

Aiken City Council Minutes

December 11, 2000

EXECUTIVE SESSION

Present: Councilmembers Anaclerio, Clyburn, Cuning, Price and Sprawls.

Absent: Mayor Cavanaugh and Councilmember Radford.

Others Present: Roger LeDuc, Bill Huggins, Gary Smith, Richard Pearce, Larry Morris, Royal Robbins, Mike Laver, and Sara Ridout.

The meeting was called to order at 6:05 P.M., and it was stated Council needed to go into executive session to discuss a contractual matter.

Councilman Sprawls moved, seconded by Councilman Anaclerio and unanimously approved, that Council go into executive session to discuss a contractual matter.

Council went into executive session at 6:05 P.M. After discussion, Councilman Cuning moved, seconded by Councilman Anaclerio and unanimously approved, that the executive session end. The executive session ended at 6:15 P.M. Then Council held a work session and pre-Council session to discuss airport issues, traffic on Highland Park Avenue, Accommodations Tax funding recommendations, and a new well system at Town Creek.

REGULAR MEETING

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

Absent: Councilman Radford

Others Present: Roger LeDuc, Bill Huggins, Gary Smith, Pete Frommer, Larry Morris, Richard Pearce, Lisa Hall, Sara Ridout, Adam Burton of the Aiken Standard, Margaret O'Shea of the Augusta Chronicle, and about 8 citizens.

Mayor Cavanaugh called the meeting to order at 7:30 P.M. Mr. LeDuc led in prayer which was followed by the pledge of allegiance to the flag. The minutes of the regular meeting of November 27, 2000, were considered for approval. Councilwoman Price moved that the minutes be approved as written. The motion was seconded by Councilman Cuning and unanimously approved.

PRESENTATIONCertificates of Appreciation

Graham, Mark

Annexation Study Committee

Hamilton, John

General Aviation Commission

Brodie, Barbara Sue

Historic Preservation Commission

Mayor Cavanaugh stated Council would like to recognize service of several volunteers on the various boards and commissions of the city.

Mr. LeDuc stated Council wanted to recognize several individuals who have given a lot of time and service to the city as volunteers on several boards and commissions. He said Barbara Sue Brodie was present. Ms. Brodie had served on the Historic Preservation Commission from December 16, 1996 to November 22, 1999. During this time the Historic Preservation Commission faced a lot of tough issues. The Commission was also involved in working on revising the Historic Preservation portion of the Zoning Ordinance. The Commission also started working on the revisions of the Design Guidelines.

Mayor Cavanaugh read the Certificate of Appreciation of Service and presented the Certificate to Ms. Brodie and thanked her for her time and service to the citizens of Aiken.

Mr. LeDuc stated there were several other people that Council would like to recognize, but who could not be present at the meeting tonight. He stated Don Sprawls had served on the Planning Commission from September 22, 1997 -

November 9, 1999; Mark Graham served on the Annexation Study Committee from June 24, 1996 to September 11, 2000; John Hamilton served on the General Aviation Commission from March 22, 1999 to September 25, 2000.

Mr. LeDuc stated some of the volunteers had moved away and others had taken other positions. He stated Ira (Bud) Coward who had served as Chairman of the Aviation Commission was now serving as Director of the S.C. Aeronautics Commission. Mr. Coward served on the Aviation Commission from September 13, 1983 to March 22, 1999. William (Buzz) Jackson served on the Planning Commission from December 12, 1994 to September 25, 2000; Brian Bogardus served on the Environmental Committee from April 28, 1997 to August 9, 1999; Dick Hawkins served on the General Aviation Commission from September 13, 1983 to December 11, 1999; Chris Thompson served on the Environmental Committee from December 9, 1991 to November 1, 1999; Al Tyler served on the Aviation Commission from January 9, 1989 to May 8, 2000; and Mark Pearson served on the Historic Preservation Commission from November 22, 1999 to May 22, 2000. He said these Certificates would be mailed to the individuals.

