

Aiken City Council Minutes

June 12, 2000

Present: Mayor Cavanaugh, Councilmembers Anaclerio, Clyburn, Cunning, Price, Radford, and Sprawls.

Others Present: Roger LeDuc, Richard Pearce, Tom Galardi, Larry Morris, Terry Rhinehart, Anita Lilly, Stanley Quarles, Sara Ridout, Adam Burton of the Aiken Standard, and about 25 citizens.

Mayor Cavanaugh called the meeting to order at 7:30 P.M. Mayor Cavanaugh led in prayer which was followed by the pledge of allegiance to the flag. The minutes of the regular meeting of May 22, 2000, were considered for approval. Councilman Radford moved that the minutes be approved as written. The motion was seconded by Councilman Sprawls and unanimously approved.

PRESENTATION

South Aiken Boys Golf Team
Golf Team
South Aiken High School
Recognition

Mayor Cavanaugh stated Council would like to recognize the South Aiken Boys Golf Team who recently won the AAAA state championship. He stated Council was very proud of their accomplishment.

Members of the team introduced themselves. Mayor Cavanaugh presented a plaque for the golf team to Coach Holland.

VENTURES INDUSTRIAL PARK

Street Names
Airport
Roads
U.S. 1 North
Forrest Holley Way
Penland Place

Mayor Cavanaugh stated Council would like to officially name two roads in Ventures Park.

Mr. LeDuc stated the new industrial park south of the airport which is named Ventures Park has three major roads within the development. The roadway off of U.S. 1 has already been named A.B. Miles Drive. Council has discussed the naming of the two other roads, one off of Reynolds Pond Road to A.B. Miles Drive to be named after Forrest Holley and the road from A.B. Miles Drive extending to the north and west be named after Robert Penland. These gentlemen through the years contributed a lot to the economic development within the City of Aiken.

The staff has discussed this with Aiken County, and they have no problem with the city dedicating these roads as Forrest Holley Way and Penland Place.

Councilman Cunning moved, seconded by Councilwoman Price and unanimously approved, that Council officially approve the naming of the remaining two roadways in Ventures Park in honor of Forrest Holley and Robert Penland, who have both contributed greatly to the City of Aiken and the community at large, with the roads being named Forrest Holley Way and Penland Place.

ZONING ORDINANCE - ORDINANCE 06122000

Amendment
Storage
Manufactured Units

Mayor Cavanaugh stated this was the time advertised for second reading and public hearing on an ordinance to amend the Zoning Ordinance regarding storage in manufactured units.

Mr. LeDuc read the title of the ordinance.

AN ORDINANCE AMENDING PARAGRAPH 3.4.2 OF THE ZONING ORDINANCE REGARDING ACCESSORY BUILDINGS.

Mr. LeDuc stated the Planning Commission had discussed amending the Zoning Ordinance regarding storage in manufactured units. The Commission felt that converted manufactured homes should not be allowed for storage purposes. Therefore, the Planning Commission recommended that a provision in Section 3.4.2 be added under Accessory Buildings or Structures adding a paragraph "C" that would be entitled "Converted Manufactured Homes Prohibited." The text would be as follows: "A manufactured unit constructed for residential use may not be used for storage even if converted for that purpose."

The Planning Commission unanimously approved this at their last meeting.

The public hearing was held and no one spoke.

Councilman Anaclerio moved, seconded by Councilman Radford and unanimously approved, that Council pass on second and final reading an ordinance to amend 3.4.2. of the Zoning Ordinance adding a paragraph "C" titled "Converted Manufactured Homes Prohibited" with the ordinance to become effective immediately.

REZONING - ORDINANCE 06122000A

York Street
Rutland Drive
Shopping Center
U.S. Highway 1 N.
Barber, Tad
Sibley, William B.
Northside Properties
Glendale Terrace Apartments

Mayor Cavanaugh stated this was the time advertised for second reading and public hearing on an ordinance to rezone approximately 16 acres on York Street near Rutland Drive from Industrial and RS-10 to General Business.

