

Aiken City Council Minutes

April 28, 1997

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

Others Present: Steve Thompson, Gary Smith, Frances Thomas, Anita Lilly, Richard Abney, Bill Huggins, Roger LeDuc, Andy Anderson, Terry Rhinehart, Sara Ridout, Tom Smith of the Aiken Standard, and 38 citizens.

Mayor Cavanaugh called the meeting to order at 7:35 P.M. Steve Thompson led in prayer which was followed by the pledge of allegiance to the flag. The minutes of the regular meeting of April 14, 1997, were considered for approval. Councilwoman Papouchado moved that the minutes be approved as written. The motion was seconded by Councilwoman Price and unanimously approved.

PRESENTATIONSCitizens ParkAwardNational Softball Association

Mayor Cavanaugh stated an award had been received for Citizens Park.

Mr. Thompson stated the National Softball Association recognizes 10 to 15 athletic complexes across the country with an "Outstanding Park Award."

Mr. Thompson stated Mr. Jimmy Sutton, State Director for the National Softball Association, was present to make the presentation.

Mr. Sutton stated the National Softball Association presents about 15 park awards annually. He stated four of the awards were in the region covering North Carolina, South Carolina, Virginia and West Virginia. He said he was very proud that three of the awards were in the State of South Carolina. He said the awards went to Citizens Park, Cherry Park in Rock Hill, and Freedom Florence Park. He said he was very proud to present the award for Citizens Park to the City of Aiken.

Mr. Terry Rhinehart pointed out the first year Citizens Park opened the NSA brought a world series tournament to Aiken. He pointed out this will be the third consecutive year that the National Softball Association has brought a world series tournament to Aiken. Mr. Rhinehart thanked the NSA for their support in bringing the series to Aiken and the Recreation Department staff for coordinating the events.

PROCLAMATIONPet WeekMead Hall

Mayor Cavanaugh stated Council has received a request for a proclamation proclaiming National Pet Week in Aiken. He said the request is from the students at Mead Hall, asking that the city proclaim May 4-10, 1997, as National Pet Week in Aiken. He said several teachers and students from Mead Hall are present at the meeting.

Mayor Cavanaugh stated pets are a very important part of many people's lives and many times pets are very important to people who need a friend and to people with health problems.

Mayor Cavanaugh read the proclamation proclaiming May 4-10, 1997, as National Pet Week in Aiken. He presented the proclamation to the group.

Pictures were taken of those teachers and students present with the Councilmembers and with the Mayor holding the first grade pet, a long haired guinea pig, named Molly.

BOARDS AND COMMISSIONSAppointmentsEnvironmental CommitteeBogardus, BrianElliott, John

Mayor Cavanaugh stated Council needed to consider an appointment to the Environmental Committee of the city.

Mr. Thompson stated City Council has one appointment to make to a board of the city. Under the process adopted by City Council, the appointment is presented as a nomination by an individual member of City Council, for confirmation or approval by City Council.

Mr. Thompson stated the term of John Elliott expired on December 31, 1996, on the Environmental Committee, and he does not wish to be reappointed. This committee advises City Council on Environmental issues and projects facing this community. Mayor Cavanaugh is responsible for this appointment, and the Mayor has suggested appointment of Mr. Brian Bogardus to this committee. Mr. Bogardus lives at 778 Boardman Road SE in Aiken, and Mr. Bogardus has been very active in the Yellow Bike Program and the Pathway Committee of the City. With this appointment, Mr. Bogardus' term would expire on December 31, 1998.

Mayor Cavanaugh moved, seconded by Councilwoman Anaclerio and unanimously approved, that Brian Bogardus be appointed to the Environmental Committee for a two year term with the term to expire December 31, 1998.

RICHLAND AVENUEResolution226 Richland Avenue W.Parking LotAiken's Downtown Development AssociationMoore, WilliamTax Parcel No. 30-044.0-03-007

Mayor Cavanaugh stated that purchase of property on Richland Avenue for a parking lot had been placed on the agenda for reconsideration.

