

North Augusta



South Carolina's Riverfront

MINUTES OF OCTOBER 11, 2021

Briton S. Williams, Mayor

J. Robert Brooks, Councilmember

Pat C. Carpenter, Councilmember

Jenafer F. McCauley, Councilmember

David W. McGhee, Councilmember

Eric H. Presnell, Councilmember

Kevin W. Toole, Councilmember

ORDER OF BUSINESS

STUDY SESSION

The Study Session of October 11, 2021 for the City Council of the City of North Augusta, having been duly publicized, was called to order by Mayor Williams at 6:00 p.m. and also streamed online for public viewing at the City Facebook page: "City of North Augusta – Public Information" and City YouTube page: "City of North Augusta Public Information." The Study Session adjourned 6:³⁰~~43~~ p.m.
all

Per Section 30-4-80(e) notice of the meetings was sent out by email 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 Williams, Councilmembers Brooks, Carpenter, McCauley, McGhee, Presnell, and Toole.

Also in attendance were James S. Clifford, City Administrator; Rachele Moody, Assistant City Administrator; Kelly F. Zier, City Attorney; Cammie T. Hayes, Chief Financial Officer; Thomas C. Zeaser, Director of Engineering and Public Works; Richard L. Meyer, Director of Parks, Recreation, and Tourism; James E. Sutton, Director of Public Services; John C. Thomas, Director of Public Safety; Thomas L. Paradise, Director of Planning and Development; J. D. McCauley, Manager of Human Resources; Ricky Jones, Manager of Information Technology; and Sharon Lamar, City Clerk.

ITEM 1. CITY COUNCIL MEETING: Items for the October 18, 2021 Council Meeting- Council Discussion

City Administrator, Jim Clifford, led Council's discussion of items for the October 18, 2021 regular meeting.

Minutes of Study Session of October 11, 2021

Please see ATTACHMENT #1 for a copy of the proposed agenda items.

ITEM 2. DEPARTMENT DETAILS:

City department directors and managers provided departmental updates. Rick Meyer, Director of Park, Recreation and Tourism, added the last day to enjoy the City's splash pads this season will be Sunday, October 17. On Monday, October 18 the splash pads will be turned off.

Please see ATTACHMENT #2 for a copy of the "Department Details October 11, 2021."


ITEM 3. MAYOR'S MATTERS:

(A) Mayor Williams shared an announcement related to a current opportunity in the City of North Augusta. He announced the River Event Survey is posted on the City's website. He encouraged all residents to vote for their preferences for the Spring 2022 event.

(B) Focus Item: Economic Development – Riverside Village at Hammond's Ferry – Council Update
Cammie Hayes, Chief Financial Officer, shared a quarterly update with Council on the financial status of the Riverside Village at Hammond's Ferry project. This voluntary continuing disclosure can be found on the EMMA website and on the City's Transparency Page on www.northaugusta.net.


Please see ATTACHMENT #3 for a copy of the "Voluntary Continuing Disclosure North Augusta Public Facilities Corporation/City of North Augusta Series 2017B Voluntary Filing for the Fiscal Quarter Ended September 30, 2021."

APPROVED THIS 18th DAY OF
October, 2021.



Briton S. Williams
Mayor

Respectfully submitted,



Sharon Lamar
City Clerk



PUBLIC HEARING

Proposed Consolidated Annual Budget for Fiscal Year 2022

October 18, 2021 – 5:45 p.m. - Municipal Center – 100 Georgia Avenue, 3rd Floor - Council Chambers

DRAFT: CITY OF NORTH AUGUSTA REGULAR CITY COUNCIL MEETING

October 18, 2021 – 6:00 p.m. – Municipal Center – 100 Georgia Avenue, 3rd Floor - Council Chambers

The Public Power Hour and regular City Council meeting will be streamed for public viewing online at:

- "City of North Augusta – Public Information" on www.Facebook.com
- "City of North Augusta Public Information" on www.YouTube.com

CITIZEN COMMENTS: Citizens may speak to Mayor and City Council on each item listed on this agenda. The Mayor will call for comments prior to Council's discussion. Speakers shall give their name and address in an audible tone of voice for the records. Speaker Forms are provided on the credenza at the entrance to the Council Chambers. Speakers desiring that the minutes indicate that they addressed Council on a specific topic should complete the form. The form will be included as part of the minutes of the meeting. Citizen comments are limited to five minutes.

