

Aiken City Council Minutes

WORK SESSION

May 9, 2005

Present: Mayor Cavanaugh, Councilmembers Clyburn, Cuning, Sprawls, Smith, and Vaughters.

Others Present: Roger LeDuc, Gary Smith, Bill Huggins, Larry Morris, Sara Ridout, J. C. Lexow of the Aiken Standard, Krista Zilizi of the Augusta Chronicle and about 10 citizens.

Mayor Cavanaugh called the meeting to order at 6:31 P.M. He stated Council had two items to discuss in the worksession, request for property at Colleton and East Boundary and a joint study committee for connector between Whiskey and Powderhouse Roads.

CITY PROPERTY

Colleton Avenue
East Boundary
Sauerborn, Paul

Mr. LeDuc stated last November Paul Sauerborn, who lives at 1245 Audubon Drive, came to the city about the property at the northeast corner of Colleton and East Boundary. He had recently purchased the property to the east of this parcel and would like to develop both lots. The Highway Department states that they do not own this property within the 150 foot right of way. Therefore Council can sell this land, should you desire. It consists of 8,268 square feet, and there are houses to the east and north of this property and a city park to the west. It appears that this right of way is no longer needed for any roadway improvements and could be used for another purpose, should Council desire. If Council would like to sell this property, we could have it appraised by the County to determine its value. You may also want to determine what type of housing is built on this property and whether or not it would be for homeownership or rental. If Council makes the decision to sell this property, we can bring it back for first reading at the next meeting.

Mr. LeDuc stated the last property that we had similar to this was on Fairfield Street. That property was put up for sale by sealed bid to the highest offer. He pointed out Mr. Sauerborn is very interested in the property at Colleton and East Boundary. In fact, he was the one who brought it to the city's attention. He pointed out the city has accepted offers for purchase of property and has taken sealed bids. He said if the city does not take bids, the city needs to make sure the city is at least receiving the appraised or fair market value for the property.

Council asked how the property is zoned. It was pointed out it would be zoned residential and possibly could be multi-family low density, but is not commercial or light industrial.

Mr. Paul Sauerborn stated in November, 2004, he presented a letter to the City asking that the city consider selling him the property at Colleton and East Boundary that is contiguous to a lot which he purchased in the area. He said in researching the property the State does not own the property, so the property is owned by the City of Aiken. He said he would like to build a small single family residence on the property. He said it was something he would like to pursue. He pointed out the area is a marginal area, and he would like to try to do something positive for the area. He said he would like to pursue purchasing the property. He pointed out the property he wants to purchase is adjacent to another lot which he purchased sometime ago. He said he plans to build houses on each lot. He said he walked the neighborhood and talked with some of the residents, and they were excited about the fact that something will go on the lot.

Council discussed the request and the advantages of a residence being built on the property. It was pointed out if a house is built on the property the city will realize taxes

from the property. It was felt that the City could use the County appraisal for the sale of the property.

Mr. Gary Smith stated the city had sold other properties without posting a for sale sign. He said this was not a requirement. He said Council would not be required necessarily to take the highest bid if they feel it is to the city's advantage to accept a certain bid, taking into consideration what is to be done with the property.

Council discussed whether the trees on the property could be saved. Mr. Sauerborn pointed out there was one oak tree that could possibly be saved. He pointed out the lots are not very large, so some trees would probably have to be taken down to get a house on the property. He said the houses in the area are quite different in size, shape and quality. He said he probably would build a 1200 to 1275 square foot home in keeping with the area, but something that would not price him out of the market if he were to sell the property.

Council asked that Mr. Sauerborn give Council some general idea or designs of homes he might consider building before Council has second reading on an ordinance to sell the property.

The general consensus of Council was that the city go forward with having the property appraised by the County, and that a requirement be that a 1100 to 1200 square foot house be built on the property.

STUDY COMMITTEE

Aiken County
City of Aiken
Whiskey Road
Powderhouse Road
Connector

Mr. LeDuc stated recently the City received a letter from the Aiken County Council concerning a resolution they adopted. In the resolution they are asking that the City consider creating a joint City-County study committee specifically for the proposed connector road between Whiskey Road and Powderhouse Road. They suggested that the committee consist of 3 County Councilmembers, 3 City Councilmembers, and 3 citizens. Mr. LeDuc stated the City would like to have a standing committee to deal with any issues dealing with roads. He said the committee could consist of three Councilmembers who would meet with the County on a regular basis, probably a minimum of two to three times a year, depending on the issues. He said the particular issue at this time is the connector roadway that is being proposed between Whiskey and Powderhouse. He said there are several other issues that will be coming up that affect both the City and the County. He pointed out that from Pine Log Road south, Whiskey Road is in the County, but it gets very little jurisdictional enforcement from the State or the County. He pointed out none of it is in the city. He said one issue is what to do with Whiskey Road long term. He said in the near future the city will be talking about building a connector from Pawnee down to Dougherty, another area is Fabian going east-west, another connector is between Whiskey and Powderhouse paralleling Whiskey Road going north and south. He said there are a number of roads to be considered, and having a standing committee may be something Council may want to consider. He pointed out city staff has met with the county staff for a year and a half on an overlay district for Whiskey Road, but nothing has been done on it. He said maybe by having the committee some of these issues could be moved forward. Mr. LeDuc stated the city is about half way through the process on the connector between Whiskey and Powderhouse, but if Council wants to set up this joint committee, we can get them involved prior to the first public meeting, which will be held later this month. A final recommendation on the proposed location for this road is scheduled for sometime early this summer. Mr. LeDuc pointed out Gary Bunker, a County Councilmember, is present, as well as two members of the ARTS Committee.

Mayor Cavanaugh stated his concern about a standing committee is that some of the roads will be in different districts for both City Councilmembers and also County Councilmembers and citizens. He felt perhaps the committee would not be a standing

committee, as he felt the Councilmembers who live in the districts will want to serve on the committee. He said perhaps part of the committee could be standing, but he felt it needed flexibility so Councilmembers who represent a particular area could be represented when the roads are considered in their district.

Council discussed the issue. It was felt that County Council should be in on the road matters early in the process and get their input early in the process. It was pointed out that Dougherty Road is entirely outside the city, and it needs a tremendous amount of work. It was felt the County Councilmembers should be kept informed and involved in the process. It was pointed out if there isn't support from the City and the County, there won't be funding to get the roads built.

Mayor Cavanaugh stated he felt the issues is whether Council wants a standing committee that would look at all the roads, or whether Council wants committees made up of representatives of the areas involved, including the Councilmembers and citizens of the particular area.

