

North Augusta



South Carolina's Riverfront

MINUTES OF JANUARY 31, 2022

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 January 31, 2022 for the City Council of the City of North Augusta, having been duly publicized, was called to order by Mayor Briton S. 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 7:13 p.m. At 7:21 p.m. Council reconvened in the Council Conference Room for an executive session.

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; Rachelle 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; Ricky Jones, Manager of Information Technology; and Sharon Lamar, City Clerk.

ITEM 1. CITY COUNCIL MEETING: Items for February 7, 2022 Council Meeting- Council Discussion

City Administrator, Jim Clifford, led Council's discussion of items for the February 7, 2022 regular meeting.

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

Please see ATTACHMENT #2 for a copy of explanation by Cammie Hayes, Chief Financial Officer, of Item 10 - Resolution No. 2022-06.

ITEM 2. DEPARTMENT DETAILS:

City department directors and managers provided departmental updates.

Please see ATTACHMENT #3 for a copy of the "Department Details January 31, 2022."

ITEM 3. MAYOR'S MATTERS:

A. FOCUS ITEMS:

- River Event Update – Rachele Moody, Assistant City Administrator, explained the City has met with a local group with experience working with events on the water. This group is interested in providing their service with the River Event. More information will be available over the next couple of weeks when they receive approval from their board.
- American Rescue Plan Act Discussion – Rachele Moody, Assistant City Administrator, with the assistance of James Sutton, Director of Public Services, provided the information for an American Rescue Plan Act (ARPA) expenditure recommendation which will be officially presented by resolution to Council at the first meeting in March. City leadership patiently waited until the U.S. Treasury issued the Final Rule for allocated ARPA funds before coming to Council with any spending recommendation.

Please see ATTACHMENT #4 for the handout of this information.

B. Mayor Williams shared the following reflections and announcements:

- Mayor Williams encouraged citizens to check out the Mayor's webpage, the City website, and the City's Facebook pages – Public Information, Public Safety and Parks, Recreation, and Tourism to find many, many answers to questions and current information.
- He reviewed Council's recent trip to Newberry, South Carolina on Wednesday, January 26 to tour the recently revitalized downtown area and discuss planning for growth in North Augusta.
- He announced the next Public Power Hour will be Monday, February 7th at 5:30 p.m.
- He read a letter from Terri Miller thanking the City for its prompt attention to a tree removal issue near her property and the Greenway.

ITEM 4. LEGAL: Executive Session – Request of the City Attorney

At 7:21 p.m. on the motion of Councilmember Presnell, second of Councilmember Carpenter, Council agreed to enter into an executive session in compliance with Section 30-4-70 (a) (2) for the purpose of:

(2) Discussion of negotiations incident to proposed contractual arrangements and proposed sale or purchase of property, the receipt of legal advice where the legal advice relates to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege, settlement of legal claims, or the position of the public agency in other adversary situations involving the assertion against the agency of a claim

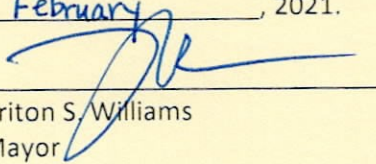
Discussion is specifically related to a possible Development Agreement for TPN #s 007-16-03-001; 007-20-01-001; 007-01-03-004; 007-12-12-009; 007-16-10-036; 007-12-12-006; 007-15-03-005; 007-12-12-007; and 007-12-12-005.

Also, in attendance were Jim Clifford, City Administrator; Rachelle Moody, Assistant City Administrator; Kelly Zier, City Attorney; Cammie Hayes, Chief Financial Officer; Thomas C. Zeaser, Director of Engineering and Public Works; Thomas L. Paradise, Director of Planning and Development; and Sharon Lamar, City Clerk.

At 7:44 p.m. on the motion of Councilmember Presnell, second of Councilmember McCauley, Council adjourned the executive session.

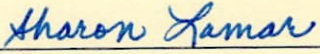
Upon returning to open session, Council did not take action on matters discussed in Executive Session.

APPROVED THIS 7th DAY OF
February, 2021.



Briton S. Williams
Mayor

Respectfully submitted,



Sharon Lamar
City Clerk



PUBLIC POWER HOUR

February 7, 2022 – 5:30 p.m. - Municipal Center – 100 Georgia Avenue, 3rd Floor - Council Chambers

DRAFT: CITY OF NORTH AUGUSTA REGULAR CITY COUNCIL MEETING

February 7, 2022 – 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. Speaker Forms are provided on the credenza at the entrance for speakers desiring that the minutes indicate that they addressed Council on a specific topic. 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 January 3, 2022
- Special Called Virtual City Council Meeting minutes of January 11, 2022
- Leadership Planning Retreat minutes of January 26, 2022
- Study Session minutes of January 31, 2022

UNFINISHED BUSINESS

5. **ANNEXATION:** Ordinance No. 2022-01 – To Change the Corporate Limits of the City of North Augusta by Accepting the Petition Requesting Annexation by the Landowner and Annexing ±0.26 Acres of Land Located at 331 Belair Road and Owned by Nex Ventures Realty, Inc.; Ordinance – Second Reading

NEW BUSINESS

6. **BOARDS AND COMMISSIONS:** Appointments – Recommendations by Mayor
7. **PLANNING AND DEVELOPMENT:** Resolution No. 2022-05 –Agreement between the South Carolina Department of Transportation, the City of North Augusta, and the Augusta Regional Transportation Study
8. **ZONING:** Ordinance No. 2022-02 – To Amend the Zoning Map of the City of North Augusta, South Carolina by Rezoning ±8.34 Acres of Land Owned by SC North Augusta Buena Vista, LLC, Aiken County Tax Parcel #007-12-12-009, #007-12-12-007, #007-12-12-006, #007-12-12-005 From GC, General Commercial to PD, Planned Development; Ordinance – First Reading

9. **PLANNING AND DEVELOPMENT:** Ordinance No. 2022-03 – To Approve the General Development Plan for the 51.83± Acre Bluegrass Place Planned Development on East Martintown Road and East Buena Vista; Ordinance – First Reading
10. **FINANCE:** Resolution No. 2022-06 – Approving the Annual Assessment Report and Amendment of the Assessment Roll for the Ballpark Village Municipal Improvement District and Confirming the Collection of Annual Assessments Therein for the 2021-2022 Assessment Year
11. **COMMUNITY PROMOTION:** Resolution No. 2022-07 – Resolution to Approve Mural Installation at 526 Georgia Avenue
12. **COMMUNITY PROMOTION:** Resolution No. 2022-08 – A Resolution Establishing a Mural Design Review Board
13. **ECONOMIC DEVELOPMENT:** Ordinance No. 2022-04 – To Approve an Amendment to the Master Developer Agreement; Ordinance – First Reading
14. **ADMINISTRATIVE REPORTS**
15. **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 for the records. Speaker Forms are provided on the credenza for speakers desiring that the minutes indicate that they addressed Council on a specific topic. The form will be included as part of the minutes of the meeting. Citizen comments are limited to five minutes.*
 - B. **Council Comments** –
16. **ADJOURNMENT**

Municipal Improvement District

Annual Assessment Report and Amendment of the Assessment Roll for 2021 -2022 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 Model

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

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

* 2021-2022 Annual Revenue Requirement \$2,509,107 > Annual Assessment \$1,686,753
= 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

* 2021-2022 Annual Assessment \$1,686,753 > Tax Revenues \$1,388,093 = 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

* \$686,448 > \$351,144 = \$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

* \$421,744 > \$19,923 = \$401,821 Added to Parcel Tax Bill as MID Fee

DEPARTMENT DETAILS

for January 31, 2022



FINANCE:

- Utilities - Cycle 2 Disconnect 2/2 and 2/3; Cycle 1 Due Date 2/3
- Taxes - Annual tax notices were mailed the week of January 24th and the online payment option is now available
- Business Licenses - Annual renewal notices are being mailed the week of January 31st. All required steps toward business license standardization are complete. The local business license renewal center, managed by the Municipal Association, will go live tomorrow, February 1st for online renewal payments.

PUBLIC SERVICES:

- Materials Recovery Facility - Fire Damage Recovery
- Property Maintenance - Center Street Greenspace Beautification
- Utilities- Ascauga Lake Road 1,000,000 gallon elevated storage tank inspection & maintenance

PLANNING AND DEVELOPMENT:

- There will be no Board of Zoning Appeals meeting this month.

PUBLIC SAFETY:

- Fire Station 1 construction is delayed due to supply chain issues.
- State Court System is up and running for online ticket payments. The system may require 48-72 hours for traffic tickets to be available for payment.

PARKS, RECREATION AND TOURISM:

- PRT Staff met with a local organization with lots of experience working with events on water and they are very interested in providing their services to help with the City of North Augusta River event. We are looking for an early summer event date. More details coming soon.
- