

North Augusta



South Carolina's Riverfront

MINUTES OF NOVEMBER 18, 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

REGULAR MEETING

The regular meeting of the City Council of the City of North Augusta of November 18, 2019 having been duly publicized was called to order by Mayor Pettit at 7:00 p.m. and adjourned at 7:43 p.m. Per Section 30-4-80, (e) notice of the meeting 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 meeting 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.

Mayor Pettit rendered the invocation and the Pledge of Allegiance.

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

Also in attendance were Rachelle Moody, Interim City Administrator, Kelly F. Zier, City Attorney; Cammie T. Hayes, Director of Finance; Richard L. Meyer, Director of Parks, Recreation, & Tourism; John C. Thomas, Director of Public Safety; Thomas C. Zeaser, Director of Engineering

and Public Works; Lillian E. (Libby) Hodges, Director of Planning and Development; J.D. McCauley, Manager of Human Resources; and Sharon Lamar, City Clerk. Members of the public and media were also present.

The minutes of the regular meeting and study session of November 4, 2019 were approved by general consent.

ITEM 5. PROCLAMATION: Small Business Saturday Proclamation

Mayor Pettit proclaimed Saturday, November 30, 2019 as “Small Business Saturday” in the City of North Augusta.

The text of the proclamation is below:



City of North Augusta, South Carolina

PROCLAMATION

WHEREAS, small businesses form the backbone of our local economy, generating jobs and improving the quality of life for citizens; and

WHEREAS, the Mayor and City Council of North Augusta, South Carolina acknowledge and celebrate the City's small businesses and the contributions they make to our community; and

WHEREAS, 2019 marks the tenth year of Small Business Saturday, a nationwide campaign to encourage shopping at local businesses on the Saturday after Thanksgiving to stimulate the local economy; and

WHEREAS, local organizations such as the North Augusta Chamber of Commerce, North Augusta Forward, and many other organizations across the country endorse the Saturday after Thanksgiving as Small Business Saturday.

NOW THEREFORE, I, Robert A. Pettit, Mayor of the City of North Augusta, South Carolina, do hereby claim November 30, 2019 as:

SMALL BUSINESS SATURDAY

AND encourage our citizens to recognize and support small businesses within our community by shopping locally on the Saturday following Thanksgiving.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of North Augusta, South Carolina, to be affixed this 18th day of November, 2019.

ITEM 6. PROCLAMATION: Arbor Day Proclamation

Mayor Pettit proclaimed December 6, 2019 as "Arbor Day" in the City of North Augusta. He reminded all citizens they are invited to attend the 2019 Arbor Day Tree Planting Celebration on December 6th at 1:00 p.m. at Curtis Park.

The text of the proclamation is below:



City of North Augusta, South Carolina

ARBOR DAY PROCLAMATION

WHEREAS, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

WHEREAS, the holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska; and

WHEREAS, Arbor Day is now observed throughout the nation and the world; and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, lower our heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife; and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products; and

WHEREAS, trees in our City increase property values, enhance the economic vitality of business areas, and beautify our community; and

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal.

NOW THEREFORE, I, Robert A. Pettit, Mayor of the City of North Augusta, South Carolina, do hereby proclaim December 6, 2019, as "Arbor Day" in North Augusta, South Carolina, and urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and further, I urge all citizens to plant and care for trees to gladden the heart and promote the well-being of this and future generations.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of North Augusta, South Carolina, to be affixed this 18th day of November, 2019.

ITEM 7. RECOGNITION: 2019 SCMIRF Risk Management Award-

The City of North Augusta Safety Committee received the South Carolina Municipal Insurance Risk Financing Fund (SCMIRF) Award from the Municipal Association of South Carolina. This award was given to acknowledge the City's successful reduction of the frequency and severity of property and liability losses. The following employees are members of the Safety Committee:

Charles Williams
Roy Kibler
Greg Shaffer
Randy Nichols
Kayla Ferguson

Ryan Metts
Mike Chavous
David Caddell
Jason Sikes

ITEM 8. FINANCE: Ordinance 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, Second Reading

On the motion of Councilmember Carpenter, second of Councilmember Brooks, Council agreed to approve an ordinance on second reading to adopt the proposed Fiscal Year 2020 Consolidated Budget.

The proposed ordinance text is as follows:

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.

ITEM 9. 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, Second Reading

On motion of Councilmember Toole, second of Councilmember McGhee, Council agreed to consider an ordinance to levy 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. Mayor Pettit noted there would be no change in the millage rate. The proposed tax levy shall remain at 73.5 mills. There were no comments from citizens and Council unanimously approved the ordinance on second reading.

The proposed ordinance text is as follows:

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.

ITEM 10. 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, Second Reading

On motion of Councilmember Carpenter, second of Councilmember McGhee, Council agreed to consider an ordinance to establish Wastewater Service Charges by revising Section 14-68 of the City Code. The proposed service charge would be 14.5 cents per 1000 gallons.

Council unanimously passed the second reading of the ordinance.

The text of the proposed ordinance is as follows:

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.

ITEM 11. 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 – Ordinance, Second Reading

On motion of Councilmember McGhee, second of Councilmember Brooks, Council agreed to consider an ordinance on second reading to amend Chapter 6, Article III, and “Construction Permit Schedules” of the City Code. There were no comments from citizens and the ordinance’s second reading was approved.

The text of the proposed ordinance is as follows:

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.; \$0.50/1,000 cu. ft. for 100,001 cu. ft. and over
Penalty	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 requirements of the standard codes in the execution of the work nor from any other penalties prescribed therein.
Plan Review	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	Per Valuation Schedule in 6.12(a)
Alterations/Repairs	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	Per Valuation Schedule in 6.12(a)
Alterations/Repairs	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	Per Valuation Schedule in 6.12(a)
Alterations/Repairs	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	Per Valuation Schedule in 6.12(a)
Alterations/Repairs	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.

ITEM 12. PLANNING AND DEVELOPMENT: Ordinance No. 2019-18 – Amending the North Augusta Development Code, Article 13: Signs of the City of North Augusta, South Carolina Code of Ordinances

A. Ordinance, First Reading

On motion of Councilmember Toole, second of Councilmember Presnell, Council considered the first reading of an ordinance to amend the North Augusta Development Code, Article 13: Signs of the City of North Augusta, South Carolina Code of Ordinances. Mayor Pettit stated that he could not support the ordinance. Councilmember McGhee said Council and staff needed to continue to bring to attention other revisions that may need to be made. The ordinance passed first reading with a 5-1 vote. Mayor Pettit was the vote of disapproval.

B. Ordinance, Second Reading

On motion of Councilmember Brooks, second of Councilmember Presnell, Council considered the ordinance for second reading. The ordinance was approved on the second reading with a 5-1 vote. Mayor Pettit was the vote against approval.

The text of the proposed ordinance is below:

ORDINANCE NO. 2019-18
AMENDING THE NORTH AUGUSTA DEVELOPMENT CODE,
ARTICLE 13: SIGNS OF THE CITY OF NORTH AUGUSTA, SOUTH
CAROLINA CODE OF ORDINANCES

WHEREAS, on December 17, 2007, by Ordinance 2007-22, the North Augusta City Council adopted the North Augusta Development Code; and

WHEREAS, pursuant to Title 6, Chapter 29 of the South Carolina Code, the North Augusta Planning Commission may recommend amendments to the Development Code for the purposes of technical and legal clarification, error correction, and to accommodate the needs of the City's residents, provided such amendments are consistent with the City's 2017 Comprehensive Plan; and

WHEREAS, at its regularly scheduled meeting of June 20, 2019, the North Augusta Planning Commission held a duly advertised public hearing to review and receive public comment on the proposed revisions as attached herein as Exhibit A; and

WHEREAS, upon completion of their review, the Planning Commission unanimously recommended to the City Council that the text changes be approved; and

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and City Council in meeting duly assembled and by the authority thereof, that the section of the Development Code is revised as shown in Exhibit A.

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

ITEM 13. ZONING: Resolution No. 2019-36 – A Resolution Directing the City Administrator to File an Application Requesting Rezoning of Land Located at 311 W. Martintown Road

On the motion of Councilmember McGhee, second of Councilmember Presnell, Council considered a resolution to direct the City Administrator to file an application requesting rezoning of land located at 311 W. Martintown Road.

