

October 14, 2002

Council continued to discuss the proposed plans at length, expressing opinions regarding each plan. Mayor Cavanaugh pointed out Council needed to give the staff some direction as to what plan to submit to Council for approval for submittal to the Justice Department for pre-clearance. After much discussion it was the feeling of the majority of Council to proceed with submitting the revised 4-2-1 Plan, the recently presented plan which makes the percentages for Districts 1 and 2 more evenly to Council at the next meeting for formal action before sending to the Justice Department for pre-clearance.

SAVANNAH RIVER SITE

Update

Mr. LeDuc stated City Council generally receives an update on what is happening at SRS once or twice a year. Mr. Howard Walls, Vice President and Director of Public Relations for Washington Group, is present to brief Council about several current and future missions at the site. He will emphasize several new missions they hopefully will be receiving in the near future.

Mr. Walls stated the primary missions of the site have not changed. He said there are three primary missions of the site. He stated 80% of their budget goes to environmental restoration, cleaning up the legacy of the cold war. He said presently there are about 13,492 people with the SRS site, including the subcontractors and DOE. The budget is roughly \$1.6 billion. He then talked about accelerated cleanup at the plant, which he said would go through approximately 2027 at a cost of about \$40 billion. He said the long term stewardship of the tritium and the plutonium missions would continue. He talked about the missions and how they impacted employment at the plant in adjusting the work force to get the skills needed to accomplish the missions. He said the plant had received a new \$450 million tritium extraction facility. He said as the plant cleans up the legacy new missions will be brought in to build up the work force. Another mission which has been in the news a lot is plutonium disposition. This will require two facilities to be built at SRS. Another mission is the mixed oxide fuel fabrication facility. He then reviewed missions that SRS was competing for with other sites.

Council agreed to continue the work session after the regular Council meeting to complete the items listed for the work session since it was time for the regular Council meeting.

REGULAR MEETING

October 14, 2002

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

Others Present: Roger LeDuc, Bill Huggins, Gary Smith, Pete Frommer, Ed Evans, Larry Morris, Al Cothran, Lisa Hall, Sara Ridout, Karen Daily of the Aiken Standard, and 9 citizens.

Mayor Cavanaugh called the meeting to order at 7:40 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. Councilwoman Price moved, seconded by Mayor Cavanaugh and unanimously approved, that the agenda be approved.

MINUTES

The minutes of the regular meeting and work session of September 23, 2002, were considered for approval. Councilman Smith moved that the minutes be approved as written. The motion was seconded by Councilman Sprawls and unanimously approved.

BOARDS AND COMMISSIONSAppointmentsLyles, Thomas H.Community Development Committee

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

Mr. LeDuc stated we have 30 pending appointments to boards and committees of the city before the end of December and one appointment is presented for Council's consideration.

Councilman Smith has recommended appointment of Thomas H. Lyles, of 146 Laurel Ridge Circle, to the Community Development Committee. If appointed, the term would expire September 2, 2004. Mr. Lyles would replace Mr. Alan George on the Community Development Committee.

Councilman Smith moved, seconded by Councilman Cuning and unanimously approved, that Thomas H. Lyles be appointed to the Community Development Committee with the term to expire September 2, 2004.

ANNEXATION – ORDINANCE 10142002Henry Street 790Burckhalter, EloiseTPN 30-057.0-01-007Virginia Acres SubdivisionTwo Notch Road

Mayor Cavanaugh stated this was the time advertised for second reading and public hearing on an ordinance to annex 790 Henry Street.

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 .3 ACRES OF LAND, MORE OR LESS, OWNED BY ELOISE J. BURCKHALTER AND LOCATED AT 790 HENRY STREET AND TO ZONE THE SAME RESIDENTIAL SINGLE FAMILY (RS-10).

Mr. LeDuc stated Eloise Burckhalter would like to annex a 0.3 acre lot at 790 Henry Street as Single Family Residential (RS-10). The applicant along with several others in the area, would like to be in the city and to eventually obtain sanitary sewer. Several other properties have annexed to the city over the last year and a half from this area, and this property is contiguous to the city to the north.

