

Aiken City Council MinutesREGULAR MEETINGJuly 12, 2004

Present: Mayor Pro Tem Sprawls, Councilmembers Clyburn, Cunning, Price, Smith, and Vaughters.

Absent: Mayor Cavanaugh

Others Present: Roger LeDuc, Bill Huggins, Gary Smith, Larry Morris, Ed Evans, Pete Frommer, Richard Pearce, Phil Berley, Sara Ridout, Philip Lord of the Aiken Standard, Josh Gelinas of the Augusta Chronicle, and about 25 citizens.

Mayor Pro Tem Sprawls called the meeting to order at 7:01 P.M. Councilwoman Price led in prayer, which was followed by the pledge of allegiance to the flag.

APPROVAL OF AGENDA

Mayor Pro Tem Sprawls stated Council needed to approve the agenda. Councilwoman Clyburn moved, seconded by Councilwoman Price and unanimously approved, that the agenda be approved as submitted, with the addition of discussion of the proposed Skate Park as Item 6 under New Business.

MINUTES

The minutes of the work session and regular meeting of June 14, 2004, and the work session of June 29, 2004 were considered for approval. Councilman Smith moved that the minutes be approved as written. The motion was seconded by Councilwoman Price and unanimously approved.

ANNEXATION – ORDINANCE 07122004Town Creek RoadFindley, James E.Seven Oaks DriveGem LakesTPN 00-134.0-01-252TPN 106-18-19-003

Mayor Pro Tem Sprawls stated this was the time advertised for second reading and public hearing of an ordinance to annex 6 acres along Town Creek Road.

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 6.00 ACRES OF LAND, MORE OR LESS, OWNED BY JAMES E. FINDLEY AND TO ZONE THE SAME RESIDENTIAL SINGLE-FAMILY (RS-6).

Mr. LeDuc stated James E. Findley would like to annex 6 acres along Town Creek Road opposite Seven Oaks Drive as Residential Single-Family RS-6. The land to the north and east of this project is Office/Institutional and Commercial, to the west the property is vacant and to the south is Gem Lakes, a Single-Family subdivision. They would like to build single family homes on the property. Currently the county property is zoned Urban District, which permits almost any type of use. This annexation request is consistent with our Comprehensive Plan, and they desire one curb cut onto Town Creek.

The Planning Commission unanimously recommended approval of this project with the following conditions:

1. That they install only one curb cut onto Town Creek Road, and that it be aligned with Seven Oaks Drive.
2. The top of the exterior slopes or edge of the required storm water pond would be no closer than 25 feet to any adjoining property zoned or used for residential use.
3. Proof of recording of any conditions of approval should be made with the RMC Office and provided prior to the annexation becoming effective.

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 annex 6 acres along Town Creek Road as Single-Family Residential RS-6.

ANNEXATION – ORDINANCE 07122004A

Carpet Shop

Whiskey Road 1530

Farr Family, LLC

TPN 30-056.0-01-004

TPN 106-08-04-008

Mayor Pro Tem Sprawls stated this was the time advertised for second reading and public hearing of an ordinance to annex the Carpet Shop located on Whiskey Road.

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 0.38 ACRES OF LAND, MORE OR LESS, OWNED BY FARR FAMILY, LLC, AND TO ZONE THE SAME GENERAL BUSINESS (GB).

Mr. LeDuc stated the owner of The Carpet Shop at 1530 Whiskey Road would like to annex .39 acre under the General Business GB zoning. The land had previously been occupied by The Carpet Shop and was destroyed by fire in 2002. They have now rebuilt this building and part of the property occupies land not currently in the City. All the property surrounding this parcel is currently GB. The proposed GB zoning is compatible with the Comprehensive Plan and other properties currently zoned UD in the Aiken County area. Since the building was constructed on two parcels, this should be combined into one lot. Because of the combined parking lot with Tyler Tire to the north, additional trees used as a buffer would not be required. Mr. LeDuc stated that the 20% for open space would be at the very rear of the property, backing up to Colony Parkway. The Planning Commission unanimously approved this project with the following conditions:

