

North Augusta



South Carolina's Riverfront

MINUTES OF FEBRUARY 3, 2020

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 February 3, 2020 having been duly publicized was called to order by Mayor Pettit at 7:06 p.m. and adjourned at 7:40 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, Dickert, McGhee, Presnell, and Toole. Councilmember Carpenter was absent.

Also in attendance were Rachelle Moody, Interim City Administrator, 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; James E. Sutton, Director of Public Services; 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 the media were also present.

The minutes of the regular meeting and study session of January 6, 2020; Joint City council/Planning commission Study Session minutes of January 27, 202; and Special Called Executive Session minutes of January 27, 2020 were approved by general consent.

Mayor Pettit reminded those in attendance that citizens are always welcome to comment on each agenda item, as well as, address Council during Citizen Comments near the end of the agenda. Citizens who wish to speak should raise their hand to be called upon. Before sharing their thoughts with Council, speakers should clearly state their full name and address. Speaker forms are available for those who wish to have their topic included in the minutes of the meeting.

ITEM 5. PROCLAMATION: Congenital Heart Defect Awareness Week; February 7-14, 2020

Mayor Pettit proclaimed February 7-14, 202 as Congenital Heart Defect Awareness Week. David Bunch, sergeant for North Augusta Public Safety, and his wife, Michelle Bunch, was in attendance with their son, Sawyer, and their daughters, MaryAnn and Sydney, to receive the proclamation.

Please see **ATTACHMENT #5** for a copy of the proclamation.

ITEM 6. CITY RECOGNITION: South Carolina House Resolution H.4253 – Introduced by Representative Bill Hixon

On March 19, 2019, Representative Bill Hixon introduced House Resolution H. 4253 to recognize and honor the City of North Augusta for the development of Riverside Village and to congratulate the citizens and leaders of North Augusta for receiving the 2019 Joseph P. Riley Jr Achievement Award in Economic Development. Mayor Pettit shared the framed resolution.

ITEM 7. PLANNING AND DEVELOPMENT: Ordinance 2020-01 – Amending Article 3-Zoning Districts, Article 4-Supplemental Regulations, and Article 19-Non-Conforming Uses of the North Augusta Development Code, Chapter 18 of the City of North Augusta, South Carolina Code of Ordinances. Ordinance – Third and Final Reading

On motion of Councilmember Toole, second of Councilmember Presnell, Council agreed to consider on third and final reading an ordinance to amend Article 3-Zoning Districts, Article 4-Supplemental Regulations, and Article 19-Non-Conforming Uses of the North Augusta Development Code, Chapter 18 of the City of North Augusta Code of Ordinances. There were no comments from citizens or Council. The third and final reading was approved unanimously.

The text of the proposed ordinance is below:

ORDINANCE NO. 2020-01
AMENDING ARTICLE 3, ZONING DISTRICTS, ARTICLE 4, SUPPLEMENTAL
REGULATIONS AND ARTICLE 19, NON-CONFORMING USES OF THE NORTH
AUGUSTA DEVELOPMENT CODE, CHAPTER 18 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 which is consistent with the City's Comprehensive Plan and which incorporates all City zoning and land development regulations; and

WHEREAS, pursuant to Section 5.3.3.2 Text Amendments in Article 5, Approval Procedures, of the North Augusta Development Code, any person, property owner, board, commission, department or the City Council may apply for a change in zoning ordinance text; and

WHEREAS, the North Augusta Planning Commission, following a December 19, 2019, public hearing, reviewed and considered a request by the Planning and Development Department to amend Article 3, entitled "Zoning Districts," Article 4, entitled "Supplemental Use Regulations," and Article 19, entitled "Non-Conforming Uses," of the North Augusta Development Code to remove conflicting requirements for signage. The Planning Commission report has been provided to City Council for consideration.

The Mayor and City Council have reviewed the request as well as the report from the Planning Commission and has determined that the change to the text of the Development Code is appropriate.

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 North Augusta Development Code, Chapter 18 of The City of North Augusta, South Carolina Code of Ordinances, Providing for New Zoning and Land Development Regulations for the City of North Augusta, South Carolina, is hereby amended and shall read as described in the following section. The section of the Code affected by the proposed amendment is identified by the section number.

A. Article 3, Zoning Districts, is amended to read:

a. Section 3.8, Overlay Districts:

- i. § 3.8.4.5. Outdoor Display and Sale – Goods shall not be displayed or stored on the exterior of the building except under a porch roof, eave or overhang permanently affixed to the building. Outdoor displays shall not restrict free pedestrian movement and a walkway of not less than five (5) feet wide shall be maintained between the doorway(s), exit(s) and the public sidewalk. Exterior merchandise displays are not permitted on the

right of way, front or side yards, open porches or other outside areas except for forty-eight (48) hours during permitted special events for no longer than forty-eight (48) hours. Longer term or permanent exterior merchandise displays may be permitted if the outdoor display or sale, or both, is conditionally approved pursuant to §4.34.

- ii. § 3.8.5.9 Signs – Signs are permitted in accordance with the provisions of Article 13, Signs, for the base zoning district.
- iii. § 3.8.6.8 Signs

3.8.6.8.1 Signs are permitted in accordance with the provisions of Article 13, Signs.

B. Article 4, Supplemental Use Regulations, Section 4.35.8.f. is amended to read:

- i. § 4.35.8. Farmers and Produce Markets

f: Signage shall be permitted in accordance with the provisions of Article 13: Signs, provided, however, that the duration of the signage may coincide with the temporary duration of the use. One freestanding sign may be permitted, the maximum size of which shall not exceed thirty-two (32) square feet, and wall signage may be permitted up to a maximum of fifty (50) square feet.

C. Article 19, Nonconforming Uses, Section 19.2.3 Determination of Nonconforming Lots, Buildings and Structures, is amended to read:

- i. § 19.2.3 Determination of Nonconforming Lots, Buildings and Structures

Nonconforming lots, buildings and structures, except signs, which are governed by Article 13, shall be determined by the prescribed dimensional and design standards for lots, buildings and structures located in base zoning districts, special zoning districts, and overlay zoning districts provided for in this Chapter.

D. Articles 3, 4 and 19, Table of Contents will be edited to reflect new page numbers, titles or item numbering associated with the text changes outlined herein.

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

III. This Ordinance shall become effective immediately upon its adoption on third reading.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS _____ DAY OF _____, 2020.

ITEM 8. ZONING: Ordinance 2020-02 – To Amend the Zoning Map of the City of North Augusta, South Carolina by Rezoning ±2.43 Acres of Land Owned by the City of North Augusta, and Located East of Martintown Road, West of Clay Street, South of Hampton Street, and North of Observatory Avenue, Aiken County Tax Parcel #007-07-07-003, from R-14, Large Lot, Single-Family Residential, to P, Public Use. Ordinance – Third and Final Reading

On motion of Councilmember Brooks, second of Councilmember McGhee, Council agreed to consider on third and final reading an ordinance to amend the zoning map of the City of North Augusta by rezoning ±2.43 acres of land owned by the City of North Augusta, and located East of Martintown Road, West of Clay Street, South of Hampton Street, and North of Observatory Avenue, Aiken County Tax parcel #007-07-07-003, from R-14, Large Lot, Single-Family Residential, to P, Public Use. The third and final reading was approved with no dissention.

