

Aiken City Council MinutesWORK SESSION

June 3, 2019

Present: Mayor Osbon, Councilmembers Dewar, Diggs, Girardeau, Gregory, Price, and Woltz.

Others Present: Stuart Bedenbaugh, Gary Smith, Sara Ridout, Kim Abney, Kym Wheat, Mike Przybylowicz, Tim O'Briant, Lex Kirkland, Jessica Campbell, Tim Coakley, Angela Hales, Ryan Bland, Charles Barranco, David Jameson, Mandy Collins, and Colin Demarest of the Aiken Standard.

CALL TO ORDER

Mayor Osbon called the work session of June 3, 2019, to order at 5:05 P.M. Mayor Osbon stated there are two items on the agenda for Council discussion, with one being a continuation of discussion of the FY 2019-20 budget. The second one is discussion of a proposed Redevelopment Commission.

BUDGETFY 2019-20Tax Millage Rate

City Manager Stuart Bedenbaugh noted that the city budget is made up of a number of funds, but the purpose of the meeting was to focus on the General Fund budget. He said staff was asked at the last Council work session and Council meeting to bring to Council recommendations of how we might be able to fund a number of items with the current millage of 62 mills. At the May 13, 2019, meeting Council passed a millage rate of 64 mills and a budget reflecting 64 mills. A mill is \$176,400. He said for a 62 mill budget staff had to remove about \$352,800 from the budget.

Mr. Bedenbaugh then reviewed the page in the agenda titled "Items Funded by Rate Adjustments – General Fund." He said the proposed adjustments are 1.2% of the General Fund Budget. He said the General Fund Budget as currently prepared with a 64 millage rate is \$29,798,110. Some of the priorities that Council asked staff to fund that were new items included \$146,000 for 3 Driver Operators for Station 6 (salaries, benefits, bunker gear), \$50,000 Station 6 utilities, \$20,000 Maintenance contracts for new equipment at ADPS HQ on Beaufort Street, \$35,000 (net) School resource officer for Aiken Intermediate School (salary, benefits, equipment), \$50,000 Public Safety Building Depreciation, \$10,000 sidewalk repairs, and \$41,000 Domestic Violence Investigator grant ends 9/30/19 – continue to pay for a total of \$352,000.

Mr. Bedenbaugh stated the 3 Driver Operators funding is for the new Station 6 which is located at the old Headquarters of Public Safety on Laurens Street and includes related costs for the driver operators. Also, included is a School Resource Officer for the new Aiken Intermediate School which is the 6th grade academy on the campus of the old Aiken Middle School. Part of the millage increase was for Building Depreciation for Public Safety. The Domestic Violence Investigator grant ends September 30, 2019, and funding was included to continue the program. Additional funding was included for sidewalk repairs.

Mr. Bedenbaugh stated staff looked at the new "adds" to the 2019-20 budget that the two mill increase encompassed to see what could be done. He said staff looked at revenue first. He said staff budgets for expected revenues very conservatively. He said in considering a 62 mill budget, staff considered two adjustments to revenue. He said in preparing the budget staff heard discussions from the General Assembly that they were going to potentially fund the extra increase to the Police Officers Retirement system which is \$48,000 which staff thought the City would have to pay. He said staff prepared the proposed budget under the assumption that the City would be paying the extra \$48,000 for the Police Officers Retirement. He said the State has funded the extra cost

for the Police Officers Retirement system so that is \$48,000 of additional revenue for the City budget since the City will not have to pay the \$48,000 this year. Staff looked again at other large revenue line items. Based on some additional information received from the Municipal Association, staff believes we can increase the expected revenue from our insurance premium collection by \$61,000. About 20 years ago the Municipal Association of SC began collecting the equivalent of business licenses from insurance companies on behalf of the MASC member municipalities. Staff feels we will receive about \$61,000 more than originally allocated for in the budget that was presented for first reading. With the two items that would be a net increase of \$109,000 in revenue for the General Fund.

