

# North Augusta



*South Carolina's Riverfront*

## MINUTES OF AUGUST 19, 2019

*Robert A. Pettit, Mayor*

*J. Robert Brooks, Councilmember  
Pat C. Carpenter, Councilmember  
Fletcher L. Dickert, Councilmember  
David W. McGhee, Councilmember  
Eric H. Presnell, Councilmember  
Kevin W. Toole, Councilmember*

## **ORDER OF BUSINESS**

### **STUDY SESSION**

The study session for the City Council meeting of the City of North Augusta of August 19, 2019, having been duly publicized, was called to order by Mayor Pettit at 6:03 p.m. in the Council Conference room on the third floor of the Municipal Center and adjourned at 6:58 p.m.

Per Section 30-4-80(e) notice of the meetings by email was sent out to the current maintained "Agenda Mailout" list consisting of news media outlets and individuals or companies requesting notification. Notice of the meetings was also posted on the outside doors of the Municipal Center, the main bulletin board of the Municipal Center located on the first floor, and the City of North Augusta website.

Members present were Mayor Pettit and Councilmembers Brooks, Carpenter, Dickert, McGhee, Presnell, and Toole.

Also in attendance were B. Todd Glover, City Administrator; Rachele Moody, Assistant City Administrator; Kelly F. Zier, City Attorney; Cammie T. Hayes, Director of Finance; John C. Thomas, Director of Public Safety; Thomas C. Zeaser, Director of Engineering and Public Works; James E. Sutton, Director of Public Works; Lillian E. (Libby) Hodges, Director of Planning and Development; Richard E. Meyer, Director of Parks, Recreation, and Tourism; J. D. McCauley, Manager of Human Resources; and Sharon Lamar, City Clerk. Members of the public and media were also in attendance.

**ITEM 1. ECONOMIC DEVELOPMENT: Riverside Village at Hammond's Ferry – Council Update**

Cammie Hayes, Director of Finance and General Services updated Council on the financial status of the Riverside Village at Hammond's Ferry project.

See **ATTACHMENT #1** for a copy of "Continuing Disclosure Requirements: North Augusta Public Facilities Corporation/City of North Augusta Series 2017B – Voluntary Filing for the Fiscal Quarter Ended June 30, 2019"

**ITEM 2. CITY COUNCIL AGENDA: Items on the August 19, 2019 Council Agenda – Council Discussion**


Council reviewed the items scheduled for the August 19, 2019 meeting.

There being no further business, Council adjourned the meeting at 6:58 p.m.

APPROVED THIS 16th DAY OF  
SEPTEMBER, 2019.

  
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David W. McGhee  
Mayor Pro-Tem

Respectfully submitted,

  
\_\_\_\_\_  
Sharon Lamar  
City Clerk

## ATTACHMENT #1

### Continuing Disclosure Requirements North Augusta Public Facilities Corporation/City of North Augusta Series 2017B Voluntary Filing for the Fiscal Quarter Ended June 30, 2019

#### Assessed Value of Taxable Property

The assessed value of all taxable real and personal property in the City for each of the last five years available is set forth in the following table:

Assessed Value of Taxable Property				
Fiscal Year Ended December 31	Tax Year	Real Property	Personal Property <sup>(1)</sup>	Total
2018	2017	\$ 82,341,248	\$ 27,375,296	\$ 109,716,544
2017	2016	79,819,959	26,336,665	106,156,624
2016	2015	73,065,987	21,623,421	94,689,408
2015	2014	70,710,810	20,984,447	91,695,257
2014	2013	69,161,813	19,735,545	88,897,358

<sup>(1)</sup> Due to a law passed in 1980 by the S.C. General Assembly that provided for the billing and collection of personal property taxes on motor vehicles on a staggered basis according to expiration of the license tag, the City uses different tax years for real and personal property taxes.

#### Tax Rates

The millage imposed in the City in each of the last five tax years is set forth below:

Tax Rates				
Fiscal Year Ended December 31	Tax Year <sup>(1)</sup>	Operating Millage	Debt Service Millage	Total City Millage
2019	2018	73.50	-	73.50
2018	2017	73.50	-	73.50
2017	2016	70.50	-	70.50
2016	2015	74.21	-	74.21
2015	2014	74.21	-	74.21

<sup>(1)</sup> Due to a law passed in 1980 by the S.C. General Assembly that provided for the billing and collection of personal property taxes on motor vehicles on a staggered basis according to expiration of the license tag, the City uses different tax years for real and personal property taxes.

