

Aiken City Council Minutes

December 16, 1996

EXECUTIVE SESSION

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

Others Present: Steve Thompson, Frances Thomas, Gary Smith, and Sara Ridout.

Mayor Cavanaugh called the meeting to order at 6:00 P.M. Councilwoman Papouchado moved, seconded by Councilman Anaclerio and unanimously approved, that Council go into executive session for a legal briefing by the City Attorney and to discuss contractual matters. After discussion, Councilman Anaclerio moved, seconded by Councilwoman Papouchado and unanimously approved, that the executive session end. The executive session adjourned at 6:50 P.M. Then Council held a work session on a proposed agreement with the Montmorenci-Couchton Service District. After the work session Council briefly discussed agenda items.

REGULAR MEETING

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

Others Present: Steve Thompson, Gary Smith, Frances Thomas, Roger LeDuc, Ed Evans, Terry Rhinehart, Anita Lilly, Stanley Quarles, Sara Ridout, Carl Langley of the Aiken Standard, Chandra McLean of the Augusta Chronicle and 63 citizens.

Mayor Cavanaugh called the meeting to order at 7:35 P.M. Councilwoman Price led in prayer which was followed by the pledge of allegiance to the flag. The minutes of the regular meeting of November 25, 1996, and the Executive Meeting of December 4, 1996, were considered for approval. Councilwoman Papouchado moved that the minutes be approved as written. The motion was seconded by Councilwoman Clyburn and unanimously approved.

PRESENTATION

McCreary, Robert
Historic Preservation Commission
Gallman-Phoenix, Betty
Planning Commission
Tewkesbury, Alan
Housing Authority

Mayor Cavanaugh stated Council had several presentations to make recognizing the service of several volunteers that have served the city on various boards and commissions.

He stated Robert McCreary has served as a member of the Historic Preservation Commission since July 9, 1990, and has served as a very active member and as chairman of the group. Mr. McCreary has given a great deal of time and service to the community through his support of the Historic Preservation Commission. He stated Mr. McCreary was unable to be present at this meeting. He stated Council appreciated Mr. McCreary's service from July, 1990 to December, 1996, and accepts Mr. McCreary's resignation with regrets.

Mayor Cavanaugh stated City Council has also received the resignation of Ms. Betty Phoenix-Gallman, from the Planning Commission. Ms. Gallman served from September 13, 1993, to August 1, 1996. Ms. Phoenix-Gallman was not present at the meeting.

Mayor Cavanaugh stated Mr. Alan Tewkesbury served on the Housing Authority of the City of Aiken for eight years, serving from January, 1988, to August, 1996. Mr. Tewkesbury served as the Chairman of the Authority, and was very active in the substantial improvements that have taken place at the Housing Authority. Mayor Cavanaugh presented the Certificate of Service to Mr. Tewkesbury.

PRESENTATION

Dedmon, Gail
Hill, Tommy
Painting
Hopelands

Mayor Cavanaugh stated the next presentation was of a painting to the City of Aiken.

Mr. Thompson stated Gail Dedmon is an artist in Aiken, and Ms. Dedmon has recently completed a painting depicting the ivy covered live oaks in Hopeland Gardens. Ms. Dedmon would like to present the first print of a limited number of 500 to be hung in the foyer of the new addition to the H. O. Weeks Center. In addition, Mr. Tommy Hill has donated the frame and matting for this print, and both Ms. Dedmon and Mr. Hill are present to present this donation to City Council.

Mr. Terry Rhinehart introduced Ms. Dedmon, stating the painting was the first of a limited number of 500 prints. He said the painting took three years to complete, and Ms. Dedmon has donated the painting to be hung in the foyer of the new addition to the Weeks Center.

Ms. Gail Dedmon and Mr. Tommy Hill presented the framed painting to City Council.

Mayor Cavanaugh and Council thanked Ms. Dedmon and Mr. Hill for their presentation to the city.

AWARDS

Recreation Department
S.C. Recreation and Parks Assoc.
Christmas in Hopelands
Regional Arts & Humanities Award
Dorothy Mullin National Arts & Humanities Award
Innovative Program Award
Earth Day Award
Outstanding Agency Award
Agency of the Year Award

Mayor Cavanaugh stated the next presentation was awards received by the Recreation Department.

Mr. Thompson stated the Recreation Department has received several national and state awards over the past few months, and Jim Headley, Executive Director of the South Carolina Recreation and Parks Association, is present to present these awards to City Council.

Mr. Rhinehart stated this had been a banner year for the Parks and Recreation Department. He said the department had received a number of awards regionally as well as nationally. He introduced Mr. Jim Headley, Executive Director of the S.C. Parks and Recreation Association, to present the awards to City Council.

Mr. Jim Headley stated the City of Aiken had won the SC Parks & Recreation Agency of the Year Award for population 10,000 to 25,000 for seven out of ten years which is a very special accomplishment. The first presentation was for recognition of the Christmas in Hopelands program. The program won the Arts & Humanities Award last year and in turn won the Southeast Regional Council Award and was submitted to the national and won the Dorothy Mullin National Arts and Humanities Award for Class 4. He presented the National Parks & Recreation Association Regional Arts & Humanities Award for Christmas in Hopelands and the National Recreation Parks & Association Dorothy Mullin's Arts & Humanities Award for Class 4.

Mr. Headley stated the City of Aiken had also won the Department of Parks and Recreation's Innovative Programming Award for 1996 for Class 2 for its Earth Day celebration. The award is presented for the population of 10,000 to 25,000.

Mr. Headley stated the Department of Parks and Recreation had also received the Outstanding Agency of the Year Award from the S.C. Recreation and Parks Association. He said the City of Aiken had won the award seven out of the last ten years. He pointed out the strong support for recreation by Council,

the Manager, and the staff of the city. Mr. Headley presented the awards to Council.

Mr. Rhinehart introduced the recreation staff members present at the meeting and commended them for their work in making the winning of the awards possible and thanked Council and the staff for their support.

AIKEN MILE TRACK - ORDINANCE

Sale of Track
McGhee, Bruce
Banks Mill Road

Mayor Cavanaugh stated an ordinance had been prepared for Council's consideration to approve the sale of the Aiken Mile Track. He stated, however, Council had been discussing the matter and had determined that they were not ready at this time to proceed on this issue. He said negotiations were in the process, but Council was not to the point to hold first reading on the ordinance to sell the Mile Track.

Councilwoman Papouchado moved, seconded by Councilwoman Clyburn and unanimously approved, that Council continue the matter regarding the sale of the Aiken Mile Track until a later meeting when negotiations are more complete.

BOARDS AND COMMISSIONS

Appointments
Brodie, Barbara Sue
Historic Preservation Commission
Stalworth, Robert
Annexation Study Committee
Strack, Barbara
Housing Authority
Hammond, Reilly
Planning Commission

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

Mr. Thompson stated City Council does have several appointments available for the various boards and committees of the city, and these are presented for City Council approval.

Mr. Thompson stated under the appointments process an individual member of Council nominates a volunteer to the board or committee and this nomination is presented to Council for voting by Council.

Mr. Thompson stated City Council does have an appointment available on the Historic Preservation Commission to fill the balance of the term left with the resignation of Mr. Robert McCreary.

Mr. Anaclerio has suggested appointment of Mrs. Barbara Sue Brodie, of 230 Colleton Avenue SE, to the Historic Preservation Commission. Mrs. Brodie's term, if accepted by City Council, would expire on December 31, 1997, and Mrs. Brodie would be eligible for reappointment on approval by City Council.

Councilman Anaclerio moved, seconded by Councilwoman Papouchado and unanimously approved, that Council appoint Ms. Barbara Sue Brodie, of 230 Colleton Avenue SE, to the Historic Preservation Commission to fill the unexpired term of Mr. Robert McCreary, with the term to expire on December 31, 1997.