Mayor Cavanaugh stated again Council wanted to thank all the volunteers for their time and service to the citizens of Aiken.

BOARDS AND COMMISSIONS

Appointments

Environmental Committee

Yates, Jim

Planning Commission

Brodie, Brad

Park Commission

McCartney, Robert

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

Mr. LeDuc stated Councilman Cuning has recommended reappointment of Dr. Jim Yates to the Environmental Committee. If reappointed the term for this appointment would expire December 31, 2002.

Councilman Cuning has recommended reappointment of Brad Brodie to the Planning Commission. If reappointed the term for this appointment would expire December 1, 2002.

Councilman Cuning has also recommended reappointment of Robert McCartney to the Park Commission. If reappointed the term would expire December 1, 2002.

Councilman Cuning moved, seconded by Councilman Sprawls and unanimously approved, that Council reappoint Dr. Jim Yates to the Environmental Committee with the term to expire December 31, 2002; Brad Brodie to the Planning Commission with the term to expire December 1, 2002; and Robert McCartney to the Park Commission with the term to expire December 1, 2002.

ANNEXATION - ORDINANCE 12112000

Cedarwood Park 107

Mahoney, Jason

TPN 30-019.0-01-047

Aiken Estates

Mayor Cavanaugh stated this was the time advertised for second reading and public hearing on an ordinance to annex property at 107 Cedarwood Park.

Mr. LeDuc read the title of the ordinance.

AN ORDINANCE TO ANNEX TO THE CORPORATE LIMITS OF THE CITY OF AIKEN CERTAIN PROPERTY CONSISTING OF .62 ACRES OF LAND, MORE OR LESS, OWNED BY JASON D. AND ALINA L. MAHONEY, AND LOCATED AT 107 CEDARWOOD PARK, BEING KNOWN AS TAX MAP PARCEL NUMBER 30-019.0-01-047 AND TO ZONE THE SAME RESIDENTIAL SINGLE-FAMILY (RS-15).

Mr. LeDuc stated Mr. and Mrs. Jason Mahoney are interested in receiving general city services. Sanitary sewer for this lot will not be available for some time. The property is located at the back end of Aiken Estates, and Mr. Mahoney is an employee of our Public Safety Department. The lot consists of .62 acres and is occupied by a single family home and is contiguous to the

City of Aiken from the rear. We are proposing a RS-15 zoning which is consistent with those homes around the Mahoneys.

At the November 14, 2000, meeting, the Planning Commission unanimously approved this property for annexation under the RS-15 zone.

The public hearing was held and no one spoke.

Councilwoman Clyburn moved, seconded by Councilman Sprawls and unanimously approved, that Council pass on second and final reading an ordinance to annex property at 107 Cedarwood Park under the RS-15 zone and that the ordinance become effective immediately.

REZONING - ORDINANCE 12112000A

Richland Avenue W. 518
Brosz, Stan and Joanne
TPN 30-027.0-05-011
Greenville Street

Mayor Cavanaugh stated this was the time advertised for second reading and public hearing on an ordinance to rezone property at 518 Richland Avenue W. from Limited Professional to RS-10 Residential Single Family.

Mr. LeDuc read the title of the ordinance.

AN ORDINANCE AMENDING THE ZONING OF REAL ESTATE OWNED BY STAN D. AND JOANNE D. BROSZ FROM LIMITED PROFESSIONAL (LP) TO RESIDENTIAL SINGLE-FAMILY (RS-10).

Mr. LeDuc stated Stan and Joanne Brosz have requested the rezoning of a .33 acre parcel from LP (Limited Professional) to RS-10 (Residential Single Family). The parcel currently is developed as residential single family and is located at 518 Richland Avenue W. This house is one of the two houses that the Aiken Chamber of Commerce proposed purchasing and removing in order to build their Chamber building. The area surrounding this home is developed with many mixed uses.

The Planning Commission reviewed this rezoning and voted unanimously to approve the property to be rezoned as RS-10.

