

Aiken City Council MinutesREGULAR MEETING

August 8, 2016

Present: Mayor Osbon, Councilmembers Dewar, Diggs, Ebner, Homoki, and Price.

Absent: Councilman Merry

Others Present: John Klimm, Stuart Bedenbaugh, Gary Smith, Charles Barranco, Jessica Campbell, George Grinton, Tim Coakley, Nola Grant, Kim Abney, Sara Ridout, Joy Gillespie, Emory Langston, Dan Brown of the Aiken Standard, and about 63 citizens.

CALL TO ORDER

Mayor Osbon called the regular meeting to order at 7:04 P.M. Mayor Osbon asked that everyone observe a moment of silence in memory of Jeanette Croft Holley, mother of Councilman Philip Merry. Mayor Osbon led in prayer. The pledge of allegiance to the flag was led by Boy Scout Troop 421.

GUIDELINES

Mayor Osbon reviewed the guidelines for speaking at the Council meeting. All the meetings are public meetings in which many opinions are expressed and the business of the city must be conducted. He said discipline, honorable and professional decorum is paramount. Courteous and respectful communication is expected. In public hearings all questions and statements from the public shall be directed to the Chair. He welcomed comments from the audience on the agenda items listed for public hearing. He asked that comments be limited to five minutes and that persons speak only one time per topic. He asked that those who would like to speak raise their hand and be recognized and come to the podium and give their name and address.

ADDITIONS OR DELETIONS TO AGENDA

Mayor Osbon asked if there were any additions or deletions to the agenda.

Mayor Pro Tem Ebner stated there is one addition under Presentations which will be Item 2A. This item is a presentation on marketing of the City of Aiken. Councilman Dewar stated he would like to add an item at the end of the agenda to make a comment from the Municipal Association meeting in Charleston,

Mayor Pro Tem Ebner moved that the agenda be amended to add the two items noted. The motion was seconded by Councilman Dewar and unanimously approved.

MINUTES

The minutes of the Work Session and Regular Meeting of July 11, 2016, were considered for approval. Councilwoman Diggs moved, seconded by Councilman Homoki, that the minutes of the Work Session and Regular Meeting of July 11, 2016, be approved. The motion was unanimously approved.

PRESENTATIONProclamationDonna Moore WesbyEducation Matters

Mayor Osbon stated a proclamation honoring Donna Moore Wesby for the 100th episode of Education Matters had been prepared.

Councilwoman Price read the proclamation honoring Donna Moore Wesby. Mayor Osbon and Councilwoman Price presented the proclamation to Ms. Wesby.

National Community Health Center Week
Proclamation

Mayor Osbon stated a proclamation had been prepared designating August 7-13, 2016, as National Community Health Center Week.

Councilwoman Diggs read the proclamation. Mayor Osbon and Councilwoman Diggs presented the proclamation to CEO Carolyn Emanuel-McClain of the William Clyburn Center for Primary Care.

Marketing Analysis
Branding and Marketing
Hospitality Tax Funds
Strategic Plan
Community Design Solutions
Randy L. Wilson

Mayor Osbon stated the next item is a presentation by Randy Wilson, of Community Design Solutions. The presentation is a proposal about what the city is considering doing for marketing and branding the city.

Mr. Wilson, of Community Design Solutions, stated he had worked with the Main Street Program over the years. He pointed out the city had recently conducted a Community Visioning Session and had also done a base line assessment in association with the Main Street South Carolina. Council had also conducted a Strategic Plan session. Mr. Wilson presented a proposal for a Market Analysis and a branding and marketing workshop. He pointed out that the marketing team would provide creativity, expertise and experience necessary to provide effective long-range market-based economic development solutions for Aiken and create a branding system for Aiken. He said these two steps are part of the implementation of the vision of the Strategic Plan. The marketing analysis would address the downtown central business corridor area as well as the adjacent northside community. He pointed out that Aiken has a lot to offer and has multiple assets to offer and promote such as the equine industry, retirement market, history, etc. He proposed that they develop a complete wayfinding sign system as well as a signage plan, including a kiosk for orienting travelers in the downtown to shops, restaurants and lodging. Mr. Wilson noted the next proposal was for branding and marketing. The branding team will study Aiken and its environs to understand the assets and create graphic design elements to capture the assets through logos, taglines, web sites and marketing and work with additional entities such as the Chamber of Commerce, USC Aiken, Aiken Downtown Development, etc. to take a fresh look at their brands and suggest enhancements to coordinate with the overall brand system. Mr. Wilson stated he would also like to have illustrations, photo renderings and models that illustrate the kind of plans and desires that the people have communicated in the city and animate plans like the former Union Street plan and bring those things to life with renderings. He noted that Aiken's parkways are great assets and team members would like to consider designs for them. He said he would like to bring his skills and visualization for those efforts so we can respond to the public's desire to see the actual vision.

