



CITY COUNCIL
REGULAR MEETING
BACK-UP MATERIALS
FOR
OCTOBER 21, 2019



TO: Mayor and City Council

FROM: B. Todd Glover, City Administrator

DATE: October 18, 2019

SUBJECT: Regular City Council Meeting of October 21, 2019

REGULAR COUNCIL MEETING

ITEM 5. PERSONNEL: Employee of the Quarter – July, August, and September 2019 – Noland Koon

The City of North Augusta Employee Recognition Committee would like to recognize the employee of the quarter for July, August, September 2019, Noland Koon, Grounds Worker II for the Property Maintenance Division of the Public Services Department.

Noland started working for the City of North Augusta in April, 2017 as a grounds worker II on the Riverview Park maintenance route. In 2018, Noland took over as the crew leader for this route.

Noland is in charge of the maintenance route that includes the Hammond Ferry Soccer complex common area, Hammond's Ferry Road, the newly landscaped area at the Water Treatment Facility, the Boat Landing, Lions Field common area, the Riverview Park Activities Center common area, the disc golf course, and all common areas of Riverview Park. Noland does an excellent job at looking ahead and staying on top of the maintenance tasks at all of his job sites. He is excellent with time management, organization, and keeping his crew members on point to make sure the work tasks get completed. Noland never complains about carrying the extra responsibilities in spite of still being in the position of a grounds worker II. This attitude shows the care, dedication, and passion that Noland brings with him to work every day.

Noland has proven to be very conscientious about working around all the citizens that enjoy Riverview Park and all its amenities, whether it be kids playing on the playground or disc golf players out on the course fairways. Noland takes great pride in how the turf and plant material look at the park and if he sees a problem he immediately addresses it. Noland is always eager to learn new things as he has golf course background. He is learning more about ornamental plants and trees. Noland has been instrumental in preparing Riverview Park and the Activities Center to look its best aesthetic appearance for the annual Peach Jam basketball tournament.

October 18, 2019

Noland is always the first employee to arrive in the morning at 5:15 a.m., doesn't hesitate to work Saturdays, and even works at the River Golf Club on Saturdays when he doesn't work for the City.

Noland Koon is a tremendous asset to the Property Maintenance Division and the City of North Augusta workforce.

Congratulations to Noland Koon, our employee of the third quarter of 2019. We have a plaque for you and monetary prize of \$50.

NEW BUSINESS

ITEM 6. ANNEXATION: Ordinance No. 2019-13 - To Change the Corporate Limits of the City of North Augusta by Annexing ±1.45 Acres of Property Located South of Knobcone Avenue and Owned by the Aiken County Board of Education; Third and Final Reading

An ordinance has been prepared for Council's consideration to change the corporate limits of the City of North Augusta by annexing ±1.45 acres of property located south of Knobcone Avenue and owned by the Aiken County Board of Education.

Please see **ATTACHMENT #6** for a copy of the proposed ordinance.

ITEM 7. PUBLIC SAFETY: Resolution No. 2019-33 – A Resolution Executing an Option in the Amount of \$275,000 to Purchase Property for the Utilization and Construction of a Public Safety Facility or Facilities

A resolution has been prepared for Council's consideration to execute an option in the amount of \$275,000 to purchase property for the utilization and construction of a Public Safety facility or facilities.

Please see **ATTACHMENT #7** for a copy of the proposed resolution.

ATTACHMENT #6

ORDINANCE NO. 2019-13
TO CHANGE THE CORPORATE LIMITS OF THE CITY OF NORTH AUGUSTA
BY ANNEXING ± 1.45 ACRES OF PROPERTY LOCATED
SOUTH OF KNOBCONE AVE AND OWNED BY THE AIKEN COUNTY BOARD OF
EDUCATION

WHEREAS, Section 5-3-150(3) of the Code of Laws of the State of South Carolina provides that: "Notwithstanding the provisions of subsections (1) and (2) of this section, any area or property which is contiguous to a municipality may be annexed to the municipality by filing with the municipal governing body a petition signed by all persons owning real estate in the area requesting annexation. Upon the agreement of the governing body to accept the petition and annex the area, and the enactment of an ordinance declaring the area annexed to the municipality, the annexation is complete"; and

WHEREAS, the Mayor and City Council of the City of North Augusta, by adoption of Resolution No. 2019-28 dated September 16, 2019, accepted a Petition for Annexation and wish to annex the below described properties; and