Mr. LeDuc read the title of the ordinance.

AN ORDINANCE AMENDING THE ZONING OF REAL ESTATE LOCATED ON THE WEST SIDE OF YORK STREET FROM INDUSTRIAL AND SINGLE FAMILY RESIDENTIAL TO GENERAL BUSINESS.

Mr. LeDuc stated that Tad Barber would like to rezone two tracts of property currently owned by Florence and William Sibley, and also the detention pond area owned by the city, from RS-10 and Industrial to General Business. He is proposing to develop a neighborhood shopping center with a grocery store and other businesses. Entrances to these neighborhood businesses would be from York Street and Rutland and these two properties which are before Council for rezoning would be combined with two other parcels which are already zoned General Business for a total proposed site of over 16 acres. The property to the north is occupied by Glendale Apartments zoned residential multi-family and a vacant parcel currently zoned RS-10, to the west is the railroad track and industrial site; to the south the land is zoned General Business; and to the east is the Crosland Park Subdivision which is zoned RS-10.

The staff reviewed this request and stated that although General Business Zoning allows a neighborhood shopping center, they preferred zoning the property as planned commercial. This would allow a shopping center to be built yet require adequate traffic controls and sufficient parking for the protection of surrounding neighborhoods.

The Planning Commission discussed these points, and approved on a 4 to 2 vote the General Business zoning for this property, stating that the shopping center would be a good addition for the residents living on the north side.

The public hearing was held and no one spoke.

Councilwoman Price moved, seconded by Councilman Anaclerio and unanimously approved, that Council pass on second and final reading an ordinance to rezone two tracts of property owned by the Sibleys totaling 15.3987 acres from RS-10 and Industrial to General Business with the ordinance to become effective immediately.

ANNEXATION - ORDINANCE 06122000B

City Property
Cushman Arms Apartments
Detention Pond
TPN 30-040.0-01-029
Cushman Drive
S.C. 19 North
Laurens Street NW

Mayor Cavanaugh stated this was the time advertised for second reading and public hearing on an ordinance to annex 1.4 acres of city property located west of Cushman Arms Apartments.

Mr. LeDuc read the title of the ordinance.

AN ORDINANCE TO ANNEX TO THE CORPORATE LIMITS OF THE CITY OF AIKEN CERTAIN PROPERTY CONSISTING OF 1.48 ACRES OF LAND OWNED BY THE CITY OF AIKEN AND TO ZONE THE SAME SINGLE FAMILY RESIDENTIAL (RS-15).

Mr. LeDuc stated the City of Aiken currently owns 1.4 acres of property west of Cushman Arms Apartments which is currently used as a detention pond for this area of the city. The property is fenced and undeveloped except for this pond. This property does not need any services.

This request for annexation was approved unanimously by the Planning Commission.

The public hearing was held and no one spoke.

Councilwoman Price moved, seconded by Councilman Cuning and unanimously approved, that Council approve on second and final reading an ordinance to annex 1.4 acres of land owned by the City of Aiken west of the Cushman Arms Apartments to be zoned RS-15 Single Family Residential with the ordinance to become effective immediately.

ANNEXATION - ORDINANCE 06122000C

Bonner Street 403
Smith, Elsie
Virginia Acres Subdivision
TPN 30-058.0-02-009

Mayor Cavanaugh stated this was the time advertised for second reading and public hearing on an ordinance to annex 403 Bonner Street.

Mr. LeDuc read the title of the ordinance.

AN ORDINANCE TO ANNEX TO THE CORPORATE LIMITS OF THE CITY OF AIKEN CERTAIN PROPERTY CONSISTING OF .23 ACRES OF LAND OWNED BY ELSIE SMITH AND LOCATED AT 403 BONNER STREET AND TO ZONE THE SAME SINGLE-FAMILY RESIDENTIAL (RS-10).

Mr. LeDuc stated Elsie Smith has applied for annexation of her .23 acre lot at 403 Bonner Street in the Virginia Acres neighborhood. The lot is occupied by a single family home and is contiguous to the City of Aiken along the eastern property line. Several annexations have occurred in this area recently and Ms. Smith desires sewer to her house.

The Planning Commission voted unanimously to approve annexation of this property at their May 9, 2000, meeting.

The public hearing was held and no one spoke.

Councilman Cuning moved, seconded by Councilman Anaclerio and unanimously approved, that Council pass on second and final reading an ordinance to annex property at 403 Bonner Street as RS-10 Single Family Residential with the ordinance to become effective immediately.

ANNEXATION - ORDINANCE 06122000D

Cushman Drive 808
Coleman, Alice
SC 19 North
Laurens Street
TPN 30-040.0-01-012

Mayor Cavanaugh stated this was the time advertised for second reading and public hearing on an ordinance to annex 808 Cushman Drive.

Mr. LeDuc read the title of the ordinance.

AN ORDINANCE TO ANNEX TO THE CORPORATE LIMITS OF THE CITY OF AIKEN CERTAIN PROPERTY CONSISTING OF .93 ACRES OF LAND, OWNED BY ALICE D. COLEMAN, AND LOCATED AT 808 CUSHMAN DRIVE AND TO ZONE THE SAME RESIDENTIAL SINGLE FAMILY (RS-15).

Mr. LeDuc stated Alice Coleman has applied for annexation of her .93 acre parcel at 808 Cushman Drive. The property is occupied by a single family home and is contiguous to the City of Aiken on the northeastern side. Her property is in the Cushman area where several others recently annexed to the city and sewer is currently available along her back property line.

The Planning Commission voted unanimously at their May 9, 2000, meeting to recommend approval of this annexation.

The public hearing was held and no one spoke.

Councilwoman Clyburn moved, seconded by Councilwoman Price and unanimously approved, that Council pass on second and final reading an ordinance to annex a .93 acre parcel at 808 Cushman Drive to be zoned RS-15 Single Family Residential with the ordinance to become effective immediately.

ANNEXATION - ORDINANCE 06122000E

Sirius Drive
Hidden Haven
Silver Bluff Road
Woodside Plantation
City of Aiken
Well Site
Morris, Larry
TPN 13-401.0-01-103
TPN 13-401.0-01-104

Mayor Cavanaugh stated this was the time advertised for second reading and public hearing on an ordinance to annex 3.72 acres on Sirius Drive.

Mr. LeDuc read the title of the ordinance.

AN ORDINANCE TO ANNEX TO THE CORPORATE LIMITS OF THE CITY OF AIKEN CERTAIN PROPERTY CONSISTING OF TWO (2) LOTS TOTALING 3.72 ACRES OF LAND, LOCATED NEAR HIDDEN HAVEN SUBDIVISION, AND OWNED BY SEVERAL PROPERTY OWNERS AND TO ZONE THE SAME SINGLE FAMILY MANUFACTURED HOUSING (RSM).

Mr. LeDuc stated the City of Aiken and Larry and June Morris have applied for annexation of their respective parcels totaling 3.72 acres located at the end of Sirius Drive east of Hidden Haven. The property owned by the City will be the location of the new well to feed our water treatment plant at the intersection of Town Creek and Silver Bluff Road. The Morrisses recently purchased property next to this well and desire city services for this property. Both of these properties are accessed through a dirt driveway easement.

The Planning Commission voted unanimously to approve this annexation.

The public hearing was held and no one spoke.

Councilwoman Clyburn moved, seconded by Councilman Radford and unanimously approved, that Council pass on second and final reading an ordinance to annex 3.72 acres at the end of Sirius Drive with Single Family Manufactured Housing (RSM) zoning with the ordinance to become effective immediately.

ANNEXATION - ORDINANCE 06122000F

Woodside Plantation
Oakman Lake
TPN 00-136.0-01-004

Mayor Cavanaugh stated this was the time advertised for second reading and public hearing on an ordinance to annex 58.06 acres in Woodside Plantation.

