

Aiken City Council Minutes

September 8, 1997

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

Absent: Councilman Radford.

Others Present: Steve Thompson, Gary Smith, Roger LeDuc, Anita Lilly, Carrol Busbee, Stanley Quarles, Ed Evans, Andy Anderson, Leasa Segura, Sara Ridout, Tom Smith of the Aiken Standard, Chandra McLean of the Augusta Chronicle, and 32 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 August 11, 1997 and the special meeting of August 18, 1997, were considered for approval. Councilwoman Papouchado moved that the minutes of both meetings be approved as written. The motion was seconded by Councilwoman Price and unanimously approved.

PRESENTATIONS

Thomas, Frances  
Assistant City Manager

Mayor Cavanaugh stated Frances Thomas, Assistant City Manager, had resigned from the City of Aiken to relocate to Rock Hill, SC. He said Council wanted to present a plaque to her for her service to the City of Aiken.

Mr. Thompson stated Ms. Thomas had served the City of Aiken as the Assistant City Manager for six years and during this time the city had undergone a tremendous amount of change and improvement. He stated Ms. Thomas joined the city in July, 1991, and he reviewed the events which had occurred since Ms. Thomas had been working with the city.

Mayor Cavanaugh presented Ms. Thomas with a plaque and a Key to the City for her service to the City of Aiken.

Sand River Women's Club  
Hahn Village Children

Mayor Cavanaugh stated the Sand River Women's Club and the children of Hahn Village wanted to make a presentation to the city.

Mr. Thompson stated Ms. Margaret Shealy was present to present to Council a mural painted by the children of Hahn Village.

Ms. Margaret Shealy asked that Lorenzo Williams, Carol Ryder, Madeline Corley and the young artists show the mural to the audience and Council. The theme of the mural was My House. Ms. Shealy stated she was the Chairman of the Arts Committee for the Sand River Women's Club and the group was presenting the mural to Council for hanging in the entrance to City Hall. The theme My House was chosen to help the children to focus on the artistic beauty of their own homes and neighborhoods.

BOARDS AND COMMISSIONS

Appointments  
Accommodations Tax Committee  
Erb, Sam  
Environmental Committee  
Thompson, Chris  
Park Commission  
Beasley, William

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

Mr. Thompson stated City Council appoints volunteers to the Boards and Committees of the city, and Council needs to consider appointments to the Accommodations Tax Committee, the Environmental Committee, and the Park Commission.

The process adopted by City Council includes nomination by individual members of Council for these volunteers, with confirmation by the full Council.

Councilwoman Papouchado moved that William Beasley be reappointed to the Park Commission with the term to expire December 1, 1999, Sam Erb reappointed to the Accommodations Tax Commission with the term to expire March 25, 1999, and Chris Thompson reappointed to the Environmental Committee with the term to expire December 31, 1999. The motion was seconded by Councilman Anaclerio and unanimously approved.

ANNEXATION - ORDINANCE 090897

179 Dogwood Road  
Horton, Edna  
Tax Parcel No. 30-056.0-01-013

Mayor Cavanaugh stated this was the time advertised for the second reading and public hearing on an ordinance to annex 179 Dogwood Road.

Mr. Thompson read the title of the ordinance.

AN ORDINANCE TO ANNEX TO THE CORPORATE LIMITS OF THE CITY OF AIKEN CERTAIN PROPERTY CONSISTING OF ONE (1) LOT CONSISTING OF .36 ACRES OF LAND, MORE OR LESS, OWNED BY EDNA M. HORTON, AND LOCATED AT 179 DOGWOOD ROAD, BEING KNOWN AS TAX MAP PARCEL NUMBER 30-056.0-01-013 AND TO ZONE THE SAME SINGLE FAMILY RESIDENCE (R-1).

Mr. Thompson stated the city has received a petition from Ms. Edna Horton, of 179 Dogwood Road, requesting annexation. Ms. Horton would like to annex to obtain the services of the city. The Planning Commission has reviewed the request and recommended annexation to City Council under the R-1 Single Family Residence zoning.

The public hearing was held and no one spoke.

Councilman Anaclerio moved, seconded by Councilwoman Papouchado and unanimously approved, that Council pass the ordinance on second and final reading to annex 179 Dogwood Road and zone it R-1, Single Family Residential, and that the ordinance become effective immediately.

MORGAN STREET - ORDINANCE 090897A

Foster Parents' Association  
631 Morgan Street

Mayor Cavanaugh stated this was the time advertised for the second reading and public hearing of an ordinance to donate the property at 631 Morgan Street to the Foster Parents' Association.

Mr. Thompson read the title of the ordinance.

AN ORDINANCE AUTHORIZING THE CITY TO DONATE REAL ESTATE LOCATED AT 631 MORGAN STREET TO THE AIKEN COUNTY FOSTER PARENTS' ASSOCIATION FOR THE PURPOSE OF HOUSING THEIR OFFICES.

Mr. Thompson stated that in December, 1996, City Council accepted the donation of property at 631 Morgan Street from an individual interested in donating the property to the city. This property is outside the city limits, and it appears to be in poor shape. The city does not have any plans for this property. The city has been approached by the Aiken County Foster Parents' Association, asking if the city would donate this property to the Association, and City Council has indicated that a donation is possible, with the deed restriction that the property is to be annexed to the city when the property becomes contiguous.

The public hearing was held.

Mr. Farrell Clark, President of the Aiken County Foster Parents' Association, spoke in favor of Council donating the property at 631 Morgan Street to the Foster Parents' Association. He said the Association needs a place to meet and felt this would be a good project for the Association to help upgrade the house and help improve the neighborhood.

