

ordinance discouraging annexation of properties along Whiskey Road because of the mitigation fees.

Council then briefly discussed whether to hold a special work session on the Traffic Ordinance on June 29. It was pointed out that matter would be decided later on the agenda.

Aiken City Council Minutes

REGULAR MEETING

June 14, 2004

Present: Mayor Cavanaugh, Councilmembers Clyburn, Cunning, Price, Smith, Sprawls and Vaughters.

Others Present: Roger LeDuc, Bill Huggins, Gary Smith, Anita Lilly, Larry Morris, Ed Evans, Pete Frommer, Susan Mimmie, Sara Ridout, Philip Lord of the Aiken Standard, Josh Gelinas of the Augusta Chronicle, and about 52 citizens.

Mayor Cavanaugh called the meeting to order at 7:14 P.M. Roger LeDuc led in prayer, which was followed by the pledge of allegiance to the flag.

APPROVAL OF AGENDA

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

MINUTES

The minutes of the work session of May 4, 2004, the work session and regular meeting of May 10, 2004, and the joint City Council and Planning Commission work session of May 24, 2004 were considered for approval. Councilwoman Price moved that the minutes be approved as written. The motion was seconded by Councilman Cunning and unanimously approved.

BOARDS AND COMMISSIONS

Appointments

Bishop, Jerry

Building Code Appeals Committee

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

Mr. LeDuc stated there are 2 pending appointments to boards and committees of the city and 1 appointment is presented for Council's consideration.

Councilman Smith has recommended reappointment of Jerry Bishop to the Building Code Appeals Committee. If reappointed his term would expire May 12, 2006.

Councilman Smith moved, seconded by Councilman Cunning and unanimously approved, that Council reappoint Jerry Bishop to the Building Code Appeals Committee with the term to expire May 12, 2006.

WOODSIDE PLANTATION PHASE III – ORDINANCE 06142004Concept PlanTPN 00-135.0-01-007Silver Bluff Development, Inc.Silver Bluff RoadRichardson's Lake Road

Mayor Cavanaugh stated this was the time advertised for continuation of the second reading and public hearing of an ordinance to amend the Concept Plan for Woodside Plantation Phase III.

Councilman Cuning left the Council Chambers and did not participate in the discussion or voting on this matter since he could have a potential conflict of interest in the matter, since the bank where he is employed is involved with the developer of the project. He submitted a letter of explanation.

Mr. LeDuc read the title of the ordinance.

AN ORDINANCE AMENDING THE CONCEPT PLAN FOR PROPERTY LOCATED IN WOODSIDE PLANTATION, PHASE III AND OWNED BY SILVER BLUFF DEVELOPMENT, INC.

Mr. LeDuc stated in June of 2001 City Council approved the concept plan for Woodside Plantation Phase III. The development company would like to revise the concept plan, which the Planning Commission reviewed in December, 2003, and unanimously approved at their April 13, 2004 meeting. The reason the Planning Commission continued the matter from their December meeting was to receive further information from their traffic engineer and to have a more legible concept plan. Both the traffic study and the new concept plan were given to the Planning Commission for their review, and they have approved it based on the following conditions:

1. all the traffic remediation called for in the initial and revised traffic study would be paid for by the developer, including the traffic signal at the entrance to Phase III.
2. that there be sufficient landscaping in the buffer to shield the adjacent properties, and the landscaping would be extended to a depth of 30 feet.
3. that a crash gate is installed behind the golf cart storage area to provide emergency access to lots southwest of Fairways 17 and 18 prior to final plan approval for those lots.
4. that a new concept plan for all of Phase III be submitted removing the word "villas" and replace them with "detached single-family residential" and restating the breakdown of residential units so there are not more than 980 units as approved in 2001.
5. that the revised concept plan for Phase III include a statement that all conditions imposed by City Council on the approval of the annexation in the initial concept plan for Phase III on June 25, 2001 will be met.

Our on-call Traffic Engineer, Roger Dyar, has reviewed the traffic study and agrees with what the traffic remediation calls for in the traffic study.

For City Council's information, a copy of the updated conceptual plan for the revised PUD area outside the gate, minutes from the Planning Commission meeting of December 9, 2003, a copy of the traffic study, and comments received in writing from two families have been provided.

Mr. LeDuc stated that at our last City Council meeting, Council discussed the possibility of the developer changing the number of units per acre in Tracts A and B to 9 per acre and leaving Tract C at 5 units per acre. This discussion also involved having a 50-foot buffer along the south side up to the golf driving range and a 50-foot buffer along the northeast side. In a subsequent meeting with staff and the Mayor, the developer asked us to modify the number of units per acre to 8 for Tract A, due to topography problems they have in that area. On Tract B, they would like to have 12 units per acre which lies

between Tracts A and C. On Tract C, they would like to increase the number to 7 units per acre. Altogether, they would still build 237 or less units for the entire Phase III. They also stated that the apartments to be constructed in this area would be upscale luxury units to befit the entire Woodside development. Additionally, we discussed the berm that is located along the power line on the western side of the development. A neighbor stated that the berm was no longer as high as it once was, and the shrubbery was dying. We have taken pictures of that berm and it is still 4 to 6 feet tall with live green Ligustrum growing on top of it. We feel the berm is functioning properly and it needs no further attention.

Mr. LeDuc stated staff did some measurements from some of the aerial mapping to see how close the neighbors to the south were to the proposed residential area. One house was 440 feet from the driving range. The next house to the west was 440 feet to the driving range; the next 420 feet to the proposed residential area and the last house was 230 feet from the residential Tract C area.

Mr. LeDuc pointed out some other conditions were that any improvements that were to be made due to the traffic study revisions calling for left turn lanes going to the development would be paid for by the developer. The language has been clarified on the 980 units as far as removing the word "villas" and replacing it with detached single family residential, providing sufficient landscaping in the buffer areas adjacent to the property, and installing a crash gate behind the golf cart storage area to provide emergency access to the lots southwest of Fairways 17 and 18.

Mr. Roger Dyar, Traffic Engineer, stated the developer's engineer did a good job addressing several areas of concern and made corrections. He said the report did a good job of assessing the traffic impacts.

The public hearing was held.