1. That the two lots on which the building stands and a portion of the vacant lot to the rear be combined into one parcel prior to the annexation taking place.
2. That the site meet or exceed the 20% open space requirement.
3. Proof of easements along the side property lines be submitted and shown on the annexation plat prior to the annexation taking effect.
4. That the requirements for a planting strip along each property be waived where there is an access easement for adjacent property.
5. That a landscape plan be submitted meeting the City's landscape requirements to the extent possible as determined by the City Planning Director.
6. That the proof of recording of the Commissions annexation be provided to the Planning Department.

The public hearing was held and no one spoke.

Councilwoman Price moved, seconded by Councilwoman Clyburn and unanimously approved, that Council pass on second and final reading an ordinance to annex The Carpet Shop on Whiskey Road into the City under the General Business GB zoning.

ANNEXATION – ORDINANCE 07122004B

Woodward Tract
Whiskey Road
Buffer
Fairfield Inn
TPN 30-056-01-001
TPN 30-056-01-021
TPN 30-056-01-026

Mayor Pro Tem Sprawls stated this was the time advertised for second reading and public hearing of an ordinance to amend the ordinance for the annexation of the Woodward Tract located on Whiskey Road.

Mr. LeDuc read the title of the ordinance.

AN ORDINANCE AMENDING ORDINANCE NUMBER 111488A TO MODIFY THE SIZE OF THE BUFFER.

Mr. LeDuc stated that in 1988 City Council annexed the Woodward Tract, which currently includes Fairfield Inn, Holiday Inn Express, Applebee's, Verizon, and South Colony Park Apartments. A residential development is proposed on the vacant tract immediately east of the new Fairfield Inn. The developer wants to reduce the buffer along the northern boundary from 35 to 10 feet. The original concern was that commercial property should have a larger buffer in relationship to the residential property to the north. The developer of this property however, is proposing twelve detached residential homes for this property. At the last Council meeting Council recommended two conditions:

1. the contractor would install a wooden woven fence similar to that behind the apartment along the rear property line.
2. only a single story house could be constructed on Lots 6 and 7.

The public hearing was held and no one spoke.

Councilman Smith moved, seconded by Councilman Cuning and unanimously approved, that Council pass on second and final reading an ordinance to reduce the buffer from 35 feet to 10 feet on the Woodward Tract of land as called for in the 1988 annexation ordinance with the conditions recommended at the last meeting, that an 8-foot woven wood fence be provided behind Mr. Robinson's property instead of a 10-foot dense buffer, and that the residences on Lots 6 and 7 be single story residences.

REZONING – ORDINANCE 07122004C

Whiskey Road
WLA Enterprises, Inc.
Church of Christ
King, David N.
Corporate Parkway
TPN 00-157.0-01-003
TPN 30-059.0-01-002
TPN 30-059.0-01-005
Church

Mayor Pro Tem Sprawls stated this was the time advertised for second reading and public hearing of an ordinance to rezone property at Whiskey Road and Corporate Parkway.

Mr. LeDuc read the title of the ordinance.

AN ORDINANCE AMENDING THE ZONING OF REAL ESTATE LOCATED ON THE SOUTHEAST CORNER OF WHISKEY ROAD AND CORPORATE PARKWAY FROM OFFICE/INSTITUTIONAL AND GENERAL BUSINESS TO PLANNED COMMERCIAL.

Mr. LeDuc stated WLA Enterprises, Inc., would like to rezone three tracts of property at the corner of Whiskey Road and Corporate Parkway from Office/Institutional (O) and General Business to Planned Commercial. Tract A fronts on Corporate Parkway and consists of 2.32 acres and is zoned Office/Institutional. Tract B is occupied by the Aiken Church of Christ and consists of 4.36 acres and is zoned General Business and Tract C is occupied by a detention pond which is owned by the City of Aiken. This request is consistent with the Comprehensive Plan which calls for Planned Development or Planned Commercial along Whiskey Road.