Councilwoman Papouchado moved, seconded by Councilman Anaclerio and unanimously approved, that Council pass on second reading and final reading an

ordinance to donate the property at 631 Morgan Street to the Foster Parents' Association with the condition that an annexation agreement be executed and the ordinance to become effective immediately.

AIKEN HISTORIC REGISTER - ORDINANCE 090897B

Landmark

Rose Roof

310 York Street SE

Historic Site

Tax Parcel No. 30-051-0-11-005-0000

Mayor Cavanaugh stated this was the time advertised for the second reading and public hearing on an ordinance to designate Rose Roof at 310 York Street SE to the Aiken Historic Register as a landmark.

Mr. Thompson read the title of the ordinance.

AN ORDINANCE DESIGNATING ROSE ROOF LOCATED AT 310 YORK STREET SE AS A LANDMARK UNDER THE CITY OF AIKEN HISTORIC PRESERVATION ORDINANCE.

Mr. Thompson stated City Council has received a petition from Mr. Kenneth E. Goad, owner of Rose Roof, located at 310 York Street SE. Mr. Goad has requested that the city designate "Rose Roof" to the Aiken Historic Register as a landmark. This has been recommended for approval by the Historic Preservation Commission and the Planning Commission.

Under the designation process the property has to have been significant in the history of Aiken or have significant architecture. Rose Roof was constructed around the turn of the century, possibly as late as 1920. The home was owned by the Willcox family, owner of the Willcox Inn, and the chimneys are architecturally distinctive. Based on these factors, the Historic Preservation Commission and the Planning Commission recommended that this property is significant and should be designated to the Historic Register.

The public hearing was held and no one spoke.

Councilwoman Price moved, seconded by Councilman Anaclerio and unanimously approved, that the ordinance designating Rose Roof to the Aiken Historic Register as a landmark be passed on second and final reading to become effective immediately.

CAPITAL DEVELOPMENT PROJECTS - ORDINANCE 090897C

Financing

Mayor Cavanaugh stated this was the time advertised for the second reading and public hearing on an ordinance approving financing for the Capital Development Projects approved at the August 11, 1997, meeting of Council.

Mr. Thompson read the title of the ordinance.

AN ORDINANCE AUTHORIZING THE CITY OF AIKEN GENERAL FUND TO BORROW \$4,700,000 FROM THE CITY OF AIKEN'S VARIOUS FUNDS AND ACCOUNTS AS OUTLINED HEREINBELOW FOR THE PURPOSE OF PARTIALLY FUNDING THE RENOVATION AND NEW CONSTRUCTION OF SPECIFIC PROJECTS.

Mr. Thompson stated that at the August 11 meeting Council reviewed the priority listing of capital development projects for the city and set the priorities. He said this is second reading of an ordinance authorizing a loan of \$4,700,000 to fund the construction of these projects.

Mr. Thompson stated the staff is recommending that Council authorize a loan of \$4.7 million to fund the construction of the eight projects reviewed by Council, including the AYCC Cleanup, Citizens Park Phase II, Rye Patch Expansion, Airport Terminal, Tennis Complex, Public Safety Station 5, Crosland Park entranceway, and Woodward Tract Educational Center. This loan would be from a portion of the city's Equipment Replacement Funds. The projects will be constructed as funds are available over the next five years. The budget of the city includes \$150,000 to start the capital development projects, and we are expecting to accrue this amount for both the current fiscal year and for the next year for a total of \$300,000. This \$300,000 will be used towards these projects, and the balance of \$4.7 million will be taken as a loan.

The \$150,000 presently in the budget is not adequate for debt service for a total loan of \$4.7 million, but instead we will draw the loan funds as necessary and control the expenses so we can keep the debt service within the \$150,000 amount. Under the schedule the first principal payment will be due on September 1, 2003.

Mr. Thompson stated the city depreciates assets and sets aside money for equipment replacement. Money from this fund is invested through the Local Government Investment Pool. Through the interfund transfer the monies are treated as an investment and the city receives the same interest rate it would from the LGIP. Essentially the fund is invested locally instead of investing through the LGIP.

The public hearing was held and no one spoke.

Councilman Anaclerio moved, seconded by Councilwoman Clyburn and unanimously approved, that the ordinance be passed on second and final reading authorizing the General Fund to borrow \$4.7 million for funding the proposed capital development projects through an interfund loan.

TAX INCREMENT FINANCE DISTRICT - ORDINANCE 090897D

Funding

TIF

Streetscape Program

Downtown

Mayor Cavanaugh stated this was the time advertised for the second reading and public hearing of an ordinance to authorize the second phase of the Tax Increment Finance District Funding.

Mr. Thompson read the title of the ordinance.

AN ORDINANCE AUTHORIZING THE TAX INCREMENT FINANCING DISTRICT PHASE II TO BORROW \$1,000,000 FROM THE CITY OF AIKEN GENERAL FUND FOR THE PURPOSE OF COMPLETING VARIOUS PROJECTS LOCATED WITHIN THE CITY OF AIKEN'S TAX INCREMENT FINANCING DISTRICT.

Mr. Thompson stated with the development of the streetscape plans Council recognized that the total cost of the streetscape program will run between \$3 and \$5 million. The Tax Increment Finance District was established to make the payments on this program. City Council approved the first \$1 million of debt to pay for the streetscape plan. Over the next year the city will need to continue the financing program for the streetscape plan, and will borrow the next million dollars out of the projected three to five million dollar program. The proposed ordinance is second reading authorizing the second million dollars for the streetscape project.