Mr. Thompson stated Councilwoman Clyburn has nominated Mr. Robert Stalworth of Tennessee Avenue to the Annexation Study Committee. This committee will resume meeting after the present Annexation Task Force has prepared a report for City Council, and we are expecting this report to be completed in January, 1997. With this appointment, Mr. Stalworth's term will expire on May 20, 1999.

Councilwoman Clyburn moved, seconded by Councilman Anaclerio and unanimously approved, that Mr. Robert Stalworth, of Tennessee Avenue, be appointed to the Annexation Study Committee with the term to expire on May 20, 1999.

Mr. Thompson stated with the changing of the appointments process two openings had been created on the Housing Authority. He stated Councilwoman Papouchado had suggested appointment of Barbara Strack to the Housing Authority of the

City of Aiken. This will fill a new position on the Housing Authority, and with this appointment the term will expire May 28, 1999.

Councilwoman Papouchado moved, seconded by Councilwoman Clyburn and unanimously approved, that Council appoint Ms. Barbara Strack to the Housing Authority with the term to expire May 28, 1999.

Mr. Thompson stated Councilwoman Papouchado has also suggested reappointment of Mr. Reilly Hammond to the Planning Commission. With appointment by City Council Mr. Hammond's term would expire December 1, 1998.

Councilwoman Papouchado moved, seconded by Councilman Perry and unanimously approved, that Council appoint Reilly Hammond to the Planning Commission with the term to expire December 1, 1998.

Mr. Thompson stated one issue that Council had discussed was the issue of terms expiring without reappointment. He said several boards and committee members have not been reappointed or have not resigned from the board or committee. He said the City Attorney has given the opinion that until City Council takes an affirmative action these members continue their appointments and the appointments are valid until City Council chooses to reappoint, make a new appointment or replace the member on the board or committee of the city.

BOARDS AND COMMISSIONS - ORDINANCE 121696

Appointments

Amendment to Process

Two Year Terms

Mayor Cavanaugh stated this was the time advertised for the second reading and public hearing of an ordinance amending the process for the appointment of members to city boards and commissions.

Mr. Thompson read the title of the ordinance.

AN ORDINANCE AMENDING THE PROCESS FOR THE APPOINTMENT OF MEMBERS TO CITY BOARDS AND COMMISSIONS.

Mr. Thompson stated City Council has voted to change the appointments process for the boards and commissions of the city, and the recent appointments have remained consistent with this process. Mr. Smith has prepared an ordinance that will modify the City Code for the appointments to the boards and commissions that are identified in the Code, for City Council's consideration.

Under this ordinance, the appointments for the Planning Commission, Farmers' Market Commission, Housing Committee, Zoning Board of Adjustment, and the Historic Preservation Commission will all be shifted to a total of seven members for each committee with two year staggered terms. This ordinance also includes wording suggested by City Council for changes to the Planning Commission, and notes that when a member of the Planning Commission "voluntarily decides not to pursue another term or the City Councilmember with power of appointment for a Planning Commission member's seat voluntarily decides not to appoint a member" then the member would not be replaced and the Planning Commission would be reduced to a maximum of seven members. City Council has also received a recommendation from the Planning Commission, asking that the Commission remain at a total of nine members.

Mayor Cavanaugh stated an issue that Council had discussed at the last meeting concerned the number of members for the Planning Commission. He stated the Planning Commission currently has nine members. At the last meeting Council stated they would discuss again the request by the Planning Commission that the Commission continue to have nine members. He stated he felt strongly that Council should leave the Planning Commission at nine members. He said the Planning Commission had recommended that the membership remain at nine. He said they currently have a lot of work and have broken up into subcommittees to study various issues.

Mayor Cavanaugh moved, seconded by Councilwoman Price, that Council amend the proposed ordinance and allow the Planning Commission to remain with nine members.

Councilwoman Clyburn stated there was some concern as to how the extra two members for the Planning Commission would be appointed as the policy adopted

by Council and the proposed ordinance gives each committee seven members with an appointment by each Councilmember. She pointed out the reason the Planning Commission presently has nine members is that Council had several nominations for the Commission and could not decide which one to appoint so all three nominations were appointed to the Commission.

Mayor Cavanaugh stated he had suggested that any Councilmember could make a suggestion for the two slots over seven. Another way would be to give the Mayor and the Mayor Pro Tem two appointments for the Planning Commission or any other members of Council two appointments. Also, names could be drawn from a hat to make the two appointments.

Councilman Perry stated he was not in favor of nine members for the Planning Commission. He said all other committees would have seven members, even those who had worked well with a smaller number of members. He said under the process adopted by Council each Councilmember would have an appointment for each committee.

Councilwoman Clyburn pointed out the Planning Commission wanted to remain at seven members when Council appointed nine members and now that Council wants to go back to seven the Planning Commission wants to stay at nine members. She felt the Planning Commission could work with seven members.

Councilwoman Price stated appointment of nine members to the Planning Commission allowed more diversity and more participation by citizens.

Mayor Cavanaugh called for a vote on the motion to amend the proposed ordinance to allow nine members on the Planning Commission. The motion was defeated by a vote of 3 in favor and 4 opposed. Voting in favor of the motion were: Mayor Cavanaugh and Councilmembers Papouchado and Price. Opposed to the motion were: Councilmembers Anaclerio, Clyburn, Perry and Radford. Membership for the Planning Commission in the proposed ordinance would be seven members.

The public hearing was held on the proposed ordinance.

Mr. Reilly Hammond, 1516 Highland Park Drive, a member of the Planning Commission, stated he felt the Planning Commission should remain at nine members. He stated the Commission needed nine members to be able to break into subcommittees and to do research for Council. He felt Council should listen to the Commission's reasons for keeping the Commission at nine members. He said other than each Councilmember having the choice of one member he had not heard a good reason for going back to seven members.

There being no further comments, Councilman Perry moved, seconded by Councilwoman Clyburn, that the ordinance be passed on second and final reading amending the Code regarding the process for the appointment and number of members to the various city boards and commissions, making the number on all boards as seven members except the Election Commission, with the ordinance to become effective immediately. The motion was approved by a vote of 5 in favor and 2 opposed. Opposing the motion were Councilmembers Papouchado and Price.

MELROSE PLACE SUBDIVISION - ORDINANCE 121696A

Dedication

Detention Pond

Silver Bluff Road

Hidden Haven Drive

Woodside Plantation

The Litchfield Company

Mayor Cavanaugh stated this was the time advertised for the second reading and public hearing on an ordinance accepting dedication of the detention pond in Melrose Place Subdivision.

Mr. Thompson read the title of the ordinance.

AN ORDINANCE ACCEPTING THE DEDICATION OF APPROXIMATELY .57 ACRES OWNED BY THE LITCHFIELD COMPANY, INC. AND MELROSE TOWNHOMES PHASE I ASSOCIATION, INC. CONSISTING OF A DETENTION POND IN MELROSE PLACE SUBDIVISION.

Mr. Thompson stated the Stormwater Utility System is based on city maintenance of detention ponds and stormwater lines throughout Aiken, and many of the developers are finding that the stormwater system is to their advantage, and

are bringing requests to City Council that the city accept ownership and maintenance of these lines and ponds. City Council has received requests that the city accept property owned by the Litchfield Company, Inc. and by Melrose Townhomes Phase I Association, Inc., into the city's ownership and for the stormwater utility system.

This is a request that the city accept a detention pond in Melrose Place Subdivision, and is in keeping with the Stormwater Utility System.

The public hearing was held and no one spoke.

Councilman Anaclerio moved, seconded by Councilwoman Price and unanimously approved, that Council pass on second and final reading the ordinance to accept the detention pond in Melrose Place Subdivision.

KALMIA LANDING - ORDINANCE 121696B

Dedication
Stormwater System
Gregg Avenue
Richland Avenue W.

