

Aiken City Council MinutesREGULAR MEETINGMarch 10, 2008

Present: Mayor Pro Tem Vaughters, Councilmembers Clyburn, Dewar, Price, Smith, and Wells.

Absent: Mayor Cavanaugh

Others Present: Roger LeDuc, Gary Smith, Richard Pearce, Anita Lilly, Pete Frommer, Glenn Parker, Sara Ridout, April Bailey of the Aiken Standard, and about 25 citizens.

Mayor Pro Tem Vaughters called the meeting to order at 7:06 P.M. Councilman Dewar led in prayer, which was followed by the pledge of allegiance to the flag.

APPROVAL OF AGENDA

Mayor Pro Tem Vaughters stated Council needed to approve the agenda. Councilwoman Clyburn moved, seconded by Councilwoman Price and unanimously approved, that the agenda be approved as submitted.

MINUTES

The minutes of the regular meeting of February 25, 2008, were considered for approval. Councilwoman Clyburn moved that the minutes be approved as written. The motion was seconded by Councilman Dewar and unanimously approved.

PRESENTATIONAwardPreserve America Community Award

Mayor Pro Tem Vaughters stated the City of Aiken had recently received a special designation as a "Preserve America" community.

Mr. LeDuc stated the City of Aiken was recently designated as a "Preserve America" community. "Preserve America" is a White House initiative which recognizes communities that preserve our cultural and natural heritage. It recognizes the important role of historic preservation and preserving our country's cultural assets. First Lady Laura Bush is the honorary chair of Preserve America. Since the program began in 2003 she has designated nearly 600 communities as "Preserve Americas."

A sign recognizing the City of Aiken as a "Preserve America" community will be presented at tonight's meeting. A committee made up of Rosamond McDuffie, Carla Cloud, B. B. McGee, Susan French and Coleen Reed submitted the application on behalf of our community.

Ms. Coleen Reed stated a part of the project used for the application for the Preserve America award was the Pinelawn Cemetery. Other parts of the packet included the City being supportive of activities within the City of Aiken such as the Toole Hill Project and the Center for African-America Arts, History and Culture. She said the application had to demonstrate that there was not only volunteer support, but also support from the business and government community.

The Preserve America sign was then presented to Council. Council thanked the committee for their efforts in preparing the application for this award.

BOARDS AND COMMISSIONS

Appointments

Accommodations Tax Committee

Penland, Peggy

Beasley, W.A.

Park Commission

Mayor Pro Tem Vaughters stated Council needed to consider appointments to the various boards and commissions of the city.

Mr. LeDuc stated Council has 7 pending appointments to boards and committees of the city, and 2 appointments are presented for Council's consideration.

Mayor Cavanaugh has recommended reappointment of Peggy Penland to the Accommodations Tax Committee. If reappointed Ms. Penland's term would expire March 25, 2010.

Councilman Dewar has recommended reappointment of W. A. Beasley to the Park Commission. If reappointed Mr. Beasley's term would expire December 1, 2009.

Councilman Dewar moved, seconded by Councilman Smith and unanimously approved, that Council reappoint Peggy Penland to the Accommodations Tax Committee with the term to expire March 25, 2010, and W. A. Beasley to the Park Commission with the term to expire December 1, 2009.

Councilman Wells stated he would like to recommend reappointment of Scott Raines to the Arts Commission.

Councilwoman Clyburn stated she would like to recommend reappointment of Keisha Lloyd-Kennedy to the Arts Commission. She stated that at the next meeting she will have a recommendation for appointment to the Community Development Committee to replace Ms. Ossie Lloyd.

Councilwoman Price stated she would like to recommend reappointment of Mary Suber to the Arts Commission for a full term.

Mr. LeDuc stated a question had come up regarding appointments to the Housing Authority. He noted that there are only five appointments by Council for this Board. He noted the Executive Director is a permanent member and a resident of the Housing Authority is a member of the Board and the resident member is recommended by the Housing Authority. He stated Council may want to consider rotating the Housing Authority appointments so when a term expires another Councilmember may make an appointment. He said there had been some questions regarding the relationship of the Housing Authority and CDIC with the City. He suggested that staff ask Mr. Reggie Barner and Ms. Ivory Matthews to meet with Council to review the Housing Authority's relationship with the City and give Council an opportunity to ask questions. He stated he would also propose some recommendations regarding Council appointments to the Board. Council suggested that a stand alone meeting be set up for this discussion.

REZONING – ORDINANCE 03102008

Varden Drive 29

Newman Properties

Steiner, David

TPN 106-06-23-002

Mayor Pro Tem Vaughters stated this was the time advertised for second reading and public hearing on an ordinance to rezone property at 29 Varden Drive from General Business to Limited Professional.

Mr. LeDuc read the title of the ordinance.

AN ORDINANCE AMENDING THE ZONING OF REAL ESTATE OWNED BY
NEWMAN PROPERTIES, LLC FROM GENERAL BUSINESS (GB) TO LIMITED
PROFESSIONAL (LP).

Mr. LeDuc stated at the February 12, 2008, Planning Commission meeting the Commission considered a request to rezone a vacant .37 acre tract on Varden Drive from General Business to Limited Professional. The applicant would like to limit the uses for this property so that incompatible development could not be permitted.