The proposed project would include a strip shopping center with approximately 33,700 square feet of floor area and another center of 6,950 square feet near Corporate Parkway and two out parcels fronting on Whiskey Road. The major feature of the concept plan is there will be no curb cuts onto Whiskey Road. The two existing curb cuts would be closed with the development of this property. The applicant has requested three free-standing monument signs along Whiskey Road versus the two permitted by the Zoning Ordinance. A copy of the most pertinent sections of the traffic study have been given to Council for review, as well as the comments of Roger Dyar, our traffic consultant. In his summary he states that additional pavement marking, and lane arrangement changes will be needed on Corporate Parkway to accommodate the additional traffic. This would include a possible right turn lane on Whiskey Road and a possible left turn phase for traffic turning southbound off of Corporate Parkway. He also felt that some limited improvements may need to be addressed along the curve on Monterey. He concludes that even with this additional traffic, Whiskey Road will still be under its capacity, and the overall traffic impact would be acceptable. Mr. LeDuc stated that at the last Council meeting he stated that if it is felt that a right turn lane is needed on Whiskey Road at that location the City, the State, or the County would bear the cost for it, as it is already needed under the current traffic conditions. Also, instead of putting any curb cuts out to Whiskey Road, the developer will have the curb cuts internal, one onto Corporate Parkway and the other one would go into the shopping center where CVS is currently located. There would be no curb cuts on Whiskey Road from this development. Not having any curb cuts will allow them to keep the majority of the trees on the property. In turn they will be filling in the ditch with piping and helping with the costs of any sidewalks and curbing that will eventually be put in the area.

The Planning Commission voted unanimously to recommend approval of the rezoning and the concept plan on the following conditions:

1. The proof of recording of a plat combining the lots into one parcel be submitted.
2. That the traffic study be accepted by the on-call traffic engineer and that any improvements recommended by this study be paid for by the developer and installed prior to the issuance of a certificate of occupancy.
3. That all conditions of the rezoning must be recorded at the RMC Office.
4. That the Sycamore tree that would have been in the southernmost double bay of parking nearest Whiskey Road be allowed to be removed.
5. That the elevation for the façade of the shopping center buildings be approved but that changes could be made with the approval of the Planning Director.

Mr. LeDuc stated that about a year ago the City donated the detention pond in the area to another developer. He stated that, because the previous developer is not the one purchasing the property, then a new ordinance needs to be developed which donates this property to the current developer, so their plat will be complete. He said this will be brought to Council at the next meeting for action.

City Attorney Gary Smith stated that there were several mistakes in the proposed ordinance. He stated that in Section 1 of the ordinance two of the tax map parcels were mentioned but one was left out. The tax map parcel number for the detention pond is 30-059.0-01-005. He stated that under Item 1 in Section 1 that we require them to "provide proof of the recording of a plat combining the two lots into one parcel to the Planning Director." should actually be "three lots." He stated that a new Section 2 will be added to the ordinance which will read, "The City will convey by separate ordinance its interest in the property shown on the applicant's rezoning plat as Tract C." He stated that Tract C is

the detention pond. He stated that Mr. Morris confirmed to him that the City would like to get rid of the detention pond. He stated that the sections following Section 2 would be renumbered accordingly.

Mr. LeDuc stated the city would like to donate the detention pond to the developer because it is an unattractive area. He said the developer will take the water currently going into the detention pond and move it behind the property into an existing pond that becomes a regional detention area. He said donation of the property would eliminate the city's maintenance on the detention pond, help to beautify the area and get the property on the tax books.

Councilman Cuning pointed out the map showing a view of the traffic in the area. He said part of the traffic solution is to try to tie the South Centennial Avenue and East Gate Drive intersections together. He also pointed out Dougherty Road improvements and tie ins could help with traffic on the south side. He asked that the City Manager give Council an update on proposed tie ins for traffic in this area.

