

Aiken City Council MinutesWORK SESSIONAugust 8, 2005

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

Others Present: Roger LeDuc, Gary Smith, Bill Huggins, Richard Pearce, Larry Morris, Ed Evans, Sandra Korbelik, Sara Ridout, J. C. Lexow of the Aiken Standard, Betsy Gilliland of the Augusta Chronicle and about 5 citizens.

Mayor Cavanaugh called the meeting to order at 6:23 P.M. He stated Council had three items to discuss in the worksession: Woodside review, ARTS program, and Edgefield Avenue sidewalks and curb and gutter.

WOODSIDE PLANTATIONWoodside Property Owners AssociationBerrie, Al

Mr. LeDuc stated that Al Berrie, President of the Woodside Property Owners Association, would like to invite Council to visit Woodside and meet the Board of Directors.

Mr. Al Berrie thanked City Council and the City staff for all that they have done for Woodside Plantation. He stated the City had listened to Woodside's concerns about Silver Bluff Road, and he commended the department heads for their help with various concerns in Woodside. He reviewed the history of Woodside Plantation, stating that 20 years ago in September, 1985, Pat Cunning went before the Planning Commission requesting annexation of 639 acres for a development to be called Woodside, stating it would expand to 2,350 acres. He pointed out that Woodside had been developed in three phases. Each phase has a golf course in the center, surrounded by wooded lots. Phase I was started in 1987 and is known as the Jones Golf Course. In 1990 Phase II was started and is called the Cupp Golf Course. In early 2000 the Reserve Golf Course was started. Mr. Berrie estimated that Woodside has about 3,200 citizens, 1,918 home sites, 1,355 homes completed, 82 homes under construction, 481 vacant lots, of which 350 are owned by property owners, and 131 for sale. He estimated that when Phases I, II, and III are built out, Woodside will have about 5,000 citizens and around 3,300 home sites.

Mr. Berrie stated he would like to invite Council to tour Woodside Plantation and have lunch. He asked that Council set a date for the tour. After discussion Council set August 11, 2005, for the tour at 10:30 A.M., with the City providing the trolley for the tour.

ARTSAugusta Regional Transportation Study

Mr. LeDuc stated that approximately 5 years ago City Council discussed the various projects listed on the Augusta Regional Transportation Study (ARTS) long range plan for the next 25 years. This plan needs to be updated and will extend to year 2030. Ed Evans has given Council information concerning ARTS and how decisions are made. There are four attachments showing the present Long Range Plan, the proposed projects prepared by the ARTS consultant through 2030, Highway Projects approved through the Local Option Sales Tax, and projects included in the Comprehensive Land Use and Transportation Plan not on the draft 2030 Long Range Plan. The goal is to develop and rank the highway projects needed for our area through 2030. We have listed on Attachment 5 the ranking of projects by the consultants along with other projects that are included in the Local Option Sales Tax and the Comprehensive Plan. Council will need to review these additional projects and determine what order you would like to list them in relationship to those already listed on the draft 2030 plan. Again, the goal is to develop a priority list that will be presented to the ARTS Steering Committee at their quarterly meeting in August.

Mr. LeDuc stated he had prepared a memo for Council on traffic concerns on the southside and had distributed it to Council. He said the memo lists ten different things the city is doing on the southside with traffic concerns. There was also discussion on the Whiskey Road – Silver Bluff Road Connector, with Mr. LeDuc stating he had not received anything from the committee. City Councilmembers on the committee stated the committee had finished its work, but they did not know the status of the report to the City and County Councils.

Mr. LeDuc reviewed the current projects on the 2025 Long Range Transportation Plan and the status of the projects, as well as the other attachment lists. It was felt prioritizing the projects by Council would take some time and that Council should continue the work session and review this item after the regular Council meeting and set priorities.

EDGEFIELD AVENUE

Sidewalk

Curb

Gutter

Toole Hill

Church Street

Mr. LeDuc stated that at the last City Council meeting some citizens on Edgefield Avenue asked Council to consider the placement of sidewalks and curb and gutter along Edgefield Avenue from Church Street to Toole Street. The cost for new sidewalks, curb and gutter, and landscaping would be approximately \$30,000. If lights are included along this area an additional \$10,000 is needed. This price includes approximately 700 linear feet of curb and gutter, concrete sidewalks and the renewal of the driveway apron between the street and the right of way line. In addition, the City will be installing a new entrance to the School District property later this month and closing the existing entrance and landscaping that area as per our agreement with the School Board. If Council would like staff to proceed with this request, funding could be used from our Special Holding Funds for Roadway Enhancements.

Councilwoman Clyburn asked if the request for sidewalk and curb and gutter was a priority of the neighborhood or one or two people. She stated if \$30,000 is available for work, would the neighborhood like this project done or another problem in the area. She asked what is more important to the people who live in the area versus two people who live on the street.

Councilwoman Price stated she attended the neighborhood meeting last week. She pointed out Council heard from several people at the last meeting, and the people who were there indicated an interest because it was in front of their home. She said not considering the personal concerns of those people, when one looks at the beautification of the area as a whole, sidewalks and curb and gutter along the area requested would beautify the area.

Council discussed the request to consider the placement of sidewalks and curb and gutter along Edgefield Avenue from Church Street to Toole Street. The general consensus of Council was that continuing the sidewalk for the block would certainly improve the area as a whole. It was pointed out the request that was made was for personal concerns, but in looking at the area the improvement would really be a part of the Toole Hill beautification project, and it was felt that Council should go ahead with the project.

In response to a question from Councilman Cuning regarding the street across from Eustis Park, Mr. LeDuc pointed out that the City only planned to do the northside of the street, as on the southside there were several mature trees that would have to be removed to put in a sidewalk and curb and gutter. He pointed out that sidewalk and curb and gutter had been installed up to Eustis Park in front of the present location of the School District Maintenance building. Mr. LeDuc pointed out that in the future Toole Street would be the entrance into the parking area of the School District. Once that is completed the other entrance will be closed up, and sidewalk and curb and gutter and landscaping installed. It was pointed out this corner is presently an eyesore.

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Mr. LeDuc stated from the discussions he understands that Council is saying to continue the sidewalk and curb and gutter along Edgefield Avenue from Church Street to Toole Hill. He pointed out the cost would be about \$30,000 without the lighting, and lighting would be about \$10,000 for a total cost of \$40,000. The general consensus of Council was to do the sidewalk, curb and gutter and lighting along Edgefield from Church Street to Toole Street.