The Planning Commission reviewed this request at their September 10, 2002, meeting and unanimously approved this annexation.

The public hearing was held and no one spoke.

Councilwoman Price moved, seconded by Councilman Smith and unanimously approved, that the ordinance be passed on second and final reading to annex property at 790 Henry Street and that the ordinance become effective immediately.

ANNEXATION – ORDINANCE 10142002AClifton Street 101Grimes, KathrynTPN 30-057.0-04-014Virginia AcresTwo Notch Road

Mayor Cavanaugh stated this was the time advertised for second reading and public hearing on an ordinance to annex 101 Clifton Street.

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 .29 ACRES OF LAND, MORE OR LESS, OWNED BY KATHRYN K. GRIMES AND LOCATED AT 101 CLIFTON STREET AND TO ZONE THE SAME RESIDENTIAL SINGLE-FAMILY (RS-10).

Mr. LeDuc stated Kathryn Grimes would like to annex a 0.29 acre lot at 101 Clifton Street to be zoned RS-10 Single Family Residential. She and others in this area would like to annex to the city to eventually obtain sanitary sewer service. The RS-10 zoning is compatible with those in the surrounding area and the property meets the minimum lot size.

The Planning Commission at their September 10, 2002, meeting unanimously approved this annexation.

The public hearing was held and no one spoke.

Councilman Sprawls moved, seconded by Councilman Cunning and unanimously approved, that Council pass on second and final reading an ordinance to annex property at 101 Clifton Street to be zoned RS-10 and that the ordinance become effective immediately.

ANNEXATION – ORDINANCE 10142002B

Clifton Street 106

Muse, Linda

TPN 30-057.0-03-005

Virginia Acres

Two Notch Road

Mayor Cavanaugh stated this was the time advertised for second reading and public hearing on an ordinance for annexation of 106 Clifton Street.

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 .21 ACRES OF LAND, MORE OR LESS, OWNED BY LINDA K. MUSE AND LOCATED AT 106 CLIFTON STREET AND TO ZONE THE SAME RESIDENTIAL SINGLE-FAMILY (RS-10).

Mr. LeDuc stated Linda Muse would like to annex a 0.21 acre lot at 106 Clifton Street to be zoned RS-10 Single Family Residential. This applicant and others in the area are interested in eventually obtaining sanitary sewer and several other properties have annexed to the city over the last year and a half. This zoning is compatible with those in the surrounding area, except the subject lot is at 9,440 square feet and therefore would be a legal non-conforming lot. This would require that if the house was destroyed it could be rebuilt as long as it meets the set back requirements.

The Planning Commission at their September 10, 2002, meeting unanimously approved this annexation.

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 a lot at 106 Clifton Street to be zoned RS-10 and that the ordinance become effective immediately.

TAXES – ORDINANCEPenalty Dates

Mayor Cavanaugh stated an ordinance had been prepared for first reading to allow staff to set due date for city taxes.

Mr. LeDuc read the title of the ordinance.

AN ORDINANCE AMENDING SECTION 38-32 OF THE CODE OF ORDINANCES OF THE CITY OF AIKEN, SOUTH CAROLINA.

Mr. LeDuc stated many years ago the City received all tax assessments from the County in August or September. Therefore, our City Code states that the taxes would be sent out before the end of September and that starting in November penalties for late payment would be due. Unfortunately over the last several years we have been receiving the tax information in October or November. Since we have been receiving it beyond the date designated in our City Code we have had to request Council to set new penalty dates for these taxes. This delays us sending out the tax notices by up to a month and a loss in revenue of over \$10,000 in interest. To speed up the process and to get the tax bills out in a timely manner, we would like Council's permission to allow the City Manager and Finance Director to set the dates with a minimum of 45 days for the citizens to pay their taxes before the penalties would be applicable. As stated in paragraph (b) of the ordinance, after the 45 day period there would be a penalty of 5% from 45 to 75 days, a penalty of 10% from 75 – 105 days, and over 105 days a 15% penalty. By passing this ordinance Council would give the staff flexibility to not have to come to Council to set payment dates and would allow the bills to go out without any further delay thus allowing the city to receive payments in a timely manner.

