



CITY COUNCIL  
REGULAR MEETING  
BACK-UP MATERIALS  
FOR  
NOVEMBER 4, 2019



TO: Mayor and City Council

FROM: B. Todd Glover, City Administrator, and Rachele Moody, Assistant City Administrator

DATE: November 1, 2019

SUBJECT: Regular City Council Meeting of November 4, 2019

**PUBLIC HEARING**

**ITEM 1. FINANCE: Proposed Annual Consolidated Budget for Fiscal Year 2020**

A public hearing has been scheduled and duly advertised for November 4, 2019, at 6:45 P.M. in the Council Chambers on the third floor of the North Augusta Municipal Center located at 100 Georgia Avenue. An ordinance adopting the budget is scheduled for first reading on November 4, 2019, second reading on November 18, 2019, and third and final reading on December 2, 2019.

The purpose of the hearing is to receive comments from the citizens of North Augusta pertaining to the proposed Consolidated Budget for Fiscal Year 2020.

Please see **ATTACHMENT "PH"** for the text of the public hearing notice as published on October 23, 2019.

**REGULAR COUNCIL MEETING**

**ITEM 5. FINANCE: Ordinance No. 2019-14 – Adopting a Budget for Fiscal Year 2020 Containing Estimates of Proposed Revenues and Expenditures by the City of North Augusta, South Carolina, for the Budget Year Beginning January 1, 2020, and Declaring that Same Shall Constitute the Budget of the City of North Augusta for such Budget Year – Ordinance, First Reading**

Pending comments received during the Public Hearing scheduled to precede the regular meeting, an ordinance to adopt the proposed Fiscal Year 2020 Consolidated Budget is submitted for Council's consideration on first reading.

Please see **ATTACHMENT #5** for a copy of the proposed ordinance text and refer to your 2020 proposed budget for revenue and expense summaries for each of the funds. Also see the public hearing memorandum for a summary of the consolidated budget.

November 1, 2019

**ITEM 6. FINANCE: Ordinance No. 2019-15 – Levying the Annual Tax on Property in the City of North Augusta, South Carolina, for the Fiscal Year Beginning January 1, 2020, and Ending December 31, 2020 – Ordinance, First Reading**

An ordinance has been prepared for Council’s consideration on first reading establishing the tax rate on all taxable property within the City of North Augusta for the Fiscal Year 2020.

The period for which the tax levy is due on all taxable property, except for motorized vehicles, shall be from January 1, 2019 to December 31, 2019. The period for which the tax levy is due for all motorized vehicles which are required to be licensed by Section 53-3-440, Codes of Laws of South Carolina, shall be from January 1, 2020 to December 31, 2020.

The tax levy imposed upon all taxable property shall be 73.50 mills.

Please see ATTACHMENT #6 for the proposed ordinance text.

**ITEM 7. PUBLIC SERVICES: Ordinance No. 2019-16 – Establishing Wastewater Service Charges by Revising Section 14-68, Titled “Schedule of Monthly Wastewater Service Charge,” of the City Code of the City of North Augusta, South Carolina – Ordinance, First Reading**

An ordinance has been prepared for Council’s consideration on first reading establishing wastewater service charges by revising Section 14-68, titled “Schedule of Monthly Wastewater Service Charge,” of the City Code of the City of North Augusta, South Carolina.

Please see ATTACHMENT #7 for the proposed ordinance text.

**ITEM 8. ENGINEERING & PUBLIC WORKS: Ordinance No. 2019-17 – Amending Chapter 6, Article III, titled “Construction Permit Schedules” of the City Code of the City of North Augusta, South Carolina – Ordinance, First Reading**

An ordinance has been prepared for Council’s consideration on first reading amending Chapter 6, Article III, titled “Construction Permit Schedules” of the City Code of the City of North Augusta, South Carolina.

Please see ATTACHMENT #8 for the proposed ordinance text.

**ITEM 9. CITY PROPERTY: Resolution No. 2019-34 – To Enter into Lease/Purchase Agreement for Lot 3, Country Club Hills Subdivision**

A resolution has been prepared for Council’s consideration to enter into a lease/purchase agreement for Lot 3, Country Club Hills Subdivision.

Please see ATTACHMENT #9 for the proposed resolution text.

November 1, 2019

**ITEM 10. CITY PROPERTY: Resolution No. 2019-35 – To Accept, by Deed of Gift, 3.05 Acres, More or Less, of Real Estate Located in the Bradley Terrace Area, from Summer Lakes Development, LLC**

A resolution has been prepared for Council's consideration to accept, by Deed of Gift, 3.05 acres, more or less, of real estate located in the Bradley Terrace area, from Summer Lakes Development, LLC.

Please see **ATTACHMENT #10** for the proposed resolution text.

# ATTACHMENT "PH"

## PUBLIC NOTICE

### CITY OF NORTH AUGUSTA - 2020 BUDGET HEARING

Pursuant to Section 6-1-80 of the South Carolina Code of Laws, public notice is hereby given that the Mayor and City Council of the City of North Augusta will hold a public hearing at the Municipal Budget for Fiscal Year 2020. The public hearing will be held in the Council Chambers in the North Augusta Municipal Center, 100 Georgia Avenue, on Monday, November 4, 2019, beginning at 6:45 P. M. All citizens will have an opportunity during the hearing to ask questions concerning the 2020 Municipal Budget as well as to express their views either verbally or in writing.

A copy of the proposed 2020 Municipal Budget is presently available for inspection at the North Augusta Municipal Center, 100 Georgia Avenue, from 8:30 AM to 5:00 PM, Monday through Friday in the City Clerk's office. An electronic copy is available on the City's website at northaugusta.net. A summary of the proposed 2020 Municipal Budget as compared to the adopted 2019 Municipal Budget is as follows:

Fund	Adopted 2019 Revenue	Proposed 2020 Revenue	% Change	Adopted 2019 Expenditures	Proposed 2020 Expenditures	% Change
General Fund	\$ 18,784,368	\$ 19,114,868	1.76%	\$ 18,784,368	\$ 19,114,868	1.76%
Sales Tax I	-	-	-	107,000	110,911	3.66%
Sales Tax II	-	-	-	-	475,000	100.00%
Sales Tax III	2,100,000	-	-100.00%	3,175,000	3,241,000	2.08%
Recreation Fund	7,000	-	-100.00%	7,000	12,000	71.43%
Firemen's Fund	60,000	60,000	-	60,000	60,000	-
Street Imp. Fund	270,000	280,000	3.70%	270,000	550,000	103.70%
Community Development Fund	-	-	-	-	110,311	100.00%
Riverfront/CC	1,849,504	2,114,478	14.33%	1,966,699	2,040,781	3.77%
Tax Increment Fin. Fund	768,529	1,023,079	33.12%	674,094	2,293,779	240.28%
Transportation Imp. Fund	-	-	-	560,000	-	-100.00%
Capital Projects Fund	99,111	154,083	55.47%	148,937	225,678	51.53%
NA Public Facilities Corp.	2,758,249	4,462,421	61.78%	3,293,880	3,945,022	19.77%
Sanitation Fund	4,474,344	4,645,419	3.82%	4,474,344	4,645,419	3.82%
Stormwater Utility Fund	801,983	1,119,625	39.61%	801,983	1,119,625	39.61%
Public Utilities Fund	10,337,592	10,640,183	2.93%	10,419,892	10,564,820	1.39%
Savannah Bluff Lock & Dam	-	-	-	24,000	24,000	-
<b>Total</b>	<b>\$42,310,680</b>	<b>\$ 43,614,156</b>		<b>\$44,767,197</b>	<b>\$ 48,533,214</b>	

The proposed 2020 Municipal Budget does not include a tax increase, however, the proposed 2020 Municipal Budget does include a rate increase for wastewater of 14.5 cents per 1,000 gallons as well as permit fee increases. As with any budget year, there is potential for adopting millage and additional increases during the public budget hearing scheduled for November 4, 2019.

## ATTACHMENT #5

ORDINANCE NO. 2019-14  
ADOPTING A BUDGET FOR FISCAL YEAR 2020  
CONTAINING ESTIMATES OF PROPOSED REVENUES AND EXPENDITURES  
BY THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA,  
FOR THE BUDGET YEAR BEGINNING JANUARY 1, 2020,  
AND DECLARING THAT SAME SHALL CONSTITUTE THE BUDGET  
OF THE CITY OF NORTH AUGUSTA FOR SUCH BUDGET YEAR

WHEREAS, in accordance with the Laws of South Carolina, and the Ordinance of the City of North Augusta, the City Administrator must prepare and submit to the City Council a Balanced Budget for the next budget year to begin on January 1, 2020, and end on December 31, 2020; and

WHEREAS, a public hearing has been held on said budget, as required by law.

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:

- Section I.                   The City Council hereby adopts the 2020 Fiscal Year Budget, incorporated by reference as though it were set out herein in its entirety, for the conduct of the business of the municipal government of North Augusta for the budget year, January 1, 2020, to December 31, 2020.
- Section II.                   The transfer of budgeted amounts between functional areas of expenditures or expenses shall be approved by City Council; however, transfers of budgeted line items within the functional areas of expenditures or expenses not to exceed \$5,000, may be approved by the City Administrator as long as total expenditures or expenses do not exceed appropriations in the functional area. Management can also over expend appropriations, with the City Administrator's approval, at the line item and department level, as long as the total expenditures or expenses do not exceed appropriations of the functional area. Functional areas are: General Government; Public Safety; Public Works; Recreation and Parks; Sanitation Services; Stormwater Utility; and Public Utilities.
- Section III.                   The Mayor or City Administrator may authorize the expenditure of an amount not to exceed \$500 at any one time from the Council Contingencies Account without prior approval of the City Council provided that any such expenditure is reported in the minutes of the next Council meeting.

- Section IV. The City Council must approve expenditures from the Sales Tax I Fund, the Sales Tax II Fund, Sales Tax III Fund, the Street Improvements Fund, the Transportation Improvement Fund, the Community Development Fund, the Capital Projects Fund, the Riverfront/Central Core Development Fund, the Public Utilities Depreciation Fund, the Public Utilities Contingent Fund, Public Utilities Construction Fund, Tax Increment Financing Fund, the Savannah Bluff Lock and Dam Utility Fund, the North Augusta Public Facilities Corporation Fund, the Firemen's Fund, and the Recreation Fund unless otherwise previously budgeted.
- Section V. The City Administrator may execute all necessary documents relating to the lease purchase financing of equipment specifically authorized and identified in the 2020 Budget. The financial institution selected for 2020 lease purchase financing shall be selected based upon competitive bidding in conformance with the City's purchasing procedures.
- Section VI. All Ordinances or parts of Ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.
- Section VII. 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

## ATTACHMENT #6

ORDINANCE NO. 2019-15  
LEVYING THE ANNUAL TAX ON PROPERTY  
IN THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA,  
FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2020,  
AND ENDING DECEMBER 31, 2020

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:

- Section I.           The annual tax for the fiscal year (budget year) 2020, beginning January 1, 2020, and ending December 31, 2020, is hereby imposed and levied for general corporate purposes upon all the taxable property of the City of North Augusta.
- Section II.           The period for which the tax levy is due on all taxable property, except for motorized vehicles, shall be from January 1, 2019, to December 31, 2019.
- Section III.           The period for which the tax levy is due for all motorized vehicles which are required to be licensed by Section 53-3-110, Code of Laws of South Carolina, shall be from January 1, 2020, to December 31, 2020.
- Section IV.           The tax levy imposed upon all taxable property shall be 72.00 mills to the General Fund and 1.5 mills to the Capital Projects Fund for a total tax levy of 73.5 mills.
- Section V.           All Ordinances or parts of Ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.
- Section VI.           This Ordinance shall become effective January 1, 2020.