Mayor Cavanaugh stated this was the time advertised for the second reading and public hearing on an ordinance to accept dedication of the Kalmia Landing Stormwater System.

Mr. Thompson read the title of the ordinance.

AN ORDINANCE ACCEPTING THE DEDICATION OF A POND CONSISTING OF .403 ACRES, PLUS OR MINUS, OWNED BY THE KALMIA LANDING HOMEOWNERS ASSOCIATION, INC. CONSISTING OF A DETENTION POND, PLUS THE STORMWATER SYSTEM LOCATED IN KALMIA LANDING SUBDIVISION.

Mr. Thompson stated under the city's Stormwater Utility System, the city does accept stormwater lines and detention ponds for operation and maintenance. This helps the property owners, and the city in turn is able to maintain these facilities through collection of the stormwater fee. The Kalmia Landing Property Owners' Association has voted to donate the Kalmia Landing Stormwater System to the city, and with this ordinance Council will accept ownership of this system.

Roger LeDuc and Gary Smith have been working with the property owners' association, and we believe acceptance of this system is in keeping with the overall Stormwater Utility System goals and objectives. The staff is recommending that City Council accept this prior to the close of the calendar year.

The public hearing was held and no one spoke.

Councilman Anaclerio moved, seconded by Councilwoman Papouchado and unanimously approved, that the ordinance be passed on second and final reading accepting the deed of dedication of the Stormwater System of Kalmia Landing.

ANNEXATION - ORDINANCE 121696C

Crow, Michael D.
249 East Pine Log Road
Collier Street

Mayor Cavanaugh stated this was the time advertised for the second reading and public hearing of an ordinance to annex a lot at 249 East Pine Log 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 .24 ACRES, MORE OR LESS, OWNED BY MICHAEL D. CROW LOCATED ON THE NORTHEAST CORNER OF EAST PINE LOG ROAD AND COLLIER STREET, WITH TAX MAP PARCEL NUMBER 30-058.0-02-001, AND TO ZONE THE SAME SINGLE FAMILY RESIDENTIAL (R-1A).

Mr. Thompson stated City Council has received a request from Mr. Michael D. Crow, for annexation of a .24 acre lot at the northeast corner of East Pine Log Road and Collier Street. Mr. Crow is requesting annexation because his septic system is failing, and he needs to tie onto the city sewer system.

Mr. Crow has requested R-1A zoning, which is consistent with the zoning in the area. The Planning Commission has recommended annexation and R-1A zoning.

The public hearing was held and no one spoke.

Councilwoman Price moved, seconded by Mayor Cavanaugh and unanimously approved, that the ordinance to annex and zone the property at 249 East Pine Log Road as R-1A, Single Family Residential, be passed on second and final reading to become effective immediately.

COLLETON AVENUE - ORDINANCE 121696D

Timberlane Road
Weeks, H. O. Estate
Donation

Mayor Cavanaugh stated this was the time advertised for the second reading and public hearing on an ordinance to accept donation of some property near Colleton Avenue.

Mr. Thompson read the title of the ordinance.

AN ORDINANCE ACCEPTING THE DONATION OF A 2.55 ACRE, MORE OR LESS, TRACT OF LAND FROM THE FAMILY OF H. ODELL WEEKS WITH TAX MAP PARCEL NO. 30-100-04-006.

Mr. Thompson stated the family of former Mayor Weeks has approached the city with a possible donation of a 2.55 acre tract of land near Colleton Avenue and Timberlane Road. The property has been surveyed, and the property owners would like to complete this transfer within this calendar year.

At this time the city does not have plans for this property, and may recommend that City Council sell this property at a later date. This is a very generous offer from the Weeks Estate, and the staff is recommending acceptance to City Council.

The public hearing was held and no one spoke.

Councilwoman Papouchado moved, seconded by Councilman Radford and unanimously approved, that Council pass on second and final reading an ordinance accepting a property donation from the Weeks Estate.

OFFICE SPACE - ORDINANCE 121696E

Lease Hold Interest
139 Newberry Street SW
Clark, Aubrey

Mayor Cavanaugh stated this was the time advertised for the second reading and public hearing on an ordinance to purchase the lease-hold interest in 139 Newberry Street SW.

Mr. Thompson read the title of the ordinance.

AN ORDINANCE AUTHORIZING THE PURCHASE OF A LEASE HOLD INTEREST IN 139 NEWBERRY STREET SW FROM AUBREY CLARK FOR \$50,000.

Mr. Thompson stated that for some time Council has been discussing expansion of the Municipal Building for office space. He said the staff has been negotiating with an adjacent property owner for the purchase of his lease-hold interest in the property at 139 Newberry Street SW. Mr. Aubrey Clark of Augusta holds a long-term lease on property on Newberry Street which is adjacent to the rear of the Municipal Building. Mr. Clark has agreed to sell his lease interest in the property to the city for \$50,000.

Mr. Thompson stated Council needs to consider second reading of an ordinance to authorize the purchase of the lease-hold interest in the property on Newberry Street. After the transaction is completed the staff will move forward with negotiations with the property owners for purchase of the property. Mr. Thompson stated the property is proposed to be used for office space, PACT offices, strategic plan display center, meeting rooms, and public bathrooms.

The public hearing was held and no one spoke.

Councilman Anaclerio moved, seconded by Councilwoman Papouchado and unanimously approved, that the ordinance be passed on second and final reading to purchase the lease-hold interest in the property at 139 Newberry Street SW from Mr. Aubrey Clark.

COMMERCE BUSINESS PARK

Industrial Park
Business Park
Beaufort Street
Bypass

Mayor Cavanaugh stated Council needed to consider approval of Commerce Park.

Mr. Thompson stated about four years ago the Economic Development Partnership recommended that the city needed to diversify the industrial properties offered by the city. He said it had been about five years since the city had sold any property in Verenes Industrial Park. He said Verenes Industrial Park serves a certain niche of industries seeking to come into the Aiken area. He said this past summer Council approved the expansion of two additional parks in the airport area, including Ventures Park and Aviation Park. He said both parks are similar to Verenes in that they are in the airport complex. City Council formed the Aiken Corporation for the purpose of developing additional parks and to decide whether the park should be for small industries and businesses or whether the park should be identified for large sites. The Aiken Corporation has a recommendation for City Council. The second issue under discussion is the bypass, but this meeting is not a public hearing on the bypass. The proposed industrial park as developed by the Aiken Corporation is intended to tie into the bypass, but the industrial park also has two entrances, one off of the present proposed alignment of the new bypass and the other entrance would be off of Beaufort Street.

City Council has received the tentative design and feasibility study for the city's proposed industrial and business park, and this is the submittal of a concept plan for approval by City Council.

With this approval, City Council will be stating publicly whether or not the city would like to move forward with this project. If Council approves this project, then we will move forward with acquisition of the property, submittal of the process through the review of both the Aiken 20/20 Corporation and the Economic Development Partnership, and generally move the project forward. Typically you could expect a minimum of eighteen months before the park could hold the first occupant. In the meantime we would be working with the Economic Development Partnership and the other groups involved in the Aiken Works campaign to market this park.

On approval, we will also move forward with development of the financing package for this park, including alignment of both Tax Increment Finance and Community Development Block Grant funds.

For City Council consideration, this is approval of the concept plan of Commerce Park, and authorization for the City Manager to obtain financing and acquire property as directed by City Council. City Council has received extensive information on this at the work session.

Mr. Thompson stated Wade Brodie, Chairman of the Aiken Corporation, was present to make a presentation to Council.

Mr. Brodie, representing the Aiken Corporation, stated the Corporation was bringing a recommendation that Council join the Corporation in moving forward to construct Commerce Park. The purpose of the park is to create jobs for the area. With the downsizing at the Savannah River Site, the community needs to do everything possible to be competitive with other areas seeking to win industry. He said he felt the proposed park is a once-in-a-lifetime opportunity to set in motion a project that will serve the City of Aiken into the next century. He said the land is available for the park and will tie into the bypass. He said with the proposed four-laning of Highway 78 to Charleston, this will tie Charleston to Atlanta, which could be very positive for Aiken. Mr. Brodie introduced Mr. Tim Simmons to point out reasons for the proposed park.