Please the text of the proposed ordinance below:

**ORDINANCE NO. 2020-02
TO AMEND THE ZONING MAP OF THE CITY OF NORTH AUGUSTA,
SOUTH CAROLINA BY REZONING ± 2.43 ACRES OF LAND OWNED BY
CITY OF NORTH AUGUSTA, AND LOCATED EAST OF MARTINTOWN ROAD, WEST
OF CLAY STREET, SOUTH OF HAMPTON STREET, AND NORTH OF OBSERVATORY
AVENUE, AIKEN COUNTY TAX PARCEL #007-07-07-003, FROM
R-14, LARGE LOT, SINGLE-FAMILY RESIDENTIAL,
TO P, PUBLIC USE.**

WHEREAS, on December 17, 2007, by Ordinance 2007-22, the North Augusta City Council adopted the North Augusta Development Code and a citywide Zoning Map which is consistent with the City's North Augusta 2017 Comprehensive Plan; and

WHEREAS, pursuant to Section 5.3, North Augusta Development Code, the North Augusta Planning Commission may recommend amendments to the Zoning Map, provided such amendments are consistent with the City's North Augusta 2017 Comprehensive Plan; and

WHEREAS, the North Augusta Planning Commission, following an December 19, 2019, public hearing, reviewed and considered a request by the City of North Augusta, to amend the Official Zoning Map of North Augusta from Large Lot, Single-Family Residential (R-14) to Public Use (P). The Planning Commission report has been provided to City Council.

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. A parcel consisting of ±2.43 acres owned by the City of North Augusta, located East of Martintown Road, West of Clay Street, South of Hampton Street and North of Observatory Avenue is hereby rezoned from R-14, Large Lot, Single-Family

Residential to P, Public Use. Said property is Aiken County tax map parcel # 007-07-07-003 and specifically identified on Exhibit "A" attached hereto.

- II. The Official Zoning Map for the City of North Augusta is hereby amended to reflect this rezoning.
- 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 _____, 2020.

ITEM 9. ANNEXATION: Ordinance No. 2020-03 – To Change to Corporate Limits of the City of North Augusta by Annexing ±2.816 Acres of Land Located at 1443 Hammond Pond Road and Owned by Jerrald R. Sinquefield. Ordinance – Third and Final Reading

On motion of Councilmember Presnell, second of Councilmember Dickert, Council considered on third and final reading an ordinance to change the corporate limits of the City of North Augusta by annexing ±2.81 acres of land located at 1443 Hammond Pond Road and owned by Jerrald R. Sinquefield. There were no comments from citizens or Council. The third and final reading was approved unanimously.

The text of the proposed ordinance is below:

ORDINANCE NO. 2020-03
TO CHANGE THE CORPORATE LIMITS OF THE CITY OF NORTH AUGUSTA BY
ANNEXING ± 2.816 ACRES OF LAND LOCATED AT 1443 HAMMOND POND ROAD AND
OWNED BY JERRALD R. SINQUEFIELD

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. 2020-01 dated January 6, 2020, 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:

All that certain piece, parcel or tract of land, containing 2.816 acres, situate, lying and being just North of North Augusta in the County of Aiken, State of South Carolina, all of which is more fully shown on a plat made by Joe L. Grant, Surveyor, dated July 23, 1973 and recorded in Misc. Book 177, page 229, records of the RMC Office for Aiken County, South Carolina, reference being made to said plat for a more complete and accurate description as to the metes, bounds and location of said property.

Being the same property conveyed to the Grantor in Title Book 4135, Page 1037-1040.

Tax Parcel No. 002-08-04-001

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" dated October 21, 2019, and prepared by the City of North Augusta.

The property to be annexed shall be zoned R-14, Large Lot Single-Family Residential as shown on a map identified as "Exhibit B" titled "Zoning of Property Sought to be Annexed to the City of North Augusta." Said map is dated October 21, 2019 and prepared by the City of North Augusta.

- II. All ordinances or parts of Ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.
- III. 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 _____, 2020.