Mr. LeDuc pointed out each roadway will be different. He pointed out the southern connector is entirely in the county and will always be in the county. He pointed out the Whiskey and Powderhouse Road connector probably will be in the city within the next few years and is in the city's water and sewer district.

Mr. Gary Bunker, County Council, stated he was excited about hearing support for an ad hoc committee, because that was what County Council wanted. He said he was also excited about interest and discussion about a more permanent committee. He said he felt something that would focus on the roads and other infrastructure issues would be appropriate. He said the County was looking for something that is similar to the ad hoc committee that was created for the Silver Bluff-Whiskey Road connector. He said there had been discussion on membership, and that could be worked out. He said the County was asking for a resolution from the City that would match the County resolution. He said he felt there would be opportunity to discuss further how the committee could be extended into something a little more permanent. He said in the near term the County is looking for something similar to the Silver Bluff-Whiskey Road connector committee, but long term the question is whether there should be a committee on a broader scope. The resolution by County Council is specific for the Whiskey Road-Powderhouse Road connector at this time. He said if the City is to propose something at a broader scope, then the County would have to come back and agree on that also. Mr. Bunker pointed out County Council voted unanimously for the ad hoc committee, which he felt was extending good will. He said if the committee does a good job, perhaps the overlay district could also be considered. He said there are opportunities for the City and County to cooperate, particularly since the city is expanding. He said there is a lot of interest in the County side to make sure things go smoothly.

Mr. LeDuc pointed out the studies for the connectors do cost money, and presently the City is paying for the studies. He said perhaps the County could help pay for some of the studies.

It was pointed out that since many of the roads are in the City and the County, there should be an agreement on what is to be done. He pointed out agreement with City and County helps sell the roadway improvements.

Mr. LeDuc stated if Council wishes to form such a committee, it is real important that it be done immediately, as the consultants are ready to present their proposed location for the road. Also, there will be a public meeting by the end of the month to get input from the public.

Councilman Smith stated he felt Council should go ahead with the first issue, the Whiskey Road-Powderhouse connector, and work out the other issues later. He said he felt the idea of cooperating in future road improvements is important. He said future committees may need a broader membership.

After much discussion Council asked that the request be added to the agenda under New Business. The item would be approval to establish a joint City-County Committee for the connector between Whiskey Road and Powderhouse Road. Councilmembers Clyburn, Cuning and Smith volunteered to serve on the proposed committee representing the City of Aiken.

Aiken City Council Minutes

REGULAR MEETING

May 9, 2005

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

Others Present: Roger LeDuc, Gary Smith, Bill Huggins, Ed Evans, Pete Frommer, Larry Morris, Anita Lilly, Sara Ridout, J. C. Lexow of the Aiken Standard, Krista Zilizi of the Augusta Chronicle, and about 18 citizens.

Mayor Cavanaugh called the meeting to order at 7:08 P.M. Mayor Cavanaugh led in prayer, which was followed by the pledge of allegiance to the flag.

APPROVAL OF AGENDA

Mayor Cavanaugh stated Council needed to approve the agenda. He stated Council had asked that an item be added to the Agenda under New Business concerning a resolution to establish a study committee for the connector between Whiskey Road and Powderhouse Road, as well as an announcement by the City Manager. Councilman Cuning moved, seconded by Councilwoman Clyburn and unanimously approved, that the agenda be approved with the two additions mentioned.

MUNICIPAL CUP

Public Works Department
Award

Mr. LeDuc stated the announcement is that the City of Aiken has won the Municipal Cup Award. Larry Morris presented the educational program for the Public Works and Recreation Departments for the award. The program was conducted with the help of Aiken Technical College. Nica Loving of Public Works Department headed up the program.

MINUTES

The minutes of the work sessions of April 19 and 21, 2005, and the work session and regular meeting of April 25, 2005, were considered for approval. Councilman Sprawls moved that the minutes be approved as written. The motion was seconded by Councilwoman Clyburn and unanimously approved.

BOARDS AND COMMISSIONS

Appointments
Anaclerio, Stephen
Johnson, Rosalie
Historic Preservation Commission
Barnett, Mary
Park Commission

Mayor Cavanaugh stated Council needed to consider appointments to the various boards and commissions of the City.

Mr. LeDuc stated Council has 9 pending appointments to boards and committees of the city, including the 1 remaining appointment to the Arts Commission, and 2 appointments are presented for Council's consideration.

Councilwoman Clyburn has recommended appointment of Stephen Anaclerio to the Historic Preservation Commission. If appointed Mr. Anaclerio would replace Rosalie Johnson who has resigned. The term would expire December 31, 2006.

Councilwoman Clyburn has also recommended reappointment of Mary Barnett to the Park Commission. If reappointed her term would expire December 1, 2006.

Councilwoman Clyburn moved, seconded by Councilman Sprawls and unanimously approved, that Council appoint Stephen Anaclerio to the Historic Preservation Commission to replace Rosalie Johnson with the term to expire December 31, 2006, and reappoint Mary Barnett to the Park Commission with the term to expire December 1, 2006. Councilman Cunning did not vote on the appointments since Stephen Anaclerio is his nephew.

Councilman Sprawls stated he would like to recommend that Marsha Rodgers be appointed to the Environmental Committee to replace Gale Smiley who has moved out of town.

Councilman Cunning stated he would like to reappoint James R. Findley to the Building Code of Appeals Committee.

Councilwoman Vaughters stated she would like to reappoint Martin Buckley to the Building Code of Appeals Committee and Robert Stack to the Housing Authority to replace John Cunningham.

Mayor Cavanaugh stated he would like to recommend Thom Abbott to the Arts Commission to represent the business community.

CONCEPT PLAN – ORDINANCE 05092005

Revision

Sign

Kroger Food Stores

Heritage Square Shopping Center

Whiskey Road 1795

Pine Log Road

Planned Commercial Concept Plan

Fuel Canopy Price Signage

Concept Plan Revision

TPN 106-12-13-006

TPN 30-058.0-05-003

Mayor Cavanaugh stated this was the time advertised for second reading and public hearing on an ordinance to revise the Kroger concept plan at Heritage Square Shopping Center.

Mr. LeDuc read the title of the ordinance.

AN ORDINANCE AMENDING THE CONCEPT PLAN FOR PROPERTY LOCATED AT 1795 WHISKEY ROAD AND OWNED BY KROGER FOOD STORES.

Mr. LeDuc stated Kroger Food Store received approval by City Council on November 10, 2003, for a gas station to be located on an outparcel at the new site in Heritage Square at Pine Log and Whiskey Roads. This included the approval of one 12 foot free standing sign to display the price of gas at their location.