Councilwoman Clyburn moved, seconded by Councilman Sprawls and unanimously approved, that Council pass on first reading an ordinance to allow the City Manager and Finance Director to set due dates for city taxes and that second reading and public hearing will be set for the next regularly scheduled meeting.

ANNEXATION – ORDINANCEHamilton DriveGingrey, BillTPN 30-037.0-01-046TPN 30-037.0-01-047

Mayor Cavanaugh stated an ordinance had been prepared for Council's consideration to annex property on Hamilton Drive.

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 5.9 ACRES OF LAND, MORE OR LESS, OWNED BY BILL GINGREY AND LOCATED ON THE NORTH SIDE OF HAMILTON DRIVE, AND TO ZONE THE SAME RESIDENTIAL MULTI-FAMILY HIGH DENSITY (RMH).

Mr. LeDuc stated Bill Gingrey owns two lots totaling 5.9 acres located on the north side of Hamilton Drive and is requesting their annexation under the proposed Residential MultiFamily High Density zoning. On one of the two lots is located a single family home and on the second 1.93 acre lot Mr. Gingrey proposes to build town homes. The proposed zoning of Residential Multi-Family High Density (RMH) is compatible to the area with apartments built on the west side and duplexes across the street from this area. The right-of-way of Hamilton Drive in front of this location is already in the City of Aiken.

The Planning Commission at their October 8, 2002, meeting unanimously approved this annexation.

Councilman Cuning moved, seconded by Councilwoman Price and unanimously approved, that Council pass on first reading an ordinance to annex 5.9 acres on the north side of Hamilton Drive as Residential MultiFamily High Density (RMH) and that second reading and public hearing be set for the next regularly scheduled meeting.

Councilwoman Vaughters asked what was planned to be built on the property. It was stated that Mr. Gingrey plans to build duplexes on the property. She stated she would like to see the plans before second reading.

PENSION COMMITTEE

City Retirement Plan
Retirement Plan
Cothran, Al

Mayor Cavanaugh stated Council needed to consider an appointment to the city's Pension Committee.

Mr. LeDuc stated the Pension Committee for the City of Aiken administers the Pension Program for employees covered under the city's retirement system. With the retirement of Barbara Hamilton we have a vacancy on the committee, and we are recommending that City Council consider appointing the Revenue Administrator, Al Cothran, to this position. The current membership of the Pension Committee includes the City Manager, Finance Director, and Staff Attorney. Al has been with the city for almost 10 years now and, in his position as Revenue Administrator, he oversees our tax collection, health insurance and other benefits for all the city's employees. Al is very capable of serving on this committee and would bring several particular strengths to our discussions.

Councilwoman Price moved, seconded by Mayor Cavanaugh and unanimously approved, that Council appoint Al Cothran to the Pension Committee for the City of Aiken to replace Barbara Hamilton, who has retired.

AIKEN'S MAKIN

Parkways
Park Avenue

Mayor Cavanaugh stated Council needed to consider a request from the Chamber of Commerce for use of parkways for Aiken's Makin for 2003.

Mr. LeDuc stated for over 25 years Aiken's Makin has held a craft show in the city's parkways during the second Friday and Saturday of September. They have tried to meet the needs of the business community and the citizens alike during this entire period. Due to the concerns of some of the merchants in the downtown area, they would like Council to consider the approval of a different set of parkways to determine if this would help relieve some of the parking problems in the downtown area. For this reason the Chamber is suggesting the use of the parkways starting on Park Avenue from Chesterfield to Union Street, including Gyles Park on the east end. They would also use the parkways north and south of Park Avenue on York Street and the parkway north of Park Avenue on Union Street. They have discussed this change with St. Mary's School, and they are supportive of the change and intend to close the school that day and to personally participate in Aiken's Makin through events and sales at the school. Public Safety and Public Works have reviewed these changes and are in agreement that Aiken's Makin should be moved away from the downtown merchants towards the other end of Park Avenue. This would also allow us to keep Chesterfield and Laurens Streets open during this time.