ORDINANCE LEVYING THE ANNUAL TAX  
ON PROPERTY IN THE CITY OF NORTH AUGUSTA

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

# ATTACHMENT #7

ORDINANCE NO. 2019-16  
ESTABLISHING WASTEWATER SERVICE CHARGES  
BY REVISING SECTION 14-68, TITLED  
"SCHEDULE OF MONTHLY WASTEWATER SERVICE CHARGE,"  
OF THE CITY CODE OF THE  
CITY OF NORTH AUGUSTA, SOUTH CAROLINA

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. Section 14-68, titled "Schedule of Monthly Wastewater Service Charge," is hereby amended and when amended shall read as follows:

Sec. 14-68. Schedule of monthly wastewater service charge.

The schedule to be utilized for the computation of monthly charges for wastewater service is as follows:

- (1) Each residential or commercial customer of the city's system, whether inside or outside the city, must pay such customer's proportionate share of the costs for operation and maintenance of the system. In addition, each customer of the city's sanitary wastewater system must pay an amount to share the costs of debt service and to provide for special reserve funds. The operation and maintenance, debt service, and special reserve funds shall be paid on a monthly basis as follows:

- a. Rates for the first 15,000,000 gallons/month:

	<i>Inside City</i>		<i>Outside City</i>	
	<i>Base +</i>	<i>Per</i>	<i>Base +</i>	<i>Per</i>
		<i>1,000</i>		<i>1,000</i>
		<i>Gallons</i>		<i>Gallons</i>
Operation and maintenance	\$8.19	\$2.40	\$ 9.19	\$2.44
Debt Service	<u>2.53</u>	<u>0.90</u>	<u>5.06</u>	<u>1.52</u>
Monthly Charges	\$10.72	\$3.30	\$14.25	\$3.96

b. Rates for additional usage:

	<i>Inside City</i>	<i>Outside City</i>
	<i>Per</i>	<i>Per</i>
	<i>1,000</i>	<i>1,000</i>
	<i>Gallons</i>	<i>Gallons</i>
Operation and maintenance	\$1.93	\$1.93
Debt Service	<u>0.73</u>	<u>0.73</u>
Monthly Charges	\$2.66	\$2.66

- (2) All charges for wastewater service are to be made in one-hundred-gallon increments.
- (3) Six (6) months following the date of availability of wastewater service, or at such time as a customer actually connects to the City’s wastewater system, whichever event occurs first, the wastewater service charges as set forth herein shall be due and payable.
- (4) Customers who have service available but who have not connected to the system shall be charged the minimum base monthly service rate for inside City and outside City customers as shown in Section 14-68 (1) a above.

II. This ordinance shall become effective immediately upon its adoption on third and final reading for all bills rendered on or after January 1, 2020.

III. All ordinances or parts of Ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

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: \_\_\_\_\_

\_\_\_\_\_  
Robert A. Pettit, Mayor

Second Reading: \_\_\_\_\_

Third Reading: \_\_\_\_\_

ATTEST:

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

# ATTACHMENT #8

ORDINANCE NO. 2019-17  
AMENDING CHAPTER 6, ARTICLE III,  
TITLED "CONSTRUCTION PERMIT SCHEDULES"  
OF THE CITY CODE OF THE  
CITY OF NORTH AUGUSTA, SOUTH CAROLINA

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. Chapter 6, Article III, is hereby amended and when amended shall read as follows:

**ARTICLE III. CONSTRUCTION PERMIT SCHEDULES**

**Sec. 6-12. Building permits schedule.**

(a) Upon application for a building permit, fees shall be paid to the city in accordance with the following schedule:

<i>Total Valuation</i>	<i>Fee</i>
\$1,000.00 and less	\$25.00
\$1,001.00 to \$50,000.00	\$25.00 for the first \$1,000.00 plus \$6.00 for each additional thousand or fraction thereof, up to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$319.00 for the first \$50,000.00 plus \$5.00 for each additional thousand or fraction thereof, up to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$569.00 for the first \$100,000.00 plus \$4.00 for each additional thousand or fraction thereof, up to and including \$500,000.00
\$500,000.00 to \$1,000,000.00	\$2,169.00 for the first \$500,000.00 plus \$3.00 for each additional thousand or fraction thereof.
Over \$1,000,000.00	\$3,669.00 for the first \$1,000,000.00 plus \$2.00 for each additional thousand or fraction thereof.
For the moving of any building or structure	\$100.00
For the demolition of any building or structure	\$50.00 for up to 100,000 cu. ft.;
Penalty	\$0.50/1,000 cu. ft. for 100,001 cu. ft. and over

Where work for which a permit is required by the standard codes is started or proceeded with prior to obtaining said permit, the fees herein specified shall be doubled, but the payment of such double fee shall not relieve any persons from fully complying with the

Plan Review

requirements of the standard codes in the execution of the work nor from any other penalties prescribed therein.