Kroger is now requesting revision of the plan to allow a second sign to be placed on the canopy at the fuel center on their Pine Log Road frontage. The proposed sign would be on the east side of the canopy facing Whiskey Road. He pointed out that a stand alone gas station can have two signs, a free standing sign and a sign on the canopy. He said they could actually have a sign on either side of the canopy. He pointed out because Kroger's present sign can be seen from one direction well, but the opposite direction

cannot see the sign as well, Kroger would like to put an electronic sign on their canopy on the east side, not on both sides. He said they are not asking for more than any other gas station. He said the reason it is before Council is that it is a change in the concept plan.

The Planning Commission reviewed this revision and denied it on a 6 to 1 vote.

The public hearing was held.

Ms. Jann Smith, 193 Dogwood Road, pointed out the Planning Commission has recommended denial of the sign. She pointed out she did not feel that the sign would be in the health, safety and best interest of the citizens of Aiken. She felt another sign was not needed. She asked that Council deny the sign.

Councilman Cunning stated he was going to vote against the sign because it was not approved by the Planning Commission. He said also he had driven around town and the other stations have one sign. They have a free standing sign and do not have the price on the canopy. He said he had been down Pine Log Road and felt the present Kroger sign could be seen.

Mayor Cavanaugh stated two signs are allowed, and he did not see anything wrong with a second sign in this case.

Councilwoman Vaughters stated the Planning Commission deals with signage a lot, and they had denied the sign 6 to 1. She felt the Planning Commission had a more consistent idea of what the regulations have been because they deal with it. She agreed with Councilman Cunning that there are enough signs.

Councilman Sprawls moved, seconded by Councilwoman Clyburn, that Council approve on second and final reading an ordinance amending the concept plan of Kroger at Whiskey and Pine Log Road to allow a second sign for their gas station on the canopy at the fuel center. The motion was approved by a vote of 4 in favor and 3 opposed. In favor were Mayor Cavanaugh, Councilmembers Clyburn, Smith and Sprawls. Opposed were Councilmembers Cunning, Price and Vaughters.

ANNEXATION – ORDINANCE 05092005A

Turner, Richard C.
Marvin Drive 100
Sewer System
Virginia Acres
TPN 122-09-03-016
TPN 30-057.0-04-002 (old)

Mayor Cavanaugh stated this was the time advertised for second reading and public hearing on an ordinance to annex property at 100 Marvin Drive.

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 0.25 ACRES OF LAND, OWNED BY RICHARD C. TURNER, AND LOCATED AT 100 MARVIN DRIVE AND TO ZONE THE SAME RESIDENTIAL SINGLE-FAMILY (RS-10).

Mr. LeDuc stated Richard Turner, the owner of a 0.25 acre lot at 100 Marvin Drive, would like to annex into the City under the RS-10 zoning. His single-family home is contiguous to the city on the north side, and he is interested in connecting to the sewer service with the City of Aiken.

The Planning Commission unanimously approved this annexation.

The public hearing was held and no one spoke.

Councilwoman Clyburn moved, seconded by Councilman Smith and unanimously approved, that Council pass on second and final reading an ordinance to annex property at 100 Marvin Drive to be zoned RS-10 and that the ordinance become effective immediately.

ANNEXATION – ORDINANCE 05092005B

Orth, Donald
Orth, Jean
Vivion Drive 124
TPN 105-18-14-002
TPN 30-019.0-01-026 (old)

Mayor Cavanaugh stated this was the time advertised for second reading and public hearing on an ordinance to annex 124 Vivion Drive.

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 0.55 ACRES OF LAND, MORE OR LESS, OWNED BY DONALD AND JEAN ORTH AND LOCATED AT 124 VIVION DRIVE AND TO ZONE THE SAME RESIDENTIAL SINGLE-FAMILY (RS-15).

Mr. LeDuc stated Donald and Jean Orth would like to annex .55 acres at 124 Vivion Drive to be zoned RS-15. The property contains a single family home and is contiguous through the back yard of the property. The applicant is interested in connecting to the sanitary sewer and resides within an established residential neighborhood.

The Planning Commission voted unanimously to approve this annexation.

The public hearing was held and no one spoke.

Councilman Sprawls moved, seconded by Councilwoman Clyburn and unanimously approved, that Council pass on second and final reading an ordinance to annex property at 124 Vivion Drive and that the ordinance become effective immediately.

ANNEXATION – ORDINANCE 05092005C

Long, Jimmie J.
Long, Thelma
Hampton Avenue NW 1351
Sewer System
TPN 104-15-16-008
TPN 30-015.0-02-016 (old)

Mayor Cavanaugh stated this was the time advertised for second reading and public hearing of an ordinance to annex property at 1351 Hampton Avenue NW.

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 0.45 ACRES OF LAND, MORE OR LESS, OWNED BY JIMMIE J. AND THELMA LONG AND LOCATED AT 1351 HAMPTON AVENUE AND TO ZONE THE SAME RESIDENTIAL SINGLE-FAMILY (RS-10).

Mr. LeDuc stated Jimmie and Thelma Long who reside at 1351 Hampton Avenue would like to annex into the City of Aiken. Their single family home occupies the site, and it is contiguous on the east and north sides of the city. The applicant is interested in connecting to our sanitary sewer and would like to have the property zoned RS-10.

The Planning Commission unanimously approved this annexation.

The public hearing was held and no one spoke.

Councilwoman Price moved, seconded by Councilman Sprawls and unanimously approved, that Council pass on second and final reading an ordinance to annex property at 1351 Hampton Avenue NW as RS-10 and that the ordinance become effective immediately.

LANDMARK – ORDINANCE 05092005D

Designation
Immanuel School
Cole Mission School
African School
Immanuel Mission School
Aiken Historic Register
York Street NE 120
Historic Site
TPN 121-22-07-015
TPN 30-045.0-03-015

Mayor Cavanaugh stated this was the time advertised for second reading and public hearing on an ordinance to designate Immanuel School to the Aiken Historic Register.

Mr. LeDuc read the title of the ordinance.

AN ORDINANCE DESIGNATING THE IMMANUEL SCHOOL TO THE AIKEN HISTORIC REGISTER AS AN HISTORIC SITE WITH LANDMARK STATUS.

Mr. LeDuc stated the Historic Preservation Commission at their March meeting received a request to designate the Immanuel School at 120 York Street NE to the Aiken Historic Register as an Historical Site with Landmark status.

The Historic Preservation Commission recommended to the Planning Commission their acceptance of this site with Landmark status. To be accepted as a Historic Site, City Council must conclude that it has significance in American, South Carolina, or Aiken history, and that the building needs to be protected and preserved and associated with significant history of Aiken and the lives of persons who are significant within our community. It also must have significant characteristics of the type, period, and architectural style that represents a significant component in Aiken and has information which is important in our history.