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REGULAR MEETING

August 8, 2005

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

Others Present: Roger LeDuc, Gary Smith, Richard Pearce, Bill Huggins, Larry Morris, Ed Evans, Anita Lilly, Pete Frommer, Sara Ridout, J. C. Lexow of the Aiken Standard, Betsy Gilliland of the Augusta Chronicle, and about 25 citizens.

Mayor Cavanaugh called the meeting to order at 7:12 P.M. Mayor Cavanaugh 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 asked that receiving the Safety Award from the Municipal Association be added to the agenda as well as continuation of the priority listing for the ARTS projects at the end of the agenda. Council then discussed the situation where the railroad had clear cut trees in some areas near the railroad tracks and expressed concern about the cutting without notifying the city and also leaving the debris along the roadway. Mayor Cavanaugh stated he was contacting the railroad regarding the matter. Councilwoman Clyburn moved, seconded by Councilman Sprawls and unanimously approved, that the agenda be approved with the addition discussed.

MINUTES

The minutes of the work session and regular meeting of July 11, 2005, were considered for approval. Councilman Cuning moved that the minutes be approved as written. The motion was seconded by Councilwoman Price and unanimously approved.

MUNICIPAL CUP AWARD

Changing Directions

Public Works

Parks, Recreation, and Tourism

Safety Award

Mr. LeDuc stated the City had received a Safety Award from the Municipal Association at the annual meeting, placing third. Mr. LeDuc stated the City had done a good job with a number of things within the insurance program. He pointed out that about three years ago the City was above the average as far as Workers Compensation claims and medical and health related injuries and claims. He stated also liability claims were very high. He said the employees had come up with a number of suggestions and changes to make improvements in the safety program. He said three years ago the City had made so much improvement that percentage-wise the city was the top in the state. Now that many improvements have been made the city is not seeing as high a percentage improvement at this time. He said, however, the city did place third in the state for the Safety Program. He said because of the program and the city's improvements, the city's insurance premiums for liability and workers compensation have gone down.

Mr. LeDuc stated also that on July 30, 2005 the City of Aiken received the Municipal Cup from the Municipal Association at the annual meeting for the city's "Changing Directions" program. It's changed the lives of several of our employees, allowing them to read and enhance their comprehensive skills, benefiting the City in several areas. The City has benefited through reduced accidents, less employee turn over, and the ability of the employees to improve their job skills. In many cases they can now complete tasks without the need of direct supervision, can fully understand written instructions, and they now have the ability to read and understand technical manuals. The 16 employees that entered the program include individuals from Public Works and Parks and Recreation and as the title states has changed their direction and lives. He thanked Mr. Morris and Nica Loving for their efforts in putting the program together. He pointed out the city had received the Municipal Cup Award 14 times out of the last 16 years.

Larry Morris, Public Works Director, along with Laura Beck, the teacher at Aiken Tech, presented the award to City Council. Mr. Morris also recognized two others from Aiken Tech who were involved with the program.

Mr. LeDuc also recognized William Price, who about 15 years ago was in charge of adult education for the Aiken County School system, for his efforts several years ago in laying the foundation for many of the things the city is doing today to help employees with their reading skills.

Mayor Cavanaugh also stated that the City had been asked to present this program at the National League of Cities meeting in December in Charlotte, North Carolina.

Councilwoman Clyburn left the Council Room at 7:29 P.M. and did not return for the remainder of the meeting.

FARMERS' MARKET WEEK

South Carolina Farmers' Market Week

Mr. LeDuc stated that South Carolina Farmers' Market Week is being held this week from August 7 – 13, 2005, in honor of the farmers and non-farmers that use the Farmers' Markets throughout the state of South Carolina. Our Aiken market opened in its current location in 1951, and in 1953 the first formal Market Commission was developed and the completed Market was dedicated in 1954. It is our understanding that this is the oldest County Farmers' Market in continuous operation on the same site in South Carolina and was added to the Aiken Historical Register on September, 2003.

Mr. LeDuc stated the city would like to honor all those farmers both previously and those that currently use the Market. It continues to be a place where products are sold, conversations are held, and recipes shared with friends old and new alike.

Mayor Cavanaugh read the proclamation honoring Aiken and the South Carolina Farmers' Market Week.

Ms. Coleen Reed, of the Farmers Market, thanked Glenn Parker and the Parks Recreation and Tourism Department for their support as well as the support of City Council.

ANNEXATION – ORDINANCE 08082005

Whiskey Road 2223

Miles, Kathy

Publix Shopping Center

Aiken Bowl

TPN 122-17-04-004

Checkers Restaurant

Four Star, Inc.

Mayor Cavanaugh stated this was the time advertised for second reading and public hearing of an ordinance for annexation of property on Whiskey Road.

Mr. LeDuc read the title of the ordinance.

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AN ORDINANCE TO ANNEX TO THE CORPORATE LIMITS OF THE CITY OF AIKEN CERTAIN PROPERTY CONSISTING OF 0.43 ACRES OF LAND, MORE OR LESS, OWNED BY FOUR STAR, INC. AND TO ZONE THE SAME GENERAL BUSINESS (GB).

Mr. LeDuc stated that Kathy Miles, the owner of a .43 acre lot at 2223 Whiskey Road, is requesting annexation into the city under the General Business zoning. This property is between the Aiken Bowl and the Publix shopping center and is currently vacant. The proposed General Business zoning is consistent with the Comprehensive Plan. Mr. LeDuc stated this request came to Council a year ago in August. At that time Council stated they wanted to have other access to the property other than Whiskey Road because of safety conditions on Whiskey Road. The proposed use is for a Checkers. The property owner has been able to successfully negotiate an entrance from the frontage road that runs along where the old Golden Coral used to be located. The entrance off Whiskey Road would be a right-turn in – right-turn out.

The Planning Commission unanimously approved this annexation with two conditions:

1. That there only be one curb cut with one way in and one way out constituting a curb cut on Whiskey Road.
2. That any conditions be recorded by the applicant at the RMC Office prior to annexation taking place.