The public hearing was held and no one spoke

Councilman Cuning moved, seconded by Councilwoman Clyburn and unanimously approved, that Council pass on second and final reading an ordinance to rezone property at 518 Richland Avenue W. from Limited Professional (LP) to Residential Single Family (RS-10) with the ordinance to become effective immediately.

EASEMENT - ORDINANCE 12112000B

BellSouth Telecommunications
Ventures Industrial Park
Airport
Industrial Park
U.S. 1 N.

Mayor Cavanaugh stated this was the time advertised for second reading and public hearing on an ordinance granting an easement to BellSouth in Ventures Industrial Park.

Mr. LeDuc read the title of the ordinance.

AN ORDINANCE AUTHORIZING THE CITY OF AIKEN TO GRANT AN EASEMENT TO BELLSOUTH TELECOMMUNICATIONS, INC.

Mr. LeDuc stated we are in our final stages of completing the infrastructure work at Ventures Park. To supply all the telecommunication needs for the Park BellSouth requires property within the Park to place their telecommunications equipment. They would like the city to sell them an easement located on the west side of Forrest Holley Way consisting of an area 40 feet by 40 feet. The staff has reviewed the request and is recommending that the city grant this easement to BellSouth Telecommunications, Inc. at a cost of \$1,000.

The public hearing was held and no one spoke.

Councilwoman Price moved, seconded by Councilman Cuning and unanimously approved, that Council pass on second and final reading an ordinance to grant an easement to BellSouth Telecommunications in Ventures Park and that the ordinance become effective immediately.

ACCOMMODATIONS TAX

Recommendations

Accommodations Tax Committee

Mayor Cavanaugh stated Council needed to consider approval of funding of Accommodations Tax projects recommended by the Accommodations Tax Committee.

Mr. LeDuc stated yearly the City of Aiken receives funding from hotels and motels in Aiken to help fund projects that generate tourism and overnight stays. This year the City of Aiken received \$78,060.66. This is the money remaining after a percentage of the funds are set aside in the City of Aiken's General Fund and a portion given to the Chamber of Commerce. The Chamber of Commerce has been designated by the City as the local body for tourism promotion.

Mr. LeDuc stated the Accommodations Tax Committee had some additional funds from last year because the 20/20 commitment had been met. Because of that they were able to set aside within the proposal \$15,540 for City Council's discretion for any projects that may come up during the year. The Committee also recommended funding towards the operation of the Aiken Downtown Development Association and the Center for the Arts.

The Accommodations Tax Advisory Committee reviewed twelve requests, and recommended funding all of them based on the approval process which Council reviewed earlier this year.

The Committee's recommendations are as follows:

<u>Organization</u>	<u>Activity/Event</u>	<u>Amount Recommended</u>
City of Aiken/ Public Safety	Police Chief Command College	\$ 1,270.00
USC-Aiken	Josef Hoffmann Piano Competition	1,000.00
Aiken Steeplechase	Aiken Fall Steeplechase	7,000.00
Aiken Choral Society	Aiken Choral Society Spring Concerts 2001	3,000.00
Knights of Columbus & St. Mary's Church	Knights of Columbus State Basketball Tournament	2,500.00
Aiken Soccer Club	Aiken Soccer Club Tournament & Under 10 Soccer Tournament	5,000.00
Brig. General Barnard E. Bee Camp 1575, SCV	Battle of Aiken - 136th Anniversary of Sherman's March	8,000.00
Aiken Parks & Rec.	Citizens Park Tournament Bid Fees	10,000.00
Aiken Parks & Rec.	Triple Crown Festival and Triple Crown Street Party	5,000.00
Marine Corp League 939	Annual Marine Corp League Memorial Day Parade	2,750.00
Aiken Center for Arts	Year Long Schedule of Fine Arts Exhibits	10,000.00
ADDA		4,000.00
Center for the Arts		4,000.00
Contingency		15,540.66

Councilman Anaclerio moved, seconded by Councilwoman Clyburn and unanimously approved, that Council approve funding of Accommodations Tax projects as recommended by the Accommodations Tax Advisory Committee.