Mr. Bedenbaugh stated he would review what staff would recommend be shifted or reduced in the budget to be within a 62 mill budget and meet the goals and objectives of City Council. He said staff is proposing that \$50,000 for Station 6 utilities be funded by the Water and Sewer Fund. He noted that we have moved the water and sewer office staff from the Kershaw Street to the old Public Safety Building on Laurens Street. The Kershaw Street building has some issues that need to be addressed with the electrical system which needs to be replaced. The Kershaw Street building was bought in 2006 from SCE&G when they moved and consolidated their offices. It is proposed that \$50,000 for Public Safety Building Depreciation and \$50,000 for PRT Building Depreciation be eliminated for the 2019-20 budget. Staff also proposes to reduce the Senior Tax Work Off Program by \$4,000 with the funding being \$21,000 the same as the 2018-19 budget. Also, reduced in the proposed 2019-20 budget is \$6,000 for Nurse supplies and \$6,000 for sidewalk repairs. Mr. Bedenbaugh stated after talking with the City Attorney he will move the \$6,000 for sidewalk repairs from the General Fund to the Road Maintenance Fund. Based on how our Road Maintenance Ordinance is set up, maintenance of sidewalks would be included in the Road Maintenance Fund.

Mr. Bedenbaugh stated because the Downtown Business District was expanded, he had proposed increasing the Façade Grant to \$50,000. He said if we reduce the millage rate to 62 mills, he would reduce the Façade Grants to \$25,000. He said he was also recommending that \$10,000 for Tourism maintenance be moved to the Hospitality Tax Fund as well as \$20,000 for Parks maintenance and \$10,000 for Parks supplies be transferred to Hospitality Tax. He also pointed out that about every 10 to 12 years those who are paid biweekly are paid 27 times in the calendar year rather than 26. In 2026 the City of Aiken employees will be paid 27 times. In the past we have saved money each year for the extra pay period. Mr. Bedenbaugh proposed that the \$34,000 in the proposed budget be reduced by \$12,000 for accrued salaries. Adjustments with the items noted for revenue and expenditures will get us to where we need to be for a 62 mill budget.

Mr. Bedenbaugh stated he wanted to discuss further the Building Depreciation for Public Safety and PRT and the Façade Grant reductions. He stated he would like to propose that these items not be included in the budget for FY 19-20, but in August when we have the budget reconciliation ordinance where we designate the unspent funds from the prior year, that we designate these items to come from the unspent funds.

Mayor Osbon asked what the unspent funds were last year. Mr. Bedenbaugh responded that last year we carried forward \$1,067,000. He pointed out some of that money was for budgeted items that had been ordered, but had not come in before the end of the fiscal year.

Mr. Bedenbaugh noted that the items in italics on the list provided to Council including \$146,000 for 3 Driver operators for Station 6, \$20,000 for Maintenance contracts for new equipment at ADPS HQ on Beaufort Street, \$35,000 for School Resource Officer for Aiken Intermediate School, and \$41,000 for Domestic Violence Investigator grant are proposed to be kept in a 62 mill budget.

Mr. Bedenbaugh stated his review was suggested changes to the FY 2019-20 budget based on the direction from City Council at the May 13, 2019, meeting. He said his proposal shows a 64 mill budget which Council approved on first reading with an option for a 62 mill budget with the priorities funded and how that could be done.

Council then discussed the suggested changes to the proposed budget to provide a 62 mill budget.

Councilman Dewar stated he was bothered by the fact that our primary function seems to be to not to have a millage increase as opposed to developing a budget that deals with the issues that we have. He was not sure how we could be comfortable not having a millage increase when we have \$200 million in public projects that need to be done. He pointed out that the decision to keep the old Public Safety Building was a \$1 million swing in the budget. He said he does not disagree with it, and everybody he has talked to that has anything to do with fire protection agrees that it is a good thing. He pointed out that information was not presented to Council when we made the decision to close the old Headquarters. He said we were considering how much money we were going to get from selling the building to help consolidate the facilities downtown. He said he was not comfortable if the goal is to come up with a budget that does not include a millage increase. He pointed out that it had been stated that we have been kicking the can down the road for many years. The needs will not go away, and the needs are increasing and inflation needs to be considered also. He said he was prepared to increase the millage rate.

Mayor Osbon pointed out that a lot of the concerns mentioned are not addressed in the General Fund, but in other funds and fees. He pointed out that one reason he wanted to hold the millage rate down is because Council has address fees and increased four of the fees in the next fiscal year.

Councilman Woltz stated an increase in the tax millage rate would be a help and at some point we have to stop kicking the can down the road.

Councilwoman Gregory stated she felt that the time is coming and eventually it will be inevitable. She said she agrees with Mayor Osbon as Council has just committed to increasing the fees across the board. She felt that we have to wait for the right timing for a millage increase.

Councilman Girardeau stated his point is that Council had agreed to increase the water, sewer, stormwater, and solid waste fees so he did not want to increase the millage rate this year.

Councilwoman Diggs pointed out we don't know if the County is going to increase their millage rate. She noted that people in the City pay City and County taxes and if both are increasing the millage rate, it could be hard on people.

Mayor Osbon pointed out that the proposed budget with 62 mills represents \$250,000 new dollars for implementing our Comp Plan for our employees.

Councilman Dewar noted that the proposed budget is a good budget, but we have been talking about consolidating our downtown facilities. He wondered where we would get that money. He also pointed out that Council had been talking about roads that we would like to see built. He said a 2 mill increase would add up for other projects about which we have had discussions.

Mr. Bedenbaugh stated if Council would like to maximize our millage increase this year, it would bring in about \$750,000 of revenue. The maximum the millage rate could be increased is about 3.8 mills.

Councilman Dewar stated he had raised the issue of a tax millage increase at the first budget he dealt with in 2008. He said he had done some research and realized that if you don't raise the millage rate to what you are allowed, then you lose it. You can go back three years total to increase the millage rate. He said the comment had been that we don't do that in Aiken, and we haven't.

Councilwoman Gregory stated the rate should have been increased in 2008 and then again in other years in small increments and that money would have been something that

would have been in our budget. Unfortunately the fees have been raised across the board, and other taxes have been added.

Councilman Dewar stated his comment is why not start now with a two mill increase. If we don't do it, it will be two mills we won't have next year, and it builds up. He said he wanted to vent his willingness to increase the millage rate based on needs. He wondered where we will get money to consolidate the downtown facilities and development of Generations Park.

Councilwoman Gregory stated she felt the sense of Council is to eventually increase the millage rate, but she felt Council is trying to be considerate of the taxpayer and all of the increases they have been presented within the last year.

Mr. Bedenbaugh noted that the Gary Smith, City Attorney, will not be present at the June 10, 2019, meeting. He asked Mr. Smith to review how Council should, from a parliamentary perspective, consider the proposed budget and tax millage rate if they propose to adopt a budget with a 62 mill tax rate.

Mr. Smith stated Council did three things at the last meeting. Those items will be repeated. The first thing was the millage rate. The current ordinance reads that Council will approve a 64 mill budget. If it is the desire of Council is to change that from a 64 mill to a 62 mill rate, the person who moves for the adoption of the original motion, should move that Council amend the ordinance and change the millage rate from 64 mills to 62 mills. If Council wishes to leave the ordinance at 64 mills, then a motion would be made to approve the ordinance as written. Then there would be the ordinance where there are line item approvals because of conflicts of interest. He pointed out that Councilman Dewar would need to complete a Conflict of Interest Statement for the line item regarding funding for the Library. The other line items would be conducted as was done at the last meeting with the Councilmembers leaving the Council Chambers and not voting on the item where they serve on the board of the agency receiving the funding. Those Councilmembers who have already completed a Conflict of Interest form will not need to complete another one for this meeting. Mr. Smith stated if Council wishes to go with a 64 mill budget, then the ordinance from the last meeting would be the ordinance to use. If Council wants to go to a budget of 62 mills, then Council would need to amend the budget with an addendum listing the changes to be made in the budget.