City Council discussed this issue at their August 9, 2004, meeting and continued the reading of this ordinance until the property owner could address some safety issues. You asked that the new owners find an alternate access to the property using the entrance road to the Publix Shopping Center to the south. According to the owner of the property, they have now received permission to provide access off of this roadway onto their property and are willing to commit to a right-turn in – right-turn out to Whiskey Road. Based on this new access, they are asking Council to reconsider the annexation of this property into the City of Aiken.

City Council unanimously approved this ordinance on first reading with the added condition that the 30 year lease easement for access from the Publix Shopping Center road run with the land.

Councilwoman Vaughters was concerned about cars trying to turn left into Checkers from Whiskey Road going north. She asked if a sign would be installed to indicate that entrance would be off the other roadway.

The public hearing was held and no one spoke.

Councilman Cunning moved, seconded by Councilwoman Price and unanimously approved, that Council pass on second and final reading an ordinance to annex property at 2223 Whiskey Road under the proposed General Business (GB) zoning with the three conditions as listed.

DESIGN GUIDELINES – ORDINANCE 08082005A

Downtown
Demolition
Renovation
Buildings

Mayor Cavanaugh stated this was the time advertised for second reading and public hearing of an ordinance to approve Downtown Architectural Design Guidelines.

Mr. LeDuc read the title of the ordinance.

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND THE AIKEN CITY CODE TO PROVIDE FOR THE ESTABLISHMENT AND REGULATION OF DESIGN OVERLAY DISTRICTS, TO CREATE THE DOWNTOWN DESIGN

OVERLAY DISTRICT, AND TO ADOPT THE DOWNTOWN ARCHITECTURAL DESIGN GUIDELINES.

Mr. LeDuc stated that last April Randy Wilson presented to City Council the Downtown Architectural Design Guidelines. Council approved first reading of the guidelines at their April 25, 2005, meeting and asked the Planning Commission to review the amendments to the Zoning Ordinance. Approval will allow the creation of the Downtown District and the implementation of the Downtown Architectural Design Guidelines.

The Planning Commission discussed the guidelines at their May and June meetings and held a formal public hearing in July. In addition, the residents and business owners within the Downtown Business Zone were all invited to a presentation by Randy Wilson concerning the guidelines on Wednesday, June 8, 2005. Approximately 30 individuals attended this meeting to discuss these changes and to provide input for the Planning Commission. At the Planning Commission's July meeting a few citizens spoke at the public hearing with all but one recommending that Council move forward with the approval of this document.

The Planning Commission made a couple of significant changes to the original ordinance that Council approved last April. They recommend only one reviewing body, which would be called the Design Review Board. If Council desires to have two boards as previously approved, the ordinance will need to be amended during the discussion. Their major concern was that as we continue to have other districts added would we have another board for each area. He pointed out that most other cities throughout the state only have one board, and it is either an Architectural Review Board or a Design Review Board.

Another of Council's concerns included Board representation by individuals within the Downtown Business Zone. Since this is the second of possibly many areas having design guidelines, Council could always add individuals as ex-officio members to the Design Review Board from the various areas.

The Planning Commission also modified which properties are affected by these guidelines. The original draft stated that it would apply to all properties located within the boundaries shown on page 6 of the document. The Planning Commission recommends that it apply to all properties zoned Downtown Business (DB), which includes all the properties on page 6, plus 2 additional properties. In addition the Planning Commission also modified the original draft to make it clear that the painting of exterior surfaces of buildings in the Downtown District should be reviewed. Otherwise, the proposed amendments recommended by the Planning Commission are in keeping with what Council approved on first reading.

The format of the ordinance has changed and the amendments have actually been incorporated in the existing Zoning Ordinance rather than creating an entirely new section. However, these changes are not major. The zoning amendment will allow the Design Review Board to delegate administrative approval of Certificate of Appropriateness for many of these projects. The Board will determine which projects would be approved administratively by the director.

Currently the Design Guidelines do not require a Certificate for the construction or alteration of a detached single family dwelling unit. Since these provisions are important, we suggest that over the next six to twelve months an addendum to the guidelines would be developed to include single family dwellings in the business zone. Of course, this would be brought back to Council for review prior to including in the guidelines and the residential guidelines could probably be used for the entire northside.

It's the intent of the Guidelines to work with the owners of the affected properties to resolve issues so the vast majority of the applications would not go before the Board. Therefore, our staff will hire an outside architectural consultant to provide help for the owners to meet the guidelines. Our goal through these guidelines is to help protect the unique architectural character of downtown Aiken by working together with the owners with only a few appeals going before the Board yearly.

Mr. LeDuc stated presently there are some properties downtown that are in the process of either being renovated or are currently under review by the city. He pointed out that plans had been presented for the location of the former theaters on Laurens Street. He said because the plans had already been submitted prior to adoption of the Design Guidelines, they would not be covered by the guideline review. He said the intent of the guidelines is for staff and the architect that would be hired on a consulting basis would be working with the property owners and the businesses in the downtown area to work out solutions so all the projects would go before the Design Review Board. He said only a small number that needs further advice would go to the Review Board. He said the Historic Preservation Commission will have to decide in a few weeks what projects would have administrative approval by the Planning Director.

Council approved this ordinance on first reading at their April 25, 2005, meeting. For second reading and public hearing consideration this is an ordinance to approve the Downtown Architectural Design Guidelines.

Mr. Gary Smith, City Attorney, stated in reference to the comments regarding a project that has already submitted an application for development, since the ordinance was not in effect at the time the application was submitted then the ordinance would not be applicable to that new project. Any project submitted once the ordinance is passed would be subject to the new ordinance.

Mr. LeDuc stated the only project that he is aware of that has submitted an application for a project downtown at this time is the buildings in the location of the former theaters. He said Randy Wilson had seen the rendering of the proposed buildings, and he felt the buildings would fit in with Aiken. No plans or application has been received at this time on the Market to be on Park Avenue.

Council discussed the proposed project at the theater location at length and were concerned that the project fit in generally with the Design Guidelines even though it would not be covered, since the application had already been submitted prior to adoption of the Guidelines.

Councilwoman Vaughters asked if multi-family residential would be covered by the Design Guidelines. She said her hope was since no parking has to be provided off street in the downtown area for multi-family in the CBD that it is even more important that something be included in the Design Guidelines.

In response to the question regarding multi-family being covered by the Design Guidelines, it was pointed out that Article 3 in the Downtown Overlay Section, page 17, 5.3.2, does appear to cover Certificate of Appropriateness for construction of multi-family residential buildings.

The public hearing was held.