WHEREAS, the zoning classification recommended for the properties proposed for annexation has been reviewed for consistency with the Future Land Use Classification of the properties as specified in the Land Use Element of the North Augusta 2017 Comprehensive Plan;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of North Augusta, South Carolina, in meeting duly assembled and by the authority thereof that:

- I. The following described property shall be annexed into the City of North Augusta:

A portion (±1.45 acres) of that lot or parcel of land situate, lying and being in the County of Aiken, State of South Carolina, being shown and designated on a plat prepared for the Aiken County Board of Education by Hass & Hilderbrand, Inc., dated May 7, 2013 and recorded in Plat Book 57, Page 235 in the office of the RMC for Aiken County, South Carolina.

Reference being made to said plat which is incorporated herein as "Exhibit B" for a more complete and accurate description as to the metes, bounds, courses, distances, and location of the property.

A portion of the parcel (±0.1588 acres) is currently inside the corporate limits of the City. The balance is sought to be annexed into the corporate limits.

Said property is identified as Tax Parcel Number 006-06-01-011 (portion).

The property to be annexed is also shown on a map identified as "Exhibit A" titled "Map of Property Sought to be Annexed to the City of North Augusta".

- II. The zoning classification shall be zoned P, Public Use, as shown on a map identified as "Exhibit C" titled "ANX17-002 Zoning of Property Sought to be Annexed to the City of North Augusta" dated August 16, 2019, and prepared by the City of North Augusta.
- III. All ordinances or parts of Ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.
- IV. This Ordinance shall become effective immediately upon its adoption on third and final reading.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS _____ DAY OF _____, 2019.