Mr. Thompson stated that for several months Council had been discussing the need to purchase and develop additional parking lots in the downtown, and Aiken's Downtown Development Association (ADDA) has recommended that the city move forward with the purchase of the lot on Richland Avenue, across from the Holley Inn, for development of a parking lot. City Council decided against the purchase of this at the meeting of March 24, and Council members have asked that this be placed on the agenda for reconsideration at this meeting.

Mr. Thompson asked Gary Smith, City Attorney, to explain the process for reconsideration of an issue that has been placed on the agenda for reconsideration.

Mr. Smith stated the parliamentary procedure involved in reconsidering a matter previously considered is that a member who voted on the prevailing side in the original vote has to move to reconsider the matter. That motion also has to be seconded by someone who also voted with the prevailing side. The motion and second must be from the parties on the prevailing side when the motion was last considered. If the motion for reconsideration passes, then the original motion from the previous meeting is on the table for discussion and action.

Councilman Anaclerio moved, seconded by Councilwoman Papouchado, that Council reconsider the purchase of property on Richland Avenue for a parking lot in the downtown area.

Councilman Anaclerio stated he was asking that Council reconsider this matter because he felt it was vital that the city consider the property on Richland Avenue for a parking area. He pointed out several appraisals had been made, and the owner was willing to take a lesser amount for the property than originally stated and he was willing to take a letter of credit for a portion of the price of the property.

Councilman Radford pointed out he was absent when the matter was considered and wondered how that affected him.

Mr. Smith pointed out for someone to second the motion they would have had to be present at the meeting when the matter was originally considered. He said if a Councilmember was not present at the meeting when the matter was originally considered they would not be able to move or second or vote that the matter be reconsidered. After the motion for reconsideration passes, then all Councilmembers present can vote on the matter.

Mayor Cavanaugh pointed out that he and Councilmember Radford were not present when purchase of the lot on Richland Avenue was originally considered so they could not vote on the motion for reconsideration.

Mayor Cavanaugh called for a vote on the motion for reconsideration. Those in favor of reconsideration were Councilmembers Anaclerio and Papouchado. Opposed to reconsideration were Councilmembers Clyburn, Perry and Price. The motion for reconsideration did not pass.

COMMERCE PARK

Industrial Park
Business Park
Beaufort Street
Bypass
Jones Property

Mayor Cavanaugh stated the approval of Commerce Park has been placed on the agenda for reconsideration by Council.

Mr. Thompson stated City Council has considered the purchase of property for the development of an industrial park in the northeast section of Aiken. City Council has reviewed this issue on three separate occasions, including a public hearing of December 16, 1996, a public hearing of January 6, 1997, and the meeting and full public hearing at the meeting of January 13, 1997. He said a member of City Council on the prevailing side had asked that the matter be placed on the agenda for reconsideration.

Mayor Cavanaugh pointed out the vote on approval of Commerce Park on January 13, 1997, was 4 opposed and 2 in favor with Councilman Radford absent.

Councilwoman Clyburn moved that the approval of Commerce Park be reconsidered. The motion did not receive a second.

ZONING ORDINANCE - ORDINANCE

Rezoning
Horse Area
Horse District
Residential - Stables

Mayor Cavanaugh stated an ordinance had been prepared for Council's consideration rezoning properties in the horse area.

Mr. Thompson read the title of the ordinance.

AN ORDINANCE AMENDING THE ZONING OF SEVERAL PARCELS OF REAL ESTATE LOCATED WITHIN THE CITY LIMITS OF THE CITY OF AIKEN FROM SINGLE FAMILY RESIDENCE ONE (R-1) TO HORSE DISTRICT (HD) AND RESIDENCE ONE STABLES (R-1S).

Mr. Thompson stated the Planning Commission has spent a great deal of time considering the rezoning of large areas of the horse district. In October, 1996, City Council approved amendments to the Zoning Ordinance creating a Horse District (HD), as well as amendments to the R-1S zoning district. The Planning Commission is recommending that there are properties within the city that need to be reclassified to reflect whether or not these properties will have horses and stables.