Councilman Dewar commented that he hoped Mr. Wilson would be able to provide some help with marketing the city to those who live in donut holes to encourage them to annex to the city. He also asked why the proposal was presented in two bids. He also noted what good would be done for the city in this process.

Ms. Donna Wesby commented that she understood about highlighting the city's assets, but was concerned about attracting the young professionals to the city and getting them involved.

Ms. DeeDee Vaughters, 1022 South Boundary Avenue, was concerned about how much had been spent on Main Street USA so far and was concerned about spending an additional \$46,500 for the proposals by Mr. Wilson which is for more analysis. She noted there would also be more costs involved to go forward after the analysis. She was concerned there would be more studies and analysis with money being spent and nothing done.

Presentation

Energy & Environmental Committee

Plastic Bags

Mayor Osbon stated representatives from the Energy and Environmental Committee have asked to be on the agenda to make a presentation to Council regarding the use and disposal of plastic bags. The Committee is emphasizing the disposal and elimination of plastic bags as part of their litter control initiative.

Mr. Ron Dellamora, Chairman of the E & E Committee, stated that Andy Hallen, Vice President of the committee, will make a presentation to City Council. Previous presentations have been about Earth Day, but this presentation will be on litter control. He noted that in the news South Carolina is seen as one of the dirtiest states from a litter standpoint in the country. The vision of the Energy & Environmental Committee is that they would like to see a cleaner environment and city. He said that Mr. Hallen would talk about a proposal with some suggestions they would like for Council to make to improve beautification.

Mr. Hallen reviewed and discussed a presentation pertaining to the use and disposal of plastic bags. He discussed why disposable plastic shopping bags are a problem, what can be done about them, what is being done elsewhere, and a course of action for Aiken.

Mr. Hallen pointed out some things that can be done to mitigate the plastic bag problem. These include: enhanced education to encourage consumers to use reusable bags, enhanced education plus ban on disposable plastic bags, enhanced education plus a mandatory advanced recovery fee (ARF) on plastic bags, enhanced education plus ARF on all disposable shopping bags.

Mr. Hallen proposed that Council take a stand and adopt legislation similar to the ban passed by the City of Isle of Palms. He suggested that the ban be effective one year after passage of the legislation and use that year to explain to our citizens why plastic bags are a problem, and encourage consumers and retailers to work together to make the transition. A copy of the law passed by the City of Isle of Palms was provided to Council. He pointed out that they were not asking for legislation for a ban on all plastic bags, just the light weight one-use small shopping bags which could easily and effectively be eliminated. That would be making a major step forward in our battle with litter.

Councilman Homoki asked if the Energy and Environmental Committee had explored the possibility of the use of biodegradable paper bags and if that would have an effect on the environment.

Mr. Hallen responded that paper bags are not as bad as plastic bags and some of the stores in the Isle of Palms are using paper bags. Paper bags are acceptable, and the key is to eliminate plastic bags that are causing the problem.

Mayor Osbon thanked Mr. Hallen and the E & E Committee for the presentation. He suggested that a program with statistics and the information given to Council be put on Channel 4 as information for the citizens.

Mr. Hallen stated the Energy and Environmental Committee looks forward to a timely passage of a ban on plastic bags and working with Council and the business community to make Aiken more litter free and an environmentally friendly city.

Councilman Dewar suggested that this is an area where we could work with Aiken County. He noted that Aiken County has recognized that we have a litter problem in the county. He suggested there could be a work session on the matter.

BOARDS AND COMMISSIONS

Appointments

Richard Funkhouser

General Aviation Commission

Rebecca Vigné

Election Commission

Municipal Election Commission

Alice Knowles

Maureen Quinn

Equine Committee

Mayor Osbon stated Council needed to discuss appointees to various city boards, commissions, and committees.

Mr. Klimm stated Council has 22 pending appointments to fill vacancies on different City boards, commissions, and committees. Four appointments are presented for Council's consideration and vote at the meeting tonight.

Councilman Dewar has recommended the appointment of Richard Funkhouser to the General Aviation Commission to fill the position of Don Barnes. If appointed Mr. Funkhouser's term would expire September 1, 2018.

Councilman Ebner has recommended the appointment of Rebecca Vigné to the Municipal Election Commission to fill the unexpired term of Ray Visotski. If appointed, her term would expire August, 2019. Election Commission members are appointed by Council at large and terms are for six years.

Also, at Council's request the Equine Committee has recommended the appointment of Alice Knowles and Maureen Quinn to the Equine Committee. Ms. Alice Knowles, who was raised in Aiken, is in the Thoroughbred industry and is Vice President of the Aiken Training Track, on the Whitney Barn Committee, and owns a Thoroughbred barn on Orangeburg Street. Ms. Maureen Quinn was raised in Aiken, lives in the horse district, and is very knowledgeable in the discipline of driving.

For Council consideration is the appointment of Richard Funkhouser to the General Aviation Commission, and the appointment of Rebecca Vigné to the Municipal Election Commission. Also, for Council consideration is the appointment of Alice Knowles and Maureen Quinn to the Equine Committee.

Councilman Dewar moved, seconded by Councilwoman Price, that Richard Funkhouser be appointed to the General Aviation Commission, Rebecca Vigné to the Municipal Election Commission, and Alice Knowles and Maureen Quinn to the Equine Committee. The motion was unanimously approved.

No nominations were made for appointments at the next Council meeting.

ORDINANCE 08082016

Development Agreement

Henbell Walton Way Investments, LLC

2270 Whiskey Road

Mayor Osbon stated an ordinance had been prepared for second reading and public hearing authorizing the City of Aiken to enter into a Development Agreement with Henbell Walton Way Investments, LLC for the development of property located at 2270 Whiskey Road.

Mayor Osbon read the title of the ordinance.

AN ORDINANCE AUTHORIZING THE CITY OF AIKEN TO ENTER INTO A DEVELOPMENT AGREEMENT WITH HENBELL WALTON WAY INVESTMENTS, LLC FOR THE DEVELOPMENT OF PROPERTY LOCATED AT 2270 WHISKEY ROAD.

Councilman Dewar moved, seconded by Councilman Ebner, that Council approve on second reading an ordinance authorizing the City of Aiken to enter into a development agreement with Henbell Walton Way Investments, LLC for the development of property located at 2270 Whiskey Road.

Mr. Klimm stated in September, 2015, City Council gave us permission to have Hass and Hilderbrand study the feasibility of extending sanitary sewer and storm sewer infrastructure from the property boundary formerly occupied by TD Bank to the south and to Krispy Kreme and Harbor Freight Tools to the north. The analysis was completed in December, 2015 and shared with Henbell Walton Way Investments LLC as part of their development of the Krispy Kreme and Harbor Freight property. As part of these improvements, they will extend storm sewer and sanitary sewer to the northern edge of their parcel. As potential development occurs on property at the intersection of Beatty Lane and Whiskey Road, connections for this infrastructure will be available.

A development agreement has been prepared for the City to pay up to \$20,500 for sanitary sewer and \$18,000 for storm sewer to Henbell Walton Way Investments LLC as part of their improvements to this property. Engineering and Utilities staff have reviewed the costs for this project and recommend this work. The development agreement has been reviewed by staff and the City Attorney. This cost will be reimbursed to us when property at Beatty Lane and Whiskey Road is developed. Money from the Economic Reinvestment Fund will be used to pay for this expenditure [027-1801-418.90-87 Enterprise Capital Reserve Account].

City Council approved this ordinance on first reading at the July 11, 2016, meeting. For City Council consideration is second reading and public hearing of an ordinance authorizing the City of Aiken to enter into a development agreement with Henbell Walton Way Investments, LLC for the development of property located at 2270 Whiskey Road.

Mayor Osbon asked for comments from the audience and Council.

Mr. Dennis Trotter of Henbell Walton Way Investments was present to answer any questions.

Mayor Osbon called for a vote on the motion by Councilman Dewar, seconded by Councilman Ebner, that Council approve on second reading an ordinance authorizing the City of Aiken to enter into a development agreement with Henbell Walton Way Investments, LLC for the development of property located at 2270 Whiskey Road. The motion was unanimously approved.

NORTHSIDE PARK – RESOLUTION 08082016A

Phase I

U.S. Highway 1

Parks, Recreation & Tourism Department

CHA Consulting, Inc.

Contract

Mayor Osbon stated staff would like Council approval of a contract with CHA Consulting to begin work on Phase I of the Northside Park Project.

A RESOLUTION AUTHORIZING THE CITY OF AIKEN TO ENTER INTO A CONTRACT WITH CHA CONSULTING, INC. TO PROVIDE PROFESSIONAL SERVICES FOR THE NORTHSIDE PARK

Councilwoman Diggs moved, seconded by Councilwoman Price, that Council approve the resolution authorizing approval of the contract with CHA for professional services for the Northside Park.

Mr. Klimm stated At the June 27, 2016, meeting, Council directed staff to draft an updated contract with CHA so we can proceed with Phase I of the Northside Park. This updated contract will enable them to shepherd us through this first part of the project which will include greenspace, a one-mile trail, an amphitheater, an ADA-accessible playground and amphitheater along with necessary infrastructure.