Mr. Tim Simmons, a member of the Executive Board of the Aiken Corporation, stated he was very much in support of the development of Commerce Park for a number of reasons. He said the park is not feasible for someone in private

enterprise to handle because it is too speculative and financing would be a problem. He said, however, it is a viable project for the city for a number of reasons. One reason is that many benefits would be derived for the city that a private investor would not be able to benefit from. He said the northeast quadrant of Aiken does need some economic boost from the standpoint that employment levels and income levels are somewhat lower than the Aiken average. There are pockets of substandard housing in the community. This would be a tremendous economic boost for that community by providing jobs for people who live on that side of town and would encourage property owners to upgrade their property and to raise the standard of living for many people in the area. The proposed park would tie in very well with the downtown and improvements to the downtown. The key to a successful downtown is to increase the density of residences and the number of people living and working downtown. He felt the proposed park would help the downtown area. Other benefits for the city are financing arrangements that the city could avail itself of that a private developer could not get, which include a Tax Increment Financing district and other financing that the city could obtain. Also, funds were raised for this project through the Aiken 20/20 program, a program that was designed to raise funds to benefit the Aiken community to diversify the economy. He said there are many reasons why the city should go into the project where a private investor could not. A study was done by outside consultants that indicated there is a market for small businesses. He said it is not proposed to be a park for large industries, but would be a quiet industrial park for small industries employing around 50 people who would be service oriented. He said there is no competition for the proposed park. He said there would be very minor overlapping with existing industrial parks. He said according to the consultants' report the proposed park would serve a unique niche that is not presently served in the Aiken County area. It also allows the city to give incentives to prospective buyers of property in the park that the city could not do unless the property is located within the city limits. The State of South Carolina has to compete with other states for industry; Aiken County has to compete with other counties; and the City of Aiken has to compete with other cities. The City of Aiken does not have an industrial park within the city limits, and until it does it can't compete with other cities in order to attract industry. He said the financing arrangement is critical to this type project and Frances Thomas, Assistant City Manager, would explain the financing for the project.

Ms. Frances Thomas, Assistant City Manager, stated a detailed financial plan had been given to Council in their agenda. She summarized the plan for Council. The proposed financing package for Commerce Park hinges on three key factors. The first factor is the ability to phase the development of the park. Initially the Aiken Corporation looked at completely developing the park up front, but financially this would be very costly and very risky. It was determined the best approach is to develop the park in phases as financial resources were available. There would be two or more planned phases of development. The second factor is that development of the park must be a public-private partnership. City funds must be used in concert with Aiken 20/20 funds to make the project financially feasible. The fund raising effort of Aiken 20/20 emerged out of the City of Aiken Strategic planning process. Over \$3.5 million was raised for three major goals that had been identified in the Strategic Plan. The goals were education, community development and economic development. Under economic development funds were raised to assist with the development of industrial sites such as Commerce Business Park. The Aiken Corporation would be requesting \$1.2 million from Aiken 20/20 to purchase the land and to install limited infrastructure for the first phase. The third factor is the establishment of a Tax Increment Financing district (TIF) in the area proposed for the park and along the bypass corridor. State law allows cities to establish improvement or redevelopment districts and then the city can fund major improvements in the districts to encourage private investment. In turn, the city is able to pay for the improvements through the taxes that are generated from the new investment that occurs within the TIF area. The creation of a TIF is critical to the project and to the financing plan for the park. The financing package relies on a combination of funding sources. The development costs for the park are anticipated to cost approximately \$3 million. Ms. Thomas then briefly reviewed the three phases of the park. Phase One includes the purchase of the land which is the core area for the park which consists of approximately 115 acres. This also includes entranceway improvements off of Beaufort Street, installing a paved road for approximately 1300 feet and limited infrastructure. It also includes money for marketing. She said it is felt that there has to be an aggressive marketing campaign from the very beginning. The price tag for phase one is

approximately \$1.2 million. Funds would be requested from Aiken 20/20 for this phase.

The second phase would be a continuation of the parking, adding more infrastructure, roadways, extension of water and sewer and looking at the entrance from the bypass. Funding for phase two would come from the city and would be paid back through TIF revenues, Community Development funds and land sales in the park.

The third phase would be optional and would involve expanding the park by possibly 50 to 75 acres. This would be contingent on the success of the park and the interest for recruiting industry as well as financial resources at that time. Phase three would be paid for by the city and recouped through TIF revenues and land sales.

Ms. Thomas stated as far as phasing of the park, if approval is received, the first phase could be completed within 18 months. Phase two should be completed in about 12 months.

Ms. Thomas stated development of Commerce Park is financially feasible under the scenario outlined. The best approach is to develop the park in planned phases. The city would need to receive seed capital from Aiken 20/20 and the city would need to establish the Tax Increment Financing district for the project area. In addition the city would be seeking state and federal funding to offset the development costs.

Councilmembers asked various questions regarding the proposed park. Ms. Thomas responded that 115 acres is included in phase one of the proposed park. The assessed value of the area for the TIF district is about \$7 million. In the event the city does not get the \$1.2 million seed money from Aiken 20/20 the land purchase would be critical and would need to be completed, but the infrastructure would have to be phased in over a longer time.

Councilman Anaclerio pointed out under the proposal for Commerce Park the city would be offering brokerage commissions for sale of property in the park. He pointed out commissions had not been offered for sale of lots in Verenes Industrial Park. He felt this would be a big plus for Commerce Park.

Councilwoman Price stated the proposed park is something which the north side had requested for economic development, but she wondered if the city could market and sell the property.

Ms. Thomas pointed out the Aiken Corporation planned to give the land away, at least initially, to attract industry and to be competitive with other business parks. The Aiken Corporation is also looking at other incentives that would make an in-city location attractive to industries. Recommendations on these incentives would be coming to Council within the next few months. She felt these would help in developing the park and in the marketing campaign to attract the businesses that the studies have been identified that would locate in the area.

Mr. Brodie stated since Council created the Aiken Corporation, the Corporation has worked on the project for 18 months. He pointed out numerous studies had been done on the park with the studies being positive. He said if the park is not developed there will be no industry in the city. He asked that Council move forward with the park.

Mayor Cavanaugh asked if any citizens present would like to make comments regarding the proposed park.

Ms. Nancy Wilds, of 110 New Bridge Road, stated she did not doubt the good intentions of the plans for the park, but felt the Corporation was relying on an outmoded way of thinking with the idea of taking a quick fix, plowing down trees, developing something and creating jobs, making prosperity for everyone. She pointed out this is ignoring some facts that this idea cannot go on forever. It is not creative or imaginative. She pointed out Aiken has many empty buildings that need to be used for something. She said developing the industrial park on the north side would raise the standard for some, but lower the standard for others who want to live in the country, and are outside the city and have no representation. She said if there were industries who want to come they could locate in Verenes Industrial Park or Sage Mill. She pointed out the land available in Sage Mill for industries. She doubted that

development of Commerce Park would help the situation in Aiken, but felt there were other ways which might work. She was also concerned about the TIF district being able to produce revenue to pay for the park. She said the north side was not just waiting for the city to save it and improve the standard of living. She predicted that Commerce Park would fail.