Comments were made by the following citizens. (Speaker forms are attached to these minutes.)

Karen Powell
Tom Kinney

Councilmembers Toole and Presnell expressed words of support for Mrs. Powell's and Mr. Kinney's comments. The resolution was approved with a unanimous vote of Council.

The text of the resolution is as follows:

RESOLUTION NO. 2019-36

A RESOLUTION DIRECTING THE CITY ADMINISTRATOR TO FILE AN APPLICATION
REQUESTING REZONING OF LAND LOCATED AT
311 W. MARTINTOWN ROAD

WHEREAS, the City of North Augusta recently purchased property at 311 W. Martintown Road (parcels 007-07-07-001, 007-07-07-002 and 007-07-07-003) consisting of 2.81 acres; and

WHEREAS, the City of North Augusta intends to build a fire station on referenced property (specifically, fire station #1); and

WHEREAS, the property is currently zoned R-14 (Large Lot Single Family Residential) but needs to be rezoned to P (Public Use District) which has a permitted use of fire services.

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 directed as follows:

1. To file the appropriate application with the Department of Planning and Development requesting rezoning of property located at 311 W. Martintown Road from R-14 to P.
2. The City Administrator is further authorized to execute any documents necessary to make this application as well as submit any documents or information as required to allow the request to proceed.

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

ITEM 14. FINANCE: Resolution No. 2019-37 – A Resolution Authorizing the City to Enter into an Agreement with MuniCap, Inc. to Provide Specialized Services Related to the Administration of Special Assessments on Parcels of Real Property within the Ballpark Village Municipal Improvement District

On the motion of Mayor Pettit, second of Councilmember Brooks, Council considered a resolution to enter into an agreement with MuniCap, Inc. to provide specialized services related to the administration of special assessments on parcel of real property within the Ballpark Village Municipal Improvement District. There were not comments from citizens. The resolution was approved with a unanimous vote of Council.

The text of the resolution is below:

RESOLUTION NO. 2019-37

A RESOLUTION AUTHORIZING THE CITY TO ENTER INTO AN AGREEMENT WITH
MUNICAP, INC. TO PROVIDE SPECIALIZED SERVICES RELATED TO THE

ADMINISTRATION OF SPECIAL ASSESSMENTS ON PARCELS OF REAL PROPERTY
WITHIN THE BALLPARK VILLAGE MUNICIPAL IMPROVEMENT DISTRICT

WHEREAS, the City of North Augusta authorized the creation of the Ballpark Village Municipal Improvement District (the "District") via Ordinance 2016-23, and

WHEREAS, the City approved imposition of special assessments on parcels of real property within the District to fund certain public improvements, and

WHEREAS, the City will need specialized services related to the administration of the assessments in the District, and

WHEREAS, an assessment consultant has expertise to provide these specialized and other related services, and

WHEREAS, the City already has an established relationship with MuniCap, Inc. from the Series 2017B bond issuance and the simultaneous creation of the District, and

WHEREAS, the Mayor and City Council find that the authorization of such agreement is in the best interest of the City.

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of North Augusta in meeting duly assembled and by the authority thereof that the Interim City Administrator shall be authorized to enter into an agreement with MuniCap, Inc. to administer special assessments in the District.

BE IT FURTHER RESOLVED that the funding source for this agreement shall be from revenue streams generated in the District and be billed as appropriate to those parcels of real property within the District requiring special assessments.

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

ITEM 15. PLANNING AND DEVELOPMENT: Resolution No, 2019-38 – Accepting a Deed of Dedication for the Streets, Water Distribution System, Sanitary Sewer, Stormwater Collection and Fire Suppression Systems, Detention Ponds and Associated Easements and Rights of Way, Along with a Maintenance Guarantee and Letter of Credit for Wando Woodlands, Phase 6

On the motion of Councilmember Toole, second of Councilmember Carpenter, Council unanimously approved the resolution to accept a Deed of Dedication for the streets, water distribution system, sanitary sewer, Stormwater collection and fire suppression systems, detention ponds and associated easements and rights of way, along with a Maintenance Guarantee and Letter of Credit for Wando Woodlands, Phase 6. There were no comments from citizens.