Mr. Wade Brodie, a member of the Aiken Downtown Development Association, pointed out that previously there were no guidelines for development downtown. He stated ADDA has been working on the project for guidelines for a long time. He said they recommend including paint colors in the guidelines. He said for years ADDA had worked with the State Downtown Association in providing architectural guidance to anyone renovating a building in downtown. He also recommended including single family residential in the guidelines.

Councilman Cunning expressed concern about including paint colors. He pointed out some houses in Aiken such as the pink house, and wondered if it would have been approved if it had been submitted to a group of citizens for approval. He pointed out that Mr. Randy Wilson stated they did not include paint color in their guidelines in Columbia. He pointed out he was concerned about committee members having personal preference for colors.

Mr. LeDuc pointed out that the reason for including painting is for unpainted structures. He said if a building is already painted a color that color could be continued. He said in the guidelines it states if a building is to be painted some color schemes are suggested. He said the intent is for the Planning Director and the architect to work with the developer to work out the best color for a painted structure. If the color cannot be worked out, then the appeal is to the Design Review Board. If it is not worked out with the Design Review Board then it goes to court. He said the color of paint is to cover unpainted structures.

Councilman Cuning stated he still has a concern about the make up of the committee. He asked if there is anyone on the Historic Preservation Commission who has a building downtown. He said he would like to have the people affected to be represented on the board. He said the proposal is guidelines for the downtown. He pointed out that Historic Preservation Commission members are very specific about what they allow in the Historic Districts, and his concern was that they might get very specific with requirements in the downtown area.

Councilman Smith stated he wondered if Council should provide specific ex-officio members that could be selected ahead of time from an area that is being considered under the guidelines such as the downtown area now.

Councilwoman Price pointed out Council could always add ex-officio members, but her concern was at what point should Council add the ex-officio members. She pointed out that the people impacted by regulations understand the needs the greatest. She pointed out anyone can attend a meeting, but her concern was that people be aware of the meeting and be able to have input. She stated ex-officio members cannot vote, but should be able to provide input on how the guidelines impact them.

Mayor Cavanaugh pointed out that over the past few years the boards and commissions have been successful with Councilmembers each having one appointment without the requirement that the appointment has to be from a particular area. He stated he felt the board could work with the present Historic Preservation Commission members serving.

Council continued to discuss appointment of committee members from a specific area to be on the Design Review Board. It was pointed out that Council can always create a new board or appoint other members for representation of the areas on a board.

Mr. LeDuc stated staff had looked at this matter and talked with other jurisdictions in the state as to how well this operates under the Design Review Board. He pointed out Columbia has about six districts, but uses the same Design Review Board for each district. He said if each review board has to have certain appointments, such as an architect, builder, etc. this may present a problem in appointing members. He also stated each board or commission has to have staff support, and this adds work to the staff. He pointed out if Council adds two members for one district, that will make 9 members. Then, if two members are added for another district, that would make 11 members. He said this would only increase with districts and make it difficult with more members.

Mr. Wilkins Byrd, 434 Berrie Road, pointed out to Council that two of Council's appointees on the Historic Preservation Commission, which would become the Design Review Board, are Phillip Merry and Leland Reynolds. He said he did not know about their being a property owner downtown, but they are downtown business people. He said the group may already incorporate the concerns of the downtown business community. He pointed out that presently there is no obligation on the appointees to the Historic Preservation Commission that they be residents of the Historic District and many are not. He pointed out that the Historic Preservation Commission is a very able commission.

Councilman Cuning stated since Council has the ability to change the commission if there is a problem, he felt Council should move on. He said he brought the matter up. He said he agrees with Mr. Byrd that there are good people on the Historic Preservation Commission.

Mayor Cavanaugh read a letter from Ms. Rosamond McDuffie, who could not be present, encouraging Council to adopt the Downtown Design Guidelines.

Councilwoman Price moved, seconded by Councilwoman Vaughters and unanimously approved, that Council pass on second and final reading the ordinance to approve the Downtown Architectural Design Guidelines with the changes recommended by the Planning Commission.

ANNEXATION - ORDINANCE

Trolley Line Road 4224
Girardeau, Edward
TPN 087-12-02-016

Mayor Cavanaugh stated an ordinance had been prepared for first reading for annexation of property on Trolley Line 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 6.37 ACRES OF LAND, MORE OR LESS, OWNED BY EDWARD F. GIRARDEAU AND LOCATED AT 4224 TROLLEY LINE ROAD, AND TO ZONE THE SAME OFFICE/INSTITUTION (O) AND RESIDENTIAL MULTIFAMILY HIGH DENSITY (RMH).

Mr. LeDuc stated the owner of 6.37 acres at 4224 Trolley Line Road would like to annex their property under the O (Office/Institution) and RMH (Residential Multifamily High Density) zoning. The proposed zoning for the O Office/Institutional would be on the front 3.16 acres and the RMH Residential Multifamily High Density would be on the rear 3.2 acres. The proposed zoning is compatible with the adjacent O zoning in the city to the south, and the Residential Multifamily is compatible with other current zoning in the County. The proposed RMH zoning would allow a maximum of 55 units on this rear portion. Any RMH zoned property requires a minimum of 40% open space and a minimum of 1.5 parking spaces per dwelling unit. All Office and Multifamily Residential properties require compliance with the City's Landscaping and Tree Preservation regulations, including a 10 foot untouched buffer adjacent to land zoned or used residentially.

The Planning Commission unanimously approved this annexation with two conditions.

1. that only one curb cut be allowed on Trolley Line Road; and
2. that the annexation would not take effect until proof of recording of any conditions of approval are recorded with the RMC Office.

Mayor Cavanaugh asked if there were trees on the property and if so, he wanted to be sure they don't get clear cut as some other developments have recently. It was pointed out the Landscape and Tree Ordinance would apply to the property.

Mr. Tilden Hilderbrand, representing Mr. Girardeau, stated the property is in the County and the trees could be removed. He said when the property is annexed, plans would have to be submitted and the developer would have to adhere to the Landscape and Tree Ordinance. He said there are no specific plans for any development at this time, but they just want to be able to provide sewer to the property so the land is more marketable.

Councilman Cuning moved, seconded by Councilwoman Price and unanimously approved, that Council pass on first reading an ordinance to annex property at 4224 Trolley Line Road consisting of 6.37 acres under the Office/Institutional and Residential Multifamily High Density zones and that second reading and public hearing be set for the next regularly scheduled meeting.