June Murff, President of the Chamber of Commerce, stated they had talked to 16 of the merchants in the area and many said it is an opportunity to showcase their businesses. She said the businesses in this area seem to be receptive to the craft show being near their area. She felt there would also be more parking in this area.

Councilman Cuning moved, seconded by Councilwoman Price and unanimously approved, that Council approve the use of the parkways for Aiken's Makin for September

12 and 13, 2003, along Park Avenue from Chesterfield Street to Union Street, including Gyles Park and the parkways on York Street north and south of Park Avenue and the parkway north of Park Avenue on Union Street.

PRESENTATION

Hopelands Gardens

Reynolds, CeCe

Concerts

Award

Lay Person of the Year Award

Mayor Cavanaugh stated Council wanted to make a presentation to CeCe Reynolds for her contributions to the Hopelands Gardens program.

Mr. LeDuc stated every year the South Carolina Recreation and Parks Association selects an individual from the state who has devoted a large part of their life in serving others in their community. He said Lisa Hall from the Recreation Department would introduce Mrs. Reynolds.

Lisa Hall stated this year the South Carolina State Convention of Recreation and Parks Association recognized CeCe Reynolds for her 30 years of service to the City of Aiken. CeCe's inspiration and devotion to the Hopelands Gardens Summer Concert Series has been unsurpassed in recognizing her for service in our community. She grew the series from three concerts the first year to 18 each summer. She said Ms. Reynolds is the reason why the concert series is so good and why it has improved and grown so much. CeCe is the major reason we have been fortunate enough to have groups such as the U.S. Marine Corps Band, Fort Gordon Band, groups from Poland and other national artists over the years. She has also worked with local dance groups, ballets, clogging, tapping, and our local high schools to provide a medium for all their talent. She said Ms. Reynolds is a real model of what community service should be.

Ms. Hall said the City, along with the State Recreation and Parks Association, would like to recognize CeCe Reynolds for her devotion to the city. She presented her with a plaque from the State as a way of thanking her for her great service.

Ms. Reynolds thanked everyone for this recognition. She said she enjoyed so much getting programs together for the whole family to enjoy. She thanked Terry Rhinehart and Lisa Hall for trusting her and supporting her in starting this program and allowing her to bring the programs to Hopelands.

ADJOURNMENT

There being no further business, the regular meeting adjourned at 8:25 P.M.

WORKSESSION

Mayor Cavanaugh stated Council would now continue discussion on the work session items.

AIKEN DOWNTOWN DEVELOPMENT ASSOCIATION

Funds

Staff

Mr. LeDuc stated Janet Morris, Executive Director of the Aiken Downtown Development Association, is requesting to meet with City Council to discuss a proposal to help hire an additional staff person. The ADDA had its original roots in the late 80s and became very active in the mid-90s as a result of the City of Aiken's strategic planning process. At that time, the City financed over 50% of their operation with a \$40,000 yearly contribution. We have been continuing this same level of support since that time. From the mid-90s, the amount of responsibilities for the association has continued to grow, and they would like to add a second full time person to their operation. They feel this staff person is needed to help maintain the high occupancy rate in the downtown area, to work with the

Newberry Street Festival area, and to be available to assist more and more visitors and citizens who stop by their office on a regular basis for information concerning our downtown. Since our original funding level of \$40,000, their budget has increased to over \$100,000. If the City were to commit an additional \$15,000 annually, our contribution would be at \$55,000 yearly or approximately 50% of their current budget. The rest of their funding comes from merchants, businesses and citizen memberships, medallion sales, and through events that they sponsor in the downtown area. If Council decides to approve this funding, it could start on January 1, 2003 and an additional \$7,500 would be needed from this year's budget. Janet Morris and members of her board are present to discuss this in greater detail.

Mr. Ray Visotski, Chairman of ADDA, reviewed some of the accomplishments of ADDA over the last few years. He stated since the mid-80's the occupancy rate has risen from about 80% to over 95%. Membership of downtown businesses has gone up from about 30% to just over 40%. The Newberry Street Festival has been constructed to attract visitors to the downtown. ADDA recruited the Community Playhouse to locate downtown. The ADDA serves as a resource organization for information for business owners, tourists, government and other organizations.