The text of the resolution is below:

RESOLUTION NO. 2019-38
ACCEPTING A DEED OF DEDICATION FOR THE STREETS,
WATER DISTRIBUTION SYSTEM, SANITARY SEWER, STORMWATER COLLECTION
AND FIRE SUPPRESSION SYSTEMS, DETENTION PONDS AND ASSOCIATED
EASEMENTS AND RIGHTS OF WAY, ALONG WITH A MAINTENANCE GUARANTEE
AND LETTER OF CREDIT,
FOR WANDO WOODLANDS, PHASE 6

WHEREAS, Wando Partners, L.P. developed Wando Woodlands, Phase 6 according to the requirements of the North Augusta Planning Commission and the City, and owns the streets, utilities and easements; and

WHEREAS, pursuant to §5.8.4.3 of the North Augusta Development Code, the Director of Planning and Development and the City Engineer approved the final subdivision plat for recording on October 4, 2019 and

WHEREAS, it is the policy of the City that, upon approval of a final subdivision plat, the City will, following inspection by the City's Engineering department, accept a deed of dedication for the streets, utilities, etc. for the purpose of ownership and maintenance when said deed is accompanied by a maintenance guarantee; and

WHEREAS, a maintenance guarantee and supporting letter of credit accompany the deed; and

WHEREAS, the City Engineer has made final inspection of the subject improvements and these improvements meet City standards.

NOW THEREFORE, BE IT RESOLVED that the Mayor and City Council of the City of North Augusta, South Carolina, in meeting duly assembled and by the authority thereof, do hereby accept a deed of dedication for:

ALL those certain streets and roadways located in Wando Woodlands Phase 5 designated as a portion of Dietrich Lane (50 foot right of way) and a portion of Journey Run (50 foot right of way) as shown and delineated on a plat of Wando Woodlands Phase Six dated August 8, 2019, revised October 18, 2019 and recorded in the Office of the RMC for Aiken County, South Carolina, in Plat Book 61, at Page 701. Reference is made to said plat, which is incorporated herein by reference, for a more complete and accurate description as to the metes, bounds and location of said property.

TOGETHER WITH all (a) curbs and gutters located within the aforesaid right of way of the streets and roadways; (b) sidewalks located within the aforesaid right of way of the streets and roadways; (c) sanitary sewerage collection systems including lift stations located on the property shown on the aforesaid plat; (d) storm water collection system including storm water detention areas located on the property shown on the aforesaid plat; (e) greenways or other pedestrian connections outside the road rights-of-way but located on the property shown on the aforesaid plat, and (f) a perpetual and non-exclusive easement and rights-of-way for streets, sidewalks and potable water, sanitary sewage and storm water collection systems located on the property shown on the aforesaid plat.

Being a portion of the property conveyed to Wando Partners, L.P. by Title to Real Estate from Gustav Schickendanz, Trustee, dated January 4, 2006 recorded in Record Book 4039, at Page 1283 in the Office of the RMC for Aiken County, South Carolina.

Portion of Tax Map & Parcel: 001-16-01-002

BE IT FURTHER RESOLVED that a Maintenance Guarantee and Irrevocable Letter of Credit in the amount of \$101,250.00 are hereby accepted.

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

ITEM 16. PARKS, RECREATION, AND TOURISM: Resolution No. 2019-39 – Authorizing Funding for the Maude Edenfield Park Outdoor Basketball Court

On the motion of Councilmember Presnell, second of Councilmember McGhee, Council unanimously approved a resolution to authorize funding for the Maude Edenfield Park outdoor basketball court.

Comments were made by Janet Hiett. (No Speaker Form was submitted.)