ITEM 10. ANNEXATION: Ordinance No. 2020-04 – An Ordinance to Change the Corporate Limits of the City of North Augusta by Annexing 148 +/- Acres of Property Located Primarily in Edgefield County, South Carolina with a Small Portion Being in Aiken County, South Carolina. Such Property Generally Known as the North Augusta Country Club. Ordinance – Third and Final Reading

On motion of Councilmember Toole, second of Councilmember McGhee, Council considered an ordinance on third and final reading to change the corporate limits of the City of North Augusta by annexing 148+/- acres of property located primarily in Edgefield County, South Carolina with a small portion being in Aiken County, South Carolina. There were no comments from citizens or Council. The third and final reading of the ordinance was approved unanimously.

The text of the proposed ordinance is below:

ORDINANCE NO. 2020-04
AN ORDINANCE TO CHANGE THE CORPORATE LIMITS OF THE CITY
OF NORTH AUGUSTA BY ANNEXING 148 +/- ACRES OF PROPERTY
LOCATED PRIMARILY IN EDGEFIELD COUNTY, SOUTH CAROLINA
WITH A SMALL PORTION BEING IN AIKEN COUNTY, SOUTH
CAROLINA. SUCH PROPERTY GENERALLY KNOWN AS THE NORTH
AUGUSTA COUNTRY CLUB PROPERTY.

WHEREAS, Section 5-3-100 of the Code of Laws of the State of South Carolina provides that; “if the territory proposed to be annexed belongs entirely to the municipality seeking its annexation and is adjacent thereto, the territory may be annexed by resolution of the governing body of the municipality. When the territory proposed to be annexed to the municipality belongs entirely to the County in which the municipality is located and is adjacent thereto, it may be annexed by resolution of the governing body of the municipality and the governing body of the County. Upon adoption of the resolution required by this Section and the passage of an Ordinance to that effect by the municipality, the annexation is complete.”; and,

WHEREAS, the Mayor and City Council for the City of North Augusta, by adoption of Resolution No. 2020-02 dated January 6, 2020 have petitioned that this property be annexed; and,

WHEREAS, the zoning classification recommended for the property 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 plans;

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 properties shall be annexed into the City of North Augusta:

The property to be annexed is also shown on a map identified as "Exhibit A" titled map of property sought to be annexed by the City of North Augusta dated January 2, 2020 and prepared by the City of North Augusta.

Being the same piece parcel and tract of land conveyed by DWT Properties, LLC to the City of North Augusta by deed dated the 29th day of October, 2019 and recorded in the Office of the Clerk of Court for Edgefield County, South Carolina in Record Book 1765 at Pages 241-245 and the Office of the RMC for Aiken County, South Carolina in Record Book 4812 at Pages 2047-2051. The said property is known pursuant to the tax parcel numbers for Edgefield County Assessor's Office as a portion of 106-00-00-075 and 105-00-04-001, and the Office of the RMC for Aiken County as Tax Parcel No: 004-18-02-01.

- II. This property is intended for use by the City as recreational property and the zoning classification recommended for said property has been reviewed by the Planning Commission for consistency with the future land use classification of the property as specified in the North Augusta 2017 Comprehensive Plans; Therefore, the property shall be zoned "P", public use on a map identified as "Exhibit B" Plat prepared by the City of North Augusta dated January 2, 2020. Such zoning classification was approved by the Planning Commission at its meeting held on November 21, 2019.
- III. Ordinances and conflict herein are to the extent of such conflict hereby repealed.
- IV. This Ordinance shall become effective immediately upon its adoption on the 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 _____, 2020.

ITEM 11. Justice and Law: Municipal Judge- Appointment

Section 13.1-2 of the City code requires the appointment of a Municipal Judge. On motion of Councilmember Brooks, second of Councilmember Toole, Council approved the reappointment of Thomas P. Murphy for a term of office to expire January 31, 2024. Mayor Pettit gave the oath of office with Mrs. Judy Murphy holding the Bible for her husband.