Mr. Bedenbaugh stated in the agenda packet will be the ordinance which was passed on first reading for a 64 mill tax rate and a budget based on 64 mills. If it is the desire of Council to adopt a 62 mill tax rate, then the number needs to be changed in the millage ordinance. He said he would have an Exhibit A in the event we have a 62 mill budget that lists the additions and deletions to accomplish a 62 mill budget.

Mr. Smith stated he would be available to noon on Friday if Council or staff have questions regarding the agenda packet.

Redevelopment Corporation

Mayor Osbon stated item 2 on the agenda is discussion of a proposed Redevelopment Commission.

Mr. Bedenbaugh stated this is something he wanted Council to discuss at this meeting as it is something different. He pointed out that it is an item that Councilman Woltz had stated that he wanted Council to consider. He said he wanted Council to discuss the item at this work session so if there are some questions from Council, staff can try to address the questions. He said the State Code was amended in the mid-1980s to add the ability for a Redevelopment Commission. He said there are several cities that have various types of economic development models. Mr. O'Briant distributed a list of cities of Comparative South Carolina Cities Economic Development Methods. He pointed out that Columbia provided more information on their economic development commission. They have ventured more into a 501(c)(3) organization similar to our Aiken Corporation. The information from Columbia is a potential model for the city. He said he had heard for a number of years that when it comes to economic development opportunities the city

could be stronger in that realm. He said he thought the sense of Council is that this is something we need to look at closely and try to come up with a method to be a little more flexible and efficient when it comes to potential opportunities. He said in looking at the State Code and what other jurisdictions are doing, this model is something that has worked in other jurisdictions and could be replicated in Aiken. He asked that Mr. Tim O'Briant go into the details of an economic development commission.

Mr. O'Briant stated this is a legislative initiative that Councilman Woltz asked be researched as well as Councilwoman Price. He said the documents he distributed include a listing Comparing South Carolina cities' economic development methods and a packet for board members of the Columbia Development Corporation which has a lot of good information. He asked that Councilmembers review it before first reading of the proposed ordinance to create an economic development corporation for the City of Aiken.

Mr. O'Briant stated there are many ways to handle economic development. He pointed out the state legislation was essentially created in the mid-1980s for the Columbia area. They originally started as a commission and basically through success and changes over time they became a 501(c)(3). The question of similarity to the Aiken Corporation comes up a good bit. The ones on the Comparative South Carolina Cities and those he has researched through the process are what he calls closely held 501(c)(3)s where essentially City Council and City Managers are on the board and do what they want, and they are more independent. He said the 501(c)(3)s have a very good purpose. The Aiken Corporation under this scenario would continue to have a good purpose. There are things that a non-profit can do that cities and city commissions can't do. In our case of the Aiken Corporation there is more independence which can be good or otherwise.

Mr. O'Briant said in this scenario that we have had, we have worked with the Aiken Corporation for many years. Essentially if this commission were created the role of the city would now be played by the commission. He said people have asked what would change for the Aiken Corporation. He said the Aiken Corporation would not change. The aspect of how the city handles this responsibility would change. There would be very little impact on the Aiken Corporation. The state legislation gives broad powers to City Council which under the Council-Manager form of government is not something that is that common. This would give Council the direct responsibility. While Council has policy making responsibility for all the operations of the city, this commission could be the members of Council serving on the commission separately, but in most cases Council prefers to appoint a mix of people which would be part of the process of setting up the commission. One of the powers is that if at any time Council feels that they don't like what the board did, the statute says that Council can dissolve the commission and take over as Council. The operations are laid out how the commission operates under the Council-Manager form of government.