When the valuation of the proposed construction exceeds \$1,000.00 and a plan is required to be submitted by the standard codes, a plan review fee shall be paid to the city official at the time of submitting plans and specifications for checking. Said plan review fee shall be equal to one-half of the building permit fee as set forth in this fee schedule. Such plan-review fee is in addition to the building permit fee but shall not be charged on any one- and two-family residential construction.

(b) For new commercial and R-3 (one- and two-family) residential construction, the value shall be calculated based on the per square foot values reported in the International Code Council (ICC) Building Valuation Data in August of the previous calendar year, with a multiplier of 0.85.

(c) For commercial and residential alterations or repairs, the value shall be the total contract price.

**Sec. 6-13. Gas permits schedule.**

Upon application for a gas permit, fees shall be paid to the city in accordance with the following schedule:

New R-3 Residential	\$50.00
New Commercial	\$100.00
Commercial and Residential Alterations/Repairs	Per Valuation Schedule in 6.12(a) Above

**Sec. 6-14. Plumbing permits schedule.**

Upon application for a plumbing permit, fees shall be paid to the city in accordance with the following schedule:

New R-3 Residential	\$50.00
New Commercial	\$100.00
Commercial and Residential Alterations/Repairs	Per Valuation Schedule in 6.12(a) Above

**Sec. 6-15. Mechanical permits schedule.**

Upon application for a mechanical permit, fees shall be paid to the City in accordance with the following schedule:

New R-3 Residential	\$50.00
New Commercial	\$100.00
Temporary Pole	\$25.00
Commercial and Residential Alterations/Repairs	Per Valuation Schedule in 6.12(a) Above

**Sec. 6-16. Electrical permits schedule.**

Upon application for an electrical permit, fees shall be paid to the city in accordance with the following schedule:

New R-3 Residential	\$50.00
New Commercial	\$100.00
Commercial and Residential Alterations/Repairs	Per Valuation Schedule in 6.12(a) Above

**Sec. 6-17. Re-inspections.**

A \$50.00 fee will be charged for re-inspections in every area where permits are required. Re-inspection is defined as any trip made in addition to those specifically named on the building permit card or any trip made as a result of condemned or disapproved work, calling for inspections prior to the work being ready for inspection, and additional trips made because access to the structure was not provided. Re-inspections fees shall be paid prior to completion of the re-inspection. Any outstanding re-inspection fees shall be paid prior to issuance of a C.O. (where applicable).

- II. This Ordinance shall become effective immediately upon its adoption on third reading for all permits applied-for on or after January 1, 2020.
- III. All Ordinances or parts of Ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