Based on the future Land Use map, the proposed LP zoning is more compatible than the current GB zoning. The property is surrounded by a single family neighborhood and an office park.

The Planning Commission voted unanimously to recommend approval of the rezoning based on the consistency with the Comprehensive Plan.

The public hearing was held and no one spoke.

Councilwoman Clyburn moved, seconded by Councilman Wells and unanimously approved, that Council pass on second and final reading an ordinance to rezone a .37 acre tract at 29 Varden Drive from General Business (GB) to Limited Professional.

AIKEN CORPORATION – ORDINANCE 03102008A

LED

Loan

Newberry Street Building

Washington Group

Washington Center for Performing Arts

Mayor Pro Tem Vaughters stated this was the time advertised for second reading and public hearing on an ordinance to amend the terms of a loan to LED of Aiken Corporation for the Washington Center building on Newberry Street.

Mr. LeDuc read the title of the ordinance.

AN ORDINANCE AMENDING THE TERMS OF A LOAN TO LED OF AIKEN, INC.

Mr. LeDuc stated in the fall of 2000 City Council gave Aiken Corporation a one year construction loan of \$3.5 million to construct a building to serve as the headquarters for Washington Group. In March 2002 the City extended this loan for a five year period. In October 2006 this loan was again extended for another five year period with the payment being \$25,000 per month. They would like to amend our agreement and to change the terms of the note from \$25,000 per month for principal and interest to \$20,000. In addition they are requesting the City waive the principal payment for the month of March which will help them meet their tax liability, which is approximately \$60,000 per year. He pointed out the City of Aiken charges LED the interest rate which the City would have earned from this money being invested in the State Investment Pool plus 1% for administrative fees.

Mr. LeDuc pointed out a correction needed to be made in the ordinance. He said the wording referring to “the annual real property tax bills” be changed to “the annual income tax bills”. At the last meeting it was discussed that the problem was not the real property taxes, but the income taxes that LED has to pay, and that was the reason for requesting a change in the payments to \$20,000 per month and deferring the payment of the principal for the month of March, 2008.

The public hearing was held and no one spoke.

Councilman Wells moved, seconded by Councilwoman Clyburn and unanimously approved, that Council amend the ordinance as suggested by Mr. LeDuc and that Council pass on second and final reading the ordinance to amend the terms of the loan agreement to LED of Aiken Corporation for the Washington Center.

AIKEN'S MAKINChamber of Commerce
Parkways

Mayor Pro Tem Vaughters stated the Chamber of Commerce had requested use of the parkways for the Aiken's Makin festival.

Mr. LeDuc stated for the last 31 years the Chamber of Commerce has been using the parkways along Park Avenue for the Aiken's Makin festival. They are requesting City Council's permission to hold the 32nd Aiken's Makin in the Park Avenue parkways from York Street to Union Street, including Chesterfield, commencing on Thursday, September 4, 2008, at 6 P.M., with the event to be held on Friday and Saturday, September 5, and 6, 2008.

This has been a very successful event for our community. Public Safety will be working closely with them on making the necessary provisions to hold this event.

Councilwoman Price moved, seconded by Councilman Smith that Council approve the request of the Chamber of Commerce to use the Park Avenue parkways from Chesterfield to Union Street for the 32nd Annual Aiken's Makin on September 5 and 6, 2008.

GARY ALLEN, SR.Discussion of Issues

Mayor Pro Tem Vaughters stated Mr. Gary Allen, Sr. wished to discuss some matters with City Council.

Mr. LeDuc stated a request had been received from Gary Allen that he be allowed to appear before Council to discuss some issues. These include street paving, blind intersections, late charges on water bills, and election procedures.

It was pointed out Mr. Allen was not present at the meeting. It was stated, however, Mr. Allen had been notified by mail and attempts had been made to phone him with no success.

JUNIOR LEADERSHIP PROGRAM

Councilman Dewar stated he had participated in the Junior Leadership Program on Friday, March 7, 2008. He said it was a very worthwhile program. He said it gave the young people an opportunity to see how government runs. He highly recommended city involvement.

EXECUTIVE SESSIONContractual Matter

Mayor Pro Tem Vaughters stated Council needed to go into executive session to discuss a contractual matter regarding the potential purchase of real estate.

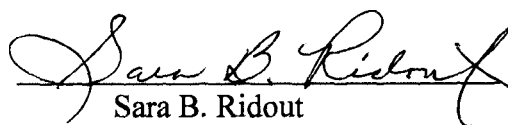
Councilman Wells moved, seconded by Councilwoman Price and unanimously approved, that Council go into executive session to discuss a contractual matter regarding the potential purchase of real estate. Council went into executive session at 7:35 PM.

After discussion Councilman Wells moved, seconded by Councilwoman Price and unanimously approved, that Council end the executive session. The executive session ended at 8:16 P.M.

Mayor Pro Tem Vaughters reported that Council did not take any official action in the executive session regarding the potential purchase of real estate.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:17 P.M.

A handwritten signature in cursive script, reading "Sara B. Ridout". The signature is written in dark ink and is positioned above a horizontal line.

Sara B. Ridout
City Clerk