Mr. LeDuc read the title of the ordinance.

AN ORDINANCE TO ANNEX TO THE CORPORATE LIMITS OF THE CITY OF AIKEN CERTAIN PROPERTY CONSISTING OF 58.06 ACRES OF LAND, MORE OR LESS, OWNED BY WOODSIDE DEVELOPMENT LIMITED PARTNERSHIP AND LOCATED IN WOODSIDE PLANTATION SUBDIVISION AND BEING KNOWN AS A PORTION OF TAX MAP PARCEL NUMBER 00-136.0-01-004 AND TO ZONE THE SAME PLANNED UNIT DEVELOPMENT (PUD).

Mr. LeDuc stated Woodside Development, L.P., is requesting annexation of a 58.06 acre parcel of vacant land located northwest of Oakman Lake and adjacent to Fairway #6. Access to the site is located at the traffic node separating Spalding Lake Circle from Forest Pine Road. The property is heavily wooded with terrain that ranges from level to steep slope. The concept plan for this property shows a continuation of low density single family housing which is present in the surrounding Woodside neighborhoods.

The Planning Commission voted unanimously to approve the annexation of this property on the condition that the rest of Oakman Lake not in the city be included in the annexation unless this would delay the annexation of the other property. The proposed ordinance includes the annexation of Oakman Lake.

The public hearing was held and no one spoke.

Councilman Anaclerio moved, seconded by Councilman Radford and unanimously approved that Council pass on second and final reading an ordinance to annex 58.06 acres of land owned by Woodside Development L.P. northwest of Oakland Lake referred to as Phase II, Section 20 with the ordinance to become effective immediately.

ANNEXATION - ORDINANCE 06122000G

Silver Bluff Road 1419
Woodside Development LP
Real Estate Office
Woodside Plantation
TPN 00-134.0-01-455 (portion of)
TPN 00-134.0-01-088

Mayor Cavanaugh stated an ordinance had been prepared to annex 1419 Silver Bluff Road.

Mr. LeDuc read the title of the ordinance.

AN ORDINANCE TO ANNEX TO THE CORPORATE LIMITS OF THE CITY OF AIKEN CERTAIN PROPERTY CONSISTING OF 2.92 ACRES OF LAND OWNED BY WOODSIDE DEVELOPMENT LIMITED PARTNERSHIP AND LOCATED IN WOODSIDE PLANTATION SUBDIVISION AND TO ZONE THE SAME LIMITED BUSINESS (LB).

Mr. LeDuc stated Woodside Development, L.P. is requesting annexation of a 2.92 acre parcel containing their real estate office located on the south side of Woodside Plantation's entrance off of Silver Bluff Road. The parcel is contiguous to the city limits on the east, west, and north property lines. The annexation request is for Limited Business (LB) and due to the large range of retail and professional services that could be within a Limited Business zone, the Planning Department recommended the annexation under a Limited Professional (LP) zone.

The Planning Commission discussed this at length and recommended unanimously that a Limited Business zone be approved under the condition that a Memorandum of Understanding is developed between the applicant and Woodside Plantation Owners' Association as to what range of businesses they would approve for this property. The Woodside Property Owners Association had submitted a letter listing the businesses which could not be located on the property over the next ten years. These businesses include: eating establishments, banks, copy shop, furniture store, other retail sales and service, liquor store, or open air sales.

The public hearing was held and no one spoke.

Councilman Anaclerio moved, seconded by Councilman Radford and unanimously approved, that Council pass on second and final reading an ordinance to annex 2.92 acres of property owned by Woodside Development at the corner of Silver Bluff Road and the entrance road off of Silver Bluff Road with the zoning for this property to be Limited Business with a Memorandum of Understanding between the property owners association and Woodside Development as to what type of businesses could not be developed on the property attached to the ordinance, with the ordinance to become effective immediately.