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 Whiskey Road and Corporate Parkway as amended by the discussion of the City Attorney and City Manager.

AIRPORT – ORDINANCE 07122004D

Airport

Lease

Aiken Aviation

Palmetto Aviation

Sublease

Fixed Base Operator

Aiken Municipal Airport

Cessna Corporation

Flight School

Mayor Pro Tem Sprawls stated this was the time advertised for second reading and public hearing of an ordinance to approve a sublease between Aiken Aviation and Palmetto Aviation.

Mr. LeDuc read the title of the ordinance.

AN ORDINANCE APPROVING A SUBLEASE BETWEEN AIKEN AVIATION ENTERPRISES, INC. AND PALMETTO AVIATION.

Mr. LeDuc stated the City of Aiken has a lease agreement with our Fixed Base Operator, Aiken Aviation Enterprises, Inc. at the Aiken Municipal Airport. That agreement states that any sublease between Aiken Aviation Enterprises and another party must be approved by the City of Aiken. They would like to enter into a sublease agreement with Palmetto Aviation, which will operate a Cessna school for flight instruction. They would be using one of the rooms in the former terminal at the airport for this operation.

The City staff and the Airport Commission both agree with this sublease arrangement and are excited about Cessna having a school at our airport.

The public hearing was held and no one spoke.

Councilwoman Price moved, seconded by Councilwoman Clyburn and unanimously approved, that Council pass on second and final reading an ordinance to approve a sublease agreement between Aiken Aviation and Palmetto Aviation.

AIRPORT – ORDINANCE 07122004E

Funds
Projects
Interfund
Runway
Grant

Mayor Pro Tem Sprawls stated this was the time advertised for second reading and public hearing of an ordinance to borrow funding for the Airport projects.

Mr. LeDuc read the title of the ordinance.

AN ORDINANCE AUTHORIZING THE CITY OF AIKEN TO LEND UP TO \$550,000 TO PROVIDE FINANCING TO FUND NECESSARY PROJECTS AT THE AIKEN MUNICIPAL AIRPORT.

Mr. LeDuc stated as Council is aware, we have received two grants from the Federal Aviation Administration. For each of these grants the City has to pay for 5% of the work. These grants consist of the lengthening of our major runway and the strengthening and overlay of the entire runway. In addition, some ditch repair work will be needed that is associated with the runway expansion. We also need to consider the overlay of the secondary runway.

According to our agreement with FAA, all revenue from land sales at the airport must be used for the airport operations. For years, City expenditures for work at the airport came from the general fund revenues. We feel that these projects and others in the future should be paid for through the sale of land and operations at the airport. For this reason, within our current lease with the FBO, the City is receiving a portion of the revenue through the sale of fuel plus a portion of the lease revenue.

We are suggesting that Council consider setting up a line of credit to the airport to pay for the improvements concerning the runway work with revenues from future land sales and the sale of the spec building. The City would be using interfund borrowing from various accounts, with the City charging the Airport Fund at the current interest we are receiving through the State for the funds we would borrow. We have made similar arrangements for several other projects in the past, including storm water work, purchase of water meters, the Washington Theatre, and other recreational projects. Our speculative building is almost completed, and we should be receiving revenue from this, along with some other land sales, hopefully within the next couple of years, to pay off this loan. We hope to be able to receive confirmation of an ILS in the near future, and at that time, we can adjust this account to make additional funds available for this work. He reviewed the current interfunds loans and their status for Council.

The public hearing was held and no one spoke.

Councilwoman Price moved, seconded by Councilwoman Vaughters and unanimously approved, that Council pass on second and final reading an ordinance to establish a \$550,000 line of credit to fund projects at the Aiken Municipal Airport.

ANNEXATION – ORDINANCE

East Pine Log Road
Banks Mill Road
Quick Shop
Gas Station
Circle K Convenience Store
TPN 122-08-05-006

Mayor Pro Tem Sprawls stated an ordinance had been prepared for Council's consideration to annex the Circle K store located on the corner of East Pine Log Road and Banks Mill Road.