The Planning Commission and the Historic Preservation Commission both enthusiastically recommended the Landmark status for this structure located at 120 York Street NE and known as the Immanuel School.

The public hearing was held and no one spoke.

Councilwoman Clyburn moved, seconded by Councilman Smith and unanimously approved, that Council pass on second and final reading an ordinance to designate the Immanuel School at 120 York Street NE to the Aiken Historic Register and that the ordinance become effective immediately.

AIKEN CORPORATION – ORDINANCE 05092005E

South Carolina Housing Authority

Toole Hill

TPN 104-20-06-003

TPN 104-20-06-004

TPN 104-20-06-006

TPN 104-20-06-007

TPN 104-20-06-009

TPN 104-20-06-019

TPN 104-20-07-001

TPN 104-20-08-014

TPN 104-20-08-016

TPN 104-20-08-019

Mayor Cavanaugh stated this was the time advertised for second reading and public hearing of an ordinance to convey ten lots in the Toole Hill area to the Aiken Corporation.

Mr. LeDuc read the title of the ordinance.

AN ORDINANCE APPROVING THE CONVEYANCE OF CITY-OWNED PROPERTY CONSISTING OF TEN LOTS LOCATED IN TOOLE HILL TO AIKEN CORPORATION.

Mr. LeDuc stated Aiken Corporation is ready to build 5 to 6 homes in the Toole Hill area. He said the City of Aiken would like to convey 10 lots to the Aiken Corporation. He said when Aiken Corporation sells the homes, the City of Aiken will receive its \$10,000 for each lot.

Mr. LeDuc stated Aiken Corporation is going to a bank to obtain a construction loan to build these homes. He said the Aiken Corporation will be spending several thousands of dollars during the interim before they sell the homes. In the meantime, they have to pay the bank on the loan.

Mr. LeDuc stated Aiken Corporation has received a grant from the South Carolina Housing Authority which will allow them to build one spec home and reduce the cost of the other homes by up to \$20,000. This is based on the income eligibility of the new homeowner. They approved their own funds to obtain a construction loan to build an additional 5 or 6 new homes in this neighborhood. Through the city's financial classes and home counseling, we feel that we will have buyers who can qualify to purchase these homes upon their completion.

The proposed ordinance conveys ten lots to Aiken Corporation, which will allow them to get the construction loan and to build these homes. Once the homes are sold, the City of Aiken will receive its land cost, and the ordinance has been amended to include that in the agreement. We plan on a ground breaking in June to start construction of these houses. The ordinance was amended to include the statement that the City of Aiken would get the \$10,000 for the lot at the time the property is sold.

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 convey ten lots in Toole Hill to Aiken Corporation.

BUSINESS LICENSE – ORDINANCE 05092005FSICNAICSRate SystemLicense Ordinance

Mayor Cavanaugh stated this was the time advertised for second reading and public hearing of an ordinance to amend the Business License Ordinance to adopt the NAICS system.

Mr. LeDuc read the title of the ordinance.

AN ORDINANCE AMENDING THE CITY OF AIKEN LICENSE ORDINANCE.

Mr. LeDuc stated over the past year City Council has been discussing changes to the Business License Ordinance. Last fall we received information on how the Business License procedures were enabled through the state law and the standards for implementation. Based on this information, Council asked staff to hire a consultant to revise our current plan to the new North American Industry Classification System (NAICS). This conversion was presented to Council during a work session. Based on the results of this discussion, Council asked that we convert from the Standard Industrial Classification (SIC) system to the new NAICS system. This will bring the city up to a level where businesses, based on their IRS tax codes, would fit in with categories in the NAICS system. He said in the current SIC system for new businesses not identified in SIC, staff has to guess which category they feel they would fit in.

The staff presentation involved a revenue neutral conversion and several other options. As presented the rates are based on the neutral position, which involves a budgetary line item for 2005-06 at \$1,650,000. In accordance with business license requirements, we are changing all contractors (Class 8) to the rates listed in Class 3, to comply with the NAICS guidelines. This change, and moving to the NAICS, will lower the fees for most businesses, except the contractors and large retailers. He pointed out that according to Roy Bates, the consultant who had worked with staff, stated contractors need to stay in the Class 8, but should pay the Class 3 rates. With the extra revenue that would come from the contractors with the higher rate, this would enable the city to lower all the rates. He gave examples of license fees. He pointed out restaurants with \$500,000 a year pay \$453 under SIC. Under the new rate structure restaurants would pay \$428 for \$500,000 gross revenue. Hotels currently pay \$1,033 based on \$1 million; under NAICS the rate would go down to \$828. Doctors based on a gross of \$1 million are currently paying \$1,807. Under NAICS they would pay \$1,602. General retail on \$15 million goes up about \$1,000 or an 11% increase. Furniture stores and auto repair would go down. Building supplies at \$10 million would go up about 15%. He said the rates are based on the ability to pay, so the rates fit into the most up to date system.

Mr. Lex Kirkland, Business License Inspector, explained that businesses are broken out into seven basic categories. He pointed out Class 8 is a catchall of different businesses and many different rates. He pointed out the consultants listed each business in the NAICS categories and, based on their ability to pay, the businesses were ranked. He pointed out contractors fall in the Class 3 rates. The reason the City would not move contractors into Class 3 is because there are additional regulations that apply to contractors that don't apply to other businesses in Class 3. Since all members of each class have to be treated alike, most Councils have chosen to place contractors into Class 8, where they are dealt with individually. Some of the regulations include the following: He said many contractors don't have an annual license because they don't work in the city on an annual basis. They might do a job in the city every few years. He said there are regulations set up in Class 8 specifically for contractors that allow the city to charge them on a per job basis. Also, there are other regulations, such as contractors being required to display contractor decals on their vehicle, which is addressed in the Class 8. Council would not want to put that requirement on all businesses in Class 3, so contractors are placed in Class 8. Each of the businesses in Class 8 is treated individually, with specific requirements for each type business. There are also some state requirements on contractors and they are addressed by the State of South Carolina. The

city's ordinance requires contractors with the proper state classification to have the different distinctions that a contractor would have in the City of Aiken. This is covered in Class 8. The reason contractors are in Class 8 rather than Class 3 is because of the additional regulations that go along with being a contractor.

Councilman Cunning expressed concern about contractors being in Class 3 rates and the rate of increase in their fee. He said increasing the license fee will increase the cost of building houses in Aiken, so the people building houses will pay more for the houses. He said the builders will pass the increased fee along to the buyers. He said his problem is raising the contractors' fee from \$.55 to \$1.10 per \$1,000 and doubling the rate to \$2.20 for contractors who live outside the city. He expressed concern about contractors who live inside the city, pay taxes on cars, and pay property taxes. He asked if contractors who have a business outside the city, but who live inside the city and pay city taxes could be treated differently and pay the \$1.10 fee rather than the \$2.20. It was pointed out that all businesses have to be treated alike.