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

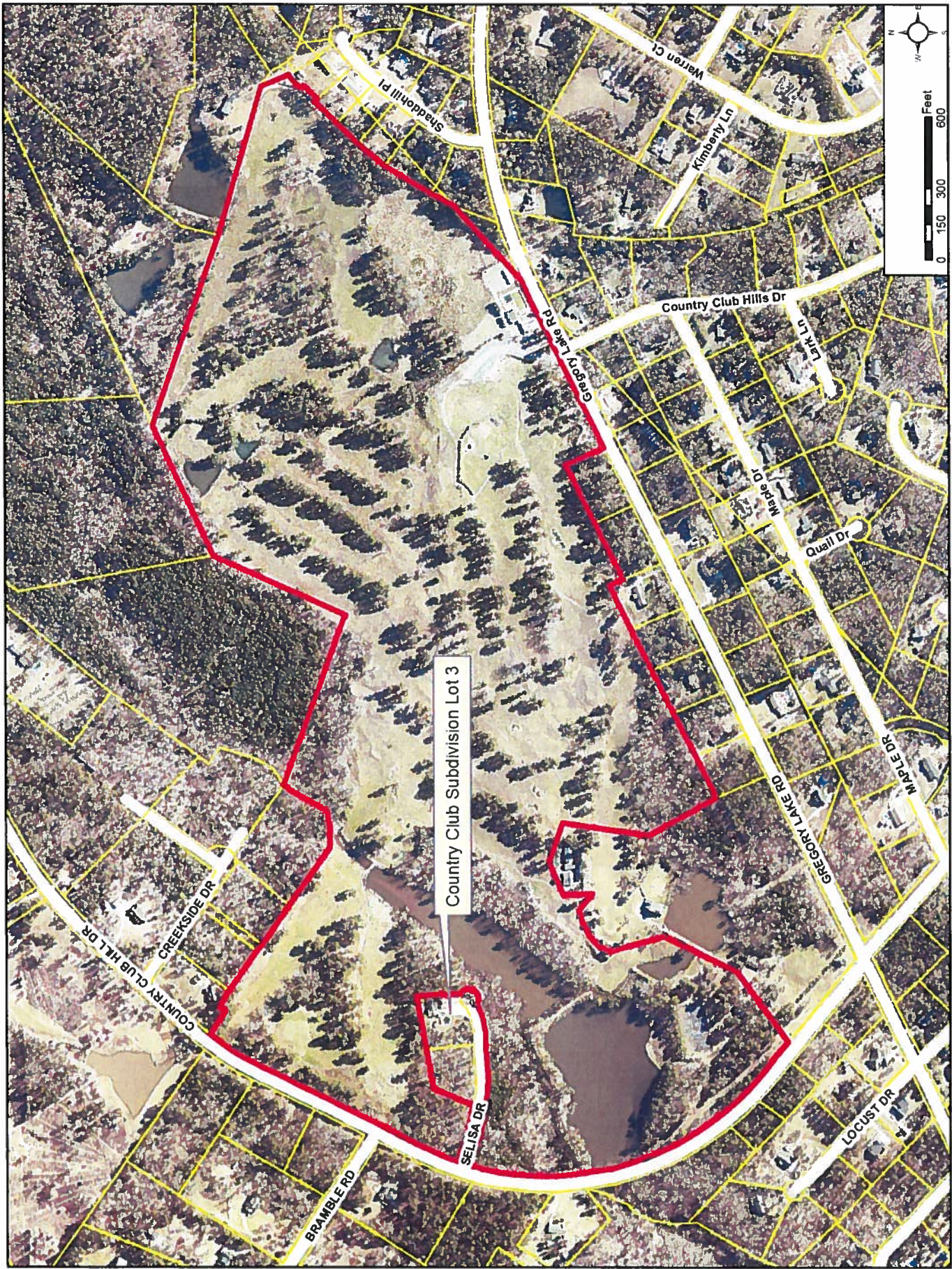
First Reading \_\_\_\_\_

\_\_\_\_\_  
Robert A. Pettit, Mayor

Second Reading \_\_\_\_\_

Third Reading \_\_\_\_\_

ATTEST:  
  
\_\_\_\_\_  
Sharon Lamar, City Clerk



Country Club Subdivision Lot 3

































## ATTACHMENT #10

RESOLUTION NO. 2019-35  
TO ACCEPT, BY DEED OF GIFT, 3.05 ACRES, MORE OR LESS,  
OF REAL ESTATE LOCATED IN THE BRADLEY TERRACE AREA,  
FROM SUMMER LAKES DEVELOPMENT, LLC

WHEREAS, Summer Lakes Development, LLC has offered to donate to the City of North Augusta, certain real estate owned by said LLC off of Seaborn Drive; and

WHEREAS, City Staff has examined the property and determined that the property could be beneficially used by the City; and

WHEREAS, the City Staff has recommended to the City that such gift be accepted; and

WHEREAS, the Mayor and City Council find that it would be in the City's best interest to accept this gift of property.