CITIZEN ASSISTANCE: Individuals needing special assistance or sign interpreter to participate in the meeting, please notify the Administration Department 48 hours prior to the meeting.

1. **CALL TO ORDER:**
2. **INVOCATION AND PLEDGE OF ALLEGIANCE:**
3. **ROLL CALL:**
4. **APPROVAL OF MINUTES:** Regular City Council Meeting minutes of October 4, 2021;
Study Session minutes of October 11, 2021
5. **PERSONNEL:** Employee of the Quarter -July, August, and September, 2022- TBA

UNFINISHED BUSINESS

6. **ZONING:** Ordinance No. 2021-15 – To Amend the Zoning Map of the City of North Augusta, South Carolina by Rezoning ±3.67 Acres of Land Owned by Felix Daniel McKie, Aiken County Tax Parcel #006-05-01-024, from R-14 Large Lot Single-Family, to R-5 Mixed Residential; Ordinance – Second Reading
7. **ZONING:** Ordinance No. 2021-16 – To Amend the Zoning Map of the City of North Augusta, South Carolina by Rezoning ±48.42 Acres of Land Owned by Felix Daniel McKie and Forrest Thomas McKie, Aiken County Tax Parcel #006-05-01-001, from R-14 Large Lot Single-Family, to R-5 Mixed Residential; Ordinance – Second Reading

NEW BUSINESS

8. **FINANCE:** Ordinance No. 2021-17 - Adopting a Budget for Fiscal Year 2022 Containing Estimates of Proposed Revenues and Expenditures by the City of North Augusta, South Carolina, for the Budget Year Beginning January 1, 2022, and Declaring that Same Shall Constitute the Budget of the City of North Augusta for Such Budget Year; Ordinance – First Reading
9. **FINANCE:** Ordinance No. 2020-18 – Levying the Annual Tax on Property in the City of North Augusta, South Carolina for the Fiscal Year Beginning January 1, 2022, and Ending December 31, 2022; Ordinance – First Reading

10. **FINANCE:** Ordinance No. 2020-19 – Amending Article IV, Section 14-123 Title “Sanitation Services Fees” of the City Code of the City of North Augusta, South Carolina; Ordinance – First Reading
11. **ENGINEERING AND PUBLIC WORKS:** Resolution No. 2021-43 – Authorizing a Professional Services Contract for Construction Engineering and Inspection Services for the Knobcone Avenue Sidewalk and the Greenway Extension – Woodstone to Mayfield Projects
12. **PERMIT:** Resolution No. 2021-44 - To Authorize the Issuing of a Parade Permit to North Augusta Lions Club to Conduct the 2021 Christmas Parade on Sunday, December 5, 2021
13. **ADMINISTRATIVE REPORTS:**
14. **PRESENTATIONS/COMMUNICATIONS/RECOGNITION OF VISITORS:**
 - A. **Citizen Comments** - *At this time, citizens may speak to Mayor and City Council regarding matters not listed on the agenda. Speakers shall give their name and address in an audible tone of voice for the records. Speaker Forms are provided on the credenza at the entrance to the Council Chambers. Speakers desiring that the minutes indicate that they addressed Council on a specific topic should complete the form. The form will be included as part of the minutes of the meeting. Citizen comments are limited to five minutes.*
 - B. **Council Comments** –
15. **ADJOURNMENT**

DEPARTMENT DETAILS

for October 11, 2021



FINANCE:

- 10/18: Cycle 2 Due Date
- 10/20-10/21: Cycle 1 Disconnect

PLANNING AND DEVELOPMENT:

- Phyllis Garvin in Building Standards has been hired as the full-time secretary for the Planning and Development department. She will begin October 27th.
- The agenda for the October 21st Planning Commission meeting will be posted Thursday.

PUBLIC SAFETY:

- Commission on Accreditation for Law Enforcement Agencies, CALEA, will be virtually onsite October 25-27 for the Public Safety Department's re-accreditation.
- Public Safety Trunk or Treat is this Saturday, October 16th from 5:00 p.m. until 7:00 p.m. in the Riverview Park parking lot.