The Planning Department posted signs concerning this rezoning on the affected properties and in a display ad published in the Aiken Standard. At the meeting of April 15, 1997, the Planning Commission voted unanimously to recommend approval of these rezonings. Maps outlining the areas that are to be rezoned to Horse District (HD), and those areas that are to be rezoned from R-1 to R-1S have been given to Council for their information.

Councilwoman Papouchado moved, seconded by Councilman Radford and unanimously approved, that Council pass on first reading the ordinance changing the zoning of properties from R-1 Single Family Residential to HD, Horse District and

R-1S, Residence One Stables, and that the second reading and public hearing be set for the next regular meeting of Council.

INDUSTRIAL PARK - ORDINANCE

Verenes Industrial Park
Carlisle Tire and Wheel Company
Sale of Property

Mayor Cavanaugh stated an ordinance had been prepared for Council's consideration to authorize the sale of property in the Verenes Industrial Park to Carlisle Tire and Wheel Company.

Mr. Thompson read the title of the ordinance.

AN ORDINANCE AUTHORIZING THE CITY OF AIKEN TO TRANSFER ALL OF ITS RIGHT, TITLE, AND INTEREST IN LOT NO. 6, COMPRISING 10.6773 ACRES LOCATED IN VERENES INDUSTRIAL PARK TO CARLISLE TIRE AND WHEEL COMPANY, BEING KNOWN AS A PORTION OF TAX MAP PARCEL NO. 00-174.0-01-033.

Mr. Thompson stated that for several months the city has been working with the Carlisle Tire and Wheel Company on the sale of additional property at the Verenes Industrial Park to serve the existing plant. The proposed ordinance authorizes selling 10.6773 acres in the Verenes Industrial Park to Carlisle.

The property would be sold to the company at the rate of \$7,000 per acre, and with the purchase the company would agree to comply with the restrictive covenants for Verenes Industrial Park. The property will include landscaping as required by the City Horticulturist and provide a buffer to the adjoining properties. The property has been reviewed for environmental problems and issues. This property negotiation was specifically excluded from the commission contract with Edens & Avant.

Councilman Perry moved, seconded by Councilwoman Clyburn and unanimously approved, that Council pass on first reading the ordinance authorizing the sale of property in the Verenes Industrial Park to Carlisle Tire and Wheel Company and that second reading and public hearing be set for the next regular meeting of Council.

DEVELOPMENT INCENTIVES - ORDINANCE

Incentives
2000 Program
Aiken 2000 Program
Empty Buildings
Annexation

Mayor Cavanaugh stated an ordinance had been prepared for Council's consideration to establish development incentives.

Mr. Thompson read the title of the ordinance.

AN ORDINANCE ESTABLISHING, ADOPTING, AND APPROVING THE AIKEN 2000 PROGRAM.

Mr. Thompson stated that during Aiken's Horizons City Council briefly discussed development incentives, primarily targeted at encouraging development in the empty buildings in Aiken. Out of these discussions the staff has developed a method to target and encourage development in areas that will meet the strategic plans of the city.

City Council has discussed this program as a development incentive to encourage property owners to sell, renovate, and construct development property. This differs from a jobs creation incentive, which would benefit employees and tenants. The jobs incentives are under review through the Aiken Corporation.

The ordinance before Council is essentially a development incentive program using property taxes to be paid as the measurement tool for the program. As with any use of public funds to benefit a private property owner, City Council generally will adhere to four separate points:

1. You cannot exempt non-public properties from taxation unless specifically allowed under state law. You can, however, expend public funds to accomplish a public purpose.

2. Any expenditure of public funds must be motivated by a stated and specific public purpose.
3. The public must be the prime beneficiary.
4. In the legislative decision City Council must consider the project's speculative nature.