Councilwoman Vaughters stated she thought Mr. Bates stated there were only a few businesses in Class 8 because of certain requirements and state requirements. She pointed out, however, Class 8 seems to be the biggest category.

Mr. Kirkland pointed out that all the businesses listed in Category 8 did have special regulations, some with regulations set by state regulations such as telecommunications, railroads, insurance companies, etc., all with different rates. He pointed out the businesses in Category 8 are presently in Category 8 in the SIC system.

Council continued to discuss at length contractors and their reason for being assessed Class 3 rates, but placed in Category 8 because of certain regulations. They also discussed the reason the other businesses were placed in the Category 8 with different rates and different regulations. It is a miscellaneous category where the businesses are addressed individually. It was pointed out that the document for the license ordinance came from Roy Bates. He used the model ordinance which he has developed for many cities in the state. Mr. Bates transferred the rates the city had used previously for Class 8 to the proposed document. The only change he recommended was that contractors should not be at the rate in the old ordinance, but should be at the rates in Class 3.

Councilwoman Vaughters stated she was very concerned about the business license ordinance and the proposed changes. She stated she was very disturbed that so many businesses pay such hugely different rates, and the proposed ordinance does not solve that problem. Also, she thought Class 8 would be simple, short and clear, but it seems to be the largest category and a lot of different rates. She said her point in looking at the business license was to make it equitable and fair. She said she never wanted to see the contractors rates raised. She said because contractors rates had been low, she felt other businesses through the years have been doing more than their fair share of supporting the business license ordinance. She felt other businesses deserve a break as well. She said every business has the same problems with overhead and taxes on property. She said Class 8 is not consistent at all.

In response to a question from Councilwoman Price, Mr. Kirkland stated he felt the rates recommended for contractors were fair and equitable. He said in comparing Aiken's rates with those throughout the state, Aiken's rates are low. He said he had been asked many times if he gets a lot of complaints. He said he does not get a lot of complaints from the businesses.

The public hearing was held.

Mr. Joe Scire, 631 Oak Meadow Lane, a contractor, asked several questions regarding the proposed ordinance and how it would impact the builder. He said if the business license fee increases, it will be passed on to the buyer so housing construction will cost more.

Mr. Lex Kirkland stated in order to tell a person how it will affect their business, one would have to know their gross receipts. He pointed out, however, that looking at contractors as a whole, about 42% paid \$100 or less for their license for fiscal 2004. He

said for all those contractors their rate next year will actually be lower. He said probably 60% of the contractor's rates will drop. He said the increase will come from those who have the highest gross receipts.

Council again discussed contractors and the rate being applied in the ordinance. Councilman Smith pointed out the ordinance tries to develop a fair system. Objectively, contractors belong in Class 3. The ordinance applies the Class 3 rates to contractors. Councilwoman Clyburn pointed out that IRS says that contractors have the ability to pay the Class 3 rates, which is how the other businesses are classified also. Councilwoman Clyburn stated she was very concerned how the Class 3 rate for contractors affects a new home buyer, but she felt at some point Council needs to look at the fairness issue for all businesses.

Mr. LeDuc pointed out the comparison rates with other cities in South Carolina for contractors. He pointed out Columbia charges slightly lower than twice Aiken's rate. Myrtle Beach charges 5 times Aiken's rate, Greenville about 3 times Aiken's rate, etc. He pointed out cities in South Carolina charge from 2 to 5 times higher rates for contractors than Aiken. He pointed out that 80% to 90% of the contractors are located outside the city and even with the double rate Aiken will still be lower than most other cities.

Mr. Phillip Moseley, 519 Wildberry Road, plumber, stated if he had to pay more for construction he would charge more for the work he does on a house.

Councilwoman Clyburn moved, seconded by Councilman Sprawls, that the Business License Ordinance be passed on second and final reading. She stated she had some concerns, but she did feel the staff had researched the matter in presenting the ordinance to Council and had provided information to Council.

Councilman Sprawls stated he also had a comment. He said the business license had been debated for over a year. He said the issue is whether to convert from SIC to the NAICS system. He felt the matter could have been handled by staff, but noted the city paid \$12,500 to Roy Bates to coach staff on how to convert the system. He then commented on a letter sent to the doctors by Councilwoman Vaughters regarding the business license fees taking issue with comments in the letter.

Councilman Cuning stated staff had done a great job in working on the license ordinance. He said he just disagreed with going from \$.55 to \$1.10 to \$2.20 for contractors, as he felt this would affect the cost of housing construction. He said this was his reason for voting against the ordinance.

Mayor Cavanaugh stated he would vote in favor of the ordinance, as he felt the city needed to move from the SIC to NAICS. He felt the help from Roy Bates was a great help to the city.

Councilman Smith stated he felt the license ordinance was fair. He felt the ordinance is fairer than it was, and the City would be more up-to-date using the NAICS system instead of the SIC. He said he sympathized with Councilwoman Vaughters' position, and knew she would like to see a reduction in everyone's taxes. He said this is a very healthy view that Council should have in everything they do.

Mayor Cavanaugh stated he felt that all of Council wanted to see taxes reduced for everyone, but he pointed out the city must stay in a fiscally solid stable position. He pointed out the losses in revenue over the last two years with telecommunications and vehicle tax reductions. He pointed out taxes had not been raised in 17 years, and one reason was because of growth.

Mayor Cavanaugh called for a vote on the motion to approve the license ordinance. The motion was approved by a vote of 5 in favor and 2 opposed. In favor were Mayor Cavanaugh, Councilmembers Clyburn, Price, Smith and Sprawls. Opposed were Councilmembers Cuning and Vaughters.

ANNEXATION – ORDINANCEHidden HavenScire, JoeSilver Bluff RoadWoodside Plantation

Mayor Cavanaugh stated an ordinance had been prepared for first reading to annex 20.6 acres east of Hidden Haven.

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 20.3 ACRES OF LAND, MORE OR LESS, OWNED BY JOSEPH SCIRE AND TO ZONE THE SAME PLANNED RESIDENTIAL (PR).

Mr. LeDuc stated Joe Scire would like to annex a 20.6 acre undeveloped tract of land east of Hidden Haven Subdivision under the Planned Residential zoning. The property to the east and south (Woodside Plantation) is zoned Planned Residential, to the west (Hidden Haven) is zoned Residential Manufactured Homes, and to the north the property is developed as single family, with two city wells. He originally appeared before the Planning Commission last fall, asking for RS-6 zoning, which would have allowed for about 150 units to be developed on this property. Mr. Scire has tried to work with the City, and waited until the Planned Residential zoning was approved, so he could build 44 units as shown on his plat. If this remains in the County, it appears that he could build up to approximately 40 units with wells and septic tanks.