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 1.0 ACRE OF LAND, MORE OR LESS, OWNED BY CIRCLE K STORES, INC., AND TO ZONE THE SAME GENERAL BUSINESS (GB).

Mr. LeDuc stated the owner of a quick shop and gas station on the southwest corner of the intersection of East Pine Log Road and Banks Mill Road is requesting annexation as General Business zoning. The property is currently occupied by a Circle K Convenience Store and the owner would like to take advantage of our Public Safety protection and be able to sell beer on Sunday. The proposed General Business zoning is compatible with those properties fronting on East Pine Log Road.

The Planning Commission at their June meeting reviewed this annexation and is recommending its approval with the following conditions being met prior to the annexation becoming effective.

1. That proof of recording of a plat combining the lots into one parcel be provided.
2. That signage comes into compliance with city regulations, including the removal of a billboard.
3. That the curb cut on East Pine Log Road be narrowed to no more than 40 feet.
4. That the northern curb cut on Banks Mill Road be closed and replaced with a planting strip.
5. That landscaping be installed along the street frontage to meet the city's requirement to the extent possible as determined by the Planning Director.
6. That all conditions be recorded at the RMC Office.

The owners of the store are in agreement with these conditions.

Councilwoman Price moved, seconded by Councilman Cuning and unanimously approved, that Council pass on first reading an ordinance to annex property at the southwest corner of Banks Mill Road and Pine Log Road under the General Business zoning and that second reading and public hearing be held at the next regularly scheduled meeting.

REZONING – ORDINANCE

Whiskey Road

Beam's Supply

Barber, Tad

Aiken County Board of Education

South Aiken Lane

TPN 122-10-14-011

TPN 00-157.0-01-001

Mayor Pro Tem Sprawls stated an ordinance had been prepared for Council's consideration to rezone property on Whiskey Road north of Beam's Supply.

Mr. LeDuc read the title of the ordinance.

AN ORDINANCE TO REZONE CERTAIN PROPERTY CONSISTING OF .54 ACRES OF LAND, OWNED BY THE AIKEN COUNTY BOARD OF EDUCATION FROM RESIDENTIAL SINGLE-FAMILY (RS-10) TO GENERAL BUSINESS (GB).

Mr. LeDuc stated that Tad Barber recently came to City Council with the annexation of Beam's Supply on Whiskey Road to be developed into a small shopping center. He is now working with the Aiken County Board of Education to rezone 0.54 acres of land north of Beam's Supply from Residential Single-Family RS-10 to General Business. Mr. Barber proposes to combine the school board property with the existing property at Beam's in order to provide an alternate vehicular access from this property to South Aiken Lane and to provide sufficient setback, landscaping, and parking for the project.

This proposal is consistent with the Comprehensive Plan and was approved by the Planning Commission earlier today. Two conditions should be met prior to the rezoning taking effect.

1. That the parcel be combined with the Beam's Supply parcel.
2. That any conditions be recorded at the RMC Office.

Councilwoman Clyburn moved, seconded by Councilwoman Price and unanimously approved, that Council pass on first reading an ordinance to rezone 0.54 acres of property north of Beam's Supply from RS-10 to GB, and that second reading and public hearing be held at the next regularly scheduled meeting.

Councilman Cunning pointed out that he was concerned about future developments along Whiskey Road. He pointed out that 60% to 70% of Whiskey Road properties that are outside the city are probably under 5 acres. He pointed out that the city wants the property to annex, but he felt there was a problem in complying with the Comprehensive Plan with properties under 5 acres as far as Planned Commercial or Planned Unit Development, as those zones require a minimum of 5 acres. He pointed out that the city may need to look at this issue.

ZONING ORDINANCE - ORDINANCE

Amendment Tattoo Facilities

Mayor Pro Tem Sprawls stated an ordinance had been prepared for Council's consideration to amend the Zoning Ordinance regarding tattoo facilities.

Mr. LeDuc read the title of the ordinance.

AN ORDINANCE AMENDING THE ZONING ORDINANCE REGARDING TATTOO FACILITIES.

Mr. LeDuc stated that the Legislative body in South Carolina recently passed a law allowing tattoo facilities. For this reason the Planning Commission has recommended several amendments to the Zoning Ordinance to help with their regulation. The amendments would be similar to those in place for adult businesses and we would treat tattoo facilities in a like manner.

- (1) The tattoo facility would be added to the Use Table at 3.1.6 and would be permitted in the Industrial District as a Special Exception, requiring approval of the Board of Zoning Appeals.
- (2) Vocational restrictions would require a minimum distance of 1,000 feet from churches, schools, and playgrounds.
- (3) That a definition be included of tattoo and tattoo facilities as used in the state laws.

The Planning Commission unanimously approved these amendments to the Zoning Ordinance.

Mr. LeDuc stated DHEC is putting together a definition as to what they consider a tattoo facility. He said the City wants to be prepared when tattoo facilities are allowed. Currently there is nothing in the Zoning Ordinance for tattoo facilities.

Councilwoman Price stated she had a concern regarding the location of the tattoo facilities. She pointed out that the amendment allows the facilities to be in the Industrial zones. She pointed out the Industrial zones are all on the northside of Aiken. She stated she wanted business on the northside, but she was not sure she wanted all the tattoo facilities on the northside.

It was pointed out that the state law says tattoo facilities have to be allowed, but Council can decide where they can be located. Mr. LeDuc stated Council could zone other areas Industrial or could create another zone for such facilities. He pointed out the Industrial

Zone was the most restrictive zone and is the zone where adult businesses are allowed. Councilwoman Clyburn stated she wanted to get the matter to public hearing so the public could be involved and discuss the matter.

Councilwoman Clyburn moved, seconded by Councilman Cuning and unanimously approved, that Council pass on first reading an ordinance to amend the Zoning Ordinance regarding tattoo facilities, and that second reading and public hearing be held at the next regularly scheduled meeting.

BUILDING CODE – ORDINANCE

Amendment

Downtown Central Business Fire District

Burning Ban

City Limits

International Building Code 2000

Building Code

Central Fire District

Fire District

Fires

Mayor Pro Tem Sprawls stated an ordinance had been prepared for Council's consideration to reestablish the Downtown Central Business Fire District and burning ban within the City limits.

Mr. LeDuc read the title of the ordinance.

AN ORDINANCE AMENDING SECTION 10-2, AIKEN CITY CODE, TO RE-ESTABLISH A CENTRAL BUSINESS FIRE DISTRICT UNDER THE APPLICABLE PROVISIONS OF THE 2000 INTERNATIONAL BUILDING CODE, AS REVISED, AND TO PROHIBIT OPEN FIRE BURNING WITHIN THE CITY LIMITS.

Mr. LeDuc stated that a couple of years ago the City of Aiken approved the use of the 2000 International Building Code. This was done in conjunction with the City of North Augusta and Aiken County. Prior to that time the City had established a designated fire district for the Downtown Central Business area which required an owner to utilize approved non-combustible or fire retardant building materials due to the zero lot line setbacks. Since our most recent code omitted it inadvertently we are asking City Council to reenact this special fire district through this ordinance. A map of the proposed Central Business Fire District and Appendix D of the 2000 International Building Code which would apply for those properties within that district were provided to Council for information.

In addition, we would like to reestablish the burning ban within the city limits. Under our prior Building Code, burning within the city limits was banned unless a permit was first obtained from the Public Safety Director. The proposed ordinance would prohibit burning of open fires, yard trash, wood or other combustible material in the city limits. Burning fires in residential fire places and wood stoves are approved, so long as they done in a safe and proper manner.

He pointed out the International Building Code did not have these two provisions, and the staff would like Council to reenact these two provisions for safety purposes.