ANNEXATION - ORDINANCE

Silver Bluff Road 1457
Richardson's Lake Road
TPN 107-09-01-007
TPN 107-09-01-001
Stoddard, Ivor H.
Stoddard, Linda B.
Pin Oak Farms

Mayor Cavanaugh stated an ordinance had been prepared for first reading for annexation of property on Silver Bluff Road.

Mr. LeDuc read the title of the ordinance.

AN ORDINANCE TO ANNEX TO THE CORPORATE LIMITS OF THE CITY OF AIKEN CERTAIN PROPERTY CONSISTING OF 74.24 ACRES OF LAND, MORE OR LESS, OWNED BY LINDA B. AND IVOR H. STODDARD AND LOCATED AT 1457 SILVER BLUFF ROAD AND TO ZONE THE SAME PLANNED RESIDENTIAL (PR).

Mr. LeDuc stated the owners of property at 1457 Silver Bluff Road consisting of 74.24 acres would like to annex their land to be zoned Planned Residential. The property is located on the west side of Silver Bluff Road just north of Richardson's Lake Road and would be called Pin Oak Farms. The annexation request originally came to the Planning Commission in October, 2003, with an RS-8 zoning. The Planning Commission approved this concept plan, but also requested a traffic study and the application was withdrawn.

The Concept Plan now shows 116 detached single-family dwelling units on the western portion of the site and 62 villas consisting of groups of two and four units and 122 multifamily residential units. Under the Planned Residential regulations, a maximum of eight units per acre could be placed on a site after the 20% open space is subtracted, which means that approximately 480 units could be allowed. They are currently proposing 300 units for this development. The property has 1500 feet of frontage on Silver Bluff Road and two access roads are shown. Although only 20% of the project must be devoted to open space 32% of the area is shown as open space allowing for walking trails to be accessed at two different locations.

One of the concerns that the Planning Commission had is the fact that they felt there needed to be a limited number of curb cuts. Currently, the Planning Commission stated there could be a right turn in – right turn out on a northern curb cut. The developers at this point are not sure they are going to install a curb cut at that location. They will have one major entrance into the subdivision and possibly a secondary entrance that has been allowed by the Planning Commission and staff.

The traffic study has been completed and approved by the city's Traffic Engineer and indicates that the residential project will not adversely impact Silver Bluff Road. It's recommended that turning lanes entering this site should be constructed, including a left turn lane for northbound traffic and a right turn lane for southbound traffic. Traffic entering onto Silver Bluff Road from Pin Oak would have both a left turn and right hand turn lane. Ten conditions were included for this annexation.

1. elevations of the Multifamily Residential buildings must be approved by City Council prior to issuance of a building permit for that portion of the development;
2. that an untouched buffer at least 25 feet in depth be provided around the perimeter of the project and that additional evergreen vegetation could be planted as determined by the Planning Director.
3. that the secondary northern access road onto Silver Bluff Road be removed or that it be a right-in/right-out only;
4. that the improvements recommended by the traffic study be constructed prior to the issuance of any building permit;

5. that the strip reserved for the widening of Silver Bluff Road would remain untouched until acquired by the South Carolina Department of Transportation;
6. that the Villas portion of the development comply with the tree preservation provisions of the Zoning Ordinance;
7. that a revised Concept Plan addressing conditions on approval be submitted as determined by the Planning Director;
8. that any conditions placed on the annexation be recorded at the RMC Office;
9. that the annexation would not become effective until the applicant provides written confirmation to the Planning Department that the property has been sold;
10. that conditions 7, 8 and 9 be met within 120 days of approval by City Council or the annexation will be considered null and void.

The Planning Commission unanimously approved the annexation of this property with the conditions listed.

Councilman Sprawls moved, seconded by Councilwoman Price, that Council pass on first reading an ordinance to annex 74.24 acres of property at 1457 Silver Bluff Road under the PR Planned Residential Zoning and that second reading and public hearing be set for the next regularly scheduled meeting.

Councilman Cunning stated he had one comment. He said in looking at the site plan, the road that goes north up to Palmetto Service Corporation would tie into Gem Lakes. He said he understands wanting connections between developments, but he was not sure that it would be good for multi-family residential to have access into the single family area of Gem Lakes at Moultrie.

Councilwoman Vaughters stated she had had a call from a resident who was concerned about a possible connection at Huron into Gem Lakes.

Mr. LeDuc pointed out that at some point the Palmetto Service Corporation property would be developed, and it would probably be connected to Moultrie in Gem Lakes. He asked if this proposed development should connect into the Palmetto Service Corporation property and end with a cul de sac or if the Palmetto Service Corporation property would be developed with a connection to Gem Lakes and no connections with Pin Oak Farms.

Councilman Cunning stated he understands that the Palmetto Service Corporation property would be an extension of Gem Lakes with single family development.

Mr. LeDuc stated the reason the development is shown with a connection to Moultrie is that in the past Council has asked the staff to try to get parcels interconnected. He stated in this case he is hearing that possibly Council may not want this parcel interconnected. He said the developer would be happy not to interconnect, as it would cost them money to extend the roadway to the property line.

After much discussion it was the general consensus of Council that the concept plan should be amended to delete the interconnection to Moultrie Drive.

Councilman Smith stated he understands that 480 units could be built on the property, but there is a statement that currently they are proposed 300 units for the development. He asked if 300 was the limit or if it would change later. He asked if 300 units could be included as a condition in the approval.

Mr. Ed Burgan, of Gibeon Development Group, stated 300 would be the limit, but there is some consideration for a number slightly less than 300, but there is no consideration for more 300.

After discussion Councilman Cunning moved that the motion be amended to delete the connector road shown going into the land of Palmetto Service Corporation to the north and that no more than 300 units be developed on the site.

Councilman Sprawls and Councilwoman Price agreed to the amendments. The motion was unanimously approved as amended.

ZONING ORDINANCE - ORDINANCEAmendmentAccessory BuildingsStructuresOutdoor Storage

Mayor Cavanaugh stated an ordinance had been prepared for first reading amending the Zoning Ordinance regarding accessory buildings.

Mr. LeDuc read the title of the ordinance.

AN ORDINANCE AMENDING SEVERAL SECTIONS OF THE ZONING
ORDINANCE REGARDING ACCESSORY BUILDINGS AND STRUCTURES AND
OUTDOOR STORAGE.

Mr. LeDuc stated this is an area that the Board of Zoning Appeals has discussed with staff for a while. He said they get many requests for accessory buildings, and generally BZA approves the accessory buildings. It was felt that if the ordinance were amended regarding accessory buildings that BZA would not have to deal with so many of these requests.

Mr. LeDuc stated that over the last several months the Planning Commission has been reviewing proposed amendments to the Zoning Ordinance regarding accessory buildings/structures and outdoor storage. They have revised 3.4.2 in the Zoning Ordinance concerning accessory buildings or structures and 4.33 concerning outdoor storage and are proposing the changes for Council's action. The major points are as follows:

1. an accessory building would be allowed in a rear yard as well as a side yard but can be no closer to the street right of way than the principal building on the lot;
2. in a residential zone or the LP and LB zones no accessory building could be closer to a street right of way than the plane of the front wall of the principal building on an adjacent lot. This provision would prevent an accessory building from being next to the front yard of a neighboring lot, which becomes more likely if such buildings are allowed in the side yard;
3. an accessory building would be allowed three feet from the property line instead of the current 10 feet.
4. the height of the accessory building could be not greater than the principal building;
5. the floor area of all accessory buildings could not exceed 50% of the heated gross floor area of the principal building;
6. a swimming pool on a lot occupied by a single family dwelling would have to comply with the same setback and location provisions as accessory buildings where they do not now; also, a definition of swimming pool has been added;
7. shipping containers can not be used for storage except in the industrial zones.

The Planning Commission unanimously approved these changes to the Zoning Ordinance.

Councilman Sprawls moved, seconded by Mayor Cavanaugh, that Council pass on first reading an ordinance to amend the Zoning Ordinance regarding accessory buildings and structures and outdoor storage and that second reading and public hearing be set for the next regularly scheduled meeting.

Councilwoman Vaughters stated she had some real reservations about some of the recommendations. She pointed out that 3 feet is very close to a property line to allow an accessory building. She also expressed concern about the accessory building not exceeding 50% of the heated gross floor area of the principal building. She pointed out that with a two-story house, this could be an enormous accessory building and be only 3 feet from the property line. She was also concerned that a swimming pool could be 3 feet from the property line and that the height of an accessory building could be as high as the

principal building. She said she was very concerned about these proposed amendments. She said she did not like having the BZA being bothered with these issues, but at least now a neighbor can express whether they have concerns about an accessory building adjacent to them.

Mr. Evans stated the BZA had several requests for variances to allow less than the 10 foot setback. The BZA asked the Planning Commission to look at the matter to see if the requirement should be reduced to less than 10 feet. He said when Council adopted the Planned Residential regulations last year there was no set back for accessory buildings in Planned Residential, but Council increased the setback from 0 to 3 feet. He said he felt the Planning Commission's feeling was to make the same 3 feet apply in other residential zones as applied in Planned Residential. He pointed out presently there is no limit on the size of the accessory building, and an accessory building could be double the heated area of a house if desired and meeting the setback. He said this requirement would be a limit where there is no limit presently. He also pointed out that the proposal would allow a swimming pool within 3 feet of the property line, but presently there is no setback for a swimming pool.

Councilman Smith expressed concern about the proposal to allow an accessory building as close as 3 feet to the property line. He pointed out this would be allowing an accessory building in an area that is already built to be as close as 3 feet. He stated Planned Residential is a new area and the area is planned. He said people buying in the area would know what they are getting. He said he could not imagine changing the rule and allowing an accessory building to be as close as 3 feet to the property line.

Council asked that Kay Brohl and Wilkins Byrd, members of the Planning Commission who were present, to give the Planning Commission's reasons for the recommendations.

Ms. Kay Brohl stated the Planning Commission looked at these matters at the request of the Board of Zoning Appeals. She stated the Planning Commission asked for information from other cities and based their recommendations on the norm for other cities. She said the BZA had indicated to the Planning Commission that they were tired of having all these requests for variances. She said the Planning Commission recommended what they felt was normal between other cities. She stated the BZA was adamant in wanting the Planning Commission to make changes.

In response to a question regarding allowing the size of an accessory building to be as much as 50% of the size of the principal building, Mr. Byrd stated there was much discussion and the conclusion was that the Commission felt that was reasonable. He pointed out that there are many places in Aiken, especially in older Aiken, in which accessory buildings, such as stables, etc. equal to 50% of the principal building. He said this might not be characteristic of the newer neighborhoods, but they felt with the other limitations of the Zoning Ordinance this would not result in things that would not be good for the neighbors. He said in response to allowing an accessory building 3 feet to the property line as opposed to 10 feet, he felt 7 feet would not change the impact of a structure that much. He said he could point out many neighborhoods within a few blocks of downtown Aiken where there is 0 lot line for accessory buildings or very little and it doesn't seem to have ruined the character of old Aiken residential districts. He pointed out presently there is no limitation on the size of accessory buildings and the Commission did not feel that the difference between 3 feet and 10 feet was dramatically significant. He said the BZA had asked for relief from all the variance requests, and this was the reason the Planning Commission recommended the changes.

Councilwoman Vaughters pointed out that the accessory buildings in old Aiken are not metal, pre-built buildings. She stated also that the buildings in old Aiken are mostly in historic districts and if they construct a building it must be approved by a Commission. She said, however, there are many other neighborhoods that are not in historic districts or don't have restrictive covenants that she is concerned about. She pointed out that renters could put in accessory buildings, and they may not be concerned about the value of the property.

Councilman Cuning pointed out that for years there have been no regulations for size of accessory buildings. He pointed out the proposed regulations would limit accessory buildings, Council would just need to decide how close to the property line they would allow the buildings. He said if Council adopts the proposed regulations, except No. 3 to allow buildings to be 3 feet from the property line instead of 10 feet, this would give the BZA some relief.

Councilwoman Price stated she had found that most people place the accessory buildings as close to their neighbor as possible.

Mr. Henry Krippner, a member of the BZA, stated he was a new member and not familiar with the history of the request. He stated, however, 3 feet from the property line seems to be the standard for an accessory building.

Councilman Smith stated he had a problem amending the Zoning Ordinance to solve a few cases. He said he did not feel that accessory buildings should be so close to the property line. He said he felt the proposal would be changing the Zoning Ordinance because there are a few problem cases.