Mr. Andy Anderson, Staff Attorney, has prepared an ordinance establishing the development incentives program, and establishing guidelines that we would use as we work with the different property owners. The public interest to be accomplished with this program is highlighted in the opening paragraphs of the ordinance, and primarily City Council is targeting occupancy of empty buildings within the city, encouraging economic development and density in Aiken's downtown, and encouraging annexation. Although there are many reasons why some of the existing buildings are empty in Aiken, our understanding from City Council's discussions are that the availability of empty buildings is the primary area of concern with this ordinance.

There are several issues that City Council raised in the worksession on this issue. Generally the ordinance before Council allows the city to provide a development incentive to any existing commercial building that has not housed any commercial activity within the past two years. Under this program, the owner would be eligible for a tax credit for each continuous year during which the building was vacant. Changing ownership of the property does not necessarily qualify the building for the program, but instead a previously empty and vacant building must be continuously utilized in a "viable, bona fide commercial capacity." This wording would give us the ability to interpret whether or not a use in a building does qualify the building as in use for a viable commercial capacity.

New construction within the Tax Increment Finance (TIF) district would also qualify for a similar tax credit, and under the ordinance new construction will include both construction of new buildings and substantial renovations of at least 50% of the value of the building. Under this portion of the program, the property owner would receive this incentive for the number of years remaining until the year 2000. During 1997, for example, an owner of a new building would receive three year's worth of payments.

In keeping with the goal for occupancy and development before the turn of the century, we have also included a section that would allow incentives for the number of years until the year 2000 for annexation, and annexation agreements. We have also included downtown apartments under this incentive program, at double the rate of reimbursement to further emphasize downtown density.

There may be some instances where the property owner would best benefit from a lump sum payment of these credits, rather than reimbursement for actual city expenses. We have incorporated in the ordinance the provision that would allow an owner to accept a lump sum credit. Quite frequently, banks and other businesses will provide similar funding and advance, at an amount of about 80%. The customer benefits by receiving the money in today's dollars. We have recommended 100% funding as an incentive for lump sum settlements under this program.

With the payment essentially in advance, members of Council were concerned that a property owner could accept the lump sum settlement, and immediately abandon the investment or leave the area. Under this instance there was concern that the city would lose the investment. Some portions of this program will solve this problem. If the property annexes into the city, for example, the present property owner may take his or her lump sum settlement, and immediately sell the property, but at that time the property will be within the city limits and the new property owner would not have access to a similar incentive. The same applies to new construction and renovations--if a new building is built, or an existing building is renovated, the property does go on the tax books, and the new property owner would not have access to this incentive. Under both of these instances, the city would not have any investment at risk, and we would essentially pay the lump sum incentive fees at the time of the annexation, or at the time that the Certificate of Occupancy is issued on the project.

There would be some risk in a lump sum payment for a new owner of an empty building, and the staff suggestion is that generally we should try to avoid

the use of a lump sum settlement for these property owners. If the property owner is only submitting for reimbursement, then we have very little at risk. If it is later necessary to provide a lump sum payment, we would hope that by determining whether or not a business use of an existing building is in fact a legitimate and bona fide business, that we can somewhat control or limit abuse of this incentive program. Under any conditions, the property would qualify for this present program only a single time.

We may need to establish some type of debt to pay for this program if we have a great deal of interest in these incentives, but we could do so through a special source bond, paying the debt back with the new taxes generated by the growth and expansion on these properties.

Mr. Thompson stated this is first reading of an ordinance establishing a development incentives policy for targeted development.

Councilmembers discussed the program and asked several questions concerning the proposed program.

Councilman Anaclerio moved, seconded by Councilwoman Price and unanimously approved, that Council pass on first reading the ordinance establishing a development incentives policy for targeted development and that second reading and public hearing be set for the next regular meeting of Council.

VARIANCE

Tree Protection and Landscaping Ordinance

Landscaping

Boardman Petroleum

Smile Station

U.S. 1 North

I-20

Convenience Store

Mayor Cavanaugh stated Council had been asked to consider an appeal of the Planning Commission decision regarding landscaping of property at U.S. 1 and I-20.