Mr. Bill Tucker, attorney for the developer, stated Mr. LeDuc did a good job summarizing the compromise made since the last Council meeting. It does call for the density to be redistributed that will pretty much satisfy the developer's requirements and yet address some of the concern. He pointed out the proposed ordinance still calls for a 100 foot buffer on the southern side. He said the conclusion, after staff discussion as supported by the measurements as far as the distance to the homes in Honey Hills, was that the buffer would be 50 feet instead of 100 feet. In response to a question concerning the berm and the concerns of the people present at the last meeting, Mr. Tucker stated Mr. Evans had taken pictures of the berm and staff had determined that the berm was doing what it was supposed to, and that it was adequate and no action was necessary. Mr. Tucker also stated that a 5-foot no-climb fence would be installed when Tract C was developed. He stated a 5-foot no-climb wire fence along the property in the area of Mr. Meadors property would be installed.

Mr. Evans then showed the pictures of the berm showing the trees and pointing out the distance to the other properties.

Mr. Jimmy Tabor, 1182 Richardson Lake Road, asked for clarification as to the number of units to be constructed. Mr. LeDuc responded that the total number of units is 980 and that 237 units is the maximum units to be placed outside the gate due to topography difficulties.

Mr. Terry Meadors, 220 Honey Hills Drive, expressed concern again about the density of the tracts, stating the new proposal raises the density for some of the tracts more than proposed at the last meeting. He said he was hoping that the density would be lowered, not just moved around.

Councilwoman Clyburn moved, seconded by Councilwoman Price that the ordinance approving the concept plan for Woodside Plantation Phase III be passed on second and final reading with the ordinance being amended to change the number of units in item 7(a) to 8 units for Tract A, 12 for Tract B and 7 for Tract C and in item 7(b) the 100-foot

buffer be changed to a 50 foot buffer. The motion was approved by a vote of 5 in favor and 1 opposed. Councilwoman Vaughters was opposed to the motion.

Councilman Cunning returned to the meeting at 7:42 P.M.

GIRL SCOUTS – ORDINANCE 06142004A

Lease

Dupree Place

Girl Scout Hut

Girl Scouts Central Savannah River Council

Mayor Cavanaugh stated this was the time advertised for second reading and public hearing on an ordinance to lease property off Dupree Place to the Central Savannah River Girl Scout Council for a period of 25 years.

Mr. LeDuc read the title of the ordinance.

AN ORDINANCE AUTHORIZING THE MAYOR, WITH THE ATTEST OF THE CITY CLERK, TO EXECUTE A DOCUMENT LEASING THE PROPERTY KNOWN AS A PORTION OF COKER SPRING PARK TO THE GIRL SCOUTS, CENTRAL SAVANNAH RIVER COUNCIL FOR TWENTY-FIVE (25) YEARS.

Mr. LeDuc stated last month City Council discussed whether or not to continue the Dupree Place lease with the Girl Scouts, Central Savannah River Council which expires on June 12, 2004. In 1989 Council continued this lease for 5 years and in 1994 added an additional 10 years. At last month's work session Council asked staff to develop a lease for a term of 25 years.

Although the last two lease agreements with the Girl Scouts had a condition which allowed Aiken City Council to cancel this lease upon the owner first giving to lessee a 30 day notice, we have now modified that to read "12 months." This is similar to the condition given to the Red Cross in a recent renewal of the leasing of their property off Laurens Street. The Girl Scouts hope to be able to make several improvements to the property once this lease has been approved by Council.

The public hearing was held and no one spoke.

Councilwoman Price moved, seconded by Councilman Sprawls and unanimously approved, that Council pass on second and final reading an ordinance to approve a lease of property off Dupree Place to the Girl Scouts, Central Savannah River Council for a period of 25 years with a 12-month notice to vacate the premises.

LAND CONSERVATION EASEMENT – ORDINANCE 06142004B

Land Conservation Easement

ACOLT

Aiken County Open Land Trust

Wetlands

Shaws Creek

Conservation Easement

Waters, Jerry

Mayor Cavanaugh stated this was the time advertised for second reading and public hearing of an ordinance to accept a donation of land and then grant a conservation easement to the Aiken County Open Land Trust.

Mr. LeDuc read the title of the ordinance.

AN ORDINANCE AUTHORIZING THE CITY OF AIKEN TO ACCEPT A DONATION OF LAND THEN GRANT A CONSERVATION EASEMENT TO THE AIKEN COUNTY OPEN LAND TRUST.

Mr. LeDuc stated that the Aiken County Open Land Trust (ACOLT) has been working with the City and Jerry Waters over the last couple of years to obtain a 36 acre tract of wetlands along Shaws Creek. Mr. Waters recently donated this property to ACOLT, and in turn they would like the City to accept this land and grant a conservation easement back to ACOLT. The conservation easement is almost identical to the agreement the city accepted for the 14 acres of Carolina Bay. One of City Council's goals concerns the acquisition of property along Shaws Creek for the protection of our water supply and to create a green space on the Northside. This property lies to the east of Shaws Creek just north of the Shiloh Heights pump station and south of Reynolds Pond Road. This is the first of hopefully many other donations or easements to be obtained along Shaws Creek. By protecting this land through this donation and conservation easement, the City will have a critical portion of the Shaws Creek water shed protected.

The public hearing was held.

Ms. Lee Dane, of the Aiken County Open Land Trust, stated she wanted to thank Jerry Waters and Tom Tyler for their generosity in giving ACOLT the land.

Mayor Cavanaugh thanked Ms. Dane for her help and stated he would like to send Mr. Waters and Mr. Tyler letters of thanks if Council was in agreement.

Councilwoman Clyburn moved, seconded by Councilman Cunning and unanimously approved, that Council pass on second and final reading an ordinance to accept land and to grant a conservation easement to the Aiken County Open Land Trust for 36 acres along Shaws Creek.

YARD TRASH – ORDINANCE 06142004C

Leaves

Limbs

Fee

Refuse Collection

Trash

Yard Refuse

Material Collection Procedure

Mayor Cavanaugh stated this was the time advertised for second reading and public hearing of an ordinance to amend the City Code regarding yard refuse and materials collection procedures.

Mr. LeDuc read the title of the ordinance.

AN ORDINANCE AMENDING SECTION 32-5, THE CODE OF THE CITY OF AIKEN TO SET FORTH YARD REFUSE AND MATERIALS COLLECTION PROCEDURES AND RESPONSIBILITIES AS WELL AS TO ESTABLISH RATES FOR REFUSE COLLECTIONS.