Mr. O'Briant said basically the statute allows the commission to have all the powers of a body politic of the State of South Carolina. It can issue bonds based on basically the revenues that would come from any individual revenue project. The statute requires a very robust and comprehensive redevelopment plan that would be approved through a public hearing process by Council. Each individual action of the commission would have to be ratified by Council. It would come as a recommendation to Council, and Council would have the opportunity to approve or not. Council would have both appointment power, membership on the commission, and ratification power of anything that would come through. He said this is not actively used in a lot of communities. He said there are many methods of performing economic development. This is one method that Councilman Woltz wanted to examine further. He said this is not the only way to do it, but this method appears to be a powerful method. He said Council can decide how they would like to proceed and whether they want to do this. The options are to continue to do it as we are doing it now which is handling it through the City Manager's Office as things come up. Council has the power to establish and dissolve departments. It could be done as a city department or Council could look at doing a commission. He said he was telling Council what they could do. He said he had done a lot of research on the matter, but he is not telling Council what they should do. He said he would be glad to answer any questions or provide other information between now and first reading of the ordinance.

Councilman Woltz stated many people that come into the City are looking for a body to help them through the process of developing. He stated there are industries that are willing to donate money if they see the future plan and where the City is going. This gives us an opportunity to do that, and he understands that the first thing that needs to be done is to set up a commission, appoint members, let them meet, and let them design the intricacies of it and bring it back to City Council to let Council see how they see this working. Council can then make changes accordingly. This should be the leaders of the industry around Aiken and other areas that do it. There are a lot of things going on right now, and we could use this arm of government to help us get it done. He stated we don't have the expertise to answer the questions, but this group would have the expertise to do that.

Mr. O'Briant stated the statute requires a redevelopment plan which is comprehensive for the district that would be set aside. There is a proposal from AECOM, which does more than nuclear plants, to produce a very data filled visual plan for neighborhood by neighborhood projects that the City can, and should do, and get into the economic impact that would be garnered from those projects.

Councilman Girardeau stated this would not be just existing development, but new development as well. Mr. O'Briant stated that was correct. The idea is that the responsibility is that the City has to find a way to take care of not just large scale projects, but other projects according to the parameters set by Council. He noted that Councilman Woltz had brought up several times for Council to reinstate the curb and gutter program for developers. He pointed out that small businesses coming into town need help navigating some of the permitting issues.

Councilman Dewar asked if the City of Aiken really has a blight, as it says in the packet he was given. Mr. O'Briant read the definition of blighted area and conservation area. Mayor Osborn stated it is areas that if the City doesn't do something to get in front of, then Council will be talking about blighted areas in 15 years. Mr. O'Briant stated in the State statutes, you have to have a public purpose and the public purpose here is making the City resilient and vibrant and not have things go down.

Councilman Woltz stated he feels the timing of this is perfect when Council is talking about the budget. He stated money is increased in two ways: we either get more people in and we don't have to increase the budget, or we increase the budget because we are not getting more people in. He said with a plan forward and a group that can help get that plan moving and working, we can get more people in and we won't be having that millage rate increase. He stated the City can attract more people with a group that can work the plan. He stated when the City was at a 3.9% or 3.6% growth, there were enough people coming to Aiken so the budget did not have to be increased. He stated the City needs a plan to get it growing.

Councilman Girardeau stated that's what is important about this process. The City needs to grow and expand our footprint or we will just sit and not grow. He stated he thinks the City grew 1.5% last year.

Councilman Dewar stated he thinks it depends on what you call growth and what you're looking for. He stated there has been pretty decent growth, in terms of investment, by new and existing business in the City of Aiken. He pointed out the Planning Department puts out a document about new businesses, Certificates of Occupancy, etc. He pointed out one time in a two year period it was \$28 million. He stated his concern is the definition of growth. If you are only looking at people, then the City is struggling; but if you look at investment and business, there millions of dollars being invested in the City of Aiken. They may not be in the places we would like to see it invested, but it is happening.