Councilman Cuning stated with the present regulations with requests going to the BZA at least the neighbors know about a request for an accessory building.

Mayor Cavanaugh stated he would recommend that the regulations allow an accessory building 3 feet from the property line, but that the building could only be up to 25% of the heated area of the principal building and no more than 20 feet tall.

Councilman Cuning stated he would like to see the limit remain 10 feet from the property line for accessory buildings and if they are to be closer then BZA has to approve it. This way the neighbors know of a request for a variance.

After much discussion Mr. LeDuc stated he would suggest that Council continue this matter. He pointed out that BZA was trying to make it easier for citizens. He stated every time a citizen applies for a variance there is a filing fee of \$100. He said if Council continues the matter, a representative from BZA could be present at the next meeting to explain why they would like the items changed.

Councilwoman Price moved, seconded by Councilman Cuning and unanimously approved, that Council continue the proposed ordinance to the next regular meeting and ask that a representative from the BZA be present to explain why they are requesting the proposed changes.

HISTORICAL MARKER

York Street
Richland Avenue
First Baptist Church
Sign

Mayor Cavanaugh stated a resolution had been prepared for Council's consideration authorizing the placement of an historic marker at the intersection of Richland Avenue and York Street.

Mr. LeDuc read the title of the resolution.

A RESOLUTION AUTHORIZING THE PLACEMENT OF AN HISTORIC MARKER AT THE INTERSECTION OF RICHLAND AVENUE AND YORK STREET.

Mr. LeDuc stated that the First Baptist Church is requesting permission to locate an historical marker in the right of way of the intersection of York Street and Richland Avenue. The 24 by 36 inch marker would be similar to the marker that was recently installed at Newberry Street and Richland Avenue or Laurens Street at The Alley. Both of these are at a height of approximately 8 feet. The marker would trace their founding in

1805 and present significant information up to the present time and would be installed in conjunction with their Bicentennial celebration on September 25, 2005.

The Planning Commission unanimously approved this request.

Councilwoman Price moved, seconded by Councilman Cuning and unanimously approved, that Council approve the resolution authorizing a historical marker to be located in the right of way near the northwest corner of Richland Avenue and York Street for the First Baptist Church.

UTILITIES

New Ellenton Public Works Commission

Water

New Ellenton Commission of Public Works

Whiskey Road

Hunters Glen

Agreement

Hotel

Conference Center

Mayor Cavanaugh stated that a request had been received from the New Ellenton Public Works Commission for modification of the agreement to serve water to a hotel and conference center on Whiskey Road.

Mr. LeDuc stated that at the February 11, 2002, meeting City Council passed a resolution and agreement with the New Ellenton Commission of Public Works. This agreement resolved the disputed water service area along Whiskey Road and Hunters Glen with New Ellenton. It also allowed New Ellenton to tap into our water supply for use during emergency periods. By having the city water supply as a backup for their system they were able to acquire a Farmers Home Administration loan and avoided the need to build a new water tank. At that time they also entered into an agreement with a new hotel and conference center to supply them with water. Our joint agreement stated that if the hotel was not occupied by a certain date the New Ellenton Commission of Public Works' right to serve the hotel would revert to the City of Aiken.

Since that time City Council has agreed to modify the contract to extend the date to serve the hotel and conference center. The latest agreement states the completion of construction as April 30, 2005. A letter from the New Ellenton Commission of Public Works states they are currently serving the hotel but that the conference center will not be completed until some time next year. In a proposed agreement New Ellenton CPW would like to remove the deadline for this project altogether. If Council approves this modification it will give the New Ellenton Commission of Public Works the ability to serve the hotel and conference center as the original agreement stated, and it would not come up again before City Council.

Mr. LeDuc stated based on the letter Council needs to either extend the deadline, set a certain date or not extend the deadline and service to the hotel would revert to the City of Aiken.

Mayor Cavanaugh stated he felt the agreement should be modified so the matter does not come before Council again.

Councilman Smith stated the situation had been a very bad story for several years. He said he felt the City of Aiken got conned into the deal and there were some trade offs for service areas and helping New Ellenton with their water service. He said it had been a bad situation, but he also felt it was time to bring the matter to a close and modify the agreement so the matter does not come before Council again.

Mr. LeDuc stated the New Ellenton Commission of Public Works was not happy with the situation either and the fact that things are not getting done and not working out as they had hoped.

In response to a question from Councilwoman Vaughters regarding if the conference center is not completed, Gary Smith, City Attorney, stated if the building permit requirements with the County are not satisfied then Aiken County could take legal action against the developer.

Ms. Diane Giddings, a resident of Hunters Glen a backdoor neighbor to the hotel, stated the City's agreement states that the hotel and the conference center must have a Certificate of Occupancy and New Ellenton says that they will abide by the agreement which means that the hotel and conference center have to be there. She said presently the hotel is there but the conference center is not completed. She said the conference center is a pile of dirt and some steel. She said the pool can't be opened because dirt has been drained into the pool. She said the grass will not grow, and the 25 foot buffer is not there, her drive entrance has been torn up and not been repaired. She said to say that residents of Hunters Glen are angry about the hotel and conference center is an understatement. She said the residents are upset about the hotel and want things to be done the way they should be and the agreement followed. She said they should not be allowed to put the conference center up as it backs up to people's yards and people will be looking into the houses in the area. Ms. Giddings stated that in October their well was opened in the middle of the night and contaminated by putting their well head on top of their well and used their water without permission. The developer did not go to the Carolina Water system. She said they found this in January. She said they wondered where the developer was getting water for the building. She said there was a hose and they had tapped into Hunters' Glen water system. She said when this was discovered they called Carolina Water. She said 48 hours after the discovery of the well New Ellenton was giving the developer water. She said somebody is not telling the truth. She said they had not been able to do anything about the situation. County Council will not help. Planning sent them to City Planning and City Planning sends them to City Council. She said she would like City Council not to allow the Conference Center to be constructed.

Mayor Cavanaugh stated the situations mentioned should not be handled by the city. He said the County is the agency to do something about the matters. He said the only way the City gets into the matter is whether the City of Aiken will furnish water or allow New Ellenton to provide water. It was pointed out the property is not inside the City of Aiken and Aiken does not furnish water so Aiken has no control over the situation. If the property had been annexed to the city and the city furnished water the City of Aiken would have some control through city regulations for development.