(continued)

## City General Fund Budget

The General Fund Budget for the year ending December 31, 2019 was adopted on December 3, 2018 by City Council and is shown in the following table:

<b>Annual General Fund Budget for Fiscal Year Ending 12/31/19</b>	
<b>Revenues</b>	
Ad valorem property taxes	\$ 7,283,560
Licenses and Permits	6,455,770
Fines and forfeitures	1,090,000
Charges for services	1,316,954
Intergovernmental	777,451
Miscellaneous	624,967
Transfers	1,235,666
<b>Total Revenues</b>	<b>\$ 18,784,368</b>
<b>Expenditures</b>	
General Government	\$ 5,735,709
Public Safety	8,596,074
Public Works	1,664,371
Parks, Recreation and Tourism	2,788,214
<b>Total Expenditures</b>	<b>\$ 18,784,368</b>

## Ten Largest Taxpayers in the City

The ten largest taxpayers in the City, the assessed value for the fiscal year ended December 31, 2018 of the taxable property of each located within the City, and the amount of 2017 taxes paid to the City are as follows:

<b>Ten Largest Taxpayers in the City 12/31/2018</b>		
Taxpayer	Assessed Value	Taxes Paid
S.C. Electric & Gas Co.	\$ 3,467,500	\$ 254,861
Allnex Industries, Inc.	2,702,970	198,668
Wal-Mart, Inc.	2,421,283	177,964
SRP Federal Credit Union	1,181,710	86,856
SUSO 3 Augusta, LP	1,111,260	81,678
Halocarbon Chemicals, Inc.	1,003,940	73,790
CVS SC Distribution, Inc.	733,160	53,887
The Kroger Company	644,160	47,346
Lowes Home Centers, Inc.	594,072	43,664
Trailer Train-Hamburg Industries	555,950	40,862

(continued)



## Tax Collection Record of the City

The following table shows the amount of taxes levied for City purposes, including additions and abatements, taxes collected as of December 31 of the year following the year in which the levy was made, and the amount of delinquent taxes collected in the City for the fiscal years shown:

Tax Collection Record of the City							
Fiscal Year Ended December 31	Tax Year <sup>(1)</sup>	Taxes Levied for Fiscal Year	Collected within the Fiscal Year of the Levy			Total Collections to Date	
			Amount	Percentage of Levy	Collections in Subsequent Years	Amount	Percentage of Levy
2018	2017	\$ 8,064,166	\$ 8,018,222	99.43%	\$ -	\$ 8,018,222	99.43%
2017	2016	7,484,042	7,446,013	99.49%	5,716	7,451,729	99.57%
2016	2015	7,026,901	6,992,988	99.52%	7,676	7,000,664	99.63%
2015	2014	6,804,705	6,762,260	99.38%	18,741	6,781,001	99.65%
2014	2013	6,597,073	6,565,216	99.52%	12,362	6,577,578	99.70%

<sup>(1)</sup> Due to a law passed in 1980 by the S.C. General Assembly that provided for the billing and collection of personal property taxes on motor vehicles on a staggered basis according to expiration of the license tag, the City uses different tax years for real and personal property taxes.

## Outstanding Indebtedness

Outstanding Indebtedness 12/31/2018		
General Obligation Debt	\$ -	
Tax Increment Debt	43,437,000	Includes Series 2017A *see note below
Outstanding Installment Purchase Revenue Bonds	69,450,000	Series 2017B Bonds *see note below
Outstanding Lease Purchase Obligations		
2019	936,168	
2020	577,629	
2021	392,885	
2022	216,473	
Subtotal	2,123,155	
Interest	(86,661)	
Present Value of minimum lease payments	2,036,494	
Revenue Debt		
Water and Wastewater Bonds, Series 2014A	10,862,087	Matures February 1, 2035
Water and Wastewater Bonds, Series 2015A	9,015,452	Matures December 1, 2036

\*The North Augusta Public Facilities Corporation purchased the City's 2017A TIF Obligation (\$43,412,000 outstanding as of 12/31/2018) pursuant to which the City makes semi-annual payments to the Corporation from TIF Revenues. These payments are assigned to the Trustee for the Series 2017B Bonds and a credit against installment payments due in each year. The City's legal debt margin as of 12/31/2018 equaled \$8,777,324.

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**Identified Sources of Installment Payments**

**General Obligation Bonds** The City is authorized by the State Constitution to incur general obligation indebtedness without voter approval in an amount not exceeding eight percent of the assessed value of all taxable property in the City for any corporate purpose of the municipality. The City presently has no general obligation debt outstanding.