Mr. LeDuc stated that for the last several years we have received a large number of complaints concerning yard trash. The biggest two complaints concern material being placed out on the street within hours of their last pickup and secondly, large mixed piles being strewn along the street. As a result, many of our neighborhoods suffer from aesthetic and safety problems due to our current yard trash service. Our current method of picking up yard trash began in 1990. Prior to that time, 18 individuals collected the material by hand throughout the City on a rotational basis of approximately 2-3 weeks. Our current system requires all materials to be picked up in a one week period. Due to a mechanized system, we are able to reduce the manpower and collect materials on a regular weekly basis. However, over the years, residents have taken advantage of this system and begun putting out materials, other than yard trash, to be collected. On a regular basis now, construction material and non-compostable material appear in many of our piles. Landlords and homeowners alike are consistently placing mixed piles at the curb, most of which require being landfilled instead of composted. Ironically, in the county, where residents do not have trash service and are required to haul off all the material, the neighborhoods tend to be much cleaner than in the city.

One of this year's goals is to reduce the type of material left on the street and to help eliminate these neighborhood problems. Council had originally suggested in the ordinance that material could not be placed on the curb earlier than 48 hours. This provision has been removed from the ordinance and residents will be able to place yard trash at the curb up to a week in advance. The new ordinance requires that all white goods, furniture, and other non-compostable material to be collected by special pick up. These special pick ups will be scheduled with Public Works and assessed a fee that will be added to their water bills. These fees are set forth in Item 6 of Section 32-5 with a special pick up fee of \$25.00 for a single item, to \$200.00 for a full trailer load. Construction material will not be picked up, and instead, the City would require contractors or homeowners to haul this material to a drop off site or landfill. If construction debris were left on the street, the city would charge an extra fee ranging from a minimum of \$150.00 for a quarter trailer load, to \$400.00 for a full trailer load. Through the use of roll carts, much of this material can be placed in the cart during the weekly collection of our garbage.

Upon Council's approval of this new ordinance, the Public Works Department would inform the public of the new program and work with them over the next several months during this transition period. During this period we will report back to Council with any necessary changes to meet residents' needs to provide the best possible service for keeping our neighborhoods clean.

The public hearing was held.

Councilman Smith asked if citizens were aware that they need to remove the doors from refrigerators when they are disposed of.

Mr. Gary Smith, City Attorney, stated the City Code requires doors to be removed from refrigerators and the city could cite this in the notification of the change in service.

Councilwoman Clyburn stated it would be a good campaign for someone to undertake to educate the public to make them aware of the safety hazards of refrigerators with doors on being placed on the streets.

Councilman Cunning stated the only change to the ordinance was for white goods to be picked up by special appointment and a fee charged for the service.

Councilwoman Clyburn stated it would be a good idea to show a video on City Channel 4 concerning safety when disposing of refrigerators.

Mr. LeDuc stated the change in service would be in the July City newsletter.

Mr. LeDuc stated the ordinance would become effective immediately, but it would take some time to work with the citizens and help them understand the change in service.

Mr. James Bellotti, 807 Woodward Street, stated his concern was who would be responsible for paying the pick up charge if the white goods that were put out did not belong to the property owner. He pointed out that sometimes multiple dwellings put material in an area.

Mr. Morris stated that the property owner would need to notify Public Works of the problem and also Public Safety so they can find who is dumping illegally or the city will work with a group of citizens using an area as a group.

Mr. Morris stated that watching neighbors' yards for illegal dumping would be a good project for the Neighborhood Watch groups.

Ms. Al Payne, 1415 Wyman Street, stated that the programs always work at the beginning because they are being enforced. She stated that after a couple of months the neighborhoods start looking bad again because the enforcement is not as strong.

Mr. Don Robinson, 191 Hickory Road, stated his concern was how to place his trash on the curb. He stated that he and another neighbor share an area and place it all in one big pile rather than three little piles.

Mr. Morris stated that Public Works has had other situations in which they have had to work with neighborhoods to decide the best sites and way to put the trash out.

Ms. Jann Smith, of Dogwood Road, stated that her concern was that trash cannot be put in the yards because the machine destroys the yards when it is picked up. She stated that her neighborhood would not comply with that regulation. She stated that the trash can be put on the edge of the street in her area without interfering with the traffic.

Mr. Morris stated that the city will be trying new equipment to lessen the yard damage. He stated that if this new equipment works then when the tinks are replaced, they will be replaced with the new machinery.

Councilman Cunning stated that perhaps the ordinance needed to be reworded since some neighborhoods cannot comply. He said many neighborhoods place trash at the edge of the street but not blocking traffic.

Mayor Cavanaugh stated he agreed with rewording the ordinance. He also stated that roll carts are good. He stated that he is able to put a lot of materials in the roll cart that, in the past, could not be placed in the garbage cans.

Mr. LeDuc stated that Item 1 in Exhibit 'A' would be changed to read, "Yard refuse and other materials can be placed on or beside the street pavement as long as it does not block the roadway. On an unpaved street, refuse, or material, shall be placed beside the traveled roadway, but not in the traveled roadway."

Ms. Maureen Leich, 741 Brucewood Street, NW, stated that Brucewood used to be a beautiful area to live in. She stated that now there is trash all over the neighborhood. She stated that it is hard to tell who puts it out. She stated that a "No Dump" sign should be placed at the car wash at 559 Brucewood. She stated that Columbia Avenue is very dirty also.

Mr. LeDuc stated that the City is aware of the problem and that the new ordinance should help the situation.

Councilman Cunning moved, seconded by Councilwoman Clyburn and unanimously approved, that Council pass on second and final reading an ordinance to set new procedures for the collection of yard refuse and establish fees for refuse collection and modify Exhibit 'A' so trash may be placed at the curb but not blocking traffic.

SOLID WASTE – ORDINANCE 06142004D

Charges

Garbage

Recycling

Trash

Roll Cart Program

Trash Collection

Mayor Cavanaugh stated this was the time advertised for second reading and public hearing on an ordinance to establish new charges for residential and small business garbage service.

Mr. LeDuc read the title of the ordinance.

AN ORDINANCE ESTABLISHING NEW CHARGES FOR RESIDENTIAL AND SMALL BUSINESS GARBAGE SERVICE.

Mr. LeDuc stated that every year staff reviews the various service fees the City charges to determine if we are recovering our full costs for these services. At this year's Horizons

meeting we discussed various options for the City's collection of garbage, recycling, and trash for our residents. The existing cost for the service is over \$16 per month and the City's current charge is \$11.25. It was suggested at that meeting that Council may want to consider implementing whole cost recovery over the next four years.