The text of the resolution is below:

RESOLUTION NO. 2019-39
AUTHORIZING FUNDING FOR THE
MAUDE EDENFIELD PARK OUTDOOR BASKETBALL COURT

WHEREAS, the City of North Augusta 2019 Budget approved \$30,000 for installation of a new playground surface at Riverview Park that included PARD grant funds of \$10,000; and

WHEREAS, the City did not have adequate funding to complete that project and received approval from the City Administrator to modify the project and request bids to upgrade the outdoor basketball courts at Maude Edenfield Park; and

WHEREAS, bids were request for the project with the low bid for the outdoor basketball courts to include resurfacing, color coatings, markings, and lighting at a cost of \$39,998.00; and

WHEREAS, additional funding of \$9,998 is being requested from the Capital Projects Fund from revenue received for fire damage (2017) to the Community Recreation Center in Maude Edenfield Park:

SMIRF Contents check	\$ 6,317.14
SMIRF Community Recreation Center Cash Value Check	\$150,973.58
TOTAL:	\$157,290.72

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 total project budget shall be increased by \$9,998 with the additional approved herewith, from the Capital Projects Fund.

BE IT FURTHER RESOLVED that total project funding come from the Capital Projects Fund if weather conditions prohibit the project from being completed by December 31, 2019.

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

ITEM 11. CITIZENS COMMENTS/RECOGNITION OF VISITORS:

Please see the attached Speaker Forms, if completed, for the November 18, 2019 Council Meeting.

A. Citizen Comments were made by:

Stan Bryant

B. Council Comments:

Councilmember Carpenter commented on the traffic on Martintown Road

Councilmember Toole shared he had attended a REcing Crew basketball game recently and encouraged others to also attend and support this worthy organization's activities.

Councilmember McGhee shared about his experiences at the Citizens Academy.

Councilmember Presnell wished everyone a "Happy Thanksgiving."

Interim City Administrator, Rachele Moody, reminded those in attendance of the upcoming holiday celebrations in the City:

Shopping Downtown on Third Thursdays – November 21

Small Business Saturday – November 30


Christmas Tree Lighting – December 3

Christmas Parade – December 8

Mayor Pettit wished everyone who is traveling during the holidays – "Safe Travels."

There being no further business, Council adjourned at 8:01 p.m.

APPROVED THIS 2ND DAY OF
DECEMBER 2019.



Robert A. Pettit
Mayor

Respectfully submitted,



Sharon Lamar
City Clerk

#1

SPEAKER FORM

COUNCIL MEETING DATE: 11/18/19

THIS FORM WILL BE ATTACHED TO THE MINUTES OF THE CITY COUNCIL MEETING.

NAME: Karen Powell

AGENDA ITEM/TOPIC: New Fire Station

PLEASE PROVIDE A SUMMARY OF YOUR COMMENTS TO COUNCIL.

(For example: I support the resolution because ...)

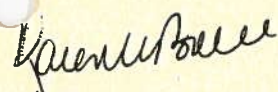
SUMMARY see attached

Good evening,

My name is Karen Powell. My home is at 320 Clay Avenue, which borders the west side of the property you are discussing the rezoning for tonight. Since you all have determined that this location is the only appropriate location I want to say publicly that my husband and I are in support of the Fire Station. We absolutely feel our public servants deserve an up to date, clean, safe place to work and are glad the city has made a decision as to where to place it.

I would like to voice some concerns and pose some questions. I understand tonight you are requesting to begin the process of the rezoning for the property located from the corner of Observatory and Martintown to 315W Martintown rd and down to Clay. One concern is the possibility of this process running into unexpected discoveries and the city not being able to build the fire station on the property. What then? Based on the recent discoveries of the previously purchased property, I have to wonder what would be placed on this property if it is rezoned first to P and then the station not be able to be built there. The P zoning will allow many things that would absolutely not be in accordance with a residential area. But at that point, with the P zoning in place, we would have no recourse. I also wanted clarification on the entrance and exit of the Fire Station. At the vote to choose this location, Councilman McGhee stated he was a little uncomfortable with the conversation that the entrance and exit would be only from Martintown and that he hoped for future possibilities for the city to have more property available, specifically the property adjacent to the proposed site that runs down Observatory to Clay. So is there a possibility for any entrance/exit onto Clay? Obviously this would be a huge impact on the property owners on Clay, Observatory, and Atlantis. As you know, currently Clay is a one lane dirt road. Turning it into a paved multi lane road is an expensive undertaking and would result in a significant loss of my front yard and the front yards of all the lots on Clay. Is the design for the entrance and exit solely from Martintown and does the site plan support that logistically? Are we sure that it is possible for the trucks to be able to enter and turn around to be able to exit onto Martintown while leaving proper buffers for the property owners?