DETENTION POND - ORDINANCE 06122000H

York Street
Rutland Drive
Shopping Center
Stormwater
Bradley, Walter
Stewart, Jim
Bi-Lo

Mayor Cavanaugh stated this was the time advertised for second reading and public hearing on an ordinance to transfer the detention pond near Rutland Drive to a proposed shopping center on York Street.

Mr. LeDuc read the title of the ordinance.

AN ORDINANCE AUTHORIZING THE CITY OF AIKEN TO ABANDON ITS RIGHT, TITLE AND INTEREST IN THE REAL ESTATE COMPRISING A DETENTION FACILITY TO THE DEVELOPERS OF THE PROPOSED BI-LO SHOPPING CENTER ON YORK STREET.

Mr. LeDuc stated several years ago the City of Aiken obtained property owned by the Stewarts and the Bradleys just north of Rutland Drive which is used as a common stormwater detention facility. A new shopping center which is proposed for that area would like to acquire that property as part of their development.

The city's Public Works Department has reviewed this request and believes that it is in the best interest of the city to transfer all of its rights to this property to the shopping center developer and for them to develop a central detention facility that will handle the current stormwater and future runoff from that development. This transfer would be subject to the following conditions:

1. That the request to rezone this property is approved by City Council.
2. That the development of the Bi-Lo shopping center actually occurs.
3. That the City of Aiken and the developers of the shopping center enter into a developers agreement regarding the detention facility.

The public hearing was held and no one spoke.

Councilwoman Clyburn moved, seconded by Councilman Sprawls and unanimously approved, that Council pass on second and final reading an ordinance to transfer a detention facility off of Rutland and York to the new neighborhood shopping center with the conditions as recommended and with the ordinance to become effective immediately.

HOUSING AUTHORITY - ORDINANCE 06122000I

Aiken Housing Authority
New Labor Corporation
Laurens Street
Jones Street
Vanwood Subdivision
S.C. 19 N.

Mayor Cavanaugh stated this was the time advertised for second reading and public hearing on an ordinance to donate property on Laurens Street to the Aiken Housing Authority.

Mr. LeDuc read the title of the ordinance.

AN ORDINANCE APPROVING THE DONATION AND CONVEYANCE OF A PORTION OF THE PROPERTY OWNED BY THE CITY OF AIKEN LOCATED ON LAURENS STREET.

Mr. LeDuc stated recently the city inspected a house the city owns on Laurens Street at Jones and found that the roof, wiring, ceiling and plumbing along with the window sills and door frames need extensive work. The structure, most recently used by the Aiken County School Board, is beyond repair and needs to either be torn down or donated to another agency.

Council discussed the possibility of the City of Aiken Housing Authority's New Labor Corporation obtaining this structure and renovating it as a residential house. It can then either be rented or sold to an individual by this organization. At the last work session Council discussed donating this building to New Labor with the condition that the house be renovated by them at no cost to the city.

The public hearing was held and no one spoke.

Councilwoman Price moved, seconded by Councilman Cuning and unanimously approved, that Council pass on second and final reading an ordinance to donate property owned by the city on Laurens Street and Jones to New Labor Corporation with the ordinance to become effective immediately.

TAX MILLAGE - ORDINANCE 06122000J

Fiscal Year 2000-01

79 Mills

Millage Rate

Budget 2000-2001

Mayor Cavanaugh stated this was the time advertised for second reading and public hearing on an ordinance to set the millage rate for fiscal year 2000-2001.

Mr. LeDuc read the title of the ordinance.

AN ORDINANCE TO PROVIDE FOR THE LEVY OF TAXES FOR ORDINARY CITY PURPOSES AND FOR CAPITAL DEVELOPMENT PURPOSES IN THE CITY OF AIKEN FOR THE FISCAL YEAR BEGINNING JULY 1, 2000, SET THE MILLAGE THEREFOR AT SEVENTY-NINE (79) MILLS AND TO PROVIDE FOR THE EXPENDITURES THEREOF.

Mr. LeDuc stated every year City Council adopts a budget for the year and also a separate ordinance which establishes the millage rate to meet the budget. For City Council consideration this is approval of an ordinance establishing the millage rate at 79 mills for the new fiscal year.