Even though the City will lower expenses by starting a roll cart program and implementing changes in our trash collection, we still need to raise our fees to over \$15 to recover all of our costs. By raising our rates from \$11.25 to \$12.50 we are still lower than Tyler and Ridgeway Sanitation which collect garbage outside the city at \$13.50 per month. North Augusta's fee for the exact service that we will be providing is currently at \$15.80 per month. Augusta is proposing this year to charge over \$19 per month for the collection of garbage, recycling and trash.

This garbage fee will be reviewed again next year, since we are still not fully recovering all of our expenses for the service. For this year's budget, though, staff is recommending a \$1.25 increase for solid waste services to all city residents.

The public hearing was held.

Ms. Jann Smith, of Dogwood Street, stated she understood the need for the city to recover costs, but pointed out that over the last three to four years garbage fees had been increased by 40% and the city was implementing a new fee to pay for pickup of white goods. She stated the city was reducing services so she personally could not see raising fees to charge for reduced services.

Mr. LeDuc stated that the rates needed to be increased or the services reduced to recover the costs for the service. He pointed out the reductions in telecommunication fees and vehicle taxes affect the budget revenues, and other sources of revenue need to be considered.

Councilwoman Vaughters stated that she would like to see how much money is collected from the charges for picking up white goods before raising garbage fees.

Mr. LeDuc stated that the City would only break even with the collection charges for white goods.

Dr. Bauer Vaughters, 227 Homestead Lane, stated he would like for Council to decrease fees instead of raising them. He stated he was concerned about the money that was allocated to the Railroad Depot and the African-American Cultural Center. He stated he felt that money could have been put towards this deficit. He felt Council should be looking for ways to cut taxes and fees, not increase them.

Councilman Cunning stated that the reduction in car taxes made the City lose \$600,000 a year. He said this is a tax cut. He also stated that he had received phone calls telling him that citizens would be willing to pay more money to be able to keep backyard service on garbage pickup.

Council discussed at length the proposed fee increase and the loss of revenues and how this affects the budget.

Councilwoman Clyburn stated she had thought about the increase in rates a lot. She pointed out that she voted against increasing garbage fees last year. She stated, however, she did want the city to be able to fix storm drain lines and to do things to improve the quality of life in Aiken and she did not want the city to be like the State of South Carolina – cutting, cutting and yet not having the funds to do projects. She stated the garbage fee is a small increase and felt it would be to the city's benefit to approve this increase. She said she would vote for the increase with reservations.

Councilwoman Clyburn moved, seconded by Councilman Sprawls, that Council pass on second and final reading an ordinance to establish new charges for residential and small business garbage service increasing fees \$1.25 per month. The motion was approved by a vote of 6 in favor and 1 opposed. Councilwoman Vaughters opposed the motion.

BILL MCAULIFFE

Mr. Jerry Waters asked if he could interrupt the meeting for a moment. He stated he wanted Council to recognize Bill McAuliffe, who was celebrating his 90th birthday today. He said he was a great ambassador for Aiken. Council wished McAuliffe happy birthday. He stated that Mr. McAuliffe had been a resident of Aiken for 30 years.

MILLAGE RATE – ORDINANCE 06142004E

Budget
FY 2004-05
71 Mills

Mayor Cavanaugh stated this was the time advertised for second reading and public hearing on an ordinance setting the millage rate for the City of Aiken for fiscal year 2004-05.

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, 2004, SET THE MILLAGE THEREFOR AT SEVENTY-ONE (71) MILLS AND TO PROVIDE FOR THE EXPENDITURES THEREOF.

Mr. LeDuc stated that every year City Council adopts a budget for the following year and also a separate ordinance which establishes the millage rate to meet the budget needs. For City Council consideration this is an ordinance establishing the millage rate at 71 mills for the next fiscal year. With the adoption of this millage rate you will have experienced 16 consecutive fiscal years without a millage rate increase. Over the 16 year period we have actually reduced the millage rate on four separate occasions, three times as a result of reassessment from 120 mills to the current 71 mills, or over 40%. Although we have to pay careful attention to keep funding at an adequate level to continue the city services, we are happy that we have been able to control raising taxes for 16 years, and we contribute the success to your careful stewardship of these funds.

The public hearing was held and no one spoke.

Councilwoman Price moved, seconded by Councilman Smith and unanimously approved, that Council pass on second and final reading an ordinance setting the millage rate at 71 mills for the City of Aiken for fiscal year 2004-05.

BUDGET – ORDINANCE 06142004F

FY 2004-05

Mayor Cavanaugh stated this was the time advertised for second reading and public hearing on an ordinance to adopt a budget for the City of Aiken for Fiscal Year 2004-05.

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, 2004, AND ENDING JUNE 30, 2005, AND DECLARING THAT THE SAME SHALL CONSTITUTE THE BUDGET OF THE CITY OF AIKEN FOR SUCH FISCAL YEAR.

Mr. LeDuc stated that each year City Council adopts a budget for the City of Aiken presenting the policies and goals for the City's upcoming year. We have prepared, and are recommending, the budget for Fiscal Year 2004-2005 for City Council's acceptance which meets the goals established by Council.

At the budget review session on May 4, 2004, 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 at the Horizons session.

Two major factors are affecting this year's budget--a \$550,000 reduction in the telecommunication fees and a \$350,000 loss in vehicle taxes. These two losses are equivalent to losing 9 mills in taxes or eliminating over 26 Public Safety Officers from the budget. Within this budget, are several major capital development projects which Council has initiated over the past few years. These include the Tennis Center at Virginia Acres, continuation of the Public Safety Car Take Home Program, new fire truck, the rewiring and sprinkler improvements at the Caretaker's House and Doll House, the streetscape program on Hayne and Kershaw, the landscaping and enhancement improvements along Whiskey Road from Pine Log to Hopelands, and funding to complete the strengthening of the major runway at the airport. Within this budget we are recommending two new employees at Public Safety and two Cadets, one Public Works and Utility employee, changing one part time employee to a full time employee, and several part time employees. We are continuing to look for ways to use part time versus full time employees and to cross train our employees whenever possible to job share. In addition, we are working to better enhance our relationship with other local agencies and businesses to improve our level of service and to increase our efficiency.

We are also putting on hold the need to increase water and sewer by 5%. We recently completed our meter change out program, and we are hoping for higher than normal usage this summer. The meter change out program will allow for a more accurate measure of the water usage, which should allow us to receive higher revenues. Staff recommends waiting on any potential increase till this fall.