Councilman Cunning pointed out the situation was a water and sewer issue, not a planning issue. He said there were conflicting lines and not a planning issue related to the City of Aiken. He said if the property had been annexed the City of Aiken would have had some control. It was pointed out the agreement was to annex if the City of Aiken provided water and sewer, but Council denied the request because the neighborhood did not want the project.

After much discussion it was the general consensus of Council that the hotel had already been built and the foundation laid for the conference center. It was pointed out the City of Aiken has no power to do anything. After discussion the majority of the Councilmembers were in favor of removing the deadline from the agreement with New Ellenton regarding furnishing water so the matter would not come before City Council again rather than extending the deadline for a period of time.

Councilman Cunning moved, seconded by Councilwoman Price, that Council remove the provision in the agreement with New Ellenton as for as a deadline for the provision of water to the hotel and conference center so the matter will not come before Aiken City Council again. The motion was approved by a majority vote.

Councilwoman Vaughters did not vote on the matter, stating she felt the matter was ridiculous. She said she did not want to give the guy any more approval as he had not done anything he promised he would do.

MEETING SCHEDULESeptember 2005
City Council Meeting
Schedule

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

Mr. LeDuc stated that he and Bill Huggins will be attending the City/County Managers Association annual meeting which is scheduled for September 24 – 28, 2005. This coincides with the second Council meeting in September on Monday, the 26th. He stated since both of them will be attending this meeting he was suggesting that Council cancel the meeting for September 26, and if necessary a special meeting could be held.

Councilman Smith moved, seconded by Councilman Sprawls and unanimously approved, that Council cancel the fourth Monday night meeting for September 26, 2005.

EDGEFIELD AVENUESidewalk
Curb
Gutter
Toole Hill
Church Street

Mr. LeDuc stated there were some citizens present from the Toole Hill area, and he pointed out that Council in the work session at the beginning of the meeting had discussed extension of the sidewalk, curb and gutter, and street lights all the way down Edgefield Avenue from Church Street to Toole Street so the entire area leading up to the park would be done as a continuation of the entire neighborhood.

Councilwoman Price asked if Morgan Street was going to be improved all the way down to Hampton Avenue.

Mr. LeDuc responded that the houses and renovations being done in the Toole Hill area basically stop at Abbeville Avenue. He said the intention in future phases is to go to Edgewood and then come back to Toole Hill and at that time if we move toward Hampton Avenue the city will go ahead and put the sidewalks and curb and gutter all the way up to Hampton Avenue. He said for the long term goal for the next five years he would envision a sidewalk going to Richland Avenue all the way to Hampton Avenue and along Hampton to connect at Laurens and Lancaster Street area.

Ms. Betty Meyers, Toole Hill Neighborhood Association President, McCormick Street, expressed thanks for the improvements in the neighborhood. She also expressed concern about the portion of Morgan Street from Edgefield not being done at this time all the way to Hampton Avenue. She expressed concern about not having restrictive covenants for the subdivision to keep the subdivision looking nice in the future. She wanted restrictions to help maintain the area so it will continue to look nice.

Councilwoman Price pointed out there are building codes that can be enforced to be sure homes are being kept up to standard. However, as far as personal up keep, that will take training to give personal pride in the community. She said this takes education, nurturing and learning to have neighborhood pride.

Councilman Cuning stated the city could put covenants and restrictions on the property if there is enough of the ownership of the two block area that agrees. He said the city should start doing this before the houses are sold.

Mr. Gary Smith stated the city owns a lot of the property and the restrictions could be placed on the city's property. It was pointed out, however, that 100% of the other property owners would have to agree to abide by covenants and restrictions before they could be imposed.

Mr. LeDuc stated he felt it was a very good suggestion to develop some type of neighborhood covenants and that the city would go ahead and work on something. He said as far as Morgan Street improvements how do you decide where to stop with curb and gutter or sidewalks. He said the original intent was to do two blocks. He said however that had been extended beyond two blocks because the city knew we needed to do more, knowing that long term more would be done. He said timing is involved in the process. He said he would work with Larry Morris and look at next year's budget to see if there could be some funding for additional sidewalk work all the way to Hampton and all the way to Richland Avenue. He said part of the street may not get curb and gutter, but may at least get sidewalks. He stated residents in the area do a lot of walking and more sidewalks need to be provided in those areas where sidewalks are used.

ARTS

Augusta Regional Transportation Study Priority List

Mayor Cavanaugh stated Council now needed to continue their discussion on the ARTS priority listing.

Mr. LeDuc pointed out that for items 1, 2 and 3 listed as approved in LOST Referendum, including the connector roads to the Mall and to Walmart and the Whiskey Road streetscape improvements, the City has partial funding and may have full funding from the 1 cent sales tax to do these projects. There is \$700,000 for the Whiskey Road streetscape improvements, and close to \$1 million for the connector roadways. He said the city has the majority of the funding for the three items. He said he included those just to let Council know about the projects. He said by the time ARTS could approve them he hoped to have the projects completed. He said he felt the three should not be included in the ARTS program.

Council discussed each item listed and decided the priority listing should be as follows:

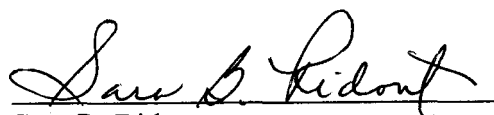
1. Silver Bluff Road widen to three lanes.
2. Hitchcock Parkway passing lanes.
3. Widen Dougherty Road.
4. Improve Anderson Pond Road from Silver Bluff to Whiskey.
5. Construct parallel road to Whiskey from Centennial to new east/west connector.
6. Whiskey Road – Powderhouse Road connector
7. Widening SC 19 from SC 118 to I-20.

After discussion and listing the seven items, Council decided not to prioritize the remainder of the list presented for consideration as money is not available and as time goes by the priority may change and Council can always change priority of the projects. Council also discussed that the city needs to get some federal and state funding to help fund these projects and the city was going to need to lobby for some of these funds.

Mr. LeDuc stated Council may want to consider appointing an alternate to ARTS in case a member cannot be present for a meeting. He also pointed out that the ARTS funding may actually decrease in the future because the area's population base is not increasing as rapidly as some of the other urbanized areas in the state.

ADJOURNMENT

There being no further business, the meeting adjourned at 10:28 P.M.


Sara B. Ridout
City Clerk