General Obligation Bonds	
Fiscal Year	Amount
2019 <sup>(1)</sup>	\$ -
2018	-
2017	-
2016	-
2015	-
<sup>(1)</sup> UNAUDITED	

**Local Hospitality Taxes** City Council, pursuant to the Local Hospitality Tax Act and the Hospitality Tax Ordinance, established a uniform hospitality tax, which imposed, effective December 1, 1998, a one percent (1%) tax on the sales of prepared meals and beverages, including alcoholic beverages, beer and wine, at businesses within the City. Effective December 1, 2017, the hospitality tax rate was raised to two percent (2%) with collections beginning in January 2018.

Local Hospitality Taxes		
Fiscal Year	City Hospitality Taxes	Increase in Collections over Prior Fiscal Year
2019 1st & 2nd Qtr <sup>(1)</sup>	\$ 905,243	N/A
2018	1,609,103	118.67%
2017	735,845	3.18
2016	713,152	7.27
2015	664,804	9.68
2014	606,121	5.86
<sup>(1)</sup> UNAUDITED		

(continued)

**Local Accommodations Taxes** City Council, pursuant to the Local Accommodations Tax Act and the Accommodations Tax Ordinance established a local accommodations tax, which imposed, effective December 1, 1998, a three percent (3%) tax on furnishing of accommodations to transients within the City.

Local Accommodations Taxes		
Fiscal Year	City Accommodations Taxes	Increase (Decrease) in Collections over Prior Fiscal Year
2019 1st & 2nd Qtr <sup>(1)</sup>	\$ 125,991	N/A
2018	109,092	98.70%
2017	54,904	7.86
2016	50,904	3.68
2015	49,099	(11.39)
2014	55,410	9.88
<sup>(1)</sup> UNAUDITED		

**Tax Increment Revenues** The TIF Act authorizes municipalities to incur indebtedness for the purpose of redevelopment in areas which are or which are threatened to become blighted and to fund the debt service of such indebtedness from the additional tax revenues which result from such redevelopment. Under the TIF Act, all property taxes of all taxing jurisdictions imposed and collected within the Redevelopment Project Area in excess of the amount attributable to the "total initial equalized assessed value" of all taxable real property in the Redevelopment Project Area shall be paid to the municipality which shall deposit the taxes into a special tax allocation fund for the purpose of paying redevelopment project costs and discharging the obligations incurred in the payment of such costs. Certain portions of the taxes deposited to or otherwise subject to deposit to the special tax allocation fund are disbursed to overlapping taxing entities in accordance with agreements between the City and political subdivisions pursuant to which they agreed to participate in the TIF on a modified basis.

Tax Increment Revenues		
Fiscal Year	City TIF Revenues	% Growth
2019 1st & 2nd Qtr <sup>(1)</sup>	\$ 688,483	N/A
2018	751,052	22
2017	613,831	19
2016	516,829	14
2015	453,883	9
2014	417,373	N/A
<sup>(1)</sup> UNAUDITED		

**MID Assessments** The municipal improvement district (MID District) consists of parcels owned by the private developers within the TIF District where private improvements will be constructed. The City has imposed a special assessment on the parcels in the MID District owned by the private developers. The special assessment has been set on an annual basis at an amount equal to an estimate of the TIF revenues that will result from the private improvement specified in the Master Development Agreement. There have been no MID assessments through 6/30/2019.

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**Parking Revenues** Parking revenues are received from the Medac Deck, Hotel Deck and various lots owned by the City. Revenues received are netted against expenditures incurred for operations and maintenance of the parking facilities.

Parking Revenues		
Fiscal Year	Net Amount	% Growth
2019 1st & 2nd Qtr <sup>(1)</sup>	\$54,917	N/A
2018	108,885	N/A
<sup>(1)</sup> UNAUDITED		

**Stadium Revenues** Stadium revenues are received from GreenJackets Baseball for performance license fees, retail space rent, corporate naming rights, and stadium rent. Admissions tax payments are received from the South Carolina Department of Revenue (SCDOR).

Stadium Revenues						
Fiscal Year	Admissions Tax <sup>(5)</sup>	Performance License Fees <sup>(2)</sup>	Retail Space Rent <sup>(3)</sup>	Corporate Naming Rights <sup>(4)</sup>	Rent <sup>(3)</sup>	Total
2019 1st & 2nd Qtr <sup>(1)</sup>	\$ -	\$ 64,884	\$ 100,000	\$ -	\$250,000	\$414,884
2018	18,336	-	100,000	100,000	250,000	468,336
<sup>(1)</sup> UNAUDITED						
<sup>(2)</sup> Revenue stream due 1/31/xx of each year for the prior calendar year						
<sup>(3)</sup> Revenue stream due 4/1/xx of each year						
<sup>(4)</sup> Revenue stream due 12/31/xx of each year						
<sup>(5)</sup> Payments received throughout the year from SCDOR						

Please refer to the City of North Augusta's Comprehensive Annual Financial Report and Official Statement for additional information about the City.