ITEM 12. BOARD AND COMMISSIONS: Appointments – Recommendations by Mayor

On motion of Councilmember Presnell, second of Councilmember Toole, Council approved the Boards and Commissions appointments as listed below.

<u>Name</u>	<u>Term Expires</u>	<u>New/Reappointment</u>
<u>Building Codes Board of Adjustments and Appeals</u>		
Barry Calloway	1/31/21	New
William Palladino	1/31/23	New
Ken Newsome	1/31/23	Reappointment
Danny Geddes	1/31/24	Reappointment
Forrest McKie	1/31/24	Reappointment
<u>Planning Commission</u>		
Briton Williams	1/31/24	Reappointment
Len Carter	1/31/24	Reappointment
<u>Board of Zoning Appeals</u>		
Kevin Scaggs	1/31/24	Reappointment
<u>Parks, Recreation, and Tourism Advisory Commission</u>		
Tom Dunnaway	1/31/24	Reappointment
Nan Burns	1/31/24	Reappointment

ITEM 13. FINANCE: Resolution No. 2020-05 – A Resolution Authorizing Funding Allocation Recommendations of the Accommodations Tax Advisory Committee for the Disbursement of Revenues from the Accommodations Tax Year 2017-2018

On the motion of Mayor Pettit, second of Councilmember Brooks, Council agreed to consider a resolution to authorize funding allocation recommendations of the Accommodations Tax Advisory Committee for the disbursement of revenues from the Accommodations Tax Year 2017-2018. Cammie Hayes, Director of Finance and General Services explained the application and decision process. Applications for the Accommodation tax year 2018-2019 will be available soon.

A copy of the proposed resolution is below:

RESOLUTION NO. 2020-05
A RESOLUTION AUTHORIZING FUNDING ALLOCATION RECOMMENDATIONS OF
THE ACCOMMODATIONS TAX ADVISORY COMMITTEE FOR THE DISBURSEMENT
OF REVENUES FROM THE ACCOMMODATIONS TAX YEAR 2017-2018

WHEREAS, the City of North Augusta receives state accommodations tax funding from the state of South Carolina; and

WHEREAS, the City receives more than fifty thousand dollars in state accommodations taxes and pursuant to Section 6-4-25 Code of Laws of South Carolina, formed a local advisory committee consisting of seven members via Resolution 2019-32; and

WHEREAS, Section 6-4-10(4) provides, in part, that the funds received by a municipality collecting more than fifty thousand dollars from the state accommodations tax must allocate the remaining balance, 65% plus earned interest, to the special fund to use for tourism related expenditures; and

WHEREAS, the local accommodations tax advisory committee received four applications for funding for accommodations tax year 2017-2018; and

WHEREAS, the funding for accommodations tax year 2017-2018 to be allocated to applicants totals \$23,462.75; and

WHEREAS, the local accommodations tax advisory committee met and reviewed the applications, spoke with applicants and voted to recommend the following funding allocations for Council's consideration:

Organization	Project Category	Project Name	Amount Requested	Amount Recommended by Committee
Aiken County / Ashley Havird	Tourism-Related Events	Ad in Rowing News Magazine	\$1,377	\$1,377
FWB Fund Inc. / Lisa Taylor	Tourism-Related Events	Spring Concert Amphitheater	\$20,000	\$15,439.31

Arts & Heritage / Mary Ann Bigger	Tourism-Related Events	Arts & Heritage Rack Cards	\$1,500	\$1,500
NAPRT/ Rick Meyer	Tourism-Related Events	Amphitheater Grand Opening	\$10,000	\$5,146.44
TOTAL			\$32,877	\$23,462.75

NOW THEREFORE BE IT RESOLVED by the Mayor and City Council for the City of North Augusta, in meeting duly assembled and by the authority thereof that funding be allocated as recommended by the local accommodations tax advisory committee and that the funding source be the Accommodations Tax Fund for tax year 2017-2018.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS _____ DAY OF FEBRUARY, 2020.

ITEM 14. CITY PROPERTY: Ordinance No. 2020-05 – To Accept the Bid of P & L Holdings to Purchase Property Belonging to the City and Authorize the Sale and Conveyance of Said Property

A. First Reading

On the motion of Councilmember Dickert, second of Councilmember McGhee, Council considered an ordinance on first reading to accept the bid of P & L Holdings to purchase 0.21 +/- acres of property which is known as Tax Map and Parcel No. 007-09-04-002 and determined to not be suitable for inclusion with the developed Sunset Hill Cemetery property. The ordinance was approved with no dissensions and with one recusal, Councilmember Toole.

B. Second Reading

On motion of Councilmember Presnell, second of Councilmember McGhee, Council considered an ordinance on second to accept the bid of P & L Holdings to purchase 0.21 +/- acres of property which is known as Tax Map and Parcel No. 007-09-04-002 and determined to not be suitable for inclusion with the developed Sunset Hill Cemetery property. Again the ordinance was approved with no dissensions, no discussion, and one recusal, Councilmember Toole.

Please see **ATTACHMENT #14** a copy of Councilmember Toole's Recusal Statement.

A copy of the proposed ordinance is below:

ORDINANCE NO. 2020-05

TO ACCEPT THE BID OF P & L PROPERTY HOLDINGS TO PURCHASE
PROPERTY BELONGING TO THE CITY AND AUTHORIZE THE SALE
AND CONVEYANCE OF SAID PROPERTY.

WHEREAS, the City received an inquiry during 2019 as to the possibility of the sale of property belonging to the City that contains 0.21 + or - acres and is an undeveloped portion of the property belonging to the City known as Sunset Hill Cemetery; and,

WHEREAS, the Mayor and City Council reviewed information related to the property which is known as Tax Map and Parcel No: 007-09-04-022 and determined that it was not suitable for inclusion within the developed cemetery property and was unable to determine any other beneficial use of the property by the city; and,

WHEREAS, the City determined that it would offer the property for sale as being surplus property of the City; and,

WHEREAS, upon further review of the property, the City also determined that it was not in the best interest of the City to provide any access to the property through the existing cemetery property; and,

WHEREAS, the City determined that the property being sold would be landlocked without such access being provided; and

WHEREAS, the City then determined that it would offer the property for sale to the adjoining property owners which would allow any of such property owners purchasing property to have access through their current property to the property being sold; and

WHEREAS, the City corresponded with the seven (7) adjoining land owners and advised of the intent by the City to accept bids for the potential purchase of the property, specifically informing the landowners that no access would be provided to the property through the cemetery; and,

WHEREAS, the City requested sealed bids to be delivered no later than 5:00 pm, January 16, 2020 to the City Clerk and further advised that a \$1,000.00 Cashier's Check deposit would be required with each bid; and,

WHEREAS, the City indicated that it reserved the right to reject all bids; and,

WHEREAS, the bids were opened on Friday, January 17, 2020 at 11:00 am, in accordance with the notice; and,

WHEREAS, the only bid received was a bid by P & L Property Holdings Inc. with such bid being in the amount of \$5,000.00; and,

WHEREAS, the proper Cashier's Check deposit was included with the bid; and,
WHEREAS, the property is valued by the Aiken County Tax Assessor as having a market value of \$5,250.00; and,

WHEREAS, the Mayor and City Council have determined that the bid as submitted by P & L Property Holdings Inc. is a reasonable offer for the purchase of the property; and,

WHEREAS, Mayor and Council, have determined it is in the best interest of the City that the property be sold to P & L Property Holdings Inc. for the sum of \$5,000.00.

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 bid in the amount of \$5,000.00 from P & L Property Holdings Inc. is accepted.
- II. That the City authorizes the sale of the property known as Tax Map and Parcel No. 007-09-04-022 consisting of + or - 0.21 acres for the sum of \$5,000.00 to P & L Property Holdings Inc.
- III. That the city Administrator is authorized to execute any and all documents necessary in order to conclude the sale of this property.
- IV. That the proceeds received from the sale of said property shall be deposited to the General Fund.
- V. 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 FEBRUARY, 2020.