The public hearing was held.

Ms. Joanie Schisler, the owner of Amanda's, stated her concern was the amount she has to pay for her business license. She stated that she should not be taxed on her gross income. She stated she also pays a tax on each table and chair she places outside in front of her business. She stated that three businesses have closed in the downtown area recently and left empty buildings. She also stated the downtown area was dirty and she was concerned about the rat problem they have in the alley. She stated there was no recycling being done in the downtown area.

Councilman Cunning asked Ms. Schisler what were the two most important priorities as far as the downtown area was concerned.

Ms. Schisler stated that stimulation was the first priority for downtown and that getting a program started to encourage owners to talk to each other and discover ways to beautify the alley was a priority for downtown.

Dr. Nini Patheja, 410 University Parkway, stated his concern was with being taxed on gross receipts for his business license. He asked why there were different classes for the business license fees. He felt the fee should be a flat fee.

Mr. Gary Smith, City Attorney, stated that if a city chooses to tax businesses through a business license fee then state law requires the city to charge according to gross revenue. Mr. Smith stated that when the business license ordinance was originally passed that City Council set up the classes for businesses. He stated that state law says that as long as you treat like businesses the same then it is fair to have different rates for different classes. He stated City Council has the authority to change the rate classes.

Council continued to discuss the business license fee at length.

Mayor Cavanaugh stated that the business license tax would be reviewed and a possible new classification system will be looked at. He also stated that Aiken's business license fee is average or lower than all the other cities in South Carolina.

Councilwoman Vaughters stated the reason she brought up the matter regarding the business license was that she felt the businesses downtown are what bring people to the downtown area. She said she hears from businesses all the time complaining about the business license (excise tax not fee). She said it seemed there was money for a lot of things such as \$60,000 for more Christmas lights at Hopelands, \$100,000 to tear down buildings for people, and \$100,000 to collect business licenses. She said it seemed that the city needed to think about giving breaks to the strength of the community, which is the business people. She felt the way to do that is a straight tax break, not the city taking tax money and doing something else with it. She said she was thinking about what the city is spending money on and it seems to her that the ones that never get a break are the local business people. She felt the city would fill up the downtown fast if the city didn't have a business license fee. She stated the business people also take offense to bringing their personal tax return to City Hall to get their business license. She said she had been told that if revenue is cut, that expenditures must be cut. She said she did not have a problem saying that a department may have a 2% cut, but she did not want the cut to be in salaries. She felt there were things in the budget which could be cut to give businesses a break.

Councilman Cunning stated for the last few years the city has had a surplus, and he suggested that if Council agrees that the businesses need a break then a percentage of the surplus could be refunded to the businesses. He said he had a problem giving a break when the city doesn't know what the revenue will be.

Mr. LeDuc stated if Council wants to make a change in the business license, or anything else, the best thing to do is to give the staff direction that they want the revenue reduced by a certain amount over a certain period of time. Then the staff will work towards making that happen. He pointed out the rate for business licenses has not changed for at least 20 years. The gross for businesses may have changed due to inflation and other factors so they may be paying more due to this. He did point out that telecommunications fees are going down as well as vehicle taxes, so someone is getting a break in these fees as the city is losing revenue from these. He pointed out that the telecommunication fee on everyone's local bill is being reduced from 3% to 1%. He did point out that the reason personnel is mentioned when making reductions is that a big percentage of the budget is personnel.

Mayor Cavanaugh pointed out that Council will be discussing business licenses at a later date and suggested that Council move on with the budget discussion.

Councilwoman Clyburn moved, seconded by Councilman Sprawls, that Council pass on second and final reading an ordinance to adopt a budget for the City of Aiken for Fiscal Year 2004-05. The motion was approved by a vote of 5 in favor and 1 opposed. Councilwoman Vaughters opposed the motion.

ANNEXATION – ORDINANCE

Town Creek Road
Findley, James E.
Seven Oaks Drive
Gem Lakes
TPN 00-134.0-01-252
TPN 106-18-19-003

Mayor Cavanaugh stated an ordinance had been prepared for Council's consideration to annex 6 acres along Town Creek 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 6.00 ACRES OF LAND, MORE OR LESS, OWNED BY JAMES E. FINDLEY AND TO ZONE THE SAME RESIDENTIAL SINGLE-FAMILY (RS-6).

Mr. LeDuc stated James E. Findley would like to annex 6 acres along Town Creek Road opposite Seven Oaks Drive as Residential Single-Family RS-6. The land to the north and east of this project is Office/Institutional and Commercial, to the west the property is vacant and to the south is Gem Lakes, a Single-Family subdivision. Currently the county property is zoned Urban District which permits almost any type of use. This annexation request is consistent with our Comprehensive Plan and they desire one curb cut onto Town Creek.

The Planning Commission unanimously recommended approval of this project with the following conditions:

1. That they install only one curb cut onto Town Creek Road, and that it be aligned with Seven Oaks Drive.
2. The top of the exterior slopes or edge of the required storm water pond would be no closer than 25 feet to any adjoining property zoned or used for residential use.
3. Proof of recording of any conditions of approval should be made with the RMC Office and provided prior to the annexation becoming effective.

Councilwoman Clyburn moved, seconded by Councilman Cuning and unanimously approved, that Council pass on first reading an ordinance to annex 6 acres along Town Creek Road as Single-Family Residential RS-6 and that second reading and public hearing be held at the next regularly scheduled meeting.

ANNEXATION – ORDINANCE

Carpet Shop

Whiskey Road 1530

Farr Family, LLC

TPN 30-056.0-01-004

TPN 106-08-04-008

Mayor Cavanaugh stated an ordinance had been prepared for Council's consideration to annex the Carpet Shop located on Whiskey 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 0.38 ACRES OF LAND, MORE OR LESS, OWNED BY FARR FAMILY, LLC, AND TO ZONE THE SAME GENERAL BUSINESS (GB).

Mr. LeDuc stated the owner of The Carpet Shop at 1530 Whiskey Road would like to annex .39 acre under the General Business GB zoning. The land had previously been occupied by The Carpet Shop and was destroyed by fire in 2002. They have now rebuilt this building and part of the property occupies land not currently in the City. All the property surrounding this parcel is currently GB. The proposed GB zoning is compatible with the Comprehensive Plan and other properties currently zoned UD in the Aiken County area. Since the building was constructed on two parcels, this should be combined into one lot. Because of the combined parking lot with Tyler Tire to the north, additional trees used as a buffer would not be required. The Planning Commission unanimously approved this project with the following conditions:

1. That the two lots on which the building stands and a portion of the vacant lot to the rear be combined into one parcel prior to the annexation taking place.
2. That the site meet, or exceed the 20% open space requirement.
3. Proof of easements along the side property lines be submitted and shown on the annexation plat prior to the annexation taking effect.
4. That the requirements for a planting strip along each property be waived where there is an access easement for adjacent property.
5. That a landscape plan be submitted meeting the City's landscape requirements to the extent possible as determined by the City Planning Director.
6. That the proof of recording of the Commissions annexation be provided to the Planning Department.

Councilwoman Vaughters asked if the 20% open space had been met and where the open space would be located on the property. Mr. Evans stated it would be a portion of the back of the property, but the Planning Department did not have verification that they had done that yet.

Council suggested that second reading and public hearing be held up until it is verified that the open space has been met.

Councilman Sprawls moved, seconded by Councilwoman Clyburn and unanimously approved, that Council pass on first reading an ordinance to annex The Carpet Shop on Whiskey Road into the City under the General Business GB zoning, and that second reading and public hearing be held at the next regularly scheduled meeting.

ANNEXATION – ORDINANCE

Woodward Tract

Whiskey Road

Buffer

Fairfield Inn

TPN 30-056-01-001

TPN 30-056-01-021

TPN 30-056-01-026

Mayor Cavanaugh stated an ordinance had been prepared to amend the ordinance for the annexation of the Woodward Tract located on Whiskey Road.

Mr. LeDuc read the title of the ordinance.

AN ORDINANCE AMENDING ORDINANCE NUMBER 111488A TO MODIFY THE SIZE OF THE BUFFER.

Mr. LeDuc stated that in 1988 City Council annexed the Woodward Tract which currently includes Fairfield Inn, Holiday Inn Express, Applebee's, Verizon, and South Colony Park Apartments. A residential development is proposed on the vacant tract immediately east of the new Fairfield Inn. The developer wants to reduce the buffer along the northern boundary from 35 to 10 feet. The original concern was that commercial property should have a larger buffer in relationship to the residential property to the north. The developer of this property however, is proposing twelve detached residential homes for this property.

Mr. LeDuc stated two families were present regarding the ordinance.

Mr. Don Robinson, 191 Hickory Road, stated that the right-of-way on the map provided to City Council was incorrect. He stated that the end of Hickory Road has been closed for some time. He said his property was the only one affected. He asked if the proposed 10 foot dense buffer could be changed to a wooden privacy fence instead to be maintained by the developer. He also asked that the residential unit behind his property be single story.

Mr. Mark Graham, Southern Partners, stated that the plat was from 1988, so there may be a more current one. He also stated that installing a privacy fence would not be a problem.

Mr. James Belotti, 807 Hickory Street, stated that there was already an 8 foot fence between his property and the Colony Apartments. He suggested that the fence could be continued to his neighbors property, Mr. Robinson. He stated it was a woven wood fence.

Councilwoman Clyburn moved, seconded by Councilwoman Price and unanimously approved, that Council pass on first reading an ordinance to reduce the buffer from 35 feet to 10 feet on the Woodward Tract of land as called for in the 1988 annexation and that an 8-foot woven wood fence be provided behind Mr. Robinson's property instead of a 10-foot dense buffer, and that the residences on Lots 6 and 7 be single story residences,

and that second reading and public hearing be held at the next regularly scheduled meeting.

REZONING – ORDINANCE

Whiskey Road
WLA Enterprises, Inc.
Church of Christ
King, David N.
Corporate Parkway
TPN 00-157.0-01-003
TPN 30-059.0-01-002
TPN 30-059.0-01-005
Church

Mayor Cavanaugh stated an ordinance had been prepared for Council's consideration to rezone property at Whiskey Road and Corporate Parkway.

Mr. LeDuc read the title of the ordinance.

AN ORDINANCE AMENDING THE ZONING OF REAL ESTATE LOCATED ON THE SOUTHEAST CORNER OF WHISKEY ROAD AND CORPORATE PARKWAY FROM OFFICE/INSTITUTIONAL AND GENERAL BUSINESS TO PLANNED COMMERCIAL.

Mr. LeDuc stated WLA Enterprises, Inc., would like to rezone three tracts of property at the corner of Whiskey Road and Corporate Parkway from Office/Institutional (O) and General Business to Planned Commercial. Tract A fronts on Corporate Parkway and consists of 2.32 acres and is zoned Office/Institutional. Tract B is occupied by the Aiken Church of Christ and consists of 4.36 acres and is zoned General Business and Tract C is occupied by a detention pond which is owned by the City of Aiken. This request is consistent with the Comprehensive Plan which calls for Planned Development or Planned Commercial along Whiskey Road.

The proposed project would include a strip shopping center with approximately 33,700 square feet of floor area and another center of 6,950 square feet near Corporate Parkway and two out parcels fronting on Whiskey Road. The major feature of the concept plan is there will be no curb cuts onto Whiskey Road. The two existing curb cuts would be closed with the development of this property. The applicant has requested three free-standing monument signs along Whiskey Road versus the two permitted by the Zoning Ordinance. A copy of the most pertinent sections of the traffic study have been given to Council for review, as well as the comments of Roger Dyer, our traffic consultant. In his summary he states that additional pavement marking, and lane arrangement changes will be needed on Corporate Parkway to accommodate the additional traffic. This would include a possible right turn lane on Whiskey Road and a possible left turn phase for traffic turning southbound off of Corporate Parkway. He also felt that some limited improvements may need to be addressed along the curve on Monterey. He concludes that even with this additional traffic, Whiskey Road will still be under its capacity and the overall traffic impact would be acceptable.

The Planning Commission voted unanimously to recommend approval of the rezoning and the concept plan on the following conditions:

1. The proof of recording of a plat combining the lots into one parcel be submitted.
2. That the traffic study be accepted by the on-call traffic engineer and that any improvements recommended by this study be paid for by the developer and installed prior to the issuance of a certificate of occupancy.
3. That all conditions of the rezoning must be recorded at the RMC Office.
4. That the Sycamore tree that would have been in the southernmost double bay of parking nearest Whiskey Road be allowed to be removed.
5. That the elevation for the façade of the shopping center buildings be approved but that changes could be made with the approval of the Planning Director.