Staff, the City Attorney and CHA have reviewed the modified contract that Council approved on November 23, 2015, that contains the following updated terms:

1. The design phase fee includes 5.0% of the construction value based on an estimate of \$2.154 million with a fee not to exceed \$107,725.
2. The construction phase fee includes 0.5% of the construction value based on an estimate of \$2.154 million with a fee not to exceed \$10,772.50.
3. The construction administration/management support phase fee includes 1.0% of the construction value based on an estimate of \$2.154 million with a fee not to exceed \$21,545.
4. CHA will submit invoices every 30 days.
5. Any amounts above the percentages or charges stated in the contract must be approved by City Council.
6. These fees and terms supersede the Agreement for Professional Services "Professional Fees Exhibit C" approved by City Council at the November 23, 2015, meeting.
7. CHA will submit invoices for work provided through June 30, 2016. All subsequent work will be under terms in this new agreement.
8. CHA will submit monthly subcontractor invoices for Data Collection to the City.
9. CHA and City staff will report on the project status each month through the completion of Phase I activities.

For City Council approval is a contract with CHA for the Northside Park.

Mayor Osbon asked for comments from the audience and Council.

Councilman Ebner asked that the concept plan and cost estimates presented to Council on June 27, 2016, be attached to the resolution approving the contract. He asked that the motion be amended to include the attachments.

Mr. Gary Smith, City Attorney, stated the motion could be amended to include the approved concept plan and cost estimates with the existing contract with CHA.

The amendment was accepted by Councilwoman Diggs and Councilwoman Price.

Mayor Osbon called for a vote on the motion by Councilwoman Diggs, seconded by Councilwoman Price, that Council approve the resolution authorizing approval of the contract with CHA for professional services for the Northside Park as amended to include the attachments. The motion was unanimously approved.

REZONE – ORDINANCE

Michael Calhoun
Town Creek Road
TPN 106-18-19-003 (portion)
TPN 106-18-19-014 (portion)

Mayor Osbon stated an ordinance had been prepared for first reading to amend the Zoning of property owned by Michael Calhoun on Town Creek Road from Residential to Office/Institutional.

Mayor Osbon read the title of the ordinance.

AN ORDINANCE AMENDING THE ZONING OF REAL ESTATE OWNED BY
MICHAEL CALHOUN FROM RESIDENTIAL SINGLE-FAMILY (RS-6) TO
OFFICE/INSTITUTIONAL (O).

Councilman Ebner moved, seconded by Councilman Homoki, that Council approve on first reading an ordinance to rezone a .73 acre parcel and one-half lot of a .65 acre parcel from Residential Single-Family (RS-6) to Office (O).

Mr. Klimm stated Michael Calhoun, owner and developer of property on the south side of Town Creek Road just off Silver Bluff Road, has requested that a .73 acre parcel and one-half lot consisting of a .65 acre parcel be rezoned from Residential Single-Family (RS-6) to Office (O).

In May, 2015, Mr. Calhoun requested and received approval to rezone some property on Town Creek Road from RS-6 to Office (O). This request would be an expansion of the existing adjacent zoning to provide the acreage needed to accommodate additional office buildings, and to rectify the split Residential Single-Family (RS-6) and Office (O) zoning across Tract 2. Presently the property is zoned RS-6 and office and professional uses are not allowed within the RS-6 zone.

The Planning Commission at their July 12, 2016, meeting reviewed Mr. Calhoun's request for rezoning. After review the Planning Commission voted 6-1 to recommend approval of the rezoning to Office zoning for property on Town Creek Road as requested.

For Council consideration is first reading of an ordinance to rezone a .73 acre parcel and one-half lot of a .65 acre parcel from Residential Single-Family (RS-6) to Office (O). Upon Council approval second reading and public hearing of the ordinance will be held at the next regular meeting of Council.

Mayor Osbon asked for comments from the audience and City Council.

Councilman Dewar pointed out to Mr. Calhoun that there have been some neighbors who have been disappointed with the removal of all the trees.

Mr. Calhoun stated there were two issues he had to deal with on the property with one being elevation differences. The other issue is there is no outfall. He pointed out that almost 40% of the property is retention because he did not want to have an issue with drainage on neighboring property. In order to hold water on the site and balance the site, there was no way to keep trees on the property. He also pointed out that on the south boundary of the property there was a 10 foot existing easement behind the existing houses where there were no trees. He said he exposed an existing easement which normally would have had trees.

Mayor Osbon stated he thought there was supposed to be a 20 foot buffer between the development and the existing residential area. Mr. Calhoun responded they had done exactly what the code requires. He noted that once they plant trees in the area that will help.