Up to this date the city has spent about \$300,000 out of the first \$1 million, but there are several large projects that will draw down the balance. The program is moving into the intersections and a large portion of the center section work will be quite expensive with traffic signal posts and other expenses. We will also be moving forward with the development of PACT Offices, public restrooms, development of the parking lot, and continuation of the streetscape to the other end of the TIF District.

Mr. Thompson stated that the TIF concept has been very successful for the city. The tax revenues that are generated by the new investments in the downtown are making the payments on the loan. At this time the city receives about \$70,000 per year in revenues and this income is adequate for the expenses with debt service at this time. The downtown is continuing to develop, and we believe that the value of the property within the TIF District will continue to increase, raising our revenues and helping us with the debt service. Over the next few years we hope to keep revenues from the taxes within this district close to the level of full debt service, to keep this project paying for itself. Although the city may have some expenses associated with the streetscape program, everything that we have seen indicates that we will be close to our target of keeping this program self sustaining over the 15 year TIF period.

The public hearing was held.

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Mr. Richard Blum asked for clarification on the streetscape program projects, asking what projects were included and the area included in the TIF. He said he was concerned about how money was being expended.

Councilman Anaclerio moved, seconded by Councilwoman Papouchado and unanimously approved, that Council approve the ordinance on second and final reading authorizing Phase II of the loan to the Tax Increment Finance District.

RETIREMENT PLAN - ORDINANCE 090897E

City Council  
Elected Officials  
Amendment  
Pension Plan

Mayor Cavanaugh stated this was the time advertised for the second reading and public hearing of an ordinance to amend the city's retirement plan.

Mr. Thompson read the title of the ordinance.

AN ORDINANCE AMENDING THE COMPENSATION OF THE COUNCIL MEMBERS AND THE MAYOR OF THE CITY OF AIKEN.

Mr. Thompson stated the Pension Review Committee has been reviewing the city's retirement system for the past few years. The Pension Committee has recommended that members of City Council be included under the retirement system.

At this time, part-time employees and members of City Council are not included under the city's pension plan, but the State's retirement system does include an opportunity for retirement benefits for the members of the legislature and other members of elected city and county councils. Aiken's pension system generally mirrors the plan available through the State, and the city's Pension Committee has recommended that City Council amend the pension system to allow retirement for members of City Council.

At the last meeting City Council approved the amendments with the following guidelines:

1. Vesting at 8 years.
2. Retirement benefits to be paid with a minimum of 12 years of service on City Council, with retirement benefits to be paid at and beyond age 60.
3. Minimum monthly retirement benefits of \$100 per month for qualifying members of City Council, and \$200 per month for the Mayor. This doubling of salaries mirrors the City's compensation system for the Mayor and members of City Council.

Mr. Thompson stated the plan also includes a lump sum schedule in keeping with general vesting benefits. The Pension Committee's suggestion is that Council adopt a schedule that would allow a lump sum payment of \$2,500 on 8 years of service, \$2,600 on 9 years, \$2,700 on 10 years, and \$2,800 on 11 years of service. After 12 years, Council would receive the retirement benefit, and lump sum settlement would not be available. This removes the weighting by age, and would treat all members of City Council with equal years of service the same, and this does tie in with the fixed amount of the benefit on retirement.

Mr. Thompson stated the recommendation regarding lump sum distribution for Council changes the initial ordinance so if adopted Council would first need to amend the ordinance.

The public hearing was held and no one spoke.

Councilwoman Clyburn moved, seconded by Councilwoman Price, and unanimously approved, that Council amend the ordinance amending the Pension System to allow lump sum distributions as suggested by the Pension Committee.

Councilwoman Price moved that Council pass the ordinance as amended on second and final reading to amend the city's retirement plan to include Councilmembers and that vesting be set at 8 years, with benefits after 12 years of service, and with benefits to be paid after 60 years of age and that lump sum distributions be allowed as recommended by the Pension Committee.

The change would take effect after the November election. The motion was seconded by Councilwoman Clyburn and unanimously approved.

VEHICLE - ORDINANCE 090897F

Mayor

Mayor Cavanaugh stated this was the time advertised for the second reading and public hearing of an ordinance authorizing the use of a city vehicle for the Mayor.

Mr. Thompson read the title of the ordinance.

AN ORDINANCE AMENDING THE COMPENSATION OF THE MAYOR OF THE CITY OF AIKEN.

Mr. Thompson stated the Mayor is constantly called upon to represent the city in Aiken and around the state, and City Council has discussed the need to provide a vehicle for the Mayor's use. City Council approved this concept on first reading at the meeting of August 11, 1997, and this is presented for second reading and public hearing approval.

The City Attorney has determined that this could be construed as a compensation issue, and this is submitted to City Council as an ordinance, and accordingly would take effect after the next election. The election is scheduled for November 4, 1997. In the meantime, and on approval by City Council, we will make temporary arrangements for the Mayor to obtain or lease a vehicle through the city.

The public hearing was held.

Mr. Richard Blum asked if the alternative of reimbursing the Mayor for his travel expenses had been considered. He felt reimbursement would be more economical than leasing a vehicle or purchasing a vehicle.

Mr. Thompson stated three options had been considered, one being the reimbursement option which is the option presently being used. He said the staff also looked at leasing a vehicle or providing a city vehicle. Mr. Thompson stated the reimbursement option is the least expensive, but purchasing a vehicle is cheaper than leasing a vehicle since the city purchases the vehicles under state contract at a much lower price. He pointed out that the reimbursement method requires having a reliable car and also keeping accurate records.

Mayor Cavanaugh pointed out he tries to keep records of mileage, but it is difficult to keep records of all usage. He pointed out also it is difficult to keep records of the wear and tear on a personal car.