Councilman Cunning moved, seconded by Councilman Smith and unanimously approved, that Council pass on first reading an ordinance to rezone property at Whiskey Road and Corporate Parkway and that second reading and public hearing be held at the next regularly scheduled meeting.

AIRPORT – ORDINANCE

Lease

Aiken Aviation

Palmetto Aviation

Sublease

Fixed Base Operator

Aiken Municipal Airport

Cessna Corporation

Flight School

Mayor Cavanaugh stated an ordinance had been prepared for Council's consideration to approve a sublease between Aiken Aviation and Palmetto Aviation.

Mr. LeDuc read the title of the ordinance.

AN ORDINANCE APPROVING A SUBLEASE BETWEEN AIKEN AVIATION ENTERPRISES, INC. AND PALMETTO AVIATION.

Mr. LeDuc stated the City of Aiken has a lease agreement with our Fixed Base Operator, Aiken Aviation Enterprises, Inc. at the Aiken Municipal Airport. That agreement states that any sublease between Aiken Aviation Enterprises and another party must be approved by the City of Aiken. They would like to enter into a sublease agreement with Palmetto Aviation which will operate a Cessna school for flight instruction. They would be using one of the rooms in the former terminal at the airport for this operation.

The City staff and the Airport Commission both agree with this sublease arrangement and are excited about Cessna having a school at our airport.

Councilman Cunning moved, seconded by Councilwoman Price and unanimously approved, that Council pass on first reading an ordinance to approve a sublease agreement between Aiken Aviation and Palmetto Aviation and that second reading and public hearing be set for the next regular meeting.

AIRPORT – ORDINANCE

Funds

Projects

Interfund

Mayor Cavanaugh stated an ordinance had been prepared for Council's consideration to borrow funding for the Airport projects.

Mr. LeDuc read the title of the ordinance.

AN ORDINANCE AUTHORIZING THE CITY OF AIKEN TO LEND UP TO \$550,000 TO PROVIDE FINANCING TO FUND NECESSARY PROJECTS AT THE AIKEN MUNICIPAL AIRPORT.

Mr. LeDuc stated as Council is aware, we have received two grants from the Federal Aviation Administration. For each of these grants the City has to pay for 5% of the work. These grants consist of the lengthening of our major runway and the strengthening and overlay of the entire runway. In addition, some ditch repair work will be needed that is associated with the runway expansion. We also need to consider the overlay of the secondary runway.

According to our agreement with FAA, all revenue from land sales at the airport must be used for the airport operations. For years, City expenditures for work at the airport came from the general fund revenues. We feel that these projects and others in the future

should be paid for through the sale of land and operations at the airport. For this reason, within our current lease with the FBO, the City is receiving a portion of the revenue through the sale of fuel plus a portion of the lease revenue.

We are suggesting that Council consider setting up a line of credit to the airport to pay for the improvements concerning the runway work with revenues from future land sales and the sale of the spec building. The City would be using interfund borrowing from various accounts with the City charging the airport fund at the current interest we are receiving through the state for the funds we would borrow. We have made similar arrangements for several other projects in the past, including storm water work, purchase of water meters, the Washington Theatre, and other recreational projects. Our speculative building is almost completed and we should be receiving revenue from this, along with some other land sales, hopefully within the next couple of years, to pay off this loan. We hope to be able to receive confirmation of an ILS in the near future, and at that time, we can adjust this account to make additional funds available for this work.

Councilman Sprawls moved, seconded by Councilwoman Clyburn and unanimously approved, that Council pass on first reading an ordinance to establish a \$550,000.00 line of credit to fund projects at the Aiken Municipal Airport and that second reading and public hearing be set for the next regular scheduled meeting.

PLANNING COMMISSION

Action Agenda

Mayor Cavanaugh stated Council needed to consider approval of the Planning Commission Action Agenda.

Mr. LeDuc stated City Council recently met with the Planning Commission to develop an action agenda for the upcoming year. Based on this meeting, the recommended action agenda for next year is as follows:

1. Master Plan for Old Aiken.
2. Amend the Land Development Regulations for separation/screening of detention ponds.
3. Amend Land Development Regulations for concrete curb and gutter.
4. Amend Zoning Ordinance to allow property in the City to be zoned PUD and clarify standards.
5. Expand Comprehensive Plan to the northside. (Planning Commission to recommend subcommittee in August.)
6. Review recommendations from the Board of Zoning Appeals. (sheds, fences on corner lots and underground wiring)
7. Review amendments to the Zoning Ordinance which would include attached single-family housing, planned commercial zoned, setbacks in yards, and non-conforming uses in structures.
8. Develop design standards for new buildings. (Planning Commission to recommend subcommittee)
9. Develop ordinance to control curb cuts. (presentation by Roger Dyar in October.)
10. Overlay district for Whiskey Road.

As discussed, the first four items will be discussed at the June/July Planning Commission meeting and should be back to Council for discussion this summer. Items 5 and 8 would involve subcommittees being appointed by the Planning Commission with Item 5 being appointed in August and Item 8 being appointed later this fall.

The Planning Commission has done a tremendous job this past year in completing work on big boxes, the Old Aiken Master Plan, the overlay district on Whiskey Road, and the traffic ordinance, and we feel that the completion of this new action agenda during this next year can be accomplished through continued cooperation of the Planning Commission and City Council.

Councilman Cuning stated he felt Council should give the Planning Commission some guidelines on design standards for new buildings. He felt this could be a controversial and time consuming issue.

Councilwoman Clyburn moved, seconded by Councilman Smith and unanimously approved, that Council approve the Action Plan for the Planning Commission for Fiscal Year 2004-05.

PARKING

Downtown

Aiken Downtown Development Association

ADDA

Central Business District

Mayor Cavanaugh stated Council needed to consider the recommendations of the Aiken Downtown Development Association for downtown parking.

Mr. LeDuc stated at the June 1, 2004, meeting the Aiken Downtown Development Association Board of Directors approved recommendations by the Parking Committee for the downtown area. Some of these recommendations need formal action by Council before being implemented. He pointed out the Board struggled with the issues and there was disagreement on the matters.