PARKS, RECREATION AND TOURISM:

- The City's new Tourism Team will launch this week, consisting of three full time employees. PRT re-aligned three existing positions to work together on this team and include the Community Center Coordinator, the Event Coordinator, and Tourism & Marketing Coordinator. The team will work full-time out of the Community Center and will book and manage events, promote the City through social media and other outlets, and work with various partners to promote community events.
- PRT has new faces working in our youth athletic programs this fall. Our new Program Coordinator is Lida Gregg. Lida has spent the last 18 years working with the City of Augusta Parks & Recreation Department. Lida is currently working with our youth football & cheerleading program. Our new Center Program Coordinators are Derrick Nelson and Alex Baker. Derrick has been promoted up from Part Time Center Coordinator to his new full time role and is coordinating the youth soccer program this fall. Alex Baker is coordinating the youth volleyball program. We have one more Center Program Coordinator position to fill.

ENGINEERING AND PUBLIC WORKS:

- Storm Drainage Remediation has begun at Bentley Place.

HUMAN RESOURCES:

Communications Technician I – Public Safety

Grade: 9

Salary/Pay Rate: \$16.61 - \$19.93/hour

Closing Date: Until Filled

Firefighter – Public Safety

Grade: UN

Salary/Pay Rate: \$9.43/hour

Closing Date: Until Filled

Grounds Worker II – Property Maintenance

Grade: 6

Salary/Pay Rate: \$14.03 - \$16.83/hour

Closing Date: Until Filled

Part-time Permit Clerk – Building Standards

Grade: 7

Salary/Pay Rate: \$14.89/hour

Closing Date: Until Filled

Public Safety Officer – Public Safety

Grade: 15

Salary/Pay Rate: \$20.38 - \$24.45/hour

Closing Date: Until Filled

Sanitation Worker I – Sanitation

Grade: 4

Salary/Pay Rate: \$ 12.30 - \$14.76/hour

Closing Date: Until Filled

Trolley Driver

Grade: UN

Salary/Pay Rate: \$20.00/hour

Closing Date: Until Filled

Utility Worker I – Wastewater Operations

Grade: 4

Salary/Pay Rate: \$12.30 - \$14.76/hour

Closing Date: Until Filled

Vehicle Operator I (2) – Sanitation

Grade: 6

Salary/Pay Rate: \$14.03 - \$16.83/hour

Closing Date: Until Filled

Vehicle Operator III – Material Recovery Facility

Grade: 10

Salary/Pay Rate: \$17.47 - \$20.97/hour

Closing Date: Until Filled

Voluntary Continuing Disclosure
North Augusta Public Facilities Corporation/City of North Augusta Series 2017B
Voluntary Filing for the Fiscal Quarter Ended September 30, 2021

The following information is being provided by the City of North Augusta, South Carolina (the "City") as a voluntary disclosure and not as a disclosure required by any continuing disclosure undertaking made pursuant to the obligations of SEC Rule 15c2-12 (the "Rule"). Furthermore, this filing is not made in connection with a purchase or sale of securities and accordingly is not intended to contain all information material to a decision to purchase or sell obligations of the City or the North Augusta Public Facilities Corporation (the "Corporation"). In providing this notice, neither the City nor the Corporation makes any representation with respect to the materiality of the information herein to any investor. This filing speaks only as of its date and neither the City nor the Corporation is under any obligation to update or provide future voluntary filings except to the extent the information contained herein is also provided in accordance with a disclosure undertaking pursuant to the Rule.

Assessed Value of Taxable Property

The assessed value of all taxable real and personal property in the City for each of the last five years available is set forth in the following table:

Assessed Value of Taxable Property				
Fiscal Year Ended December 31	Tax Year	Real Property	Personal Property ⁽¹⁾	Total
2020	2019	\$ 111,102,458	\$ 33,204,209	\$ 144,306,667
2019	2018	83,448,499	31,654,277	115,102,776
2018	2017	82,341,248	27,375,296	109,716,544
2017	2016	79,819,959	26,336,665	106,156,624
2016	2015	73,065,987	21,623,421	94,689,408

⁽¹⁾ Due to a law passed in 1980 by the S.C. General Assembly that provided for the billing and collection of personal property taxes on motor vehicles on a staggered basis according to expiration of the license tag, the City uses different tax years for real and personal property taxes.