Councilwoman Papouchado moved, seconded by Councilman Anaclerio and unanimously approved, that the ordinance be passed on second and final reading to provide an automobile for the Mayor's business use after the election in November, 1997, and that in the meantime that perhaps a lease arrangement be made temporarily. Mayor Cavanaugh did not participate in the voting on the matter.

ZONING ORDINANCE - ORDINANCE

S.C. 118

S.C. 19 N.

Rutland Drive

Jackson, Thelma

Tax Parcel No. 00-154.0-01-003-0000

Mayor Cavanaugh stated an ordinance had been prepared for Council's consideration to rezone property at the corner of S.C 19 and Rutland Drive from R-1A Single Family Residential to Neighborhood Business and Light Industrial.

Mr. Thompson read the title of the ordinance.

AN ORDINANCE AMENDING THE ZONING OF REAL ESTATE LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF HIGHWAY 19 AND RUTLAND DRIVE (SOUTH CAROLINA HIGHWAY 118), TAX MAP PARCEL NUMBER 00-154.01-003, FROM SINGLE FAMILY RESIDENTIAL TO NEIGHBORHOOD BUSINESS AND LIGHT INDUSTRIAL.

Mr. Thompson stated City Council has received a petition to rezone 51.2 acres of property located at the intersection of Highway 19 and Rutland Drive. This property is presently zoned R-1A Residential, and the owners have requested rezoning to a combination of Neighborhood Business and Light Industrial.

The Planning Commission has reviewed the request and had some concerns with traffic problems in the area and changing so much residential property to commercial.

The Planning Commission reviewed all of the issues, and has recommended approval of the request with conditions that will limit the impact of this development on the area:

1. that there be only two curb cuts along the Rutland Drive frontage in addition to an access road with a right-of-way one hundred (100') feet in width designed to City of Aiken road standards to provide access to the Light Industrial portion of the property from Rutland Drive; and that, if possible, any driveways be aligned with driveways on the other side of the street or offset in a manner consistent with standards of the South Carolina Department of Transportation;
2. that there be only one curb cut along the SC 19 frontage;
3. that there be only three (3) free-standing signs along the NB frontage along Rutland Drive and two (2) along the SC 19 frontage;
4. that proof be provided of recording of a plat creating a lot line to correspond with any new zoning boundary created; and
5. that all requirements of the City Engineer be met.

Councilman Anaclerio moved, seconded by Councilwoman Price and unanimously approved, that the ordinance rezoning 51.2 acres located at the intersection of Highway 19 and Rutland Drive from residential to Neighborhood Business and Light Industrial be passed on first reading and second reading and public hearing be set for the next regular meeting of Council.

Councilwoman Papouchado stated she had some concerns about the rezoning and would like to have more information on the Planning Commission action. She pointed out this is a large area to rezone to commercial use.

#### ZONING ORDINANCE - ORDINANCE

##### Communications Antennas

##### Antennas

##### Wireless Communications Facilities

##### City Property

##### Water Tanks

Mayor Cavanaugh stated an ordinance had been prepared for Council's consideration to amend the Zoning Ordinance regarding communications antennas.

Mr. Thompson read the title of the ordinance.

#### AN ORDINANCE AMENDING THE CITY OF AIKEN ZONING ORDINANCE REGARDING WIRELESS COMMUNICATIONS FACILITIES.

Mr. Thompson stated City Council had previously amended the Zoning Ordinance to regulate the new generation of communication towers in the city, pending final review of the Zoning Ordinance by the Planning Commission. The Planning Commission has completed this review, and has made recommendations to City Council on this issue.

Ronald Bolton, Chairman of the Planning Commission, noted in his memo to Council that the present ordinance restricts these new generation of communication towers to city owned property, and is allowed as a conditional use in Neighborhood Business or Planned Shopping Center zones with City Council approval after review by the Planning Commission. A new tower can be built on city owned property, which is in keeping with the present ordinance. An existing tower could be demolished and rebuilt as long as it is no higher than the original tower and it can accommodate additional antennas. The height of the new tower could exceed the original if approved through the Conditional Use process with City Council approval after review by the Planning Commission. An antenna could be added to an existing structure as

long as it is camouflaged and strobe lighting would be required during daylight to avoid painting the tower red and white. Red lights would be required at night instead of strobe. The concern of the Planning Commission was the impact of higher towers on residential and business zones and having the towers camouflaged to the extent possible to lessen the impact.

Council briefly discussed the proposed ordinance. Councilman Perry pointed out there are some creative ways to camouflage the towers by making them look like trees or other structures such as church steeples or bell towers.

Councilman Anaclerio moved, seconded by Councilwoman Papouchado and unanimously approved, that the ordinance amending the Zoning Ordinance regarding communications towers be passed on first reading and second reading and public hearing be set for the next regular meeting of City Council.

#### CABLEVISION - ORDINANCE

Robin Cable Systems  
Northland Cable Television  
Transfer  
Franchise Transfer  
Intermedia Cablevision

Mayor Cavanaugh stated an ordinance had been prepared for Council's consideration to transfer the cable television franchise from Robin Cable Systems to Northland Cable Television.

Mr. Thompson read the title of the ordinance.

AN ORDINANCE APPROVING THE TRANSFER AND ASSIGNMENT OF THE CABLE TELEVISION FRANCHISE GRANTED BY ORDINANCE NUMBER 062893B FROM ROBIN CABLE SYSTEMS, LIMITED PARTNERSHIP, TO NORTHLAND CABLE TELEVISION, INC.

Mr. Thompson stated City Council has received a request from Robin Cable Systems, operating as Intermedia, asking permission to transfer the franchise for the cable television system to Northland Cable Television, Inc. Under the franchise agreement, any transfer of a franchise requires approval of City Council.

Mr. Thompson stated Kevin Barrett, of Intermedia, was present to provide information to City Council as well as a representative from Northland Cable Television.

Council asked the representatives to review any changes which Northland would propose with the transfer of the franchise. Mr. Lee Johnson, a Regional Vice President for Northland Communications, reviewed information about Northland Communications. He pointed out Northland Cable has a unique service called Northland Cable News in all of its systems which is a daily newscast. He also stated Intermedia offers two levels of service and his company will probably offer three levels of service.

Councilman Anaclerio moved, seconded by Councilwoman Clyburn and unanimously approved, that Council pass on first reading an ordinance transferring the cable television franchise from Robin Cable Systems to Northland Cable Television, Inc. and that second reading and public hearing be set for the next regular meeting of Council.

#### STREET - ORDINANCE

Dedication  
South Centennial Drive  
Centennial Office Park  
Whiskey Road  
Estates, Inc.

Mayor Cavanaugh stated an ordinance had been prepared for Council's consideration to accept dedication of South Centennial Drive.

Mr. Thompson read the title of the ordinance.

AN ORDINANCE ACCEPTING THE DEDICATION OF APPROXIMATELY 2.79 ACRES OWNED BY ESTATES, INC. CONSISTING OF SOUTH CENTENNIAL DRIVE IN THE CENTENNIAL OFFICE PARK.

Mr. Thompson stated the City of Aiken accepts public roadways and streets built to the city's standards, after the city has an opportunity to evaluate the quality of the construction. He said the owners of South Centennial Drive have asked the city to accept South Centennial Drive into the city system.

South Centennial Drive was constructed in the early 1990's, but has not been accepted into the street system. The city helped with construction of this street, and essentially committed to ownership if the project developed and if the roadway was left public, as long as the quality of the construction met the city's standards. The City Engineer has reviewed this project, and does believe that the roadway is acceptable to the city system.

Councilwoman Papouchado moved, seconded by Councilwoman Price and unanimously approved, that Council pass the ordinance on first reading accepting the dedication of approximately 2.79 acres, including South Centennial Drive, into the city street system and that second reading and public hearing be set for the next regular meeting of City Council.

#### ALL-AMERICA AWARD

##### Distribution of Funds

##### Award

##### Stone Soup

##### Growing Into Life

##### Aiken Regional Medical Centers

Mayor Cavanaugh stated Council needed to consider how to distribute the \$10,000 award the city received from the All-America City Award.

Mr. Thompson stated the city received \$10,000 in funding for the All-America City Award. These funds are restricted to projects that continue the All America theme, helping the community and the neighborhoods develop. The funds must be distributed to either the organizations represented in the award, or to similar organizations, for continuation of community projects. The Steering Committee for the All-America City Award Program has recommended that the \$10,000 be distributed by City Council, and this is submitted for consideration and approval.

Under the guidelines of the All-America City Program, the \$10,000 awarded to the city must be distributed to either the groups listed on the All-America City Award, or to similar groups sponsoring similar community programs. Generally the National Civic League prefers that the money be distributed to the organizations listed in the award, and if the award is made to another organization there must be a strong justification for the change. The All-America Steering Committee has reviewed proposals submitted by the organizations included in the All-America City Program, and has recommended that the funds be distributed to Stone Soup and the Aiken Regional Medical Centers and the Growing Into Life Organization. These proposals include a \$3,000 proposal from Stone Soup to continue the Neighborhood Enhancement Program, and \$7,000 in a joint proposal from the Aiken Regional Medical Centers and the Growing Into Life Organization for health counseling and assistance.

The All-America award is hosted by the National Civic League and financially sponsored by the Allstate Foundation. Allstate is asking that the All-America cities move forward with the allocation of these funds, and does ask that the funds continue to develop neighborhood and community improvement projects. The money may not be used to offset the expenses of the awards presentation or other overhead expenses.

The All-America Steering Committee is proposing that the funds be formally awarded at a joint meeting held by the All-America Steering Committee and the Healthy Communities organization on October 21. This will include dinner for the participants, and the cost of this is underwritten by the Healthy Communities organization. The Steering Committee would also appreciate a comment from City Council approving the joint summit on October 21 for the distribution of funds.

Councilman Anaclerio moved, seconded by Councilwoman Clyburn, that Council approve the funding recommendation of the All-America City Steering Committee with \$3,000 allocated to the Stone Soup organization and \$7,000 to the Aiken Regional Medical Center/Growing Into Life Coalition and approve the October 21 joint summit presentation of the funds. The motion was approved by a vote of

4 members. Councilmembers Papouchado and Price did not participate in the voting due to a conflict of interest.

AIKEN 20/20 CORPORATION

Proposal

Commerce Park

Industrial Parks

Funds

Aiken Corporation

Airport Terminal

Ventures Industrial Park

Aviation Business Park

Mayor Cavanaugh stated the Aiken 20/20 Corporation had proposed a compromise proposal for funding of the City of Aiken's request and the request of the Aiken Corporation.

Mr. Thompson stated both the City of Aiken and the Aiken Corporation have submitted separate projects for funding to the Aiken 20/20 Board of Directors, under the Aiken 20/20 fund raiser. The Aiken 20/20 Board of Directors has asked both the City and the Aiken Corporation to consider a compromise that would allow both projects to move forward, and this compromise is submitted for Council's consideration.

The City of Aiken has submitted a request for funding to the Aiken 20/20 Corporation, with funding to include the clean up of the Aiken Youth Correction Center site, construction of a terminal building at the airport, and opening of the entranceways into Ventures and Aviation Business Parks. The Aiken Corporation's request is for funding for Commerce Park.

The Aiken 20/20 Corporation has asked City Council to consider an alternate program different from the program submitted by the City of Aiken or by the Aiken Corporation. This proposal is to allow both projects to go forward. Moody Chisholm, representing the Aiken 20/20 Board of Directors, was present at Council's worksession to discuss the proposals. Mr. Chisholm stated that both projects had merit and with some compromise both projects should move forward. Mr. Thompson stated Council had discussed the proposal. The compromise proposal is submitted for Council's consideration. If both groups choose to compromise, under the plan the city would accept funding of \$813,500 from the Aiken 20/20 Corporation, and would repay half of this amount over five years, with annual payments of approximately \$82,000. The City would pay the balance of \$400,000 to the Aiken Corporation, as property sells in the airport properties.

Mayor Cavanaugh stated the subject had had much study. He stated that late last year Council addressed the issue. At that time City Council voted against Commerce Park and the proposal that \$1.2 million be allocated for the project. Mayor Cavanaugh stated the compromise proposal is that the \$1.2 million be split and partially fund the City's projects and Aiken Corporation's proposal for Commerce Park. At that time Council voted against Commerce Park after much discussion and public hearing. The matter came up again before Council and again the matter was voted down by City Council.

Mayor Cavanaugh stated he felt City Council made the right decision to deny Commerce Park. He said he felt the entire \$1.2 million should be funded for City projects. The project is to help make available some property at the airport area for marketing. Some of the work would include cleaning up the former AYCC site and installing a road and some infrastructure to market the land. The request also included money for a terminal building at the airport. He felt the city's proposal would be the best use of the money. He said there are over 2700 acres available for development without Commerce Park and the property could be used for business offices to high tech, research or heavy industrial. The city owns 300 to 400 acres around the airport which can be used by industry. He said with Bridgestone coming to Aiken, he felt that the city should quickly get the land that the city already owns cleaned up and ready for marketing. He said he agrees that a spec building is needed. He said he felt the city should continue discussions from a public-private standpoint to have public and private money go into a spec building. He said airports are becoming an economic development asset, and he felt Aiken's airport could be an asset in economic development. He pointed out that no developers have come forward to develop Commerce Park or a park like Commerce Park. He pointed out some of the areas which are available for industry. He said some bankers feel that Commerce Park would not be a good investment. He

said if developers feel it is not a good investment, then why should City Council vote to use taxpayers money to invest in Commerce Park especially since the city already has land for industrial use but which needs to be readied for marketing. He said he had talked with someone in the Commerce Department who questions why the city would invest in Commerce Park especially since no developers have shown any interest. He pointed out that most high tech to light industrial businesses would prefer to be outside the city limits so they would not have to pay city taxes. Mayor Cavanaugh pointed out that both proposals had been through the Economic Development Partnership and the EDP unanimously supported the city's project and did not support Commerce Park. The original goals of Aiken 20/20 he felt would allow funding for the city's projects. He pointed out Aiken 20/20's goal is to create 10,000 jobs. He said if the compromise proposal is approved by Council, where would the additional funding come from for funding Commerce Park. He felt that perhaps Aiken Corporation should raise their own funds and not depend on Council to give them funds. Mayor Cavanaugh stated he would like to reduce the city property taxes so he did not want to be expending more funds for projects. He said he was concerned that if the compromise proposal is approved that certain donations to the Aiken 20/20 Corporation will not continue to be forthcoming to Aiken 20/20. He felt that the city would have to consider the matter carefully and decide whether they would give money to Aiken 20/20, especially since Council had defeated Commerce Park two times. He said he did not feel that Council should vote to give money to something which they had already voted against two times. He said the vast majority of public opinion that he hears favors the city's projects. He said no one had told him they disagree with Council's decisions on the matter. He said he did not agree with the compromise. He said he felt the compromise would be delaying the city's project. He said he felt the city's projects need the full \$1.2 million. He said some industries may wish to locate near Bridgestone but not in Sage Mill and the city's parks are very close to Sage Mill.

Councilman Anaclerio pointed out there had been a comment that the city had had a very poor experience in selling land at Verenes Park but he felt this was because the property had never actively been marketed. He pointed out the city had hired a real estate agent in the last few months to market the property and a new industry had been obtained for Verenes Park. He said he understands there are other prospects for Verenes Park. Councilman Anaclerio pointed out that of the 2700 acres mentioned that very few of the acres are facing a 4 lane highway. Commerce Park would be facing the new by-pass which would be going through the northeast part of the city which would facilitate transportation from Charleston to Atlanta. He felt this was an extremely important item for location of businesses and industry. He said the front entrance to Ventures Park is on a two lane road, and he felt that not many industries would like to site their industry on a two lane road. He said the State Newspaper had stated that with the Bridgestone announcement now there are a lot of other projects looking very actively at Aiken. He said it could be possible that a number of acres could be used with projects. He felt buying Commerce Park would be a good investment and he did not feel that the property would go down in value if the city needed to sell the property later. He pointed out that the property would be on a 4 lane highway and he felt the city would be able to recoup its money if it needed to sell the property. He said he did not feel that the city would be taking an undue business risk in expanding the availability of industrial parks. He said he felt it was possible to do both projects as proposed in the compromise proposal.

Councilwoman Papouchado stated she felt there were not enough votes on Council to pass the compromise proposal but she wanted the records to show the opinions of Council for future reference. She stated that the role of municipal elected officials had changed and Council is now working with economic development. She pointed out the Citizens Park effort was a very difficult 4-3 decision of Council and there was a tremendous amount of pressure to vote against Citizens Park. She said Citizens Park was a gamble. She said no one can see into the future and no one knows which proposal is better or which one will actually work out. She said no one knows for sure what the answer is. She pointed out since Council has to keep making these decisions, she felt it was important to have in the records the concerns of Council. She pointed out it was important to have in the records what she and Councilman Anaclerio feel the city will be missing if the proposal is turned down. She pointed out if the Park is not developed or the property purchased the eastern part of the city will be left unprotected with a new four lane highway. She said one of her concerns is looking back and seeing what has happened to the area which Council will choose to leave unprotected. She

pointed out the real estate brokers have stated they get calls every week saying people want new start up businesses and small sites near the downtown area. She said that view is one of the views that apparently shaped the decision of the Aiken 20/20 Subcommittee. She was concerned that in the future looking back Council may see that something like Commerce Park should have been done in this area. She said you can't see the future but you do learn some of the strategies to do good for the community.

Councilman Anaclerio moved, seconded by Councilwoman Papouchado, that Council approve the compromise proposal as submitted by the Aiken 20/20 Corporation. The vote was 3 in favor and 3 opposed. Councilmembers Anaclerio, Clyburn and Papouchado voted in favor of the motion. Mayor Cavanaugh and Councilmembers Price and Perry voted against the motion. The motion was denied by a tie vote.

Mayor Cavanaugh stated no one knows what the future will bring. He stated, however, the collective wisdom of the group involved has to decide what will be done and make the best decision possible at the time. He pointed out that the Economic Development Partnership supported Council's decision not to purchase Commerce Park.

#### AIRPORT - ORDINANCE

##### Regulations

##### Height Restriction

##### Aiken County

Mayor Cavanaugh stated Council needed to make a recommendation to Aiken County concerning proposed airport regulations.

Mr. Thompson stated for the past several years the city has been working with Aiken County to improve the ordinances governing developments around the airport area. The General Aviation Commission and Frances Thomas of the city staff have particularly been working to address technical needs of the airport, to change the ordinance to allow the County to develop other airports if necessary, and to incorporate the airport regulations under the County's zoning standards. The primary concern was to protect the area that would serve as the Precision Instrument Approach zone from future inappropriate development. We need to keep development from building into the restricted height zone. These changes will also restrict tall cellular towers near the airport to protect aircraft using the airport. He pointed out the airport that the city owns is not inside the city limits and is regulated by County development ordinances.

The Aviation Commission believes that these changes are in the best interest of the airport and future development and have recommended that these changes be submitted to Aiken County.

Council discussed the proposed recommendation briefly, asking Mr. Bud Coward questions regarding the recommendation.

Councilman Anaclerio moved, seconded by Councilwoman Clyburn and unanimously approved, that Council approve the recommendation from the General Aviation Commission to Aiken County regarding amendments to county ordinances regarding restrictions around the Aiken Airport.

#### GRANT

##### Juvenile Justice Grant

##### Award

##### Mentor Program

##### State of S.C.

Mayor Cavanaugh stated Council needed to consider acceptance of a Juvenile Justice Grant award.

Mr. Thompson stated the city has received notice from the South Carolina Department of Public Safety that the city will receive a grant award in the amount of \$28,168 for a Juvenile Justice program developed by Captain Lalita Ashley of the Department of Public Safety.

The purpose of the grant would be to allow the city to hire a part-time coordinator to work with and to obtain mentors for young girls in the 12 - 14 year old category, the age of girls that are particularly at risk. These kids would be assigned to the program by the Department of Public Safety, the Department of Juvenile Justice, the schools, or the courts. Captain Lalita

Ashley has seen an increase in problems with this group, and developed and submitted for funding this outstanding program. This is a 100% grant for one year of the program. This is a short term program.

Councilwoman Price moved, seconded by Councilwoman Papouchado and unanimously approved, that the city accept the grant in the amount of \$28,168 from the Department of Public Safety under the State of South Carolina.

PERMITTED USE

Masonic Lodge  
King David Lodge #4  
Barnwell Avenue NE  
203 Union Street NE  
Tax Parcel No. 30-069.0-05-001 & 002-0000

Mayor Cavanaugh stated a request had been received to allow a Masonic Lodge at the corner of Barnwell Avenue and Union Street.

Mr. Thompson stated City Council has received a request from the King David Lodge to allow a Masonic Lodge in an existing building on property at the corner of Barnwell Avenue and Union Street. The Planning Commission has recommended approval of this request, with conditions.

A lodge is allowed in any zoning district of the city, on recommendation by the Planning Commission and approval by City Council. The Planning Commission had several concerns with this request. This site does not have to comply with the Landscaping Ordinance, but the parking areas will require planting strips along the street right of way. To make the property specifically compatible with other development in the area, the Planning Commission has recommended approval on the following conditions:

1. that proof of recording of a plat combining the two lots be submitted;
2. that the existing shrubs and all other desirable vegetation along the northern border of the subject property to a depth of at least ten feet from the property line be retained as an undisturbed buffer adjoining a residentially zoned district (R-3);
3. that any exterior lighting be shielded and directed downward to prevent glare onto nearby residential properties;
4. that use of the building for regular meetings be limited to four per month;
5. that the parking area not be paved and that parking not be permitted on either the Barnwell Avenue or the Union Street side of the building;
6. that a revised site plan be submitted which incorporates condition #5 and which does not depict individual parking spaces;
7. that all requirements of the Building Inspector and the City Engineer be met.

Primarily these conditions deal with the specific problems that an institutional business may have within a residential neighborhood.

Mr. Sammy McDuffie, of 544 Williamsburg Street NE, appeared before Council concerning the request for the Lodge. He asked that Council act favorably on the request. He said they plan to restore a building and will maintain a presently overgrown lot which he feels will benefit the neighborhood. He pointed out that they have two lots in the area and will use the second lot for parking.