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 accepts, by Deed of Gift from Summer Lakes Development, LLC the following described real estate, to-wit:

All that certain piece, parcel of land, situate, lying and being in the County of Aiken, State of South Carolina, being shown and designated as 3.05 ACRES, MORE OR LESS, on a plat of Bradley Terrace recorded in the Office of the RMC for Aiken County, South Carolina in Plat Book 4 at page 138. Reference is hereby made to said plat, which is incorporated herein, for a more complete and accurate description of the metes, bounds and exact location of the within conveyed property.

This is a portion of the property conveyed to Summer Lakes Development, LLC by deed of Bradleyville, LLC dated June 22, 2018, recorded in the Office of the RMC for Aiken County, South Carolina in Record Book 4728 at pages 246-248.

Tax Map and Parcel Number: 012-14-06-047

BE IT FURTHER RESOLVED, that the City Administrator is authorized to execute such documents as may be necessary to complete this transaction and to have the Title to said property transferred on the records of the RMC for Aiken County, South Carolina into the name of the City of North Augusta.

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

SIGNED BY:

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ROBERT A. PETTIT, MAYOR

ATTESTED BY:

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SHARON LAMAR, CITY CLERK

Please Return to:  
Zier Law Firm, LLC  
P O Box 6516  
North Augusta, SC 29861

CNA

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STATE OF SOUTH CAROLINA

COUNTY OF AIKEN

TITLE TO REAL ESTATE  
TITLE NOT EXAMINED

KNOW ALL MEN BY THESE PRESENTS, THAT Summer Lakes Development, LLC, GRANTOR, in the State aforesaid, for and in consideration of the sum of **DEED OF GIFT**, by it to THE CITY OF NORTH AUGUSTA, A MUNICIPAL CORPORATION ORGANIZED UNDER THE LAWS OF THE STATE OF SOUTH CAROLINA, P.O. BOX 6400, NORTH AUGUSTA, SC 29861, in the State aforesaid, receipt of which is hereby acknowledged, has granted, bargained, sold and released unto the said CITY OF NORTH AUGUSTA, its successors and assigns, in fee simple, absolute, the following described real estate, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO.**

TOGETHER, with all and singular, the Rights, Members, hereditaments and Appurtenances to the said premises, belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said CITY OF NORTH AUGUSTA, its successors and assigns, and Grantor does hereby bind its successors to warrant and forever defend all and singular the said premises unto the said: CITY OF NORTH AUGUSTA, its successors and assigns, against it and its successors and assigns.



WITNESSED THE EXECUTION HEREOF BY THE GRANTOR this \_\_\_\_\_ DAY OF  
November, 2019

\_\_\_\_\_  
WITNESS (1)

\_\_\_\_\_  
BY: **SHAUN FEESER**  
ITS: MEMBER

\_\_\_\_\_  
WITNESS (2)

**STATE OF SOUTH CAROLINA**

**COUNTY OF AIKEN**

**PERSONALLY APPEARED BEFORE ME**, the undersigned witness and made oath that (s)he saw the within named Grantor(s) sign, seal and deliver and his/her/their act and deed, the within written Title to Real Estate; and that (s)he along with the other witness subscribed above, witnessed the execution thereof.

\_\_\_\_\_  
WITNESS (1)

SWORN TO BEFORE ME THIS  
\_\_\_\_ DAY OF NOVEMBER, 2019

\_\_\_\_\_  
NOTARY PUBLIC FOR SOUTH CAROLINA  
MY COMMISSION EXPIRES: \_\_\_\_\_

EXHIBIT 'A'

All that certain piece, parcel of land, situate, lying and being in the County of Aiken, State of South Carolina, being shown and designated as 3.05 ACRES, MORE OR LESS, on a plat of Bradley Terrace recorded in the Office of the RMC for Aiken County, South Carolina in Plat Book 4 at page 138. Reference is hereby made to said plat, which is incorporated herein, for a more complete and accurate description of the metes, bounds and exact location of the within conveyed property.

This is a portion of the property conveyed to Summer Lakes Development, LLC by deed of Bradleyville, LLC dated June 22, 2018, recorded in the Office of the RMC for Aiken County, South Carolina in Record Book 4728 at pages 246-248.

Tax Map and Parcel Number: 012-14-06-047