First Reading: _____

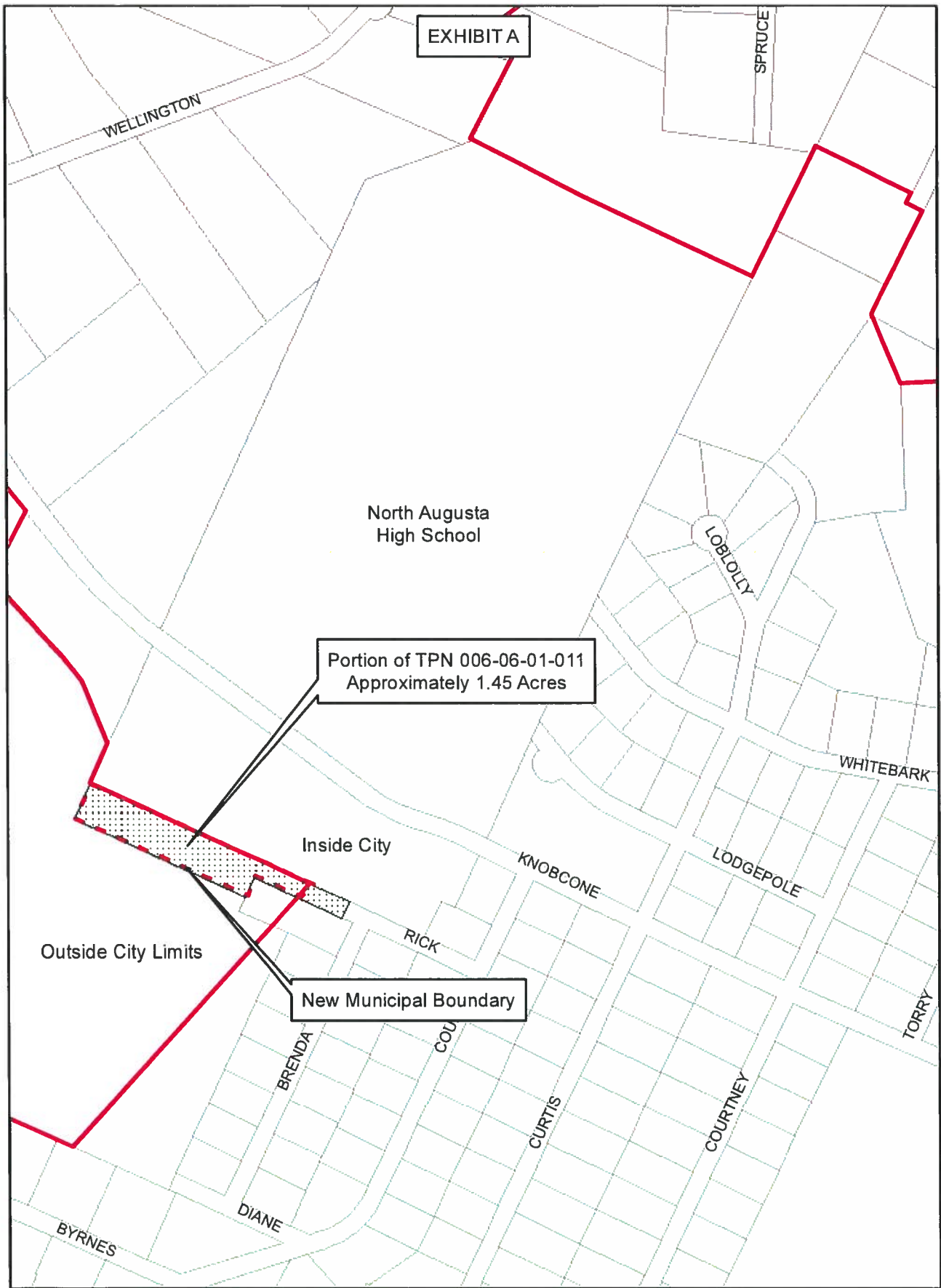
Second Reading: _____

Third Reading: _____

Robert A. Pettit, Mayor

ATTEST:

Sharon Lamar, City Clerk



File by William H. ...

BOUNDARY SURVEY

NORTH AUGUSTA HIGH SCHOOL

PROPERTY LOCATED JUST SOUTH OF AND ADJOINING THE CURRENT NORTH AUGUSTA CORPORATE CITY LIMITS
AIKEN COUNTY, SOUTH CAROLINA
SCALE 1" = 100' DATE MAY 7 2013
PREPARED FOR

AIKEN COUNTY BOARD OF EDUCATION

615 SOUTH WELLS ST. WELLS, S.C.
SCHOOL DISTRICT OF AIKEN COUNTY
100 PARKWAY, SUITE 100, WELLS, S.C. 29186
100 PARKWAY, SUITE 100, WELLS, S.C. 29186
100 PARKWAY, SUITE 100, WELLS, S.C. 29186

PREPARED BY
HASS & HILDEBRAND, Inc.
POST BOX 61, BOX 1216
133 GREENWAVE STREET, SW
AIKEN, S.C. 29802 (803) 649-1316



THESE LINES REPRESENT THE CURRENT CORPORATE LIMITS FOR THE CITY OF NORTH AUGUSTA PER AIKEN COUNTY 2013

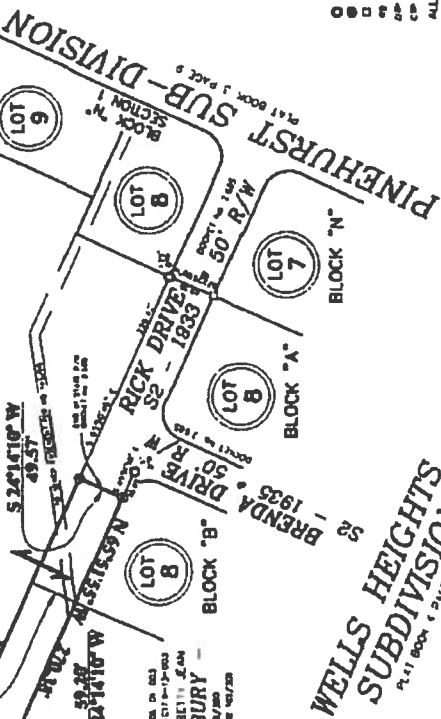
AIKEN COUNTY BOARD OF EDUCATION
NORTH AUGUSTA HIGH SCHOOL
615 S. WELLS ST. WELLS, S.C. 29186
100 PARKWAY, SUITE 100, WELLS, S.C. 29186
100 PARKWAY, SUITE 100, WELLS, S.C. 29186

RMC STAMP AREA

2013013256
PLAT
RECORDING FEES 310.00
PLAT NUMBER 05-28-2013 03 53 PM
JUDITH WATKINS
HUFF & ASSOCIATES, LLC
100 PARKWAY, SUITE 100, WELLS, S.C. 29186
BKG: PL 97
PG: 235 - 235

TOTAL AREA
70,079 SQ FT
1,6088 AC.