(continued)

Tax Rates

The millage imposed in the City in each of the last five tax years is set forth below:

Tax Rates				
Fiscal Year Ended December 31	Tax Year ⁽¹⁾	Operating Millage	Debt Service Millage	Total City Millage
2021	2020	73.50	-	73.50
2020	2019	73.50	-	73.50
2019	2018	73.50	-	73.50
2018	2017	73.50	-	73.50
2017	2016	70.50	-	70.50

⁽¹⁾ Due to a law passed in 1980 by the S.C. General Assembly that provided for the billing and collection of personal property taxes on motor vehicles on a staggered basis according to expiration of the license tag, the City uses different tax years for real and personal property taxes.

City General Fund Budget

The original General Fund Budget for the fiscal year ending December 31, 2021 was adopted on November 2, 2020 by City Council and is shown in the following table:

Annual General Fund Budget for Fiscal Year Ending 12/31/21	
Revenues	
Ad valorem property taxes	\$ 7,854,050
Licenses and Permits	6,211,481
Fines and forfeitures	1,120,000
Charges for services	1,105,915
Intergovernmental	741,758
Miscellaneous	863,222
Transfers	1,366,672
Total Revenues	\$ 19,263,098
Expenditures	
General Government	\$ 6,013,563
Public Safety	8,844,049
Public Works	1,645,806
Parks, Recreation and Tourism	2,759,680
Total Expenditures	\$ 19,263,098

(continued)

Ten Largest Taxpayers in the City

The ten largest taxpayers in the City, the assessed value for the fiscal year ended December 31, 2020 of the taxable property of each located within the City, and the amount of 2019 taxes paid to the City are as follows:

Ten Largest Taxpayers in the City 12/31/2020		
Taxpayer	Assessed Value	Taxes Paid
Ackerman Greenstone North Augusta	\$ 4,984,433	\$ 366,356
S.C. Electric & Gas Co.	3,357,060	246,744
Allnex Industries, Inc.	2,689,303	197,664
Wal-Mart, Inc.	2,639,986	194,039
Graybul Ironwood LLC	1,493,040	109,738
SUSO 3 Augusta, LP	1,126,870	82,825
SRP Federal Credit Union	1,060,910	77,977
Halocarbon Chemicals, Inc.	1,018,980	74,895
CVS SC Distribution, Inc.	777,250	57,128
NHC Healthcare	711,050	52,262

Tax Collection Record of the City

The following table shows the amount of taxes levied for City purposes, including additions and abatement, taxes collected as of December 31 of the year following the year in which the levy was made, and the amount of delinquent taxes collected in the City for the fiscal years shown:

Tax Collection Record of the City							
		Collected within the Fiscal Year of the Levy			Total Collections to Date		
Fiscal Year Ended December 31	Tax Year ⁽¹⁾	Taxes Levied for Fiscal Year	Amount	Percentage of Levy	Collections in Subsequent Years	Amount	Percentage of Levy
2020	2019	\$ 10,606,540	\$ 9,655,624	91.03%	\$ -	\$ 9,655,624	91.03%
2019	2018	8,460,054	8,404,331	99.34%	3,141	8,407,472	99.38%
2018	2017	8,064,166	8,018,222	99.43%	15,343	8,033,565	99.62%
2017	2016	7,484,042	7,446,013	99.49%	8,698	7,454,711	99.61%
2016	2015	7,026,901	6,992,988	99.52%	10,741	7,003,729	99.67%

⁽¹⁾ Due to a law passed in 1980 by the S.C. General Assembly that provided for the billing and collection of personal property taxes on motor vehicles on a staggered basis according to expiration of the license tag, the City uses different tax years for real and personal property taxes.