With the adoption of this millage rate the city will have experienced twelve consecutive fiscal years without a millage rate increase. Over this twelve year period we have actually reduced the millage rate on three separate times, twice as a result of reassessment.

The public hearing was held and no one spoke.

Councilman Anaclerio moved, seconded by Councilwoman Clyburn and unanimously approved, that Council pass on second and final reading an ordinance establishing the millage rate at 79 mills with the ordinance to become effective July 1, 2000.

BUDGET - ORDINANCE 06122000K

2000-2001

Mayor Cavanaugh stated this was the time advertised for second reading and public hearing on an ordinance to adopt a budget for fiscal year 2000-2001.

Mr. LeDuc read the title of the ordinance.

AN ORDINANCE ADOPTING A BUDGET PROPOSED BY THE CITY MANAGER, CONTAINING ESTIMATES OF PROPOSED REVENUES AND EXPENDITURES BY THE CITY OF AIKEN FOR THE FISCAL YEAR BEGINNING JULY 1, 2000, AND ENDING JUNE 30, 2001, AND DECLARING THAT THE SAME SHALL CONSTITUTE THE BUDGET OF THE CITY OF AIKEN FOR SUCH FISCAL YEAR; CONTINUING CERTAIN MONTHLY WATER AND SEWER CHARGES; CONTINUING CERTAIN FIRE SERVICE RATES FOR PROPERTIES LOCATED OUTSIDE THE CITY; CONTINUING THE USER RATES FOR GARBAGE COLLECTION FOR RESIDENCES AND SMALL BUSINESSES; AND

CONTINUING THE USER RATE FOR REGULAR COMMERCIAL AND INDUSTRIAL CONTAINER
REFUSE AND GARBAGE COLLECTION.

Mr. LeDuc stated each year City Council adopts a budget for the City of Aiken presenting the policies and goals of the City for the upcoming year. We have prepared and are recommending a budget for fiscal year 2000-2001 for City Council's acceptance meeting the goals which Council has established.

Mr. LeDuc pointed out no increases are recommended in the proposed budget with no increases in millage rate, water, sewer, garbage or fire service fees except for the increases in recreation fees which Council approved earlier this year.

At the budget review session of May 1, 2000, City Council had the opportunity to review the budget in detail and discuss several of the goals included in this year's budget. As in years past the budget has been developed based on the needs and services adopted by City Council to serve the citizens plus the goals which Council adopted from the Horizons session. Within this budget are several major capital development projects which Council has initiated over the past few years. These include the airport terminal, the entire infrastructure for Ventures Park, the Westinghouse Corporate Service Group/Performing Arts Center building, completion of the festival area and Parker's property within the TIF district, relocation of the Public Works and Engineering offices into a new complex, Citizens Park Phase II baseball and Phase III soccer complex, initiation of a tennis complex at Virginia Acres, and Phase II of the Sand River Storm Water Project. Other projects that are in the budget include the start of streetscape renewal on Richland Avenue from Waterloo to Valley, a program to help senior citizens pay their city taxes, a Public Safety car take home program, full funding of a new fire truck and the continuation of our streetscape program on Hampton Avenue. The budget also includes the reduction of six full time personnel from the General Fund and Utility Budgets with the Fire Engineers and privatization helping to fill these positions. We will also be using several part-time individuals and contract workers to help relieve us of some of the additional work that we are now experiencing in several of the departments. We are continuing to look for ways to further cross train and job share our employees and to better enhance a relationship with other local agencies and businesses to maintain our level of service and to increase our efficiency. In our work session Council had also recommended that we change our cost of living compensation from a \$700 increase per employee to a 1% plus \$550 increase. We have a balanced budget with this change coupled with the elimination of the historic walking trail.

The public hearing was held and no one spoke.

Councilwoman Price moved, seconded by Councilwoman Clyburn and unanimously approved, that Council pass on second and final reading an ordinance approving a budget for the City of Aiken for fiscal year 2000 - 2001 with the budget to become effective July 1, 2000.

VERENES INDUSTRIAL PARK

Dykes Building
Windham Boulevard 75

Mayor Cavanaugh stated Council had received a request to approve the use of the building located at 75 Windham Boulevard in the Verenes Industrial Park as a manufacturing facility.

Mr. LeDuc stated a new industry would like to locate a manufacturing facility at Verenes Industrial Park. The company wishes to lease a 56,000 square-foot building from Cohen Asset Management of Los Angeles. The building is the former Dykes Building located at 75 Windham Boulevard. The company plans to use drawing machines to produce processed steel rods from wire coils. They propose to invest \$3 million in machinery and equipment and to employ 8 workers initially. Production is expected to begin in August.

The City's covenants and restrictions for Verenes Industrial Park provide City Council with the authority to approve or disapprove all industries that choose to locate in the Park through either a sale or a lease arrangement. This provision gives Council broad authority to decide on a case-by-case basis whether or not a proposed use is deemed appropriate for location within the Park. The previous occupant of the building under consideration was a distribution facility. However, the proposed use is actually more in keeping with the Verenes covenants, which require that existing or proposed buildings

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within the Park be used only for industrial operations which are not deemed unsightly and which will not cause environmental problems. Another layer of control is exercised by Aiken County, which has zoning jurisdiction for the property, and the proposed use appears to be consistent with the existing zoning. The proposed industry plans to lease the building for at least four years.

Councilman Radford moved, seconded by Councilwoman Clyburn and unanimously approved, that Council approve the request for use of the building located at 75 Windham Boulevard in the Verenes Industrial Park as a manufacturing facility.

CITY PROPERTY

Chesterfield Street S. 135

Babb, Joe

Theater

Westinghouse Building

Playhouse Building

Resolution

Mayor Cavanaugh stated Council needed to consider purchase of some property on Chesterfield Street.

Mr. LeDuc stated that at the last Council meeting Council discussed the purchase of the blue house at 135 Chesterfield Street S. This property would be used for a portion of the Westinghouse/Playhouse building and also for additional parking in the near future.

Discussions were held with the owner, and he has agreed to the purchase of this property for \$175,000 as per the appraisal. The City will pay \$145,000 in cash and provide a \$30,000 tax donation letter.

The other property at 129 Chesterfield Street S. will be purchased by Aiken Corporation to provide additional parking for the employees of the Westinghouse building. Their agreement with Westinghouse states that they will provide 20 parking spaces which they will construct on this property and then swap with Regions Bank for the current parking spaces that are between the Whittle Building and Meineke's. Between these two properties the City and the Aiken Corporation should be able to provide all the necessary parking which will be needed for the occupancy of this building and the surrounding businesses for several years to come.

Councilman Anaclerio moved, seconded by Councilwoman Clyburn and unanimously approved, that Council approve the purchase of the property at 135 Chesterfield Street S. for \$175,000 consisting of \$145,000 in cash and \$30,000 as a tax donation and that the house on the property be donated to the Aiken Housing Authority to be relocated somewhere in the downtown area for housing if feasible.

COUNCIL MEETING

Summer Schedule

Mayor Cavanaugh stated Council needed to consider the summer schedule for Council meetings.

Mr. LeDuc stated that each year City Council adopts a summer schedule to allow members of Council, the staff, the media, and the public to schedule vacations and time away from the city.

In the past, City Council has scheduled regular meetings on the second Monday of July and August, and cancelled the meetings normally scheduled for the fourth Monday of these months. If there is an issue that needs urgent attention by Council, a special meeting can be held between these dates.

Councilman Sprawls moved, seconded by Councilwoman Clyburn and unanimously approved that Council adopt a summer schedule and hold Council meetings only on the second Monday of the months of July and August, 2000.

ADDITION TO AGENDA

Mayor Cavanaugh stated he would like for Council to add two items to the agenda. One item is first reading of an ordinance to consider medical benefits for Council members. The second item is consideration of per diem

pay for special meetings for the Mayor, Mayor Pro Tem or a Councilmember designated to officially represent the city.