He said the major items that would need Council's approval are as follows:

1. That all parking spaces for employee parking be designated with a green line at the end of the stripe. These green lines would let employees know that the area is available for them to park, but would not discourage customers from parking in these areas.
2. The Parking Committee recommends limited parking for a time period of 30 minutes from 11 A.M. to 3 P.M. Monday thru Friday for 8 spaces located in the following areas: 4 parallel spaces at the intersection of Hayne Avenue and Laurens, 2 facing spaces in the median at the end of Laurens Street NW closest to Richland Avenue, 1 space in the median on Richland Avenue between Laurens and Newberry Street closest to Newberry Street, and 1 space in the median on Richland Avenue between Laurens Street and Pendleton Street closest to Pendleton Street. Altogether 8 spaces would be designated for the limited parking period of 30 minutes.
3. That the City construct at least two kiosks in a central location in the downtown area showing where alternate parking is available as well as the store locations.
4. That the City place additional signage indicating public parking areas to assist visitors that may be unfamiliar with Aiken.

The Committee will also be visiting each business owner and present them with a letter and map requesting that they and their employees park in the areas designated by the Committee. The maps will provide a visual aid in instructing the employees where to park. They are requesting that all business owners not park along Laurens and Richland in front of the businesses or in the median parking areas. They realize this will need to be a continuing on-going educational process for all new businesses and on a periodic basis for existing businesses.

Mr. LeDuc stated the staff had some concern about the idea of painting green stripes on the public parking areas. He pointed out this may look funny and will also be an expense and time consuming. He said ADDA would like Council's approval of the recommendations.

Ms. Janet Morris stated a committee studied the issues and presented their recommendations to the Board. The Board had a 30-day comment period and based on the information received, the Board approved the recommendations from the Committee.

Council then discussed employee parking in the downtown area and the item of painting green lines for employee parking. After discussion Council decided not to include recommendation No. 1, painting of a green line for employee parking.

Councilman Cuning moved, seconded by Councilwoman Price and unanimously approved that Council approve three of the Aiken Downtown Development Association Board of Directors recommendations deleting the item regarding the green stripe for employee parking at this time.

SIGN

Welcome Sign Richland Avenue E.

Mayor Cavanaugh stated Council needed to consider approval of a welcome sign on Richland Avenue E.

Mr. LeDuc stated Public Works staff would like to build a welcome sign on Richland Avenue, East between Gaston Street and Warehouse Road. This sign would match the existing sign on Richland Avenue, W. at the By-pass. Before City staff can construct such a sign, we need to have City Council approval according to Section 6.2.12 of the Zoning Ordinance. The Planning Commission reviewed this request and unanimously approved this sign in the Richland Avenue right-of-way.

Councilwoman Clyburn moved, seconded by Councilman Smith and unanimously approved, construction of a welcome sign on the east side of Richland Avenue located between Gaston Street and Warehouse Road.

AUDITOR

Finance Department Fiscal Years 2005-2007 Elliott Davis

Mayor Cavanaugh stated Council needed to consider approval of auditors for city records for Fiscal Years 2005, 2006 and 2007.

Mr. LeDuc stated for the last several years, the City of Aiken has been using Cherry, Bekaert, and Holland as auditors. They have worked well with the City and we have been more than satisfied with their audit performance for these past seven years and successful implementation of the GASB 34. However, we felt it would be appropriate for the City to obtain new proposals from certified public accounting firms to perform an audit of our financial statements for fiscal years ending June 30, 2005, 2006, and 2007.

We received four bids from the following firms: Elliott Davis; Cherry, Bekaert, and Holland; C.C. McGregor and Company; and Baird and Company. We have analyzed the four proposals to determine what best fits our specifications. A special meeting was held with Elliott Davis to discuss the estimated hours they felt were necessary to complete this work and to assure us that their auditor approach would not significantly impose more work on our staff. They have committed to use Lori Smith in the lead role to complete our audit and assured us they would serve the City with high quality, effective and efficient auditor services.

The proposal from Elliott Davis is for \$30,000 for 2005, \$30,900 for 2006, and \$31,800 for 2007.

Councilman Cuning moved, seconded by Councilwoman Price and unanimously approved, that Council accept Elliott Davis as the certified public accounting firm to perform the City of Aiken's audit for fiscal years ending June 30, 2005, 2006, and 2007.

COUNCIL MEETING

Schedule
Meeting Schedule
City Council
Summer Schedule

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

Mr. LeDuc stated many times during the summer, City Council cancels their second meeting to allow for vacations and individuals being out of town. During the month of June, we are scheduling a second meeting to discuss the Traffic Impact Ordinance and we feel the other items can wait until the first meeting in July. We are also suggesting that Council consider canceling the second meeting in July and August. However, if an important item or topic needs to be discussed, we can always schedule a called meeting if necessary. He pointed out there are several items that Council will need to discuss in worksessions, such as the Gem Lakes sewer system, the business license, Hitchcock Woods, tourism and Northside incentives.

Councilwoman Price moved, seconded by Councilman Cuning and unanimously approved, that Council cancel the second meetings for the months of June, July, and August.

RESOLUTION

Barnwell Avenue
Shine, Joseph D.
TPN 30-069.0-04-021

Mayor Cavanaugh stated Council needed to consider a resolution to purchase property on Barnwell Avenue.

Mr. LeDuc read the title of the resolution.

A RESOLUTION APPROVING THE PURCHASE OF AND CONVEYANCE TO THE CITY OF AIKEN OF PROPERTY LOCATED ON BARNWELL AVENUE IN AIKEN, SOUTH CAROLINA, KNOWN AS THE JOSEPH D. SHINE TRACT, TAX PARCEL NUMBER 30-069.0-04-021.

Mr. LeDuc stated a couple of years ago the City of Aiken purchased the property at the corner of York and Barnwell. This included the yellow house which has now been renovated and the property next to it. At that time, our Inspectors concluded that the former two-story white house could not be economically rehabilitated. Consequently, the City tore down the house and last spring sold the property to Joseph Shine. Unfortunately, Mr. Shine died before realizing his vision for building his home on this property. One of the conditions within the contract with Mr. Shine was the ability of the City to repurchase this property if for some reason he was not able to fulfill his desire to build on this property within the next two years.

The City would like to recommend repurchasing this property from his estate for \$10,133.69 which is the amount they paid to the City. Once this property is purchased by the City we would then list it for sale so that it could be used productively. Funding for this property would come from our Northside Renewal Account.

Councilwoman Clyburn moved, seconded by Councilwoman Price and unanimously approved, that Council approve a resolution authorizing the purchase of a lot owned by Joseph Shine on Barnwell Avenue for \$10,133.69.

ADJOURNMENT

There being no further business, the meeting adjourned at 11:15 P.M.



Sara B. Ridout
City Clerk