Mayor Osbon called for a vote on the motion by Councilman Ebner, seconded by Councilman Homoki, that Council approve on first reading an ordinance to rezone a .73 acre parcel and one-half lot of a .65 acre parcel from Residential Single-Family (RS-6) to Office (O). The motion was approved by a vote of 5 in favor and 1 opposed. Councilman Dewar opposed the motion.

ORDINANCE

Concept Plan
Mundy's Corner
2948 Whiskey Road
Whiskey Road
Powderhouse Road
TPN 123-11-01-002

Mayor Osbon stated an ordinance had been prepared for first reading to amend the Concept Plan for Mundy's Corner located on Whiskey Road at Powderhouse Road.

Mayor Osbon read the title of the ordinance.

AN ORDINANCE AMENDING THE CONCEPT PLAN FOR MUNDY'S CORNER, LLC.

Councilman Ebner moved, seconded by Councilwoman Price, that Council approve on first reading an ordinance to amend the Concept Plan for 2948 Whiskey Road which was approved by Ordinance 01252016A and allow the owner to develop the property as set forth in Option A or Option B with the conditions as listed without having to come back to the city for reconsideration.

Mr. Klimm stated Mundy's Corner, LLC, applicant/owner, has requested approval of a revised Concept Plan designated as Option A for a convenience store and 10 double-sided fuel dispensers to be located at the corner of Whiskey Road and Powderhouse Road. The applicant is also requesting that the original concept plan granted by City Council by Ordinance 01252016A be designated as Option B. Option B consists of a convenience store, a car wash, and 6 two-sided fuel dispensers. The purpose of this designation is to allow the owner to develop this property as set forth in Option A or Option B without having to come back to the city for reconsideration. The property at 2948 Whiskey Road consists of one lot with road frontage on Whiskey Road and Powderhouse Road. This property was the previous location of the Mundy's Package Store and shops.

The Planning Commission at their July 12, 2016, meeting reviewed the request for revision of the Concept Plan and unanimously recommended approval to City Council with the following conditions:

- a. That approval of the concept plan include approval of any use allowed in the PC zone.
- b. That cross access be provided unless the Planning Director deemed it inappropriate or impractical to connect to future adjacent development.
- c. That the developer complies with any recommendations from the City's On-Call traffic engineer.
- d. That a revised concept plan listing conditions of approval and any changes required by City Council be submitted within 180 days.
- e. That the applicant sign an agreement stating the conditions of approval within 180 days.

For City Council consideration is first reading of an ordinance to amend the Concept Plan for 2948 Whiskey Road which was approved by Ordinance 01252016A and allow the owner to develop the property as set forth in Option A or Option B with the conditions as listed without having to come back to the city for reconsideration.

Mayor Osbon asked for comments from the audience and Council.

Mr. Michael Locascio, 668 Kensington Court, President of the Kensington Property Owners Association, stated the Association is in favor of the development of Mundy's corner property. They felt anything would be an improvement over what they have now. He noted that the Property Owners Association's preference for the development was Option B without the car wash.

Mr. Philip Green, Southern Partners, 1233 Augusta West Parkway, Augusta, GA, stated they were back before Council asking for a revised concept as the potential client changed some items. He said a traffic study was redone, and they would abide by all the recommendations from the Planning Commission. Mr. Green pointed out that the recommendations in the traffic study were for a dedicated right turn lane for the northbound moving onto Whiskey Road. He also noted in the traffic study there was a recommendation for a dedicated movement for the left turn off Whiskey onto Powderhouse Road.

Mayor Osbon called for a vote on the motion by Councilman Ebner, seconded by Councilwoman Price, that Council approve on first reading an ordinance to amend the Concept Plan for 2948 Whiskey Road which was approved by Ordinance 01252016A and allow the owner to develop the property as set forth in Option A or Option B with the conditions as listed without having to come back to the city for reconsideration. The motion was unanimously approved.

BUDGET – ORDINANCE

Gem Lakes Extension Road Repair
The Miller Group, Inc.

Mayor Osbon stated an ordinance had been prepared for first reading to amend the FY 2016-17 budget to repair the roads in Gem Lakes Extension.

Mayor Osbon read the title of the ordinance.

AN ORDINANCE TO AMEND ORDINANCE NUMBER 02222016 REGARDING ROAD REPAIRS IN GEM LAKES EXTENSION.

Councilman Ebner moved, seconded by Councilwoman Diggs, that Council approve on first reading an ordinance to amend the FY 2016-17 budget to provide funding to repair the roads in Gem Lakes Extension.

Mr. Klimm stated Council approved spending up to \$222,000 through interfund borrowing to repair Moultrie Drive and Huron Drive in Gem Lakes Extension. A recent bid opening was conducted and one vendor submitted a bid: The Miller Group of Morrow, Georgia. This group has extensive experience performing the Full Depth Reclamation [FDR] that Council selected as the preferred repair method for this road. The cost is \$285,253.80. Rick Toole and George Grinton have met with the contractor to review the bid and recommend we proceed with The Miller Group with a proposed amount of \$300,000 to include contingency. We believe the cost will ultimately be lower, as much of the excavated material can be used by City staff for other projects instead of being hauled off to a landfill. If Council accepts this proposal and passes the ordinance at first reading, we would like to have second reading at a Special Meeting on August 16, because the contractor could begin work by the end of August, before they leave the area to work for several months in Alabama.

For Council consideration is first reading and public hearing of an ordinance to amend the FY 2016-17 budget to repair roads in Gem Lakes Extension.

Mayor Osbon asked for comments from the audience and City Council.

Mayor Osbon called for a vote on the motion by Councilman Ebner, seconded by Councilwoman Diggs, that Council approve on first reading an ordinance to amend the FY 2016-17 budget to provide funding to repair the roads in Gem Lakes Extension and that second reading and public hearing be set for a Special Meeting to be held on August 16, 2016, at 6:30 P.M. The motion was unanimously approved.

HOSPITALITY TAX FUNDSMarket AnalysisBranding and MarketingStrategic Plan

Mayor Osbon stated a request had been made to spend Hospitality Tax funds for a Market Analysis and Branding and Marketing.

Councilman Ebner moved, seconded by Councilwoman Price, that Council approve the request to spend Hospitality Tax money for a market analysis and branding and marketing studies.

Mr. Klimm stated he was very mindful of the comments that were made earlier at this meeting and understands the level of frustration that certain actions in the past have not led to the kind of productivity and the results that some may have expected. He noted that the city had gone through a Strategic Plan process and the last thing he wanted to happen for that Strategic Plan was for it to become a study sitting on a shelf collecting dust. For the Strategic Plan to be a success there are several things needed. He said staff does not have the type of analysis and information needed to conduct a scientific and professional job at retaining and supporting existing businesses downtown and/or recruiting new businesses to the open spaces in the downtown area. He said staff and many of the people who participated in the process as well as the Main Street Management Team realize we don't have the market analysis information needed. He said he was aware of the history of studies being conducted with less than fruitful results. He said regarding the issue raised about spending money on this type analysis, he would point out the tax dollars that the businesses contribute each year to the community. He would suggest that investing some money to bolster, support and increase and expand the business activity is a good thing. He said he was understanding of the comments made earlier, and he knows we need action and that is his commitment that we get results, but there are some matters that need to be addressed and the first is the market analysis to help existing businesses do better and encourage more businesses to come downtown.

Mr. Klimm stated several of our strategic visioning goals involve marketing and branding Aiken. We have been reviewing proposals from firms and would like to move forward on these projects.

First, we would like Council to consider our expenditure of up to \$22,500 from Hospitality Tax funds budgeted for a marketing analysis. This project would be completed by Community Design Solutions of Columbia in partnership with Arnett Muldrow and Associates of Greenville. They would review and recommend business recruitment and retention strategies, identify targeted retail recruitment markets, determine the level of demand for housing in our downtown area, and review, analyze the scale and location of appropriate infill development projects and the development of strategic economic incentives.

Second, we would like to spend up to \$24,000 of Hospitality Tax funds budgeted for a branding and marketing study. This study would also be performed by Community Design Solutions and Arnett Muldrow and Associates. The review would determine how to market Aiken for purposes of community pride and tourism as well as for business and industry recruitment. The team would study Aiken and create graphic design elements such as logos, taglines, and web sites that can promote Aiken.

For Council consideration is a request to spend Hospitality Tax Money for market analysis and branding and marketing studies.

Ms. Barbara Stafford, 1310 Colleton Avenue SE, asked for the amount paid to the consulting firm that held the public meeting in the Conference Center. Mr. Klimm responded that he would get that information to Ms. Stafford. Ms. Stafford expressed concern about using funds from the Hospitality Tax for various things, input from citizens being ignored, and also about projects being forgotten and shelved.

Mayor Osbon pointed out that by state statute the Hospitality Tax funds can only be spent for certain things and that is being followed.

Mr. Jeffery Jordan, 130 Robinwood Drive, stated if someone could come in and give him some points of action for his business and for the city to help promote the downtown and Aiken, he would appreciate it and that would be helpful. He noted that sometimes recommendations are made, but they are not palpable to some people and they don't want to go forward with the recommendations. He felt we need to be willing to move forward with recommendations.

Ms. Jane Page Thompson, 240 Knox Avenue, noted that the Lower Savannah Council of Governments and the Municipal Association of South Carolina of which the city is a member include the proposed project as a part of the membership fee. She also expressed concern about studies being done and then shelved. She expressed concern about having an outside firm do a study when there are citizens in Aiken who are licensed to do such studies. She noted that the City had gone through wayfinding in the last six years and logo branding and website branding in the last eight years. Ms. Thompson suggested that Council spend \$50,000 from the Hospitality Tax money to help the local businesses by paying a lobbyist to lobby Columbia to get rid of the business fixtures tax that businesses have to pay on their computers, furniture, and shelves. She pointed out that a suggestion from the earlier meetings was that an exit interview process be set up for businesses who go out of business and find out why they left. She asked that Council delay spending any more money at this time and consider information that is available for a lot less money locally. She felt that transportation should be a part of the plan and a modified transportation plan is something that could be implemented with the Hospitality Tax revenue.

Mr. Nathan Powell, 1020 Spaulding Avenue, pointed out that a few months ago there was discussion on a study that was done regarding bike paths. He wondered if Mr. Wilson's scope of work would include bicycle paths or if that would be a separate project. Mr. Klimm pointed out that Mr. Wilson had communicated with leaders of various organizations that are interested in alternative transportation such as Tom Lex and Gary Sullivan. He said he would pass the comments on to Mr. Wilson and would pursue this to make sure there is coordination.

Mayor Osbon called for a vote on the motion by Councilman Ebner, seconded by Councilwoman Price, that Council approve the request to spend Hospitality Tax money for a market analysis and branding and marketing studies as presented by Mr. Wilson. The motion was unanimously approved.

RESOLUTION 08082016B

SCDOT
South Carolina Department of Transportation
Right of Way
Contract

Mayor Osbon stated a resolution had been prepared for Council consideration to enter into an agreement with the South Carolina Department of Transportation for assistance with acquiring right of way for road widening.

A RESOLUTION AUTHORIZING THE CITY OF AIKEN TO ENTER INTO A CONTRACTUAL ARRANGEMENT WITH THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION.

Councilman Dewar moved, seconded by Councilman Ebner, that Council approve the resolution for the city to enter into an agreement with the South Carolina Department of Transportation for Right of Way Acquisition Assistance.

Mr. Klimm stated as part of our intersection improvement project at Whiskey Road and Dougherty Road, we have been acquiring rights of way. We have asked SCDOT to assist us with acquisition of the necessary additional right of way needed at property owned by Tennis Lady, Inc. [TMP 122-17-04-003], at 2205 Whiskey Road so we can move forward

with the project. SCDOT requires us to enter into an agreement that outlines their responsibilities and the City's responsibilities. SCDOT will attempt to negotiate the property acquisition in accordance with State and Federal guidelines, and, if necessary, institute a condemnation action. The City will be responsible for all costs, including right of way acquisition and fees associated with legal and other professional services.

For Council approval is a resolution to enter into an agreement with the South Carolina Department of Transportation for Right of Way Acquisition Assistance.

Mr. Klimm asked Gary Smith, City Attorney, to make some comments on what has been done so far.

Mr. Gary Smith, City Attorney, noted that Council is aware that the city has been engaged in numerous conversations with the owner of the property known as the Bowling Alley, and the conversations we have had with the owner have not resulted in a successful negotiation in terms of acquisition price for the right of way. In order to move the project forward that Council approved some time ago, it appears that it is necessary to get the South Carolina Department of Transportation involved. SCDOT will move the process forward with acquisition of the right of way.

Mr. Phil Croll, 209 Fox Lea Trail, stated he had previously served on the Regional Transportation Committee for about 15 years representing the city. He expressed concern about right of way for another right turn lane into Whiskey Road. He suggested that the storm drain on Whiskey be raised and that would improve the turning radius onto Whiskey Road. He also suggested that if another lane is needed that the sidewalk area alongside Walgreens be used for the lane. He noted that he had not seen people using the sidewalk in that area. He felt that would save a lot of money rather than doing eminent domain alongside the Bowling Alley and moving power poles, etc. He felt the city could use their money in a better manner.

Mr. George Grinton, Engineering and Utilities Director, stated the Dougherty Road-Whiskey Road intersection improvements were designed by professional engineers with the objective to improve the intersection with two right turn lanes so traffic could proceed faster through the intersection. He pointed out the storm drain at the intersection does need to be raised and will be corrected with the project. Mr. Grinton pointed out that to do any projects on state roadways an encroachment permit must be obtained, and they are not inclined to remove sidewalks when they are installed, but actually want to add sidewalks. He noted that an evaluation had been done at this intersection by the Arts Subcommittee for Pedestrian and Bicycles and they were surprised at how many people were using the sidewalk at Walgreens. Mr. Grinton noted that the amount of right of way had been minimized, but the utilities and power pole would have to be relocated.

Councilman Dewar noted that at the other end of Dougherty Road at Silver Bluff a dedicated right turn lane was installed and it significantly improved the traffic flow. It is the feeling that another dedicated right lane from Dougherty to Whiskey would significantly improve the traffic flow there.

Ms. Maryanne Budnichuk, Tennis Lady, 1310 Moultrie Drive, stated she was in favor of SCDOT taking over negotiation of the acquisition of the property if they will consider the business impact this would have on her property. She felt no one had bothered to hear from her. If SCDOT is willing to go the whole way in determining all the impact this would have on her property and not just the 104 square feet, but 140 square feet plus a huge amount of frontage that they would be blocked from her property, she is in favor of SCDOT taking over negotiations of the acquisition as long as they will consider all the impact the widening would have on her property.

Councilwoman Price wondered whether we have considered all the comments that had been made regarding the right of way, fixing the drainage, and the costs for the intersection improvements.

Mr. Grinton stated we had reviewed whether we could shift the intersection to the left, but that was evaluated as being impractical because it would decrease the safety of the

intersection, and it was also a more expensive alternative. He noted that in consideration of the parking in front of the Bowling Alley, two-thirds of the parking spaces are in the state right of way already. The fact that the current parking is actually on the right of way creates a problem for the Bowling Alley business but it is actually the state's right-of-way.

Mayor Osbon called for a vote on the motion by Councilman Dewar, seconded by Councilman Ebner, that Council approve the resolution for the city to enter into an agreement with the South Carolina Department of Transportation for Right of Way Acquisition Assistance for the Dougherty Road intersection improvements. The motion was unanimously approved.

SCHEDULE

City Council Meeting September, 2016

Mayor Osbon stated a request had been made to cancel the Council meeting scheduled for September 26, 2016.

Councilwoman Diggs moved, seconded by Councilwoman Price, that Council cancel the September 26, 2016, Council meeting to allow staff to attend the ICMA conference.

Mr. Klimm stated staff is asking Council to consider cancelling the second Council meeting in September which is scheduled for September 26, 2016. The annual International City Managers Association Conference (ICMA) is scheduled for September 23 - 28, 2016. The City Manager and Assistant City Manager would like to attend this conference. If some urgent matters come up, a special meeting could be scheduled if needed.

For Council consideration is the request to move the September meeting or cancel the City Council meeting scheduled for September 26, 2016.

Mayor Osbon called for a vote on the motion by Councilwoman Diggs, seconded by Councilwoman Price, that the Council meeting scheduled for September 26, 2016, be cancelled. The motion was unanimously approved.

INFORMATION

City Council Minutes

Councilman Dewar pointed out that at one of the presentations at the Municipal Association of South Carolina regarding parliamentary procedures, one of the slides was about minutes. It noted that minutes are to reflect the date, time, place, members present, discuss motions and disposition, discuss how the vote is recorded of the individual members and the members, including the Mayor, should all vote or abstain. He noted that minutes are the record of what was done by the Council not what was said by individuals. He pointed out that we now have the audio recordings of the meetings, and he felt we could get to the point where we literally record what is done and not who said what. If there are questions regarding the meeting, we could listen to the audio recording. He noted that this applies to minutes of the boards and commissions also. It was felt the matter could be handled administratively.

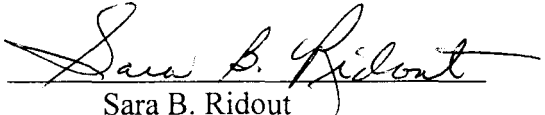
Councilman Ebner stated his comment is that whatever is required by law should be word for word and not edited. Councilwoman Diggs asked if that meant to keep doing the minutes the way we are presently doing them. Councilman Ebner pointed out what was said is that we would not write down the comments of the audience, but whatever Council said or did would need to be word for word. Councilman Dewar disagreed. Councilman Ebner stated we can't have someone editing what Council says. Councilman Dewar pointed out that minutes are a record of what was done by Council not what was said by individuals. He said if someone wants to know what each said, they could listen to the audio. He said all that is needed is that a motion was made and whether it was approved. It is not necessary to write who said what in support of the motion.

Mayor Osbon asked the City Manager to see that we are in compliance with the recommendation of the MASC regarding the minutes of meetings.

Mayor Osbon pointed out that the PRT Department had hosted the Dixie and Junior Dixie State Championships in Aiken. He said the staff had done a great job in hosting these events.

ADJOURNMENT

There being no further business, Councilwoman Price moved that the meeting adjourn. The motion was seconded by Councilman Homoki and unanimously approved. The meeting adjourned at 8:57 P.M.


Sara B. Ridout
City Clerk