ITEM 15. ADMINISTRATIVE REPORTS:

Interim City Administrator, Rachelle Moody, reported the Public Safety Fire Station 1 Relocation Open House will be held Wednesday, February 12. Citizens are welcome to drop in between 5:00 p.m. and 7:00 p.m. at Fire State 3 at 692 Belvedere-Clearwater Road to tour the station, interact with the officers, and view drawings of the proposed Station 1.

ITEM 16. CITIZENS COMMENTS/RECOGNITION OF VISITORS:

Please see the attached Speaker Forms, if completed, for the February 3, 2020 Council Meeting.

A. Citizen Comments were made by:

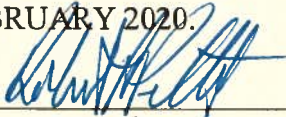
Tom Kinney
John Eargle

B. Council Comments:

Councilmember Dickert asked about an abandoned home on Martintown Road. Libby Hodges, Director of Planning and Development, responded that efforts were already underway to contact the owner or the owner's representative.


There being no further business, Council adjourned at 7:40 p.m. The Study Session reconvened in Council's Conference Room.

APPROVED THIS 17th DAY OF
FEBRUARY 2020.



Robert A. Pettit
Mayor

Respectfully submitted,



Sharon Lamar
City Clerk

#1

SPEAKER FORM

COUNCIL MEETING DATE: 3 Feb. 2020

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

NAME: Tom Kinney

AGENDA ITEM/TOPIC: _____

PLEASE PROVIDE A SUMMARY OF YOUR COMMENTS TO COUNCIL.

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

SUMMARY

Present vehicle reports for code enforcement & NADPS
Volunteer to identify safety hazards caused by ~~the~~ overgrown vegetation & manmade ~~objets~~ objects interfering with safe travel

#2

SPEAKER FORM

COUNCIL MEETING DATE: 2/3/20

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

NAME: John Eangle

AGENDA ITEM/TOPIC: MID TAP

PLEASE PROVIDE A SUMMARY OF YOUR COMMENTS TO COUNCIL.

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

SUMMARY

Information and questions attached

It is my understanding that City taxes are due May 1, 2020 based on information sent to all property owners with their 2019 tax bill. I, in fact recently received my City tax bill.

It appears that there will be a need for the MID tax allocation for Riverside Village to be implemented based on less development that was anticipated, a shortage in required parking fees collected, just to name a few deficiencies.

Is there a procedure in place to calculate the MID, demonstrate how it will be allocated, and lastly when will this information be available for the public to see?

We are hoping that this effort was anticipated and that there won't have to be a long period to implement it.

When do you think we can have an answer?

MUNICIPAL IMPROVEMENT DISTRICT

RECUSAL STATEMENT

Member Name: Kevin Toole

Meeting Date: 2/3/2020

Agenda Item: Section New BUS. Number: 14

Topic: City Property

The Ethics Act, SC Code §8-13-700, provides that no public official may knowingly use his office to obtain an economic interest for himself, a family member of his immediate family, an individual with whom he is associated, or a business with which he is associated. No public official may make, participate in making, or influence a governmental decision in which he or any such person or business has an economic interest. Failure to recuse oneself from an issue in which there is or may be conflict of interest is the sole responsibility of the council member (1991 Op. Atty. Gen. No. 91-37.) A written statement describing the matter requiring action and the nature of the potential conflict of interest is required.

Justification to Recuse:

Professionally employed by or under contract with principal

Owns or has vested interest in principal or property

Other: Business relationship with principal/
winning bidder.

Date: 2/3/2020 
Member

Approved by Parliamentarian: _____