Mr. Thompson stated City Council has approved the extension of utility services to the site of a new convenience store on Highway 1, near I-20. This site is to be operated and owned by Boardman Petroleum, Inc. and with the extension of utilities the company is required to meet the same requirements of other operations in this area. The owners have requested a variance from the Tree Protection and Landscape Ordinance. The request was considered by the Planning Commission, and this request was denied by the Planning Commission. The owners of the site are appealing that decision to City Council.

The Planning Commission considered the request for a variance from the Tree Protection Ordinance. Under the city's ordinance, this site would have to include a planting strip along the U. S. 1 frontage of at least 16 feet in depth. The owners have asked that the planting strip be reduced to only 5 feet in depth, instead of the 16 feet required. The depth of the planting strip is based on the size of the lot. In the design for the new convenience store, the owners did not take into accounts the need for a drainage swale at the rear of the property, and the owners believe that placing the drainage swale behind the building forced the entire structure to be moved closer to the street. The developers also state that they were not aware of the city's landscape requirements when they initially started construction on this project and started construction before the landscape plans were approved. Following City Council's approval of the utilities extension to this property, the city notified the company specifically of the need to meet the Tree Protection and Landscape Ordinance of the City of Aiken, along with the requirements for signage and annexation. Although the property owners were notified in the letter extending water and sewer services to the property that the property would have to comply with the Tree Protection and Landscape Ordinance and the Sign Ordinance of the city, the property plans were developed and construction started without incorporating the city's landscape requirements. The landscape requirements normally include a planting strip along the front of U.S. 1 of at least 16 feet in depth. The owners asked that the planting strip be reduced to 5 feet in depth instead of the 16 feet because of a drainage swale that was required at the rear of the property.

The Planning Commission discussed this at length, and recognized that the drainage swale does pose somewhat of a problem for the developers. The Planning Commission suggested that a compromise could help the developers, and retain a significant planting strip similar to the strip required at other similar locations. The Planning Commission voted to allow the reduction of the planting strip to only 10 feet in depth, instead of the required 16 feet. The owners would like to reduce this planting strip further to 5 feet, and is asking that City Council reconsider this decision and reduce the planting strip to 5 feet.

Mr. Mark Capers, President of Capers & Associates, stated he was the design coordinator and contractor for the project. Mr. Keith Lawrence, of Cranston, Robertson, & Whitehurst, Civil Engineers, was also present. Mr. Lawrence presented the site plans for approval. Mr. Capers stated he felt they had some special circumstances to present to Council. He said the project is located in Aiken County. After about two years of design struggle because of the swale in the back of the property, approval of the site plan was received from Aiken County. He said they were misinformed by Aiken County on whether they needed to submit anything to the City of Aiken. He said construction proceeded. He pointed out the business will be a small truck stop. He said it is difficult to predict the truck drivers' circulation on a site. He said he is concerned about safety on the site and feels that safety is the reason for requesting the variance. He pointed out the business will be a Smile Gas Station. He said their image is highly landscaped, well maintained properties. He said they had been assured that Smile's landscape plan meets the city's Landscape Ordinance. He said the variance request was not an issue of trying to save money; it was a matter of safety. Mr. Capers stated he was not present at the Planning Commission meeting, and Cranston, Robertson & Whitehurst had agreed to a compromise that Smile Gas feels is unacceptable. He pointed out that construction had been stopped, and Smile Gas says they will not complete the station in an unsafe condition.

Mayor Cavanaugh pointed out, however, that the drivers must be accountable for their actions, and if the developer does not wish to complete the station, that is his choice. He stated the City of Aiken has certain standards that must be met. He also pointed out that the Planning Commission took into account problems on the site and did allow a variance from the Landscape Ordinance by allowing a 10 foot planting strip rather than requiring 16 feet. He pointed out the developer wants a 5 foot planting strip, and the Planning Commission's recommendation is a compromise to allow 10 feet.