Councilwoman Clyburn expressed appreciation to the Accommodations Tax Committee for their efforts in providing a Contingency Fund and for their time and efforts in setting up guidelines for funding of projects.

BIDWater Main Material
Pine Log Road Widening
US 78

Mayor Cavanaugh stated Council needed to consider approval of water main material bids.

Mr. LeDuc stated the city was recently notified by the South Carolina Department of Transportation that the 12 inch water main that feeds both Advanced Fibers and BOC Gases along Highway 78 had to be moved due to its interference with storm drain work associated with the Pine Log Road widening project.

This work was not anticipated during the design portion of the project and because the work has to be done in order for the Highway Department contractor to avoid any delays on this project, this was considered an emergency bid. As a result we have moved forward to receive quotes from four contractors and five suppliers to obtain prices for this work and for materials. The low bid for the relocation work was submitted by Beams Pavement for \$24,781.75. Mr. LeDuc stated the procurement code does not require Council action to approve unbudgeted projects if the cost is below \$25,000. However, the low bid for the materials received for this project is over \$25,000 and therefore needs Council's approval. The low bid was submitted by U.S. Filter for \$29,612.80. Since this work had to proceed immediately, the staff did not seek formal sealed bids for the material, but obtained written quotes. The bids were as follows:

U. S. Filter	\$29,612.80
Pipeline Supply Co.	30,483.75
Atlantic Supply	31,589.09
Hughes Supply, Inc.	31,957.82
Ferguson	32,593.77
Independent Water Works Supply	33,709.72

The staff is recommending to Council approval of the low bid for materials necessary to move the water main so the contractor can continue the Pine Log Road widening project.

Councilman Cuning moved, seconded by Councilwoman Clyburn and unanimously approved, that Council approve the low bid of U. S. Filter in the amount of \$29,612.80 for materials needed to move the water main along Pine Log Road.

RYE PATCH - ORDINANCEHarvey Hubbell
Hubbell

Mayor Cavanaugh stated Council needed to consider first reading of an ordinance to rent Rye Patch to Harvey Hubbell.

AN ORDINANCE APPROVING THE LEASE OF PROPERTY OWNED BY THE CITY OF AIKEN AND LOCATED AT 100 BERRIE ROAD ALSO KNOWN AS RYE PATCH TO HUBBELL, INC.

Mr. LeDuc stated for several years now, Harvey Hubbell has rented the downstairs portion of Rye Patch during the entire week of Masters. They would now like to enter into a formal agreement with the City of Aiken to rent the living area on the first floor and the four bedrooms on the second floor, which are currently being renovated, for the week. They would pay the City of Aiken \$10,000 per year for a three year period and then each party would have the option to continue this lease for an additional two years. Currently, the company uses the downstairs for breakfast and dinner, and as stated in the proposed agreement, they would have the ability to use the upstairs bedrooms should they desire for overnight stays. The staff recommends that based on our past relationship with Harvey Hubbell, we approve this agreement. He said the proposed fee would pay for the improvements proposed to be made to the upstairs bedrooms.

Councilman Sprawls moved, seconded by Councilwoman Clyburn and unanimously approved, that Council approve on first reading an ordinance to enter into a lease agreement for the rental of Rye Patch for a three year period with Harvey Hubbell and that second reading and public hearing be set for the next regularly scheduled meeting.

AVIATION BUSINESS PARK - ORDINANCER.L. Enterprises
Lease

Mayor Cavanaugh stated Council needed to consider first reading of an ordinance to reassign lease agreement for property at Aviation Business Park.

Mr. LeDuc read the title of the ordinance.

AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE AN ASSIGNMENT OF LEASE AGREEMENT FOR REAL ESTATE PRESENTLY LEASED TO BUSH FIELD AIRCRAFT COMPANY.

