

North Augusta



South Carolina's Riverfront

MINUTES OF FEBRUARY 17, 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

STUDY SESSION

The study session for the City Council meeting of the City of North Augusta of February 17, 2020, having been duly publicized, was called to order by Mayor Pettit at 6:00 p.m. in the Council Conference room on the third floor of the Municipal Center and recessed at 6.59 p.m. to move into Council Chambers for the City Council Regular Meeting. Following the Council meeting, Study Session re-convened at 7:37 p.m. The Study Session/Executive Session concluded at 8:50 p.m.

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

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

Also in attendance were Rachelle Moody, Interim City Administrator; Kelly Zier, City Attorney; Richard E. Meyer, Director of Parks, Recreation, and Tourism, Cammie T. Hayes, Director of Finance and General Services; 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. The members of the public and the media were also in attendance.

ITEM 1. CITY COUNCIL AGENDA: Items on the February 17, 2020 Council Agenda- Council Discussion

Interim City Administrator, Rachele Moody, led Council's discussion of the February 17, 2020 meeting agenda.

ITEM 2. FINANCE: MID Annual Assessment – Presentation to Council

Cammie Hayes, Director of Finance and General Services, presented to Council an explanation of the Annual Assessment Report for the Ballpark Village Municipal Improvement District.

Please see ATTACHMENT #2 for a copy of her presentation.

ITEM 3. FINANCE: Capital project Sales Tax IV – Council Discussion

Rachele Moody, Interim City Administrator, led Council in the process of adopting a prioritized list with funding for CPST IV.

Please see ATTACHMENT #3 for a copy of the CPST IV priority schedule.

ITEM 4. ANNEXATION: Annexation Process Discussion – Council Discussion

After a brief introduction by Rachele Moody, Interim City Administrator, of the current annexation trends in the City of North Augusta, Kelly Zier, City Attorney, led Council in a discussion of the process to move forward with unsigned Petitions for Annexation. Council concluded that City Staff should continue to follow current procedures for annexing properties that become contiguous to the corporate City Limits.

ITEM 5. MISSION AND VISION STATEMENTS: Council Discussion

Mayor Pettit and Rachele Moody, Interim City Administrator, led Council in a discussion of proposed Mission and Vision statements of the City of North Augusta. The statements are a product of the 2019 ENVISION retreat. Councilmember Dickert suggested the statements be edited to shorter more concise thoughts that would be easy to learn and remember.

See the proposed Mission and Vision statements below:

1.) The mission statement: To provide the highest quality of customer service to residents, businesses and visitors and encourage economic prosperity through investment in infrastructure, public safety, and a diverse array of recreational programs. To achieve this caliber of service, the city will tackle community issues with an open mind and creative approach, utilizing technology and emphasizing fiscal responsibility.

2.) The vision statement: To be a premier community providing the highest quality of life for residents of all ages, with sustainable economic growth, a distinctive aesthetic, and built on a foundation of hospitality and community values.

Mayor Pettit requested the statements be shared on the City website for citizen's comments.

At 6:59 p.m. on motion of Councilmember Toole, second of Councilmember Presnell, Council agreed to recess the Study Session to reconvene after the regular City Council meeting.

Council reconvened the Study Session for Executive Session at 7:37 p.m.

ITEM 6. LEGAL: Executive Session – Request of the Mayor

On motion of Councilmember McGhee, second of Councilmember Carpenter, Council agreed to enter Executive Session to discuss a personnel matter. Rachele Moody, Interim City Administrator; Kelly Zier, City Attorney; John C. Thomas, Director of Public Safety; JD McCauley, Manager of Human Resources; former City of North Augusta City Administrator, Todd Glover; and Sharon Lamar, City Clerk; were also in attendance.

In compliance with Section 30-4-70 (a) (1) the Mayor requested an executive session for the purpose of:

(1) Discussion of employment, appointment, compensation, promotion, demotion, discipline, or release of an employee, a student, or a person regulated by a public body or the appointment of a person to a public body; however, if an adversary hearing involving the employee or client is held, the employee has the right to demand that the hearing be conducted publicly. Nothing contained in this item shall prevent the public body, in its discretion, from deleting the names of the other employees or clients whose records are submitted for use at the hearing.

Discussion is related to a personnel matter

On motion of Councilmember Carpenter, second of Councilmember Toole, Council adjourned the Executive Session at 8:50 p.m. Upon returning to open session, council did not take action on matters discussed in Executive Session.

APPROVED THIS 2nd DAY OF
MARCH, 2020.