Councilwoman Clyburn moved, seconded by Councilman Anaclerio and unanimously approved, that the request to allow King David Lodge #4 to use the building at 203 Union Street NE as a lodge be approved with the conditions recommended by the Planning Commission.

AUGUSTA REGIONAL TRANSPORTATION STUDY

Aiken County  
Funds  
ARTS  
Planner  
Transportation Planner

Mayor Cavanaugh stated Council needed to consider a request from Aiken County for financial assistance with staffing for the Augusta Regional Transportation System.

Mr. Thompson stated the City participates in the Augusta Regional Transportation System (ARTS), for funding and development of priorities for changes and improvements to the roads throughout the Central Savannah River Area. Aiken County works very closely with ARTS, and each year requests assistance of the City of Aiken and North Augusta for funding to off set the County's cost in staffing the ARTS program. Aiken County has asked for \$2,000 for assistance for funding for staffing ARTS.

Mr. Thompson stated in the past City Council has funded this through the Contingency Fund in the budget, but Council has obligated the Contingency Funds for this fiscal year. If Council would like to move forward with this project, the funds could be taken out of the budgeted funds in the City Council budget.

Councilman Anaclerio moved, seconded by Councilwoman Price and unanimously approved, that Council authorize the expenditure of \$2,000 for assistance with staffing of the ARTS as requested by Aiken County.

#### STREET LIGHTS

##### Downtown Streetscape Program

Mayor Cavanaugh stated Mr. Richard Blum was present to discuss the street lights in the downtown area.

Mr. Richard Blum stated he was concerned about the new street lighting in the center median in the downtown area on Laurens Street. He said he was looking at the lighting from the standpoint of a concept called cost benefit analysis. He said this is looking at a project from a standpoint of the cost and its possible benefits or lack of benefits. He said he was very impressed with the developments of the Weeks Recreation Center, the pathway system, and Citizens Park. He said, however, when he looked at the lights on Laurens Street he had a different perspective. He was concerned about the cost and felt that the lights down the center median were not effective and did not provide effective lighting and were not needed for security reasons. He said after checking with Public Safety crime did not seem to be a problem in the downtown area. So the issue of using lights as a way of minimizing crime was not an issue. Mr. Blum also pointed out that the stores in the downtown area are all closed early in the evening so there is not much evening traffic to be concerned about after dark. He pointed out if people are concerned about lighting in the downtown area, then the kind of illumination provided by the new lights is very inefficient.

Councilmembers pointed out that merchants in the area had complained about the need for lighting in the downtown area for security reasons. They also pointed out that according to a study the present lighting provides more lighting than the previously overhead lights in the downtown area.

Mr. Blum also suggested that a regional airport be developed rather than having a small airport in Aiken.

Mr. Thompson explained the development of the streetscape plan, pointing out there was a committee of volunteers working through the Downtown Development Association which developed the plans and studied the lighting for the downtown. He pointed out a lot of the consideration was an aesthetic consideration rather than a scientific survey. He said the process was a group process which is a compromise project.

Ms. Rachel d'Entremont stated she had heard many good comments about the downtown area including the streetscape and lighting in the downtown area. She said a lot of the consideration has been perception and how people feel about the project and money is not always the key factor. She pointed out there are a lot of people downtown in the evenings, especially on Friday and Saturday evenings and hopefully some of the merchants will consider staying open later in the evenings. She stated she was thrilled with the downtown lighting.

Councilmembers expressed the opinion that they were concerned about cost of projects and also concerned about aesthetics, pointing out that people have different views on everything that is done.

ADDITION TO AGENDABanner  
Aiken's Makin  
Executive Session

Mayor Cavanaugh stated Council needed to consider the addition of a request for a banner for Aiken's Makin celebrity waiter/waitress race to the agenda and also whether to go into executive session to consider a contractual issue.

Councilwoman Papouchado moved, seconded by Councilman Anaclerio and unanimously approved, that Council add a request for a banner to the Agenda and that Council go into executive session after the regular Council meeting.

SIGNBanner  
Aiken's Makin  
Laurens Street  
Waiter/Waitress Race

Mr. Thompson stated Council had received a request from the Chamber of Commerce to hang a banner during Aiken's Makin. The banner would be 3' x 20' and would have the wording "Aiken's Makin Celebrity Waiter/Waitress Race." The sponsor, Security Federal Bank, would have a small logo on the right bottom corner. Security Federal would also like to place magnetic signs with their logo on the trash barrels. These would be in the area of the Aiken's Makin.

Councilman Anaclerio stated his concern was setting a precedent and felt other businesses would request that banners be put up in the future.

Council pointed out the race will be in the area of the Old Post Office and the fountain and the request is that the banner be placed in the area the race is to be held.

Councilman Anaclerio moved, seconded by Councilman Perry and unanimously approved, that the banner for Aiken's Makin Celebrity Waiter/Waitress Race be approved to be located in the area where the activity is to be held and that the magnetic signs on the barrels with the Security Federal logo also be approved.

EXECUTIVE SESSION

Mayor Cavanaugh stated Council needed to go into executive session to discuss a contractual matter.

Councilman Anaclerio moved, seconded by Councilwoman Papouchado and unanimously approved that Council go into executive session. Council went into executive session at 9:45 P.M.

After discussion, Councilman Anaclerio moved, seconded by Councilwoman Papouchado and unanimously approved, that the executive session end. The executive session adjourned at 10:15 P.M.

ADJOURNMENT

There being no further business the meeting adjourned at 10:15 P.M.

  
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Sara B. Ridout  
City Clerk