Mr. Richard Alvanos, 2704 Banks Mill Road, representing the Aiken Business Alliance, stated he would like to commend the idea of the park and felt there were a lot of good intentions, but he felt everything had not been considered. He said the Business Alliance felt the City of Aiken should not be in the industrial park business as a developer and competing against local developers. He said the comment had been made that no local developers want to develop a park, but he said no local developers were given the opportunity nor the incentive packages to develop a park. He said this makes it difficult for the private sector to develop a park, if they don't have the incentive package that the city would have for a park. He suggested if the city wanted to support a park and do it in conjunction with private enterprise and use property that may already be available with infrastructure, the Business Alliance would be happy to support the project. He said he felt the city government should not be a developer, but if the city was going to offer an incentive package for a city park, then the city should offer incentive packages for any other parks. He said he would like for Council to deny the park or delay the vote until the business community could discuss the project.

Dr. Tim Weed, 321 Orangeburg Street, stated he was an equine veterinarian. He said he was felt it was amazing that a city government is thinking about getting into the development of an industrial park which is a very speculative and risky business. He felt more effort and support should be put into the horse industry which makes Aiken unique as opposed to an industrial park.

Ms. Susan Carrol, 239 Wrights Mill Road, stated she lives directly across from the proposed industrial park. She stated she wanted her neighborhood and community to be left alone.

Mr. Martin Buckley, Two Notch Road, asked that Council give consideration to the comments made by the citizens. He said he felt the proper role of the city is to provide services and that the city should think more about the proposal for the business park before going into such a venture.

Councilwoman Clyburn stated she wanted to express some concerns. She said when the matter was discussed in the work session she had some concerns about the buildings which are empty around town. She asked if possibly an inventory could be made of all the empty buildings around town to see what is available, where they are located, and what they could be used for. She was concerned that with empty buildings Aiken might look like a city that is dying, and she was concerned that this is becoming a problem for Aiken. She also proposed that the city establish a study group on this issue. Councilwoman Clyburn stated she lives on the north side, and she was also concerned about the new Food Lion and the lack of business at the store. She stated she was concerned about businesses creating a lot of traffic on the north side. She said people want progress, but they don't want the down side of progress. She said people don't want the traffic. She said people on the north side are more concerned about open recreation areas. She pointed out the Smith-Hazel Recreation Center is very much enclosed and in a congested area, and it would be better if there was more open space. She stated she felt the Beaufort Street area would be an ideal area for recreation. Councilwoman Clyburn pointed out that in the immediate area where the park is proposed most of the homes are nice and well kept. She stated, however, there are a few pockets like the housing complex at the end of Edrie Street that fronts across from the Food Lion and at the other end of Edrie Street the Camellia Trailer Park that she is concerned about. She pointed out Public Safety probably gets more calls from those two areas than any other areas in the neighborhood. She stated she was not sure Commerce Park would cure all the ills of the north side nor would it cure all the ills of the neighborhood. She said she wanted to be sure the city did not enter into something it could not finance or that would become more empty buildings. She said she was concerned, however, that the city do something to bring some type of life to the north side of town. She said she lives on the north side by choice, and is proud of the neighborhood. She said they are pretty satisfied with the way things are now with a few exceptions of streets that need to be repaved, installation of some sidewalks and possibly a couple of traffic lights on Camellia Street.

Councilman Radford stated he was concerned about justification for spending \$3 million and how it would be paid back. He said he had been thinking about the proposal and was really torn about how to vote on the matter. He said he realized the Aiken Corporation members had spent the past 18 months studying the matter. He said there is definitely a need for some economic diversification in Aiken. He said Rock Hill had made such a proposal work, and he was concerned whether Aiken could do the same. He said since he had been on Council he had heard everything was being done on the south side. He said now that something is being proposed for the north side he is hearing comments against it. He said these matters combined are making it hard for him to make a decision on the matter.

Councilwoman Price stated a few years ago there were comments that everything was being developed on the south side and the questions were when is the north side going to get some attention. She said the question in looking at economic development on the north side is where is the best location for the development. She said she felt most people felt development should be closer to I-20 or along Highway 19 or U.S. 1 rather than the proposed location. She said she felt there is still interest in economic development on the north side of town, but the question is where is the best location. She said you have to be careful with what is developed in the area.

Councilman Anaclerio stated one of the concerns in establishing the TIF district in the downtown area was whether it would pay for itself. He said it had been shown that it does pay for itself and well above what was anticipated. He said the city has received many comments about how well the streetscape has been done which was paid for by TIF funds. He said he felt this would happen on the north side also with upgrading and industry in the area. He felt the investment in the area would upgrade the total economic environment on the north side. He said there would also be a spin off potential from SKF in Sage Mill. He said there would be competition from surrounding areas, but if Aiken has a good park with amenities he felt Aiken would have the opportunity to bring development into the business park. He said he was not talking about any business, but very carefully choosing clean businesses. He said a comment had been made about the professional retail spaces being empty, but those are private businesses that the city cannot help. He said he felt a TIF district could help the city and the north side, but a TIF district could not be helpful to a private developer. Councilman Anaclerio stated he felt Council should take the opportunity which is available at this time.

Councilman Perry stated he serves on the Aiken Corporation and appreciates the work of the Aiken Corporation. He said he voted for the park when the Corporation voted to recommend the park to Council. He said, however, at this time he would be voting against the proposal. He said Mr. Simmons' remarks were that private industry cannot touch the development and could not get financing for such a development. He said the point is that he feels the city cannot afford the project because private industry won't touch it. He said the project is speculative, and he feels the TIF district is a big IF. He said he feels the consultant reports are very uncertain about the project. He felt the project was something the city should not get into and would not work.

Councilwoman Papouchado stated she understood the feelings and that making the decision is not a fun thing because Council is charged with looking into the future. She said Council has to look into the future and make some decisions and there is no guarantee. However, there are a lot of good reasons to proceed with the project. One reason to proceed with the project is consideration of the city's natural growth limits. She pointed out areas are growing around the city, and Aiken is having to decide the ultimate shape for Aiken. Looking at the shape, one thing is missing and that is an economic engine within the city limits. She said the city does not have a park that can be funded through a TIF district and through money raised from the Strategic Plan through Aiken 20/20 for the project. She said this is an opportunity to have that park. She stated in looking at the road coming from Charleston, that the city would be ignoring their duty to the future if they do not secure land in the area. She said the empty buildings around town are an issue, but due to their location and their surroundings they will not be appropriate for industry. She said she felt this was a once in a life time opportunity to secure the property and to preserve it from piecemeal development which will happen when the highway is developed. This way it can be controlled and handled through the ordinances which apply to properties within the city limits. She said it is hard to look into the future, but

feels this is an opportunity which the city has prepared for carefully with representatives from that part of town who served on the Strategic Planning Committee. She said the plans were made and Council had a commitment to the people to see this through. She said the TIF district had been tried, and it can be productive. She said Council had to make the hard decisions, look into the future, and with special districts, etc. surrounding the city make sure the city can have an economic engine.

Councilwoman Clyburn again expressed concern about the empty buildings around Aiken and the possibility of some of the buildings being able to be used for some type of industry. She pointed out there is a small industry on Laurens Street, and if an industry could be on Laurens Street certainly some industry could locate in some of the other empty buildings. She felt the city should take a look at the empty buildings. She stated putting Commerce Park on the north side of town might be a wonderful idea. She said she was concerned about ruining neighborhoods, but she was also concerned about providing for the future of Aiken. She asked that Council seriously take another look at what is going on with empty buildings in Aiken and what can be done to help with the situation and recruit an industry to go into an empty building.

Councilwoman Papouchado stated Council had discussed the empty building situation at length at Horizons and some real issues were involved. She said Council was waiting on the Comprehensive Land Use Plan to see what might be done to prevent leap frogging. She said the Economic Partnership is working continuously to locate people to move into Centennial Park and the other places which are really an issue. She asked that the matter of revisiting the issue of leap frogging and the availability of office space be discussed again at Horizons.

Mayor Cavanaugh stated a lot of good questions had been raised at this meeting. He said he appreciated the work of the Aiken Corporation, however, he has some reservations. He said he didn't want to vote against it, but he was not sure about voting for it. He said he would like to recommend that Council not vote on the issue at this time but schedule a public hearing on this issue alone, giving public notice so all who are interested can come. He said he did not know the position of Aiken 20/20, and the project rests heavily on Aiken 20/20. He said the matter is a big issue and is looking at the future of Aiken. He said he would like to continue the matter and hold a public hearing for discussion at least one more time.

Mr. Reilly Hammond, Vice Chairman of the Planning Commission, stated the Planning Commission has a Business Friendly Subcommittee and one of the matters to be studied is how to help and work with businesses that are here as well as bringing in other businesses. He said the subcommittee will be working on some of the questions raised by Council at this time.

Councilman Anaclerio stated he felt Council was elected by the citizens to make decisions such as this. He said the Aiken Corporation has studied the matter and there has been input from citizens individually. He said there are matters on each side of the issue. He felt it takes the leadership of Council to make the decision. He felt delaying the matter would not serve a purpose.

Mr. Brodie stated he understood Council's concerns and the importance of the decision. He said he agreed that delaying the decision would not accomplish anything. He said the Aiken Corporation had been holding their meetings open to the public for the last eighteen months. He said reporters are at all the meetings. He said the citizens are informed of what has transpired. He said the process is that if Council approves the project, the Aiken Corporation has to obtain the concurrence of the Economic Development Partnership, and then the matter would go to Aiken 20/20. He said as a Board member of Aiken 20/20 he was not in favor of involving Aiken 20/20 at this stage.

Councilman Anaclerio moved, seconded by Councilwoman Papouchado, that Council approve Commerce Park as presented by the Aiken Corporation.

Councilman Anaclerio stated he did not feel that delaying the decision would accomplish anything and that the citizens are looking for Council to make a decision.

Councilwoman Papouchado stated it is difficult to make some decisions, but the project has been a cornerstone of what was planned since the beginning of the Strategic Plan in 1992.

Mayor Cavanaugh stated sometimes leadership is not saying yes or no, but saying wait and taking another look. He said he wants more input from the public on the matter. He said other Councilmembers have questions also.

Councilwoman Papouchado stated she was concerned about losing the credibility of every group that has worked for Council in doing research on projects. She said Council asks them to work, but when they make recommendations Council says no we want to hear from other people.

Council continued to discuss the project and the concerns of the Councilmembers.

Councilwoman Price stated she usually makes a decision on matters. She said she felt the north side needs some development, and wondered what else might want to locate in the proposed area of Commerce Park. After listening to some of the comments from the citizens she felt there were a lot of questions that are unanswered, and she would not feel comfortable voting on the matter at this time.

Councilman Radford was concerned about development of all the industrial parks and the need for all of them.

Ms. Lucy Weed, 321 Orangeburg Street, pointed out no private citizens had spoken in favor of the business park. She said she was concerned about Councilmembers not being sure of how to vote and needing more research or input. She said it was a big decision and perhaps it should be delayed to get input from others.

Mr. Bill McGhee, 217 Fairfield Street NE, stated he could not believe what he was hearing from Council. He said he felt the city needs to do something creative on the north side and take some risks. He said people are unemployed and property is not appreciating and the city does need some economic development on the north side. He said he did not really know how the TIF district works, but he felt Council should not prolong the issue. He felt the project would be very positive for the north side. He asked that Council support the project for the north side.

Mayor Cavanaugh called for a vote on the motion to approve Commerce Park. The motion was defeated by a vote of 2 in favor and 3 opposed. Voting in favor were Councilmembers Anaclerio and Papouchado. Opposed were Councilmembers Clyburn, Perry and Radford. Mayor Cavanaugh and Councilmember Price did not vote on the matter.

Councilman Perry stated the matter was very important, and that he would move that Council set up a public hearing on the project to get citizen input. The motion was seconded by Councilwoman Clyburn.

Councilwoman Clyburn stated there are people in the community who are for the project, but they have questions and she felt that their questions should be answered before Council moves forward on the project.

Mayor Cavanaugh stated he wanted it to be understood that he does appreciate the work of the Aiken Corporation and that he had supported the Aiken Corporation and the Strategic Plan. He said he was only saying that he was not sure about the project, and his position was not to take the step at this time.

Council continued to discuss the matter at length and whether they needed more input and whether they should go ahead and make a decision.

Councilman Perry stated he wanted to withdraw his motion for reconsideration.

Councilwoman Clyburn moved that Council reconsider the Commerce Park Project. The motion was seconded by Councilman Radford. The motion was approved by a vote of 4 in favor and three opposed. In favor of reconsideration were Mayor Cavanaugh and Councilmembers Clyburn, Price and Radford. Opposed were Councilmembers Anaclerio, Papouchado and Perry.

Councilwoman Clyburn moved that Council hold a public hearing on the Commerce Park Project to give the opportunity for citizens and others to give additional information to the discussion on Commerce Park. The motion was seconded by Councilwoman Price. The motion was approved by a vote of 5 in favor and 2 opposed. In favor were Mayor Cavanaugh and Councilmembers

Clyburn, Perry, Price and Radford. Opposed were Councilmembers Anaclerio and Papouchado.

Council set the date of January 6, 1997, to hold the public hearing on Commerce Park.

REZONING - ORDINANCE

108 Gregg Avenue
U. S. Highway 1/78
Richland Avenue W.
Residential Assisted Living Facility
Tax Map Parcel No. 30-002-02-004
Jones, Preston

Mayor Cavanaugh stated an ordinance had been prepared for Council's consideration to rezone property at the intersection of Gregg Avenue and U. S. Highway 1/78.

Mr. Thompson read the title of the ordinance.

AN ORDINANCE AMENDING THE ZONING OF REAL ESTATE LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF GREGG AVENUE AND U.S. HIGHWAY 1 & 78, TAX MAP PARCEL NUMBER 30-002-02-004, FROM SINGLE FAMILY RESIDENTIAL (R-1) TO MULTI-FAMILY RESIDENTIAL (R-3).

Mr. Thompson stated City Council has received a request from the property owner of property at the intersection of 108 Gregg Avenue and U. S. Highway 1/78. The applicant would like to rezone a 4.1 acre tract from R-1, Single Family Residential, to R-3, Multi-Family Residential, in order to allow the development of a 40-room residential assisted living facility for elderly clients.

This rezoning request has been reviewed by the Planning Commission and the comments of the Planning Commission specifically concern additional traffic and appearance of the property. The Planning Commission recommends approval of the request with several conditions:

- 1) That the applicant execute a contractual agreement with the City requiring that the use be limited to a Residential Assisted Living Facility with not more than 56 beds or to any use permitted in the R-1 zoning district.
- 2) That the retirement facility have a residential appearance and scale in keeping with the character of development between Gregg Avenue and Valley Road similar to that depicted in the renderings dated 10/29/96 submitted with the application.
- 3) That the landscaped buffers not be less than those depicted on the site plan dated 10/30/96 submitted with the application.
- 4) That evergreen shrubbery a minimum of five (5') feet in height be planted to form a continuous vegetative screen along the eastern and northern boundaries of the property.
- 5) That curb cuts be limited to one on Richland Avenue and one on Gregg Avenue.
- 6) That the facility's dumpster be located at least 40 feet from any property line.
- 7) That the Zoning Board of Adjustment be encouraged to approve a variance request to allow fewer parking spaces than required by the Building Official for a Residential Assisted Living Facility, and that the applicant be encouraged to provide no more than 30 parking spaces in order to reduce traffic levels and limit the possibility of future expansion.
- 8) That low-intensity exterior lighting be used and that it be directed so that the light produced does not spill over onto adjoining properties.
- 9) That rezoning of additional property for commercial use along Gregg Avenue within the City be discouraged.

Councilman Anaclerio moved, seconded by Councilman Radford and unanimously approved, that the ordinance to rezone a 4.1 acre tract at the intersection of

Gregg Avenue and Richland Avenue be passed on first reading and that second reading and public hearing be set for the next regular meeting of Council.