Robert A. Pettit, Mayor

Respectfully submitted,



Sharon Lamar
City Clerk

Municipal Improvement District

Annual Assessment Report and Amendment of the Assessment Roll for 2019-2020 Assessment Year



Annual Payment Calculation- 1st Step

- Calculate Annual Revenue Requirement and Compare to Annual Assessment
 - Annual Revenue Requirement = Debt Service Expenses (TIF Obligation) + Administrative Expenses – Other Available Funds – Other Ballpark Village Revenues (Year 6)
 - Annual Assessment = Projected TIF Revenues per Financing

IF Annual Revenue Requirement > Annual Assessment = Move to Second Step

IF Annual Assessment > Annual Revenue Requirement = Reduce Parcel Assessment Pro Rata

* 2019-2020 Annual Revenue Requirement \$2,342,147 > Annual Assessment \$1,591,277
= Move to Second Step

Annual Payment Calculation- 2nd Step

- Compare Sum of Tax Revenues to Annual Assessment
 - Tax Revenues = Estimated Real Property Tax to be Collected
 - Annual Assessment = Projected TIF Revenues per Financing Model

IF Tax Revenues > Annual Assessment = Potential for Annual Payment for all Parcels to be \$0.

IF Annual Assessment > Tax Revenues = Move to Third Step

* 2019-2020 Annual Assessment \$1,591,277 > Tax Revenues \$489,361 = Move to Third Step

Annual Payment Calculation- 3rd Step

- Calculate Annual Parcel Credit and Subtract from Annual Parcel Assessment for each Parcel
 - Annual Parcel Credit = Parcel Real Property Tax to be Collected
 - Annual Parcel Assessment = Parcel Projected TIF Revenues per Financing Model

IF Parcel Tax Revenue > Annual Parcel Assessment = Annual Parcel Credit equal to Annual Parcel Assessment and \$0 Annual Payment

IF Annual Parcel Assessment > Annual Parcel Credit = Net Difference Added to Parcel Tax Bill as MID Fee

Annual Payment Calculation- 3rd Step Example 1

- Parcel 007-17-02-003 Tract J Apartments
 - Annual Parcel Credit = Parcel Real Property Tax to be Collected
 - Annual Parcel Assessment = Parcel Projected TIF Revenues per Financing Model

IF Parcel Tax Revenue > Annual Parcel Assessment = Annual Parcel Credit equal to Annual Parcel Assessment and \$0 Annual Payment

* $\$412,679 > \$331,268 = \$0$ Annual Payment

Annual Payment Calculation- 3rd Step Example 2

- Parcel 007-13-42-003 Tract K Senior Living
 - Annual Parcel Credit = Parcel Real Property Tax to be Collected
 - Annual Parcel Assessment = Parcel Projected TIF Revenues per Financing Model

IF Annual Parcel Assessment > Annual Parcel Credit = Net Difference Added to Parcel Tax Bill as MID Fee

* $\$397,872 > \$17,579 = \$380,293$ Added to Parcel Tax Bill as MID Fee

ATTACHMENT #3

EXHIBIT A

CAPITAL PROJECTS SALES TAX IV PROJECTS

Proposed Project Priority		Funding AllocationPer Referendum	Funding Allocation Changes	Revised Funding Allocation
1	Headquarters Development	10,500,000	600,000	11,100,000
2	Software and Technology Enhancements for a Citizen Information Portal, Record Keeping & Storage, Transaction Processing, Accounting and Financial Reporting	575,000	-	575,000
3	Gateways and Wayfinding Enhancements (Highway 1 @ Martintown Road, East Buena Vista @ Highway 1, Edgefield Road @ Georgia Avenue, I-20 @ Martintown Road)	1,250,000	-	1,250,000
4	Martintown Road at US 1 Interchange Design and Improvements	2,000,000	-	2,000,000
5	Activities Center Improvements (walking track, workout room, chillers and boilers, IT connectivity)	700,000	-	700,000
6	Park Improvements (ballpark, fields and street lighting, Creighton Park playground equipment)	1,500,000	-	1,500,000
7	Community Center Upgrades (roof, lighting, flooring, AV equipment, paving)	150,000	-	150,000
8	Greenway Maintenance and Connectivity	650,000	-	650,000
9	Stormwater Infrastructure Improvements (see listing)	1,500,000	-	1,500,000
10	Downtown Greenway Connector	900,000	-	900,000
11	Street Resurfacing Program (see listing)	1,450,000	-	1,450,000
12	Road Reconstruction Program (see listing)	3,000,000	-	3,000,000
13	Wastewater Infrastructure Improvements (see listing)	3,500,000	-	3,500,000
14	Safety and Security Improvements for the Municipal Building	425,000	-	425,000
15	Finance Department Lobby Improvements for Citizen Transactions	100,000	-	100,000
16	Downtown Pedestrian and Vehicular Traffic and Safety Enhancements (signage, medians, sidewalks)	300,000	-	300,000
17	Georgia Avenue Undergrounding Utilities	700,000	-	700,000
18	Fire Apparatus	1,000,000	(600,000)	400,000
19	New Savannah Bluff Lock & Dam	500,000	-	500,000
		\$ 30,700,000	\$ -	\$ 30,700,000