Ms. Janet Morris, Executive Director of ADDA, stated in 1998 the South Carolina Development Association, now Community Builders, assessed the ADDA program of work. They said the ADDA was a mature program and the organization could either close as accomplishing their goal or go to the next level. The Board wanted to go the next level. To do this more staff is needed. A part time person was added in 1999. She said it is difficult to maintain the daily operations of the office with the growth without additional staff. She pointed out when she is attending meetings or is out in the downtown area visiting the merchants, the office is closed. She said there is enough work to keep another full time staff person busy. She said she is asking for funding to make the part-time position a full time position. She also pointed out additional office space is needed to provide an area to have private conversations with business prospects. She stated the office space next door is available and she wanted to rent the additional space. She stated the level of work had increased, but staff had not been increased and help was needed to continue the level of work and to increase the programs.

Council discussed the request at length. There was discussion on who is to handle rental of the Playhouse on dates when the building is available and the coordination of events in the area. It was pointed out the Chamber is receiving \$40,000 in funds from the Accommodations Tax Funds to promote events, conferences, seminars, etc. and to coordinate events with the Etherredge Center, the Recreation Department and other organizations. After discussion it was the consensus of Council that the additional funds should be allocated to ADDA. The funding would come from the Contingency Fund this year and then be considered in the budget process for next year. The matter will be on the agenda for Council's action at the next meeting.

RED CROSS BUILDING

Laurens Street

Lease

American Red Cross

Colleton Avenue

Mr. LeDuc stated twenty-five years ago, the City of Aiken approved a lease agreement with the American Red Cross for City property west of Laurens Street and along the north side of the railroad tracks. This lease has now expired, and the American National Red Cross would like to renew the lease or possibly purchase this property. In May, City Council discussed this agreement and decided to hold off extending the lease agreement due to possible other improvements that may occur within that area. Since that time, the negotiations ceased and the Red Cross would like to discuss with Council the possible renewal of the agreement for this property. At a prior meeting, we presented Council with a lease agreement for a five year period. This shorter period of time would allow any future Councils and the American Red Cross to decide whether or not to continue this lease agreement. It also gives Council the ability to cancel this agreement at any time with notice to the American Red Cross. In recent discussion with the Red Cross

they also stated they may want a longer term solution to possibly expand this building, and for that reason they would like to discuss the possible purchase of this property or for a long term lease agreement. Sally Hightower of the Red Cross is present to discuss this in further detail with Council.

Ms. Sally Hightower appeared before Council. She pointed out in 1976 Council passed a resolution leasing the property at Laurens and Colleton to the Red Cross for a period of 25 years. She said she was asking Council to renew the lease for the Red Cross for 25 years. She pointed out the Red Cross has very limited sources of revenue and has no money to relocate their office. She said they have outgrown the building and need to expand the facilities, and that is why she is asking for a 25 year lease. She said they would not want to invest money in expanding the building for a short term lease. She said a committee had looked at some buildings and the cost was \$10 a square foot and the Red Cross could not afford that. She stated presently the Red Cross owns the building at Laurens and Colleton and pays the city \$1 per year for the lease.

Council discussed the request at length. Council pointed out that perhaps the Red Cross might want to look at another location so they could be more visible. It was pointed out the Red Cross does many good things, but in its present location is kind of hidden. A relocation might help the Red Cross to be more visible and expand its programs. Councilwoman Vaughters stated she did not want to see the property leased for another 25 years because of the study for the Old Aiken Master Plan. She felt this was not the time to renew for 25 years. She said she would be willing to renew for a short term. She also felt the Red Cross might consider relocating in a more visible location. Council continued to discuss the matter and stated perhaps someone could donate property or a building to the Red Cross. It was the consensus of Council at this time that they would rather not grant a long term lease, but they did not want to push the Red Cross out either but wanted to work with them in finding a better location for the Red Cross so they would be more visible. It was agreed to place the matter on the next agenda for a five year lease for the property with a clause for a 12 months notice to the Red Cross if the city desires the Red Cross to vacate the property or less with mutual agreement.