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Outstanding Indebtedness

Outstanding Indebtedness 12/31/2020		
General Obligation Debt	\$ 10,250,000	
Tax Increment Debt	43,271,000	Includes Series 2017A Bonds *see note below
Outstanding Installment Purchase Revenue Bonds	68,800,000	Series 2017B Bonds *see note below
Outstanding Lease Purchase Obligations		
2021	1,012,753	
2022	836,339	
2023	619,866	
2024	349,232	
Subtotal	2,818,190	
Interest	(118,386)	
Present Value of minimum lease payments	2,699,804	
Revenue Debt		
Water and Wastewater Bonds, Series 2014A	9,707,341	Matures February 1, 2035 **see note below
Water and Wastewater Bonds, Series 2015A	8,384,490	Matures December 1, 2036 **see note below

*The North Augusta Public Facilities Corporation purchased the City's 2017A TIF Obligation (\$43,246,000 outstanding as of 12/31/2020) pursuant to which the City makes semi-annual payments to the Corporation from TIF Revenues. These payments are assigned to the Trustee for the Series 2017B Bonds and provide a credit against installment payments due in each year. The City's legal debt margin as of 12/31/2020 equaled \$11,544,533.

**On 4/21/2021 the City refunded Series 2014A and 2015A bonds with the issuance of Waterworks and Sewer System Revenue Refunding Bond, Series 2021 with a par amount of \$17,689,000.

Identified Sources of Installment Payments

General Obligation Bonds The City is authorized by the State Constitution to incur general obligation indebtedness without voter approval in an amount not exceeding eight percent of the assessed value of all taxable property in the City for any corporate purpose of the municipality. As of 9/30/21 the City's entire eight percent capacity is available.

On November 6, 2018, a favorable bond referendum was held in the City of North Augusta authorizing the City to issue not exceeding \$10,250,000 of general obligation bonds as part of a favorable Capital Projects Sales Tax referendum. These bonds were issued in 2020 to construct and equip a public safety headquarters and bond payments will be made from revenues collected from the capital projects sales tax.

General Obligation Bonds	
Fiscal Year	Amount
2021 ⁽¹⁾	\$ 10,250,000
2020	10,250,000
2019	-
2018	-
2017	-
⁽¹⁾ UNAUDITED	

(continued)

Local Hospitality Taxes City Council, pursuant to the Local Hospitality Tax Act and the Hospitality Tax Ordinance, established a uniform hospitality tax, which imposed, effective December 1, 1998, a one percent (1%) tax on the sales of prepared meals and beverages, including alcoholic beverages, beer and wine, at businesses within the City. Effective December 1, 2017, the hospitality tax rate was raised to the maximum of two percent (2%) with collections beginning in January 2018. The reduced collections in 2020 are related to the outbreak of the 2019 Novel Coronavirus Disease ("COVID-19").

Local Hospitality Taxes		
Fiscal Year	City Hospitality Taxes	Increase in Collections over Prior Fiscal Year
2021 1st, 2nd & 3rd		
Qtr ⁽¹⁾	\$ 1,613,232	N/A
2020	1,692,819	-5.33%
2019	1,788,174	11.13
2018	1,609,103	118.67
2017	735,845	3.18
2016	713,152	7.27
2015	664,804	9.68
2014	606,121	5.86
⁽¹⁾ UNAUDITED		

Local Accommodations Taxes City Council, pursuant to the Local Accommodations Tax Act and the Accommodations Tax Ordinance established a local accommodations tax, which imposed, effective December 1, 1998, a three percent (3%) tax on furnishing of accommodations to transients within the City. The reduced collections in 2020 are related to the outbreak of COVID-19.

Local Accommodations Taxes		
Fiscal Year	City Accommodations Taxes	Increase (Decrease) in Collections over Prior Fiscal Year
2021 1st, 2nd & 3rd		
Qtr ⁽¹⁾	\$ 175,491	N/A
2020	137,752	-39.86%
2019	229,047	109.96
2018	109,092	98.70
2017	54,904	7.86
2016	50,904	3.68
2015	49,099	(11.39)
2014	55,410	9.88
⁽¹⁾ UNAUDITED		

(continued)