Under the Planned Residential regulations, a developer could have 8 units per acre with 20% open space. His density is below this amount, and the concept plan shows 25% open space, or about 5.25 acres. The original concept plan for this property would have continued the Manufactured Home development onto this property. Since that time, Hidden Haven annexed into the city in 1993, and all the roads were upgraded, with Polaris Drive having a pavement width of 24 feet.

The 72 homeowners in Hidden Haven are concerned about the 400 additional trips per day on Polaris Drive. Furthermore, they are concerned with the amount of additional traffic that will be exiting Hidden Haven at Silver Bluff Road. Over the past three years, a total of 6 accidents have occurred at this intersection, compared to 18 at the Silver Bluff -Town Creek Road, which is in close proximity to this intersection.

Hidden Haven was also concerned about the adequacy of the roadway for emergency vehicles. Captain Taylor from our Fire Division examined the roadways, and felt there was sufficient width for fire trucks and other emergency equipment to respond in case of emergencies. His only concern was safety and the increased number of vehicles turning from Hidden Haven Drive onto Silver Bluff Road. Silver Bluff Road has a "B" Level of Service and needs 3,000 trips per day from any development in order to require a study.

A number of citizens from the Hidden Haven Subdivision originally spoke in opposition to this development. The Planning Commission voted unanimously to recommend denial of the annexation because of their concern about the impact on the residents of Hidden Haven and the Melrose Townhome development and the safety concerns.

At the last meeting several citizens were concerned about the safety through Hidden Haven and at Silver Bluff Road. We have looked at both of these conditions, and the developer feels that they could straighten out the roadway through Hidden Haven for approximately \$15,000 to \$20,000. Based on the amount of traffic that would be coming from the new development, and the existing traffic from Hidden Haven, the City and the developer would share the cost equally for this roadway improvement. At Silver Bluff Road, a left hand turn lane into Hidden Haven would be necessary, and Larry Morris estimates that the cost would be around \$35,000 to \$40,000. Based on the traffic from the proposed development, and all the other traffic that currently travels on this roadway, the developer's share would be one-third of this improvement, with the City share being

two-thirds. However, we have been meeting with the Highway Department, and they feel that within the next one to two years the Silver Bluff Road widening should start. Typically, when a developer begins work, it takes up to one year before the first house is completed, so very little traffic will be generated from this new development prior to the road being widened. The developer, Joe Scire, has stated that he is willing to contribute his share for the improvements through the development, and if the City were to move forward with the improvements on Silver Bluff Road, that he would also contribute that share. He said Council can consider whether it would be worth spending \$35,000 for improvements to Silver Bluff, since the Highway Department will be widening the road. He said, however, if Council wants to go ahead with widening Silver Bluff at this time, the cost will be about \$35,000, with the city's share being about \$24,000 and Mr. Scire's share about \$12,000.

If Council recommends approval of this development there are four conditions that the Planning Department had recommended that should be considered. These conditions are:

1. that a traffic study consistent with the proposed Traffic Impact Ordinance and including an assessment of the impact of the proposed development on Hidden Haven be submitted and reviewed by the city's on call Traffic Engineer prior to consideration by City Council.
2. that when the property is developed Hidden Haven Drive and any other roads within Hidden Haven used to access the proposed subdivision be improved to city standards prior to issuance of any Certificate of Occupancy for a building on the subject property.
3. that the total of the exterior slope or edge of the required stormwater detention pond be no closer than 25 feet to any adjoining property zoned or used residentially.
4. that if Polaris Drive is an entrance to the proposed development there be an untouched buffer at least 20 feet in depth along the northern boundary of the subject property adjacent to any lot occupied by a dwelling, with additional evergreen screening provided as approved by the Planning Director prior to the issuance of a Certificate of Occupancy for any building.

Mayor Cavanaugh pointed out that one must consider what might happen to the property if the property is not annexed. He pointed out the property could be developed even if it is not annexed and would not have to follow city regulations, such as the tree ordinance, landscaping, and no improvements to the road. He said the question then is whether to annex the property and apply the city regulations or not annex the property.

It was stated that some citizens present would like to speak on the Hidden Haven issue. Councilwoman Price moved, seconded by Councilwoman Clyburn and unanimously approved, that Council suspend the rules and allow citizens to speak on first reading of the ordinance to annex property adjacent to Hidden Haven Subdivision.

Mr. Carl Champlin, President of Hidden Haven Homeowners Association, 410 Capella Drive, stated the residents realize they can't stop the development. He said, however, he felt the road improvements should not be delayed, but should be done first. He pointed out there will be construction traffic in Hidden Haven.

Mr. Joe Scire, developer, asked if the city had estimated how much it would cost to straighten out the curve in Hidden Haven Drive.

Mr. LeDuc pointed out Mark Graham had estimated the cost to be \$15,000 to \$20,000. He said he was suggesting to Council that this cost be shared 50-50 with the developer.

Mr. Scire stated he would be willing to contribute some more if the city wanted to go ahead and improve Silver Bluff Road, if that needed to be done at this time.

Mayor Cavanaugh stated he felt Silver Bluff should be improved prior to all the traffic starting and development of the property.

Mr. LeDuc stated the City would probably contract the road improvements in cooperation with the State. He said the City would not be asking Mr. Scire to do the improvements, but to help financially with the improvements. He said it would probably take a minimum of 3 to 6 months to get the work done.

Mr. Larry Morris stated he had talked with the local State maintenance engineer, and he was in support of the proposed improvements on Silver Bluff Road. He said his recommendation would be to move ahead with the Silver Bluff improvements, as well as the Hidden Haven Drive improvements. He said the City should look at some speed humps on Polaris Drive. He said there are children in the neighborhood, and he felt there might be a speeding problem in the area.

Councilman Cunning stated the proposed plan presented at this time is a much improved plan from the original plan. He said, however, he was concerned about the Planning Commission not having reviewed the plans.

Mr. Ed Evans, Planning Director, stated the Planning Commission reviewed the plans for annexation and RS-6 zoning in June, 2004, and recommended denial. In December, 2004, the Planning Commission reviewed the plans for Planned Residential, and also recommended denial of the Planned Residential. Mr. Scire pointed out that was the plan which he presently has, but a lot of the issues had not been worked out at that time.

Mr. Evans stated as he recalls the Planning Commission recommended denial of the development because of the impact on Hidden Haven and the intersection of Hidden Haven and Silver Bluff and the traffic impact.

Councilman Cunning stated he would like to see the proposed development sent back to the Planning Commission with RS-15 zoning and a buffer around the property. He said if we are not in favor of any residential, Mr. Scire has the choice to put in a well and septic tanks and put manufactured homes on the property and not do any of the improvements which the city has requested.

Mr. Scire stated he felt the residents of Hidden Haven are in favor of the project because they want to see the improvements done and improve traffic in the area. He said that was an issue when he presented the plans to Council previously, because the issues had not been worked out. He said the development presented to the Planning Commission was a Planned Residential development showing fewer lots, but the traffic issues had not been worked out. He said the issues have been worked out now, and the people would like to see the improvements done, because it would help the situation that they face now with traffic.

Councilwoman Vaughters asked how much the traffic improvements would cost the city. She stated she was concerned about the 25 feet between the back of the Woodside lots.

Mr. LeDuc responded that the cost would be between \$35,000 and \$40,000.

Councilman Cunning stated there was a 25 foot buffer behind Woodside, and it was mostly pines in the buffer. He said the key to the buffer is an undisturbed buffer. He said he felt the problem is density. He said he would suggest keeping a density closer to a RS-15 zoning, and still keeping the buffer around the development. He felt the plan should go back to the Planning Commission.

Mr. Scire stated he needed to have a certain number of lots to develop the property. He said most of the lots are from 9,000 to 14,000 square feet. He said in order to make the project feasible, he had to have a certain number of lots. He said when he purchased the property originally, he was looking at a plan of 7 units to the acre. Mr. Scire stated he had worked with the city to come up with the present plan of Planned Residential and buffers around the property. He said if the plan is not a PUD, and he sells the property then another developer could build something else on the property. He said if he builds the development it will stay 44 lots, and if he sells it, the development still has to stay 44 lots, because it is a PUD development. He said he has been working on the proposed plan for about year, and he is now at the point where he needs to proceed with the project.

He said he needs to work with the city to get the roads improved, as this would help his project and help him sell the houses. He said he was willing to share the cost on the road system.

Council continued to discuss the proposed project at length and the reasons for the present proposal and whether it would be better for the property to be in the city and road improvements made, or let the property remain in the County and let him develop the property as he desires.

Mr. Johnny Gordon, 626 Sirius Drive Hidden Haven, stated Mr. Scire had stated Hidden Haven is endorsing his plan. He said he did not feel that was the case. He said he did not know anyone endorsing the plan. He said he was concerned about the traffic the project would create and the construction traffic. He said he had thought Woodside might develop the property as Woodside backs up to this property and it could be developed from the Woodside area. He said if the property is to be annexed he felt it should be Manufactured Homes the same as Hidden Haven. He said he did not know what density that would be but it would cut down on the construction traffic. He pointed out the Planning Commission had always denied the project. He said he really doesn't see any changes for the project yet.

Councilwoman Price pointed out that Mr. Scire had offered to help with the traffic improvements. She said she felt the proposed houses would be better than manufactured homes on the property. She stated Mr. Scire was also concerned about safety in the neighborhood.

Mr. LeDuc pointed out if manufactured homes were put in the area, there would probably be over 800 vehicles per day from the area, rather than 400 vehicles per day with the development as Mr. Scire proposes.

Mayor Cavanaugh stated the city could turn the project down, which would be an easy thing for Council to do. He said denying annexation would save the city money. He said, however, he did not feel this was the right thing to do. He said the right thing to do is to work with Mr. Scire to make a good development, and take care of some of the traffic problems.

Councilwoman Price moved, seconded by Councilman Sprawls, that Council approve on first reading an ordinance to annex 20.6 acres of land east of Hidden Haven Subdivision under the proposed Planned Residential zoning, with the four conditions as pointed out by Mr. Evans, Planning Director, and that second reading and public hearing be set for the next regularly scheduled meeting.

Mr. LeDuc stated the four conditions to be included are:

1. that roadway improvements be made on Hidden Haven Drive.
2. that the total slope on the detention pond would be 25 feet from the back property line
3. that there be an undisturbed buffer around the development.
4. that the conditions be recorded at the Aiken County RMC Office.

Mr. LeDuc stated a Traffic Study would not be required, as they do not meet the threshold.

Councilman Cuning asked if the plan will be sent back to the Planning Commission for review, and if it can be modified any, especially the green space. He said he had the same questions as Councilwoman Vaughters as to whether the green space is in the best place. It was pointed out the plan presented is the same plan presented to the Planning Commission and the Commission recommended denial.

Ms. Kay Brohl, of the Planning Commission, 48 Cherry Hills Drive, stated she felt Council covered the items discussed by the Planning Commission. She pointed out the plans came to the Planning Commission in December, and some of the concerns of the citizens have been addressed since that time. She said in December the Planning Commission's concerns were the roads and the safety items.

Mayor Cavanaugh called for a vote on the motion to approve the annexation with conditions on first reading, and that second reading and public hearing be set for the next regular meeting. The motion was approved by a vote of 6 in favor and 1 opposed. Councilwoman Vaughters was opposed to the motion.

MILLAGE RATE – ORDINANCE

Budget
FY 2005-06
71 Mills
Tax Millage Rate

Mayor Cavanaugh stated an ordinance had been prepared for first reading to set the tax millage rate for fiscal year 2005-06.

Mr. LeDuc read the title of the ordinance.

AN ORDINANCE TO PROVIDE FOR THE LEVY OF TAXES FOR ORDINARY CITY PURPOSES AND FOR CAPITAL DEVELOPMENT PURPOSES IN THE CITY OF AIKEN FOR THE FISCAL YEAR BEGINNING JULY 1, 2005. SET THE MILLAGE THEREFOR AT SEVENTY-ONE (71) MILLS AND TO PROVIDE FOR THE EXPENDITURES THEREOF.

Mr. LeDuc stated every year City Council adopts a budget for the following year and also a separate ordinance which establishes the millage rate to meet the budget needs. For City Council consideration, this is approval of an ordinance establishing the millage rate at 71 mills for the next fiscal year.

With the adoption of this millage rate, you will have experienced seventeen consecutive fiscal years without a millage rate increase. Over this seventeen year period we have actually reduced the millage rate on four separate occasions, three times as a result of reassessment from 120 mills to the current 71 mills, or over 40%. This is in spite of revenue losses of over \$1 million this fiscal year from what the City was previously receiving five years ago, due to reduced telecommunication fees and vehicle taxes. Mr. LeDuc stated when the city found out that we would be losing at least 80% of the revenue we had been receiving from the telecommunications fees, Council agreed to adjust the budget to get it to the point that, when the telecommunications taxes were eliminated, the budget would have been adjusted year by year. He said he called those years the "fat years." He said during that time the city took the excess money and put it in reserves. He said this helps us to be able to keep the millage at the same rate. He said in previous years, the city was taking \$200,000 to \$400,000 from reserves to balance the budget for capital projects. He pointed out, however, that last year and this year, around \$700,000 is being used from the reserves for capital projects and to balance the budget. He said if this continues over the next several years, there will be no reserves in the special holding funds. Although we have had to pay careful attention to keeping funds at an adequate level to continue the city services, we are happy that we have been able to control raising taxes for seventeen years, and we contribute our success to careful stewardship of these funds. He pointed out the proposed budget has no recommended tax or fee increases for the first time in many years.

Councilman Smith moved, seconded by Councilwoman Clyburn and unanimously approved, that the ordinance be passed on first reading to set the millage rate for fiscal year 2005-06 at 71 mills, and that second reading and public hearing be held at the next regularly scheduled meeting.

BUDGET – ORDINANCE

FY 2005-06

Mayor Cavanaugh stated an ordinance had been prepared for first reading to adopt a budget for fiscal year 2005-06.

Mr. LeDuc read the title of the ordinance.

AN ORDINANCE ADOPTING A BUDGET PROPOSED BY THE CITY MANAGER, CONTAINING ESTIMATES OF PROPOSED REVENUES AND EXPENDITURES BY THE CITY OF AIKEN FOR THE FISCAL YEAR BEGINNING JULY 1, 2005, AND ENDING JUNE 30, 2006, AND DECLARING THAT THE SAME SHALL CONSTITUTE THE BUDGET OF THE CITY OF AIKEN FOR SUCH FISCAL YEAR.

Mr. LeDuc stated each year City Council adopts a budget for the City of Aiken presenting the policies and goals for the city's upcoming year. We have prepared and are recommending the budget for fiscal year 2005-06 for City Council's acceptance which meets the goals which you have established.

At the budget review session on May 2, 2005, Council had the opportunity to review the budget in detail. As in years past the budget has been developed based on the needs and services to serve the citizens, plus the goals which Council adopted from the Horizons session.

Our only budget concern is in the Utilities Division. We anticipate some additional revenue from the more accurate readings, and we should know by the end of this summer what our revenue projections will be for the year. However, we recently received a notice from SCE&G that all large customers will have their rates increased by 28%. This along with the increased gas prices and a 5% increase (for the second year in a row) by the Aiken County Public Service Authority gives us some concern. Since the summer months count for almost half of our revenue, he suggested that staff wait until September and then review whether a rate increase is needed. At that time if any changes are necessary staff would bring this back to City Council for further action. He pointed out PSA rates increased last year, and the city absorbed the increase and would try to do that this year.

Two major factors are again affecting this year's budget: the \$550,000 reduction in the telecommunication fees and the \$450,000 loss in vehicle taxes. These two losses are equivalent to losing 10 mills in taxes, or eliminating over 28 Public Safety Officers from the budget. The major new expenses or services within this year's budget include \$36,000 for professional help to acquire federal funding for new highways, \$12,000 for helping try DUI cases, \$30,000 to begin a spay/neuter program, \$35,000 to provide a new litter crew, \$10,000 to provide professional services for the new Design Guidelines, \$30,000 for any potential façade grants, and \$25,000 for laptops in the patrol cars. In addition, the budget also includes continued funding for the Library, Senior Citizens Tax Write Off Program, ADDA, Council on Aging, EDP and the Character Program.

We feel that this budget should meet your expectations in the coming year for the services you desire for both yourself and the citizens of Aiken.

Councilwoman Clyburn moved, seconded by Mayor Cavanaugh, that Council pass on first reading an ordinance to approve the budget for the City of Aiken for fiscal year 2005-06 with no tax increases or fees within the budget and that second reading and public hearing be set for the next regular meeting of Council.

Councilwoman Vaughters pointed out she understood the budget included a revenue neutral business license ordinance to which she is opposed.

Councilwoman Clyburn stated she had had concerns about user fees going up to meet the needs of the budget, and she was so thrilled that the budget presented did not propose increases in the user fees at this time.

Mayor Cavanaugh called for a vote on the motion to approve the budget on first reading. The motion was approved by a vote of 6 in favor and 1 opposed. Councilwoman Vaughters opposed the motion.

STUDY COMMITTEEJoint City-County CommitteeConnector RoadWhiskey RoadPowderhouse Road

Mayor Cavanaugh stated Council had added an item to the agenda regarding a resolution for the establishment of a joint city-county committee for the connector from Whiskey Road to Powderhouse Road.

Mr. LeDuc stated Council had discussed at the worksession earlier the resolution of Aiken County Council, asking City Council to consider a 3-3-3 committee, three County Councilmembers, 3 City Councilmembers and 3 citizens at large to be selected by the 6 Councilmembers, to study a proposed connector from Whiskey Road to Powderhouse Road.

Councilwoman Price moved, seconded by Councilman Sprawls and unanimously approved, that Council appoint Councilmembers Clyburn, Cuning and Smith to serve on a joint City-County study committee for the connector between Whiskey Road and Powderhouse Road.

VERENES INDUSTRIAL PARKAirportIndustrial ParkShinsho American CorporationWindham Boulevard 75TRR Dorchester, LLCAmerican Industrial Capital LLCTransferAirport Industrial ParkUS 1 N

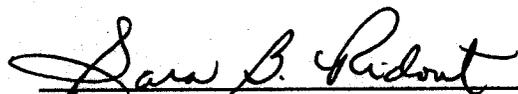
Mayor Cavanaugh stated Council had received a request to transfer property at Verenes Industrial Park.

Mr. LeDuc stated in accordance with our covenants for the Verenes Industrial Park City Council needs to approve the transfer of any property within the Park. Shinsho American Corporation currently uses the property at 75 Windham Boulevard for manufacturing and would be leasing it from another party. The current owner, American Industrial Capital, LLC, is selling this building and land to TRR Dorchester, LLC. This company has no plans to alter the property. The Shinsho Corporation built an additional building on the property (that the city recently sold to them) which adjoins this property to the south. These two entities support one another and they plan to continue to operate out of these buildings for the foreseeable future. Jim Holly, representing TRR Dorchester, LLC, is requesting this transfer of the property from American Industrial Capital to TRR Dorchester, LLC.

Councilman Smith moved, seconded by Councilman Cuning and unanimously approved, that Council approve the transfer of property in the Verenes Industrial Park from American Industrial Capital to TRR Dorchester, LLC.

ADJOURNMENT

There being no further business, the meeting adjourned at 9:29 P.M.


Sara B. Ridout
City Clerk