Council continued to discuss the request with Mr. Capers and the problems involved with the request for a variance from the Landscape Ordinance. Mr. Capers pointed out that having to have the drainage swale on the property was the reason the planting strip could not meet the ordinance requirements and still meet the safety requirements for the trucks. Mr. Lawrence pointed out the Smile Station was not trying to get out of the landscaping. He stated they could not plant trees in the right of way, but they would be willing to sod the area and plant flowers so this would make it appear to have a wider planting strip. It was pointed out the Planning Commission agreed to a compromise for the planting strip to be 10 feet rather than 16, however the developers of the property could not accept a 10 foot planting strip for safety reasons.

Mr. Buzz Jackson, of the Planning Commission, stated the Planning Commission felt that information regarding landscaping was given and was available for the developer in time to avoid the problem. Mr. Jackson also pointed out that the Planning Commission and Council are charged with making a decision based on the 5 criteria for granting a variance. He said the Planning Commission did not feel that there was a hardship imposed by granting a compromise of 10 feet for the planting strip. He felt that the city's ordinance should have been considered by the developer along with the county's regulations. The Planning Commission also discussed the safety issue, and did not feel that the 10 foot strip would cause a major safety hazard.

Councilwoman Price moved, seconded by Councilman Anaclerio, that Council accept the recommendation of the Planning Commission that a variance be granted allowing a 10 foot planting strip rather than 16 feet as required by the ordinance.

Councilman Perry stated he would like to see something worked out. He said he would hate to see the project stopped. He said he had seen other Smile Stations, and they are attractive. He said many times the right of way is

used as a person's property. He said perhaps something could be worked out with the Smile Station maintaining the right of way to the road pavement.

Mayor Cavanaugh stated he would hate to see the project stopped also, but there had already been a compromise. He said the Planning Commission feels that the developer had the necessary information so the landscaping should have been worked out.

Councilman Radford stated he did not feel that the company was trying to cut costs, but was concerned about safety problems. He said he felt topography of the land also came into play in considering a variance since the swale was on the property. He said he would support a 5 foot planting strip as requested.

Councilwoman Papouchado stated she believes in the Landscape Ordinance and would not support the request if she felt the owners were trying to circumvent the regulations. She suggested that Council require the developer to agree to sod and maintain the right of way rather than making the planting strip 10 feet as recommended by the Planning Commission. She felt that if the area to the roadway is maintained there would actually be over 30 feet landscaped and this would be more than if there was a 16 foot planting strip.

Mayor Cavanaugh called for a vote on the motion to support the recommendation of the Planning Commission allowing a 10 foot planting strip. In favor of the motion were: Mayor Cavanaugh and Councilmembers Anaclerio and Price. Opposed were: Councilmembers Clyburn, Papouchado, Perry and Radford.

Councilwoman Papouchado moved, seconded by Councilman Radford, that if the developer would agree to sod the strip of the right of way between the edge of the highway and the planting strip and maintain it that a variance be granted from the Landscape Ordinance granting a 5 foot planting strip because of the building circumstances encountered and the human error involved. Those in favor were: Councilmembers Clyburn, Papouchado, Perry and Radford. Opposed were: Mayor Cavanaugh and Councilmembers Anaclerio and Price. The motion passed granting a 5 foot planting strip with the owner maintaining the right of way to the roadway.

STREET NAME

Aiken Regional Medical Centers
Physician Drive
University Parkway
Hospital

Mayor Cavanaugh stated a request had been received to name a road at Aiken Regional Medical Centers.

Mr. Thompson stated Aiken County reviews road names throughout this area, and ensures that road names are consistent and appropriate within an area of the county. This avoids duplication of road names and helps to make sure that emergency crews can respond to a location without a great deal of confusion. The Aiken County 911 System has asked that the city approve a road name change on the Aiken Regional Medical Centers campus to Physician Drive.

There are several lots facing on this roadway, and the E-911 System has suggested that the road should be properly named. The Medical Center requested the name of Physician Drive, and Aiken County Planning Department has approved that name.

This road name has been reviewed and approved by the City and County Planning Departments.

Councilman Anaclerio moved, seconded by Councilwoman Clyburn and unanimously approved, that the roadway off University Parkway, south of the Aiken Regional Medical Centers, be named Physician Drive. Councilwoman Price did not participate in the discussion or vote on the motion.

SIGN

Banner
The Alley
Lobster Race and Oyster Parade

Mayor Cavanaugh stated a request had been received to place a banner in The Alley advertising the Lobster Race and Oyster Parade.

Mr. Thompson stated each year the Aiken Lobster Race and Oyster Parade is held in The Alley and on Bee Lane. Again this year the organizing committee would like to place a banner in The Alley. The Race Committee would like to hang a banner across The Alley between the buildings occupied by the Aiken Brewing Company and Lionel Smith LTD. Mr. Martin has already contacted the occupants of the buildings, and they have given their permission for this banner.

The parade festivities are scheduled for May 2 and 3, 1997, and the committee has already hung the banner.

This banner has been allowed in the past, and the staff has given tentative approval pending review by City Council. With a short time schedule, the race organizers needed to know that they could move forward with a banner, and the staff approved this, pending final approval by Council.

Council discussed the request for the banner pointing out that the information regarding the event should be larger than the sponsors of the event. Council also felt that the Committee should get approval for the banner by January 1 of each year so there would not be a problem with time for the request and that the information on the banner be reviewed by the staff.

Councilman Anaclerio moved, seconded by Councilwoman Papouchado and unanimously approved that the request to hang a banner in The Alley advertising the Aiken Lobster Race and Oyster Parade be approved.

VERENES INDUSTRIAL PARK

Warehouse Use

U.S. 1 North

UCB Radcure

Roller Bearing Building

Mayor Cavanaugh stated a request had been received for warehouse use at Verenes Industrial Park.

Mr. Thompson stated that in 1994 City Council received a request from UCB Radcure, asking the city to allow the use of a building at the Verenes Industrial Park as warehouse space. At that time City Council was concerned that the future of the Verenes Industrial Park would change from industrial and manufacturing to a much less intensive use of warehousing. City Council turned down the warehouse request, and authorized the company to lease the building for five years. City Council also stated that the company could bring the request back to the city in five years for reconsideration for further lease extensions. The company would like to sell the building, and the prospective owner would like to have the ability to permanently lease this space for warehouse use.

The Economic Development Partnership requested the warehouse use in 1994. City Council was concerned that all prospective owners of buildings in the Park should be completely aware of these restrictions against storage and warehousing, and we provided this in writing to the Economic Development Partnership, in addition to the original listing in the restrictive covenants.

Nothing has really changed since the 1994 discussion. The agents for the two companies involved suggest that the needs of businesses have changed over the years and that this building design is somewhat dated as a manufacturing use. On the other hand, this is an issue that faces every owner of a manufacturing or industrial park or building, and most owners of industrial park property do not simply shift to storage when the building needs to be updated. The owners have also suggested that the restriction against storage and warehousing limits the potential market for this building, and of course any restrictive covenants do restrict the market for buildings and property. The restrictive covenants in Verenes Industrial Park are intended to focus on businesses that create jobs, and that need easy access to the interstate and airport areas. A warehouse facility generally does not need a prime location.

Mr. David Barber, of the Binswanger Company, asked that Council consider warehouse use of the building. This is for Council discussion to determine whether or not Council's position on the use of the industrial park in Verenes has changed.

Councilman Anaclerio stated the city had not received any new industries in the Park for many years, so he felt the city should not continue to restrict use of the buildings.

Council discussed the matter of allowing warehousing in the industrial park and pointed out warehousing creates no activity at a building. It was felt that possibly having warehousing in the park would be a detriment to industries locating in the park. Council pointed out the city had engaged a company to aggressively market the industrial parks, and it was felt that warehousing with no activity at buildings would not encourage new industries.

Councilman Perry stated he felt the properties in the industrial park should be used for the highest and best use. He did not feel that warehousing was a good use of the property. He said he was willing for the present company to continue using the building for warehousing for the remainder of the lease period and when the lease expires Council could consider the use again. He said warehousing as a temporary use would be all right, but not as a permanent use. He felt that since the industrial parks are going to be aggressively marketed there may be some activity in the park.

Mr. Wade Brodie stated with the hiring of a marketing firm, Edens & Avant, for the industrial parks he did not feel that allowing warehousing would be a good idea.

Councilwoman Papouchado moved, seconded by Councilwoman Clyburn, that the request for warehouse use of the UCB/Roller Bearing Company building at Verenes Industrial Park be denied but that warehouse use of the UCB building be allowed to continue until the lease expires. Those in favor of the motion were: Mayor Cavanaugh, Councilmembers Clyburn, Papouchado, Perry and Price. Opposed were: Councilmembers Anaclerio and Radford.

SISTER CITY PROGRAM

Orvieto, Italy

Funding

Partners in Friendship

Mayor Cavanaugh stated a request had been received for funding for the Sister City Program.

Mr. Thompson stated City Council is aware that the city has established a relationship with Orvieto, Italy, very similar to the Sister City Program popular in other cities. The Mayor recently returned from a visit to Orvieto, and out of the discussions with the leaders of the Italian community, the Mayor and the other members of the Aiken delegation were very positive about the future of this relationship and the future of this program.

The next step in this program is to host a visit by a delegation from Orvieto. Mayor Cavanaugh stated his trip to Orvieto was a real experience. He said the Sister City Program is now called Partners in Friendship. The delegation feels that there are some promising opportunities with the relationship. He said the committee has been meeting on Saturday mornings. He said one subcommittee is a fund-raising committee to host a delegation from Orvieto. He said the request is for the city to contribute \$5,000 in matching funds. The committee will be raising funds to match city funds. It is proposed that the delegation from Orvieto come in November, 1997.

Mayor Cavanaugh moved, seconded by Councilwoman Papouchado and unanimously approved, that the request to provide a \$5,000 matching grant to host a delegation from Orvieto, Italy, in November, 1997, be approved.

ALL-AMERICA CITY AWARD

Funds

Award

Finalist

Mayor Cavanaugh stated Council needed to consider a request for funding from the All-America City Award competition to be held in Kansas City.

Mr. Thompson stated City Council members have seen the information announcing that the city has been selected as one of the finalists for the 1997 All-America City Award competition. This has been an intensive effort of the Mayor, Ms. Papouchado, Frances Thomas, Leasa Segura, and a large group of volunteers.

Mr. Thompson stated one area that Council needs to discuss is funding for this competition. The tentative budget for the competition is estimated at about \$30,000. Mr. Thompson suggested that City Council allocate up to \$10,000 to

help with presentation materials. The city will gain from the development of these presentation materials, whether or not the actual competition is successful. Mr. Thompson stated he was optimistic that this is the city's opportunity to be recognized as an All-America City, the city will use any presentation materials developed as part of this process both in future competitions and in the literature and the information that is distributed on the City of Aiken. The development of marketing materials can always be put to good use. In addition to this amount, the city would expect to pay the travel costs for members of Council and department heads that help with the actual presentation. Mr. Thompson stated that the steering committee would like to have the involvement of as many members of City Council as possible.

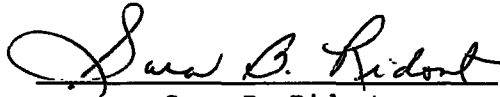
The volunteers understand that there will also be a fund-raising effort, and they will be moving forward with fund-raising to raise the balance of the expenses.

Mayor Cavanaugh moved, seconded by Councilman Anaclerio, and unanimously approved, that the funding request for \$10,000 for a portion of the expenses of the All-America City Award competition be approved.

Councilwoman Price stated she voted in favor of the funding with some reservations. She stated she felt it would be great to be designated as an All America City, but she was concerned about other requests which have come to Council which have been denied.

ADJOURNMENT

There being no further business, the meeting adjourned at 9:05 P.M.



Sara B. Ridout
City Clerk