Tax Increment Revenues The TIF Act authorizes municipalities to incur indebtedness for the purpose of redevelopment in areas which are or which are threatened to become blighted and to fund the debt service of such indebtedness from the additional tax revenues which result from such redevelopment. Under the TIF Act, all property taxes of all taxing jurisdictions imposed and collected within the Redevelopment Project Area in excess of the amount attributable to the "total initial equalized assessed value" of all taxable real property in the Redevelopment Project Area shall be paid to the municipality which shall deposit the taxes into a special tax allocation fund for the purpose of paying redevelopment project costs and discharging the obligations incurred in the payment of such costs. Certain portions of the taxes deposited to or otherwise subject to deposit to the special tax allocation fund are disbursed to overlapping taxing entities in accordance with agreements between the City and political subdivisions pursuant to which they agreed to participate in the TIF on a modified basis. As of 9/30/21, \$2,027.51 has been disbursed to overlapping taxing entities. The Tax Increment Revenues table below includes special assessments billed and collected on the City's property tax bills. The special assessments are further defined in the MID Assessments section following.

Tax Increment Revenues			
Fiscal Year	City TIF Revenues	% Growth	
2021 1st, 2nd & 3rd			
Qtr ⁽¹⁾	\$ 3,745,261	N/A	
2020	1,716,832	113%	
2019	804,992	7	
2018	751,052	22	
2017	613,831	19	
2016	516,829	14	
2015	453,883	9	
2014	417,373	N/A	
⁽¹⁾ UNAUDITED			

MID Assessments The municipal improvement district (MID District) consists of certain parcels owned by the private developers within the TIF District where private improvements will be constructed. The City has imposed a special assessment on the parcels in the MID District owned by the private developers. The special assessment has been set on an annual basis at an amount equal to an estimate of the TIF revenues that will result from the private improvement specified in the Master Development Agreement. 2020 was the first year the special assessments were billed and payable. These assessments are due to the City no later than May 1 in the year the special assessments are billed to avoid penalty. As of the date of this report, all outstanding taxes, special assessments, penalties and interest, as applicable, have been collected on all parcels in the MID District.

MID Assessments				
Fiscal Year Ended		MID	MID	
December 31	Tax Year	Assessments	Receipts	
2021 1st, 2nd & 3rd				
Qtr ⁽¹⁾	2020	\$ 777,779	\$ 1,547,627	
	2020	1,183,327	413,479	
⁽¹⁾ UNAUDITED				

(continued)

Parking Revenues Parking revenues are received from certain parking facilities owned or operated by the City including the Medac Deck, Hotel Deck and various lots owned by the City. Revenues received are netted against expenditures incurred for operations and maintenance of the parking facilities. The reduced collections in 2020 are related to the outbreak of COVID-19.

Parking Revenues		
Fiscal Year	Net Amount	% Growth
2021 1st, 2nd & 3rd Qtr ⁽¹⁾		
2020	\$ 68,893	N/A
2019	40,380	-69%
2018	128,499	18
2017	108,885	N/A
⁽¹⁾ UNAUDITED		

Stadium Revenues Stadium revenues are received from GreenJackets Baseball for performance license fees, retail space rent, corporate naming rights, and stadium rent. The GreenJackets Baseball 2020 season was canceled on June 30, 2020 along with all Minor League Baseball teams. Admissions tax payments are received from the South Carolina Department of Revenue (SCDOR).

Stadium Revenues						
Fiscal Year	Admissions Tax ⁽⁵⁾	Performance License Fees ⁽²⁾	Retail Space Rent ⁽³⁾	Corporate Naming Rights ⁽⁴⁾	Corporate Rent ⁽³⁾	Total
2021 1st, 2nd & 3rd Qtr ⁽¹⁾	\$ 13,524	\$ 4,286	\$ 100,000	\$ -	\$ 250,000	\$367,810
2020	12,696	74,894	100,000	100,000	250,000	537,590
2019	71,244	64,884	100,000	100,000	250,000	586,128
2018	18,336	-	100,000	100,000	250,000	468,336
⁽¹⁾ UNAUDITED						
⁽²⁾ Revenue stream due 1/31/xx of each year for the prior calendar year						
⁽³⁾ Revenue stream due 4/1/xx of each year						
⁽⁴⁾ Revenue stream due 12/31/xx of each year						
⁽⁵⁾ Payments received throughout the year from SCDOR						

Please refer to the City of North Augusta's Comprehensive Annual Financial Report for additional information about the City.