Mr. LeDuc stated in 1993 the City Council approved a land lease agreement with R. L. Enterprises our current FBO at the Aiken Airport. This lease agreement allowed them to construct a building on property owned by the City adjoining the taxiway off of Aviation Boulevard.

Mr. LeDuc stated Royal Robbins and Mike Laver are currently leasing property from the City of Aiken at the end of Aviation Drive. The leasee would now like to reassign this property to another party referred to as Company X. The company will abide by all of the agreements under the current lease agreement. The current lease has 13 more years with two 10 year options for the land. The proposal is to reassign the lease that was signed in 1993 by R. L. Enterprises so another company could use it.

Item 12 of the lease agreement, gives City Council the right to give approval for any reassignment of the lease to another company. It is the intention of the FBO to purchase or lease other property from the City and to relocate their offices to this new location. It is anticipated that this new building would be in the vicinity of the terminal now being constructed.

Councilman Anaclerio moved, seconded by Councilwoman Price and unanimously approved, that Council pass on first reading an ordinance approving the transfer of the lease agreement for approximate 1.5 acres located at the Aiken Municipal Airport from R. L. Enterprise to a third party and that second reading and public hearing be set for the next regularly scheduled meeting.

ADDITION TO AGENDAHighland Park Avenue

Mayor Cavanaugh stated Council needed to add an item to the agenda for consideration of taking a portion of Highland Park Avenue out of the Highway System.

Councilman Anaclerio moved, seconded by Councilman Cuning and unanimously approved, that Council add to the agenda consideration of removing a portion of Highland Park Avenue from the State Highway System.

HIGHLAND PARK AVENUETraffic
Highway System
Golf Course

Mr. LeDuc stated the staff had discussed with Council making some roadway changes to Highland Park Avenue to help with the traffic problem in the area. He said the Planning Commission was asked by City Council this past summer to review possible changes to Highland Park Avenue. He pointed out the Highway Department was not willing to support any traffic calming measures but would only consider allowing Highland Park to be a one-way road from Lancaster to Highland Park Terrace. On September 28, 2000, the Planning Commission solicited citizens' input prior to having a formal public hearing and over 45 citizens showed up for that meeting with 17 speaking on the issue. On November 14 at the formal public hearing, three individuals spoke supporting to keep the road two-way and the need for measures to make the road safer which was also the consensus of the meeting held previously on September 28. Based on the comments from the two meetings, the Planning Commission voted unanimously to recommend to Council that Highland Park Avenue remain two-way and that the City take over the responsibility of the road from Lancaster to Park Avenue and that traffic calming measures be used to make the road safer for both the pedestrians and motorists alike.

At the work session prior to the Council meeting the staff presented some possible measures that can be made to the road which will help slow the

traffic down and provide additional safety for the pedestrians using the country club and for motorists, plus provide safety for the residents within the area. The improvements could be completed all at once or phased in over a period of time and consist of striping, speed humps, signage, trimming of vegetation along the sides of the road, paving of the road, and a possible landscaped island as one enters the roadway from the east. To move forward with the project will require Council to ask the Highway Department to remove this section of roadway from the Highway Department system. The cost of paving the road would be approximately \$10,000.

Mr. LeDuc said based on the discussions and the Planning Commission recommendation Council needed to ask the Highway Department to remove that portion of Highland Park Avenue from Lancaster to Park Avenue from the Highway System and that the City of Aiken take over maintenance of that portion of the street and make improvements to control traffic and make it safer for persons in the area.

Councilman Anaclerio moved, seconded by Councilwoman Clyburn and unanimously approved, that Council request the State Highway Department to remove that portion of Highland Park Avenue from Lancaster to Park Avenue from the State Highway System so the city can make some traffic improvements in the area.

RECOGNITION

Mayor Cavanaugh recognized Maurice Williams who was present from Allendale High School to observe a Council meeting.

ADJOURNMENT

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


Sara B. Ridout
City Clerk