Mr. Smith pointed out he was concerned about some of the conditions recommended by the Planning Commission, specifically conditions 7 and 9, concerning encouraging the Zoning Board of Adjustment to approve a variance to allow fewer parking spaces and to discourage rezoning of additional property along Gregg Avenue. He said he did not feel these requirements were proper for an ordinance but they had been included in the ordinance because they were recommended by the Planning Commission.

Council discussed the requirements and felt the two requirements mentioned by Mr. Smith should not be included in the ordinance.

Councilman Anaclerio moved, seconded by Councilwoman Price and unanimously approved, that the proposed ordinance be amended to delete conditions 7 and 9 recommended by the Planning Commission and that the second reading and public hearing be set for the next regular meeting of Council.

MORGAN STREET - ORDINANCE

Donation of Property
631 Morgan Street NW
McKenzie, Jim
Southern Investments Group, Inc.

Mayor Cavanaugh stated an ordinance had been prepared for Council's consideration for acceptance of donation of property on Morgan Street.

Mr. Thompson read the title of the ordinance.

AN ORDINANCE ACCEPTING THE DONATION OF A TRACT OF LAND CONTAINING .233 ACRES, MORE OR LESS, FROM SOUTHERN INVESTMENTS GROUP, INC. WITH TAX MAP PARCEL NUMBER 30-025-03-009.

Mr. Thompson stated the city has received a letter from Mr. Jim McKenzie, of the Southern Investments Group, Inc. Mr. McKenzie is offering to donate the property at 631 Morgan Street to the City of Aiken.

There is a house on the property, and the house does need extensive repairs. Mr. Thompson stated the property is located outside of the city limits, and if Council is interested in accepting the title to the property the city may be able to use the proceeds from the sale of the property for other programs. He said if Council accepts the property, Council might want to include a stipulation that the property have a clear title without outstanding taxes or liens and that it be determined if there are any environmental issues. He said the property owner has estimated the value of the property to be \$30,000. Mr. Thompson stated he did not feel the property was worth that amount, and the city would use the county tax appraisal for the value of the property.

Mr. Thompson stated the property owner would like to close on the donation during this calendar year.

Council discussed the proposed donation of property.

Councilman Anaclerio moved, seconded by Councilman Radford and unanimously approved, that Council approve the ordinance on first reading to accept the donation of property at 631 Morgan Street with the condition that the property have a clear title without outstanding taxes or liens on the property and that second reading and public hearing be set before the end of December, 1996.

GRANT

Public Safety Department
U.S. Department of Justice
Block Grant
Mobile Data Units

Mayor Cavanaugh stated Council needed to consider acceptance of a grant from the Department of Justice in the amount of \$33,848 for equipment in the Public Safety Department.

Mr. Thompson stated the city has been notified by the U. S. Department of Justice that the city has received a block grant in the amount of \$33,848.

The city submitted a general grant request for equipment in the city's Department of Public Safety, and the intent is to use this money to purchase mobile data units, or laptops, for use in patrol cars. This was an issue that we attempted to start a few years ago, but this system was expected to tie into a statewide system and the State's plans to develop transmission towers for this system have not been moving forward. We have found another way to make this work, and at the present time would take advantage of the City of Columbia's transmission system. After we have time to evaluate this pilot program, we would then modify our transmitting towers and computer system to allow us to actually transmit locally.

There are several advantages to use of these computers in the patrol cars. We would be able to make inquiries concerning license tags and vehicle information, and obtain other information without tying up the Dispatchers. This also adds another level of security, as the computer transmissions aren't as readily accessible to the public as general voice transmissions. If we are able to make this project work, and to add transmission through our own towers, we will also be able to provide report writing capabilities in each patrol unit, and hopefully reduce our demands on the clerical staff.

Mr. Tom Galardi stated the city had been successful in obtaining a block grant from the U.S. Department of Justice which is a 90-10 grant with the city paying 10%. He said the city's share had been budgeted. He said the Department of Public Safety would like to purchase mobile data units, or laptops, for use in patrol cars. He said the units would not only be used for license checks, etc., but would eventually be tied into the city's AS400 system so information can be put into the system in the field and so information will be available to the units in the field. He said one of the requirements for the grant is that a public hearing be held before Council.

The public hearing was held with Council asking several information questions.

Councilman Anaclerio moved, seconded by Councilwoman Papouchado and unanimously approved, that Council accept the grant from the Department of Justice in the amount of \$33,848 and authorize the execution of the grant documents.

LAURENS STREET

Hampton Avenue
Streetscape
Traffic Circle

Mayor Cavanaugh noted that the item regarding approval of street improvements at Laurens Street and Hampton Avenue regarding a traffic circle had been delayed at this time. The plans are to hold a public hearing in the neighborhood for the citizens in the area to discuss the proposed plans for the traffic circle.

Councilman Anaclerio moved, seconded by Mayor Cavanaugh and unanimously approved, that the item regarding the proposed traffic circle at Laurens and Hampton Avenue be continued until after a public hearing is held in the neighborhood to discuss the proposal.

HABITAT FOR HUMANITY

Fairfield Street N.E.
Tax Map Parcel No. 30-068-09-011
HOME Funds

Mayor Cavanaugh stated Council needed to consider approval of the purchase of a lot for Habitat for Humanity.

Mr. Thompson stated City Council has committed to reimburse Habitat for the acquisition of up to six lots, to replace property donated to the city on Sumter Street. The agreement between the City and Habitat states that the City will reimburse Habitat up to \$18,000 for no more than six lots in the grid area of the city in exchange for property on Sumter Street. The previous reimbursement for three lots was approximately \$8,822.48.

Habitat would like to have approval for the purchase of a lot for up to \$3,000, plus closing costs, for Habitat for Humanity. This funding will enable Habitat to purchase an additional lot in the grid area of the city. The lot, Tax Parcel No. 30-068-09-011, is located on Fairfield Street, between Edgefield and Abbeville Avenues. Habitat will purchase the property, and will

build a single family home on the lot using City of Aiken HOME funds, and the design approved by City Council for this property.

City Council has already reimbursed Habitat for three lots under this program. This will be the fourth lot under this program.

The City of Aiken maintains the right to approve the location of each lot, and our staff has determined that this lot is appropriate for this program, and has verified that the lot meets zoning and all environmental review requirements.

Councilwoman Price moved, seconded by Councilman Anaclerio and unanimously approved, that Council approve the purchase of the lot on Fairfield Street for \$3,000 plus closing costs for Habitat for Humanity under the agreement with Habitat for the purchase of six lots in exchange for the property on Sumter Street.

BIDS

Public Works Department

SCADA System

Supervisory Control and Data Acquisition System

Water

Mayor Cavanaugh stated Council needed to consider acceptance of the bids for Water System Supervisory Control equipment.

Mr. Thompson stated in the water plants, the city monitors the status of the elevated storage tanks, the lines, and the treatment of water through a computerized monitoring system. Our previous system was destroyed in a lightening strike, and the budget includes funds for a new monitoring system. We are recommending acceptance of the low bid of M/R Systems at a bid price of \$136,700.

This monitoring system is required by the South Carolina Department of Health and Environmental Control, and is necessary for the operation of our water system. The most obvious sign that the monitoring system is out of operation is at the intersection of York Street and South Boundary. Many times water flows down South Boundary at different times during the day, and this water is the result of overflows in our filling of the storage tank. The operators at the Water Treatment Plant do not know when the storage tank is full, and subsequently they end up overfilling the tank. This costs us money as we are losing treated water, and this is a real issue for effective maintenance and repairs to our system.

We received a total of three bids, and are recommending that the bid submitted by Dexte Fortson and Associates does not meet specifications. The software and system bid by this company is not suitable, and we are concerned that we would not be able to maintain the system without the hiring of additional programmers and computer operators. This does not seem to be in the best interest of the city, and we are recommending that the M/R Systems be awarded the bid based on the lowest bid meeting specifications.