Councilwoman Vaughters asked if the proposed ordinance would prohibit the use of wood for buildings in the downtown area. Public Safety Director Pete Frommer stated because there is a zero clearance for lots lines in the downtown area, the proposed ordinance would require a four-hour rated wall where the buildings meet. He said if a developer wanted to use wood on the exterior of the building, they would be required to put a non-combustible type chemical or coating on the wood. It would have to be a fire treated type wood.

Councilman Cuning moved, seconded by Councilman Smith and unanimously approved that Council pass on first reading an ordinance to reestablish the Downtown Central

Business Fire District under the 2000 International Building Code and a burning ban within the city limits, and that second reading and public hearing be held at the next regularly scheduled meeting.

RECOGNITION

Boy Scouts

Mayor Pro Tem Sprawls recognized the Troop Leaders and Boy Scouts present from Troop 121 and asked them to introduce themselves.

RYE PATCH – ORDINANCE

Hubbell, Harvey

Masters

Lease

Hubbell, Inc.

Whiskey Road

Berrie Road 100

Mayor Pro Tem Sprawls stated an ordinance had been prepared for Council's consideration to lease property at Rye Patch.

Mr. LeDuc read the title of the ordinance.

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, INCORPORATED (DELAWARE).

Mr. LeDuc stated that for the past ten years the City of Aiken has leased Rye Patch to Harvey Hubbell for the week during Masters. Over the past three years we have leased the property for \$10,000 a week. This is approximately three times our normal rental rate, and they only occupy the building during a small portion of the day. This funding has been a tremendous asset and helped us pay for the renovation of the upstairs portion of the building in 2002.

They would like to continue this lease arrangement, and we are recommending a three year lease for \$11,000 a year.

Councilman Cunning moved, seconded by Councilwoman Price and unanimously approved, that Council pass on first reading an ordinance to lease property at Rye Patch to Harvey Hubbell for three years for \$11,000 each year, and that second reading and public hearing be held at the next regular scheduled meeting.

SKATE PARK

Insurance

Liability

Councilwoman Vaughters expressed concern about the cost for someone to monitor the proposed Skate Park and the cost for insurance.

Mr. LeDuc stated the present insurance will cover the Park if someone is present monitoring the Park and the skaters are using the proper equipment. He said not knowing how much the park will be used, the staff will have to be flexible on the number of hours that the Skate Park is open. He said the staff is proposing a membership and working the membership off at \$5.15 per hour. Another possibility is using senior citizens or hiring staff to monitor the park. He said the insurance will cover the volunteers if they are trained and working under city guidance and direction.

TRAFFIC STUDY COMMITTEEAppointments

Mr. LeDuc stated the following Councilmembers had made their appointment to the Traffic Study Committee, which Council agreed to appoint at the June 29, 2004 worksession.

Steve Kisner	Pat Cunning
Jim Price	Don Sprawls
Tad Barber	Beverly Clyburn
John Paveglio	Dick Smith
Joan Bondor	Jane Vaughters
Dorothy Ridley	Lessie Price
	Fred Cavanaugh

He pointed out Council had agreed to meet on August 3, 2004, at 6:30 P.M. to discuss the proposed Traffic Ordinance.

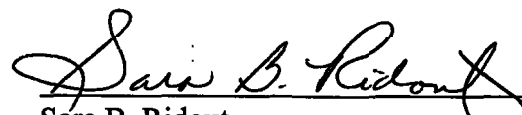
EXECUTIVE SESSIONContractual MatterSewerGem Lakes

Mayor Pro Tem Sprawls stated Council needed to go into executive session to talk about a contractual matter regarding sewer in the Gem Lakes area.

Councilman Smith moved, seconded by Councilwoman Price and unanimously approved, that Council go into executive session to discuss a contractual matter. Council went into executive session at 8:12 P.M. After discussion Councilwoman Price moved, seconded by Councilman Smith and unanimously approved, that the executive session end. The executive session ended at 9:11 P.M.

ADJOURNMENT

There being no further business, the meeting adjourned at 9:11 P.M.


Sara B. Ridout
City Clerk