Councilman Radford moved, seconded by Councilman Sprawls and unanimously approved that the two items be added to the agenda.

MEDICAL BENEFITS - ORDINANCE

Insurance Councilmembers Retirees

Mr. LeDuc stated last fall Council discussed the health benefits for City Council members. This issue came up when former Councilmember Perry left Council for the State House of Representatives and wanted to continue his health benefits. There was no provision for retired Councilmembers to continue their health insurance. A survey was done of other cities to see what other Councilmembers receive as far as health benefits and salary. The results showed that while a Councilmember is currently on Council most cities provided their medical benefit. About half of the cities provided some kind of medical benefit once the Councilmember retired from Council. The city staff looked at what was approved by Council in 1997 when Council adopted a retirement plan that allows a Councilmember at the end of twelve years to receive retirement pay once they reach the age requirement set for all employees within the city. The staff is suggesting that the basic requirement for city employees retirement benefits apply to Councilmembers who retire with at least twelve years of service. The requirements are that a Councilmember must be 55 years of age and have at least twelve years of service. An example is that a person 55 years of age who has worked sixteen years with the city will pay 56% of the health insurance premium and the city will pay 44% of the premium. The employee is responsible for 100% of any dependent coverage. This percentage would increase by 4% for every year of service that the employee or Councilmember accrues. This would mean that City Council would be treated the same as other retired city employees.

Mr. LeDuc read the title of the ordinance.

AN ORDINANCE EXTENDING HEALTH INSURANCE BENEFITS TO MEMBERS OF CITY COUNCIL.

Councilman Anaclerio moved, seconded by Councilman Radford and unanimously approved that Council pass on first reading an ordinance to approve health benefits for Councilmembers when they retire with the basic requirements being similar to the requirements currently given to city employees when they retire and that second reading and public hearing be set for the next regular meeting of Council.

CITY COUNCIL - ORDINANCE

Per Diem

Mayor Cavanaugh stated Council needed to consider first reading of an ordinance to consider a per diem pay for Councilmembers who are asked to represent the city at official meetings.

Mr. LeDuc read the title of the ordinance.

AN ORDINANCE AMENDING AIKEN CITY CODE SECTION 2-19 TO PAY THE MAYOR AND MEMBERS OF COUNCIL AN ATTENDANCE FEE FOR SPECIFIED FUNCTIONS.

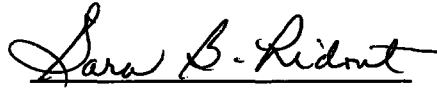
Mr. LeDuc stated when the staff looked at benefits for Council they also looked at the salaries for Councilmembers. He said the average salary for Councilmembers and the Mayors' of other cities in the state were about twice Aiken's Council salaries. Council discussed the possibility of raising Council's salaries, but the state law only allows a salary change after an election is held so salaries could not be changed until after the election in the fall of 2001. The survey showed that Hilton Head allows Councilmembers to receive a per diem of \$33 per meeting they attend in an official capacity outside the regular Council meetings. These meetings include speaking in an official capacity at a function such as a ribbon cutting, parade, program speaker, and officially representing the city in meeting with visitors from outside the community. The amount allowed for the per diem would need to be determined based on some criteria allowed by the state.

Councilman Anaclerio moved, seconded by Councilman Radford and unanimously approved by a vote of five in favor, that Council pass on first reading an

ordinance allowing a per diem not exceeding \$33 for the Mayor and Councilmembers representing the city in a designated official capacity at meetings and that second reading and public hearing be set for the next regular meeting of Council. Councilman Anaclerio asked that the amount of the per diem be determined by a method approved by the state statute. Mayor Cavanaugh and Mayor Pro Tem Price did not vote on the motion.

ADJOURNMENT

There being no further business the meeting adjourned at 8:25 P.M.



Sara B. Ridout
City Clerk