We have approximately \$55,000 in the current budget for this system replacement. The equipment is a requirement for operation of the water system, and the staff is recommending that we purchase the equipment, over spend the budget item, and that we return with a budget adjustment later in the fiscal year.

Councilwoman Price moved, seconded by Councilman Anaclerio and unanimously approved, that Council accept the lowest bid meeting specifications and accept the bid of M/R Systems for the purchase of a Supervisory Control System at a price of \$136,700.

AFFIRMATIVE ACTION

Mayor Cavanaugh stated Council needed to accept the Affirmative Action Report prepared by the staff.

Mr. Thompson stated each year the city prepares an Affirmative Action and EEOC Report on the percentage of minorities in the city's work force. Stanley Quarles has prepared a summary on this issue, and this is submitted for City Council approval.

The information prepared by Mr. Quarles, shows that last year we hired a total of 45 full time employees, and lost a total of 36 full time employees. The total number of blacks in the Aiken city government is up for this year, to a total of 97 employees, compared to 92 for the previous fiscal year. Blacks make up a total of 35.1% of the total employee population of the city. This compares very well with the minority population in Aiken and with the minority work force percentage in this community.

This past year blacks made up 40% of the total new hires, and 40% of the employees that left the city were black employees.

Women made up 15.5% of the full time employees hired during last fiscal year, and the total number of women employed in the city government is down slightly this year to 51, down from a previous total of 52.

The city continues to aggressively hire women and minorities. We need to improve in some categories, and are continuing to aggressively recruit blacks for professional, management, and technician positions.

Councilman Anaclerio moved, seconded by Mayor Cavanaugh and unanimously approved, that Council accept the Affirmative Action report for fiscal year ended June 30, 1996, as information.

HOPELAND FARMS SUBDIVISION

Utilities

Annexation Agreement

Starbuck Way

Coward, Tommy

Water

Mayor Cavanaugh stated Council needed to consider a request from Mr. Tommy Coward regarding conditions for extension of utilities to Hopeland Farms Section III.

Mr. Thompson stated in 1992 City Council approved the extension of utilities to Section III of Hopeland Farms, with conditions. The developer has asked City Council to reconsider those conditions, and this is presented for City Council approval.

In April, 1992, City Council approved the extension of water service to Hopeland Farms on the condition that Starbuck Way be paved for its entire length, and that this street be tied into a future connector road that would ultimately tie into Banks Mill Road. The condition included a stipulation that this extension tie into Banks Mill within two years of approval. Starbuck Way has been paved, but the connector road has not been constructed. Mr. Tommy Coward, the developer, has asked City Council to amend the condition and timetable, to allow him to accomplish this tie as the sale of lots and development of this property justify this financial outlay.

Council discussed the request for extension of the agreement for tying Starbuck Way into Banks Mill Road and also the requirement for an annexation agreement for Section III of Hopeland Farms which had not been received at this time.

Mr. Thompson stated the extension of utilities was granted by City Council on the condition that the developer sign an annexation agreement on the total property. The city has not received the annexation agreement, and we followed up with the developer to find out the status of this annexation agreement. Ten of the lots have been sold and are presently served by city water, and were developed without an annexation agreement. Mr. Coward is willing to sign an annexation agreement on the balance of the undeveloped property, and the suggestion to City Council is that we obtain the annexation agreement on all undeveloped property, and that we ask the present customers now served by city water to voluntarily sign an annexation agreement. If they are unwilling to sign an annexation agreement, then we would not force the issue, but instead would simply tag the files to indicate that when the property transfers ownership that we would require annexation as a condition of continued service. This still seems to be the best solution to this type of problem, and would at the same time require these property owners to live up to the commitment that the developer made back at the start of this project.

Mr. Thompson stated he felt Mr. Coward would sign the annexation agreement, but the immediate question is on the extension of Starbuck Way. Mr. Coward

felt that he should not have to tie Starbuck Way into Banks Mill Road until houses are built along the road to justify the expense of tying in the road.

The issue before City Council at this time is amendment to the agreement for extension of utilities, allowing the developer to extend Starbuck Way to Banks Mill Road, as the properties develop.

Councilman Anaclerio moved, seconded by Councilman Radford, that Council approve the amendment to the agreement for the extension of utilities for Hopeland Farms Section III and allow the developer to extend the connector road between Starbuck Way and Banks Mill Road as the sale of properties and development of this property justify the financial outlay, with the condition that an annexation agreement is received on the balance of the undeveloped property in Section III of Hopeland Farms. The motion was approved with a vote of 6 in favor with Councilwoman Clyburn not voting.

MONTMORENCI-COUCHTON WATER AND SEWER DISTRICT - ORDINANCE

Agreement
Service Area

Mayor Cavanaugh stated Council needed to consider an ordinance to enter into an agreement with the Montmorenci-Couchton Water and Sewer District regarding the provision of water and sewer along the proposed 118 bypass.

Mr. Thompson read the title of the ordinance.

AN ORDINANCE ALLOWING THE CITY OF AIKEN TO ENTER INTO AN AGREEMENT WITH THE MONTMORENCI-COUCHTON WATER AND SEWER DISTRICT, INC. FOR THE PROVISION OF WATER AND SEWER SERVICES ALONG THE PROPOSED SOUTH CAROLINA HIGHWAY 118 BYPASS.

Mr. Thompson stated the city has been working with the Montmorenci-Couchton Water and Sewer District to define service areas. He said a proposed agreement has been prepared, and the staff is recommending the agreement to Council.

Mr. Thompson stated City Council is aware of the history on the project. He said Aiken County designated service territories in the mid-1980's. However, the board of the Montmorenci-Couchton District believes that they were left out of the discussions and state that they did not agree to the service territory designated by Aiken County. The City of Aiken moved forward with development of utilities on the assumption that the County service territory maps were accurate, but found that the Montmorenci-Couchton district was also planning on serving the same areas that Aiken perceived as their service territory. This area includes the new bypass and the potential industrial park. Based on discussions with City Council it was felt that the city should clearly define its service territory and that the city should serve to the bypass as the natural growth limit of Aiken. In addition to the definition of the service territory the City of Aiken also wanted to make sure that the city would be able to retain service to its existing customers, including the Owens-Corning Fiberglas Plant.

The special purpose district also has objectives under the proposed agreement. They would like clarity on their service territory, and they would also like to be able to cross the city with a trunk sewer or water line. This would help the district to loop their water system and to obtain sewer service from the County's treatment facility. If the special purpose district is going to continue to survive and to grow, they will need this access to the county treatment facility and to other sources of water.

In the proposed agreement, the City of Aiken retains the right to serve customers 300 feet past the bypass and to serve all customers within the city limits. Also the City of Aiken would receive a commitment from the Special Purpose District that all existing customers would remain the customers of the city. In return the District would be able to extend a water and sewer trunk line through the City of Aiken so they can get into the sewer business and loop their water system. The District would be able to compete for industrial and institutional customers within this boundary as long as the property is outside of the city limits and is not served by the city at the time of the agreement.

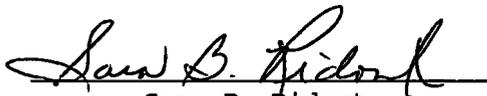
Mr. Thompson stated the City of Aiken would be giving up some areas with this agreement, but overall it is felt this is a good agreement for both the City of Aiken and for the Montmorenci-Couchton Special Purpose District.

December 16, 1996

Councilman Analerio moved, seconded by Councilwoman Papouchado and unanimously approved, that Council pass on first reading the ordinance approving the agreement with the Montmorenci-Coughton Water and Sewer District defining the service area and that the second reading and public hearing be set for the next regular meeting of Council.

ADJOURNMENT

There being no further business, Council adjourned at 10:30 P.M.



Sara B. Ridout
City Clerk