PERFORMING ARTS THEATER

Performing Arts Center

Washington Building

Theater

Community Playhouse

Newberry Street

Mr. LeDuc stated in June, Larry Morris updated Council on the construction of the theater at the Washington Center. It is now less than a week before opening and Larry Morris is present to give Council a brief update on the status of the project. He has been meeting weekly with the contractor, architect, Aiken Corporation and representatives from Aiken Community Playhouse to keep the project on track. They are within budget, and they have met the schedule to complete this project within the completion date.

Mr. Larry Morris, Public Works Director, stated he had met with the group on the construction of the Playhouse today. He said the project is almost complete and is within budget. He said he is working with a person for a possible donation to get a walkway between the two buildings. He said they are looking for a grand opening on Friday of this week.

Mr. LeDuc stated Council had asked the city to get involved in this project. He said in the future as other projects in the community occur the city does have expertise in project management, but if the city is to continue project management they will have to be looked at on a case by case basis. He said if the city provides money in whatever form, he would ask Council to give direction as to what level the city should be involved with overseeing the project. He thanked Mr. Morris for all his effort, time and expertise involved in this project.

REIMBURSEMENT PROGRAM

Curb and Gutter Subdivisions

Mr. LeDuc stated at the September 9, 2002 meeting, City Council discussed our current policy for curb and gutter reimbursement. This policy began in the 60's to help the City acquire quality developments with concrete curb and gutter while giving the projects an incentive to annex into the City. In the late 80's, this was raised from \$4.00 per linear foot to \$8.00 per linear foot, with the maximum lot frontage at 100 feet. The policy has a 10 year life and reimbursement is paid at 25% intervals upon occupation of the homes. There currently are four developments receiving this reimbursement, with the largest being Woodside Phase III. Since we do not have all of the lot layouts for this development, we are not able to determine if the 100 foot lot limitation will be exceeded. We also don't know which residential versus non-residential roads will have concrete curb and gutter. However we would assume that several hundred thousand dollars may be spent on reimbursement for that development, as we have done for others in the past. The developer's agreement for Woodside was approved by Council in the Spring of 2001, along with a three year tax abatement on vacant land and five years on the golf course. A major reason Council approved this agreement was to have the entire property annexed immediately, instead of small portions intermittently as was done previously during Phase I and Phase II. This agreement also guarantees that the golf course would be entirely in the City limits, whereas 9 holes of the golf course in Phase II were not annexed into the City. Along with Woodside Phase III, there are three additional subdivisions that are currently receiving this reimbursement with the 10 year limit approaching on most of these. If Council desires, we can revise the current regulations to state that all residential roads shall have concrete curb and gutter except those approved by the Public Works Director. These exceptions would be contingent upon the curb and gutter interfering with trees or due to some design features in the roadways.

He said Council had asked how much money was outstanding on curb and gutter agreements already committed. Mr. LeDuc stated there are about 4 subdivisions which the city presently will owe money. These include Laurel Oaks, Summit Business Park, Willow Run Business Park, a few lots in Sandstone, and the major one Woodside Phase III. He said, not counting Woodside, the city will probably owe about \$60,000 for curb and gutter reimbursement.

This subject was originally brought to City Council because Mallard Lake Subdivision requested to be included under the curb and gutter reimbursement policy for work that was started many years ago. At that time this development had no concrete curb reimbursement agreement, and we recommend that this reimbursement not be included for that development. If Council agrees, you may want to change the policy so all new developments would require concrete curbing as per the Public Works Director's guidelines, with no reimbursement by the City of Aiken. If you decide not to continue this program, we would inform the Mallard Lake developers of your decision and proceed with amendments to the Subdivision Regulations for Council's formal approval.

Council discussed the matter at length. The feeling was that when the policy was adopted it was needed to encourage development, but is not needed at this point. Councilman Cunning pointed out that curb and gutter helps in saving maintenance on the streets. He said it was not only to encourage development, but to also help with maintenance of the streets. He said he was not sure he would want to require all subdivisions to have concrete curb and gutter, as this would make the cost more for developers.