My next concern assumes that there are no issues with the site and construction can go forward. As Steve Bryant mentioned at a previous city council meeting, communication between the city and the neighbors would be expected. Up to this point no communication has been initiated. Is it reasonable to expect that the city would be in conversation with the neighbors specific to the impact on their homes? With this site, we have a situation where there are all R14 properties with the fire station literally sandwiched in between. Placed right in the middle of an established neighborhood. Many of the residents have lived up there for longer than some of you have lived in this town. We haven't yet seen a true to size proposed site plan. Will there be a respectable buffer in place to try to preserve the neighborhood privacy that has been enjoyed all these years? Will there be a conversation between the developer (City) and the homeowners in regards to this buffer? Will there be a detention pond? That would further reduce the amount of space for buffers and the trucks to be able to turn. Will the city take the necessary steps to make sure the new station will blend into the neighborhood and not look like it was just plopped onto the property? We have been there for lifetimes, you are proposing building a station pretty much on top of us at the top of the hill. Think about the aesthetics of the station as you crest the hill and see it there. These are my hopes. That it won't obstruct the view and will appear as if it has been on the site for some time. That it won't be awkwardly big and that it will be in keeping with the architectural character of the neighborhood. I hope each of you has taken the time to walk that property. There are several beautiful, mature hardwoods close to the property line that, if kept as part of the buffer, would help in making the station look like it has been there for a while. The property also has a significant slope on the Clay side, which makes me suspect to becoming the detention pond area, if one is warranted. I would hope the city would consider the best placement for this with the least offensive impact on the neighbors. The city has a great opportunity to do good by the neighbors and include them in this process. Communication is critical. Again, none has been initiated. As I wrote to each of you before you voted on this piece of property, I expect you all to be my HOA. To protect my home, and consider us fairly when making decisions that affect my home and property values. When I go to see my physician, my expectations are for him to treat me in the manner that he would treat his family- and he does; when I have patients come in I treat them like I would treat my family and professionally; that is what I want to ask of each if you. With each decision you make in regards to this station, I ask that you consider it as if you were living on my property, as if it were your home DIRECTLY beside the new station. Not every decision needs to be for more tax base or more new business or more development. Hopefully, moving the station up the hill will not be a need appreciated by the majority of our community personally, however, placing the fire station right next to my home will impact me, personally, every day. Taking the time to talk to us and consider the impact this will make on us will certainly be a positive step in this process. I realize that we are early in this process, and perhaps these questions ARE being discussed, just not with us-the neighbors- yet. I hope you can see that we want to be involved in the design process to ensure our concerns are adequately respected. I understand per your policy, Mayor, that this can only be a one way conversation tonight. I look forward to your written responses unless you can answer them publicly in this forum.


#1/8/19

karen.powell.320@comcast.net

#2

SPEAKER FORM

COUNCIL MEETING DATE: 4-18-2019

THIS FORM WILL BE ATTACHED TO THE MINUTES OF THE CITY COUNCIL MEETING.

NAME: Tom Kinney

AGENDA ITEM/TOPIC: NADPS

PLEASE PROVIDE A SUMMARY OF YOUR COMMENTS TO COUNCIL.

(For example: I support the resolution because ...)

SUMMARY Tommy - the Poem

#4

SPEAKER FORM

COUNCIL MEETING DATE: 11/18/19

THIS FORM WILL BE ATTACHED TO THE MINUTES OF THE CITY COUNCIL MEETING.

NAME: STEVEN BRYANT

AGENDA ITEM/TOPIC: CITIZEN COMMENT

PLEASE PROVIDE A SUMMARY OF YOUR COMMENTS TO COUNCIL.

(For example: I support the resolution because ...)

SUMMARY BAILEY BILL
STOP SIGN VIOLATIONS BUTLER/MARTINTON
50-70 CARS/DAY