North
Sassafras Road
Alan Street
Public Works Department
Blair Construction Co.

Mayor Cavanaugh stated Council needed to consider bids for replacement of a water line on Highway 19 and Sassafras Road.

Mr. Huggins stated during the course of maintenance, the city periodically upgrades water lines to meet the expanded need. The city has received bids for the replacement of the water line between Alan Avenue and Sassafras Road, primarily on Highway 19 North, and the staff is recommending acceptance of the low bid of Blair Construction.

The existing 1.25 inch water line is too small to serve any further growth in the area, and with a small line there may be poor water flow for the homes and generally the city does not provide fire hydrants. With the larger main, the city will be able to help further support fire service in the area.

Ten bids were received on this project. The low bid is that of Blair Construction, of Evans, Georgia, with a total bid of \$28,149.60. This is a budgeted maintenance project, and the staff is satisfied that the company is capable of performing this service at the bid price.

The bids received are as follows:

Mabus Brothers, Inc.	\$50,811.00
LAD Corporation	45,644.72
Underground Utility Construction	43,900.00
Southern Roadbuilders-APAC	43,794.68
Weatherford Construction	43,731.00
Craft Construction Co., Inc.	43,415.00
Gene Ray Fulmer Construction	36,598.00
T. B. Bulldozing	36,552.00
Carolina Tap & Bore	31,569.00
Blair Construction	28,149.60

Councilman Perry moved, seconded by Councilwoman Papouchado and unanimously approved that Council accept the low bid of Blair Construction for replacement of the water line from Alan Avenue to Sassafras Road with a bid of \$28,149.60.

BIDS

Hardware
Nuts, Bolts, Washers
Public Works Department

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

Mr. Huggins stated each year the city purchases hardware for use in the garage inventory to restock the inventory of nuts, bolts, and washers. The city has bid this purchase, and recommends acceptance of the low bid of R. C. Wholesale Distributors, with an overall total bid price of \$3.85 per unit.

Five bids were received and R. C. Wholesale Distributors was low on 13 of the 15 different items, and submitted an average cost per unit of \$3.85. Kimball Midwest had previously been providing this inventory for the city, and the new prices submitted by Kimball averaged \$10.40 per unit. The second lowest bid was submitted by Fastenal Company with a bid of \$6.41 per unit, so you can see that the bid by R. C. Wholesale Distributors was very competitive.

These items are budgeted, and we believe that the quality of the hardware provided by this company will meet our needs.

Councilman Anclerio moved, seconded by Councilwoman Price and unanimously approved, that the low bid of R. C. Wholesale Distributors in the amount of \$3.85 per unit be accepted for the purchase of nuts, bolts, and washers for a two year period.

DOWNTOWNAuditHyettPalma Company

Mayor Cavanaugh stated Council needed to consider selection of a company to perform an audit for the downtown.

Councilman Perry moved, seconded by Councilwoman Clyburn and unanimously approved, that the item regarding a consultant for the downtown be removed from the agenda and considered at a later date.

ADJOURNMENT

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

Sara B. Ridout
City Clerk