AIKEN COUNTY PLANNING DEPT.
515 S. WELLS ST. WELLS, S.C. 29186
100 PARKWAY, SUITE 100, WELLS, S.C. 29186
100 PARKWAY, SUITE 100, WELLS, S.C. 29186

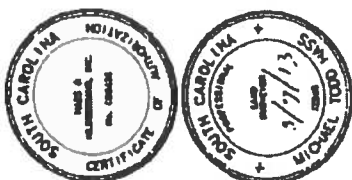
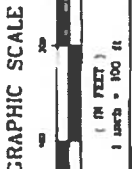


- LEGEND**
- PROPERTY CORNER (DAND)
 - PROPERTY CORNER SET
 - CONCRETE MONUMENT
 - REBAR IRON PIPE
 - OPEN TOP PIPE
 - CIRCULAR TOP PIPE
 - ALL PROPERTY CORNERS SET
 - AIC No. 5 REBAR IRON PINS

GENERAL NOTES

1. SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR FIRMS NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSON OR FIRM OTHER THAN THOSE SHOWN HEREON.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.



ATTACHMENT #7

RESOLUTION NO. 2019-33
A RESOLUTION EXECUTING AN OPTION IN THE AMOUNT OF \$275,000 TO
PURCHASE PROPERTY FOR THE UTILIZATION AND CONSTRUCTION OF A
PUBLIC SAFETY FACILITY OR FACILITIES

WHEREAS, the City has determined that it is necessary that additional Public Safety facilities be constructed in order to maintain the ability of the department to provide services at a high level; and

WHEREAS, for several years, the City has considered this need and attempted to locate adequate locations that could be utilized for the construction of such facilities; and

WHEREAS, the Mayor and City Council have determined that it is in the best interest of the City that property located at 311 W Martintown Road, identified as Tax Map and Parcel Numbers 007-07-01-002, 007-07-07-001, 007-07-07-003 be purchased by the City for purchase price of TWO HUNDRED SEVENTY-FIVE THOUSAND (\$275,000.00).

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of North Augusta, South Carolina, in meeting duly assembled and by the authority thereof, that the City Administrator is authorized to provide such notice as necessary to exercise the City's option on the above referred to property as attached hereto marked Exhibit A and incorporated by reference.

The City Administrator is further authorized to execute all closing documents necessary to complete the transaction and purchase property in accordance with said contract. The funds for the purchase of said property shall come from the Sales Tax III Funds.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS _____ DAY OF _____, 2019.

Robert A. Pettit, Mayor

ATTEST:

Sharon Lamar, City Clerk

EXHIBIT "A"

Said property to be conveyed is the identical premises described in the attached General Warranty Deed from Patricia B. Kinard, Et Al, to John C. Smith, Jr. Family, LLP dated March 29, 2018, recorded in the Office of the RMC for Aiken County, South Carolina in Record Book 4714 pages 1741-1744.

AIKEN COUNTY ASSESSOR
Tax Map:
007-07-01-002 PORTION
007-07-07-001 PORTION
007-07-07-002 PORTION
Date: 04/12/2018
STATE OF SOUTH CAROLINA

AIKEN COUNTY GIS AIKEN COUNTY GIS
Tax Map: Tax Map:
007-07-07-003 007-07-07-003
Date: 03/22/2019 Date: 03/29/2019

AIKEN COUNTY AUDITOR
Charles T. Barton
Endorsed 04/08/2019

GENERAL WARRANTY DEED

COUNTY OF AIKEN

KNOW ALL MEN BY THESE PRESENTS, THAT We, Patricia B. Kinard, Carol Ann B. Bostick, Marsha Muckenfuss Blandenburg and Dorothy B. Kitchens

in the State aforesaid for and in consideration of the sum of One Hundred Eighty Thousand and 00/100ths--(\$180,000.00) Dollars

to us paid by John C. Smith, Jr. Family, LLP
450 Front Street
North Augusta, SC 29841

in the State aforesaid have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said John C. Smith, Jr. Family, LLP, its successors and assigns, the following described property to-wit:

All that piece, parcel or tract of land situate, lying and being in the City of North Augusta, Aiken County, South Carolina at the Northwestern intersection of Observatory Avenue and Martintown Road containing a total of 2.81 acres and containing together Tract A of 0.88 acres, Lot Six (6) of 0.68 acres; the lot labeled as the "unopened Atlantis Avenue" of 0.51 acres and Lot Five (5) of 0.74 acres as shown on a plat for Patricia Kinard, et al by H. & C Surveying, dated July 10, 2014 and recorded herewith in the Aiken County RMC Office in Plat Book 100, page 529. For a more specific description, reference should be made to the aforesaid plat which is made a part and parcel hereof.

