



Aiken City Council Work Session *Agenda*

February 12, 2018

5:00 P.M. City Council Work Session: 1. Watson Property Development 2. Eustis Park Center Update.

THE CITY OF AIKEN

CITY COUNCIL WORK SESSION AGENDA
FEBRUARY 12, 2018
5 P.M.

I. CALL TO ORDER

II. PRESENTATIONS:

- (1) Watson Property Development.
- (2) Eustis Park Community Center Update.

THE CITY OF AIKEN

Memorandum

Date: 12 Feb 2018
To: City Council
From: John C. Klimm, City Manager
Subject: Property Located Between Corporate Parkway and Oak Grove Road.

Mr. Jim Watson owns approximately 190 acres located between Corporate Parkway and Oak Grove Road, located on the eastern side of Whiskey Road. Tonight Mr. Watson and two of his representatives [Buzz Rich, and Pat Cunning] will be here to discuss a potential mixed use project for this property.



John C. Klimm
City Manager

THE CITY OF AIKEN

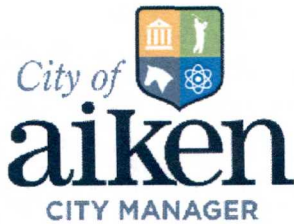
Memorandum

Date: 12 Feb 2018
To: City Council
From: John C. Klimm, City Manager
Subject: Eustis Park Budget Update.

Capital Projects Manager, Joy Lester, and Parks and Recreation Director, Jessica Campbell, are going to discuss the Eustis Park Budget adjustment request that Council has under consideration for tonight's agenda.



John C. Klimm
City Manager



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MEMORANDUM

Date : February 2, 2018
To : John C. Klimm, City Manager
From : Joy Lester, Capital Projects Sales Tax Administrator
Subject: Eustis Community Center Budget Increase

The Eustis Park Community Center has been in the development stages for over 14 years. The voters of the City of Aiken recognized its importance during a ballot referendum in 2004 [“\$1 million to purchase land and begin development of a senior/youth center”] and 2010 [“\$3.5 million for the construction of a Senior/Youth Center at Eustis Park”], wherein the project was approved for funding. Over the years, there have been several iterations of design for the building, as well as different locations for the building to be situated. In the spring of 2016, the City of Aiken purchased the former Aiken County School Maintenance Facility and began extensive environmental cleanup. This property is located adjacent to the existing Eustis Park and the Toole Hill Neighborhood. The current design includes two meeting rooms with capacity of 50 to 100 and a 296-person banquet facility that can be subdivided in to three sections for smaller group programming. The City plans to use the facility to provide programming needs targeted to the senior population of the community. Also, on July 1, 2017, the City received a \$350,000 grant from the South Carolina Lt. Governor’s Office on Aging through the Lower Savannah Council of Governments/Area Agency on Aging/Aging, Disability and Transportation Resource Center for construction of a Senior Center Permanent Improvement Project (PIP).

Current project funding for construction is \$3.85 million with \$3.5 million from CPST III and \$350,000 from the Lt. Governor’s Office on Aging. The City received bids for this project on December 14, 2017, and have been working with our apparent low bidder to value engineer the project within budget.

It was determined that in order to provide citizens with the level of programming needed to meet the requirements of the Parks and Recreation Department and grant requirements above, it is necessary to request a budget increase in the amount of \$700,000. This increase is proposed to be funded as follows: \$325,000 in unallocated interest from existing CPST II [\$247,000] and CPST III funds [\$78,000]; \$325,000 from FY 2018-19 Hospitality Funds to be requested during the upcoming budgeting process; \$50,000 from CPST III Infrastructure-Sewer System Upgrades [017-3181-468-76-02 3 INFRS] to correct an invert elevation connecting to the sewer main.

It is requested to increase the budget of \$3.85 million by \$700,000, as indicated above, for a total project budget of \$4.55 million.