Councilman Girardeau stated there is always continued growth, and there are things that have come into place. He stated having lived through the 1980s in Aiken and having watched subdivisions develop and commercial development and the expansion of the footprint, we get some development within the footprint that is already paying taxes on

these buildings, but they come and go and they are reinvesting. We need to expand to I-20, the east side, and to the Powderhouse Connector on the southside. There is not much room to grow to the west. He stated there is space to expand.

Councilwoman Gregory stated she realizes things are happening, but a 1.5% increase is not impressive. It is something Council needs to work on. She asked what a decent growth rate would be for a city the size of Aiken to take care of all the things we need to take care of. Mr. Jameson stated about 3% to 3.5 % is manageable.

Councilwoman Price stated there is some blight in Aiken. It can be changed depending on what is done and approved as a Council. She asked which gateway into the City is most populated, Highway 19 or Highway 1. Councilman Dewar stated Highway 19. Councilwoman Price stated that was correct. She stated the City is not taking the opportunities to develop that corridor. There are tremendous opportunities, but it depends on how Council manages it from now forward. She contends that Council controls that. She stated there are companies that are willing to invest in the community. They have invested in other communities, but the City does not have a plan. If someone came to the City and said they had \$2M to invest and asked where to invest it, what would Council say?

Councilman Woltz stated the proposed group would be the ones to handle that. Councilman Dewar stated this is something that Charleston, Columbia, Florence, Greenville, and Rock Hill have done. He stated he does not look at Aiken in that group. Those are big cities. He stated the proposed ordinance is very complicated.

Councilwoman Gregory stated that Charleston, Columbia, Florence, etc are big cities, but Aiken has to start somewhere. She stated that right now there are people in Aiken telling everyone about the great things that will be done. She pointed out that Council and city employees are Aiken's marketers. She stated that the people in the room are Aiken's marketers, but there is no plan. She stated Council is not professionals in this area and we need to actively find the people that can team up with Mr. O'Briant to get Aiken to the next level. She stated she supports a plan for Aiken.

Councilwoman Diggs stated the City of Aiken could compare to Florence with the Downtown Development Department, the Mayor, and eight members from the finance and business community and with Mr. O'Briant acting as CEO for a redevelopment commission. She said this looks like something the City of Aiken could do.

Councilman Girardeau stated Florence and Rock Hill grew toward their interstate. The City of Aiken has not taken advantage of that.

Mr. O'Briant stated there is a study going on presently regarding interstate interchanges 18 and 22. We are identifying opportunities and the cost. There were a lot of people at a meeting a couple of weeks ago to talk about the opportunity zone on the northside. There is a project going, which Councilman Woltz asked that we provide tonight. We are going through a process of identifying potential sites, projects, potential investors, and examining the possibility of the City of Aiken establishing its own opportunity zone that people could invest in projects within this community, and our own funding. There is ongoing activity, and there are also several projects out there right now.

Councilman Woltz asked Mr. David Jameson, of the Chamber of Commerce, if the formation of a Redevelopment Commission would help.

Mr. Jameson responded that he doesn't see what it could possibly hurt. He stated since 2008, when the national economy stopped, and Aiken's economy stopped, we haven't come back. He addressed Mr. Dewar and stated that \$28M in investment is a great number, but in relationship to other cities the size of Aiken, and larger, we are not keeping up with the percentage of where we should be. He stated that new population and new rooftops bring more sales tax and more stability to the economy. He feels the commission has a possibility of helping to accelerate things, and it has the potential of giving Council cover in some ways, and it has the check and balance that if this group

gets out of line with Council's thinking of the future for Aiken, they can pull the plug on them.

Councilwoman Price stated the ex officio member needs to be the City Manager on that commission. She stated she has seen this type commission operate in other locations very successfully.

Councilman Woltz stated at some point Council needs to make a decision to start. Councilman Dewar stated he agreed. It's a travesty there is so much vacant land between downtown and I-20. It is not from a lack of trying. There is a Transportation Plan for the Northside that has not been taken advantage of.

Councilman Woltz stated he agreed with Councilwoman Price. During the past month, he went to two neighborhood meetings, and at one they talked about gunshots in the neighborhood, and at the other they were worried about someone parking a car on the grass.

Councilman Dewar stated to keep in mind that the City does not have the luxury that the County has in terms of a fee in lieu of agreements. They do not have to worry about the land. They did a wonderful job with Bettis Academy Road. He doesn't feel that the City has that capability. Councilwoman Price stated that is where fundraising comes in and getting businesses to give. She stated she knows of an area where fundraising is taking place and her company has been asked to participate.

Mayor Osbon stated he feels this is a great step forward. It is another tool to be used. He feels it is a positive move and may be exactly what the City needs to jump start development. He agreed with Councilman Woltz in that it's a great time to look at this.

Mr. Bedenbaugh stated the enabling legislation was sponsored by former Speaker Ramone Schwartz, of Sumter; former Speaker Bob Sheheen, of Kershaw; and former Chief Justice Jean Toal in 1984. He stated the proposed ordinance is scheduled for first reading on June 10, 2019, and will proceed from there. There will be a public hearing and Council discussion. He said if passed on first reading, second reading will be held on June 24.

Councilman Dewar asked if there was any money in the budget if this is passed. Mr. Bedenbaugh stated there was not, but there is money for Economic Development in the budget and as discussed some of it could be utilized to partner with the Aiken Corporation. The Aiken Corporation owes the City money and that loan could be forgiven with the understanding that it gets rolled into something like this. Councilman Woltz stated the commission would need to raise money also. He stated this is not a \$50,000 project, but a few million dollar project. Mr. Bedenbaugh stated the project would be similar to Aiken 20/20. Councilwoman Price stated Aiken 20/20 raised \$3M.

Mr. Bedenbaugh stated this gives staff good direction, and if there are any questions, in the interim, let him know. It will be a two reading item, so any questions that arise after first reading could be answered before second reading. Councilwoman Gregory asked if Mr. Bedenbaugh would have the City of Aiken version of the Columbia by-laws. She said it should include how many board members, how many Councilmembers, the powers of the commission, etc. Mr. Bedenbaugh stated he would.

Councilman Dewar stated he would like a memo stating what the Commission would consist of. Mr. Bedenbaugh stated staff was thinking of a nine member commission--three City Councilmembers, six appointees by Council, and the City Manager as the ex officio. Councilman Dewar asked if there was a limit on bonds. Mr. O'Briant pointed out that bonds are not subtracted from the full faith in credit of the City of Aiken. Mr. Bedenbaugh stated they are not even tied to the full faith in credit. Mr. O'Briant stated they are not tied to the City at all.

Mr. Bedenbaugh stated he wanted to have this work session so that any questions could be answered. This is a topic not to be taken lightly.

Mayor Osbon stated City Council was going to enter into an executive session.

The work session ended at 6:15 p.m.

EXECUTIVE SESSION

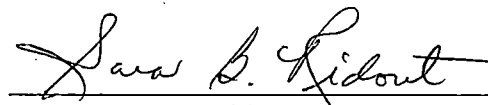
Mayor Osbon stated Council needs to go into executive session pursuant to Section 30-4-70(a)(2) to discuss negotiations incident to a proposed contractual arrangement and proposed sale or purchase of property. Specifically, City Council will discuss a proposed contractual arrangement with the owners of real estate regarding the possible purchase and/or acquisition of land in the City of Aiken and entering into a contractual arrangement with the owners of real estate.

Councilman Dewar moved, seconded by Councilwoman Price, that Council go into executive session for the reason stated by Mayor Osbon. The motion was unanimously approved.

Council went into Executive Session at 6:20 p.m.

After discussion, Councilman Woltz moved, seconded by Councilwoman Dewar that Council come out of Executive Session. The motion was unanimously approved.

Council came out of Executive Session at 7:25 p.m.


Sara B. Ridout
City Clerk