Derivation as to all tracts above:

- 1) To Marsha Muckenfuss Blandenburg and Dorothy Blandenburg Kitchens by deed of distribution from the Estate of John C. Blandenburg, 2014-ES-02-0997.
- 2) Deeds of Distribution to Carol Ann Bostick, Patricia Blandenburg Kinard and John C. Blandenburg from the Estate of June Boozer Blandenburg dated May 27, 2005 in Deed Book 2516, page 258; the Estate of Claudius Elmer Blandenburg dated May 2, 1990, recorded in Deed Book 1173 at page 73; interests devised from the Estate of Theresa Mealing Blandenburg 1976-ES-91008. Real estate description filed in Misc, Book 231, page 74.

Tax Parcels: 007-07-07-003; 007-07-07-001 and 007-07-02-002 include roadway. Combine into one.

Attached hereto and made a part hereof is a copy of North Augusta City Ordinance 2017-13 wherein the City of North Augusta abandons any interest in the above roadway which was never opened.

TOGETHER with all and singular, the rights, members hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

III.

EXERCISE OF OPTION

The Optionee may exercise this option, at anytime on or before the 8th day of November, 2019 by giving notice as set forth herein below. Within five (5) days of the notice of the exercise of said Option, the Optionee and Optionor would be required to execute a specific Sales Agreement. The Optionee and Optionor would further be required to comply with all terms of said Sales Agreement.

IV.

NOTICE

Notice of exercise of Option must be give in writing to Optionor and either delivered in hand or must be transmitted by registered or certified mail, return receipt requested at the address shown below.

John C. Smith, Jr. Family, LLP

450 Front Street

North Augusta, SC 29841

V.

OPTION FUNDS

In the event that Optionee gives proper notice to Optionor within the terms described above then all sums paid by Optionee to Optionor pursuant to this Option Agreement shall be credited towards the purchase price. In the event that Optionee does not give proper notice to Optionor within time described, then and in such event

all sums paid by Optionee to Optionor pursuant to this Option Agreement shall be forfeited.

VI.

CLOSING OF TRANSACTION

In the event that the Option is exercised, then all other matters related to the closing of the transaction would be in accordance with the Sales Contract as required to be executed relative to the exercise of the Option. Conveyance will be by General Warranty Deed conveying fee simple insurable title with no liens or encumbrances.

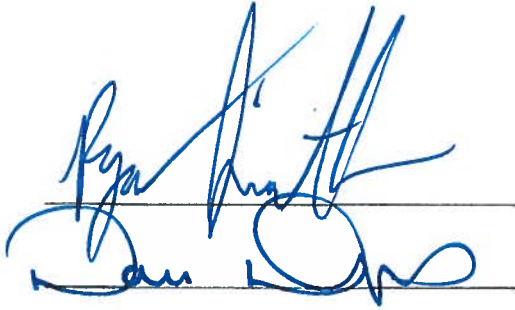
VII.

ENTIRE AGREEMENT

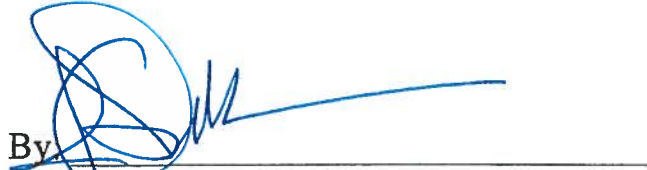
This agreement and any attached Exhibits, schedules or riders sets forth all the promises, agreements, conditions, and understandings between the parties to it with respect to such transaction. There are no other oral or written promises, agreements, conditions or understandings between them. Except as otherwise provided in this agreement, no subsequent alteration, amendment, change or addition to this agreement shall be binding on the parties unless in writing and signed by them.

Optionor and Optionee have set their hands and seals to this agreement on the day and year first above written.

JOHN C. SMITH, JR. FAMILY, LLP
OPTIONOR



Ryan Smith

By: 

JOHN C. SMITH, JR.

ITS AUTHORIZED MEMBER

CITY OF NORTH AUGUSTA
OPTIONEE



Sharon Lamar

By: 

B. TODD GLOVER
CITY ADMINISTRATOR



Kayla Ferguson