Mr. Morris stated one of the major problems is the street paving projects, especially those with the rolled asphalt curbs. He said it is difficult to set up the repaving of those properly. He said the cost is more to repave the streets with asphalt curbs than those with concrete curb and gutter.

Councilwoman Vaughters stated she disagreed with requiring curb and gutter. She pointed out the Kalmia Hill area and said it was beautiful and curb and gutter would ruin the ambience of the roads in this area.

Mr. Morris pointed out the streets are very narrow in Kalmia Hill and the city had a lot of problems in repaving the streets.

Councilman Cuning stated he was concerned about curb and gutter and the cost to developers and the cost to the city for streets without curb and gutter. He said the matter of whether curb and gutter should be required will take more input. He said he was looking at it from a developers standpoint. He said possibly an exception from curb and gutter could be granted based upon certain criteria.

Mr. LeDuc asked Council to give direction to staff as to whether they wanted to continue the curb and gutter reimbursement program. If Council does not want to continue the policy the staff will look at what other cities do and their policy as far as allowing curb and gutters or asphalt roll and come back to Council regarding the development of another policy. He said he was asking Council at this point whether they want to continue the policy or not.

Councilwoman Vaughters was concerned about Woodside and how much curb and gutter would cost for that area. She pointed out the city did not reimburse for Woodside I or II and she felt this reimbursement is a great cost for the city. She stated Woodside streets are private streets.

It was pointed out the reason for the agreement for reimbursement for Woodside was that about 800 acres of property was annexed at one time rather than piecemeal.

Mr. LeDuc stated the city probably will not be reimbursing for curb and gutter for two to three years, because 25% of the homes have to be built and occupied before any reimbursement occurs. He stated in the meantime the city is receiving taxes on all the land in the area. In Phase I and II the city only received annexation of small portions of the property at the time and some of the property will never be annexed like the golf course.

Mr. LeDuc stated from Council's comments he was understanding that Council wants to discontinue the reimbursement policy. He said the staff will see what other cities do and bring back an ordinance to amend the regulations regarding the reimbursement policy.

TRAFFIC ORDINANCE

Comprehensive Plan

Mr. LeDuc asked if Council wanted to meet in a special meeting to discuss the proposed Traffic Ordinance and the remainder of the Comprehensive Plan.

Council agreed to meet on November 4, 2002, at 7:30 A.M. to discuss the proposed Traffic Ordinance and the overall Comprehensive Plan.

EXECUTIVE SESSION

Mr. LeDuc pointed out the executive session regarding the city pension plan had been cancelled pending further information.

BARNWELL AVENUE

White House

Barnwell Avenue 208 and 210

Mr. LeDuc stated that the city had talked again to those who had expressed interest in the white house at 208 and 210 Barnwell Avenue. He said there were two people interested in the property. He said Keisha Lloyd Kennedy who had purchased the yellow house next door wanted to buy the property and keep it as vacant property. He said also Joseph Shine with Westinghouse had made an offer for the lot. He would like to build a two-story house on the property, costing in excess of \$100,000, that would blend in with the neighborhood. He asked what Council would like to do. Mr. Shine is willing to pay the appraised value of the property for the lot. Keisha Kennedy has said she would pay

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\$6,000 to \$7,000 for the lot. Council discussed the matter and stated the reason for the city buying the lots was to get houses built.

Councilwoman Clyburn stated she wanted to have a work session on the matter of tearing down houses on the north side. She agreed that Council had already agreed that the white house could be demolished. Mr. LeDuc stated the staff was working on looking at areas and in conjunction with the Old Aiken Master Plan. He said the staff is about 6 weeks away from bringing something to Council.

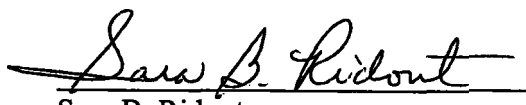
PLAYHOUSE

Rental Rates

Mr. LeDuc stated he had given Council some potential rental rates for use of the theater area. He said the rental rates would be on the agenda for formal approval by Council at the next meeting.

ADJOURNMENT

There being no further items on the work session, the meeting was adjourned at 10 P.M.


Sara B. Ridout
City Clerk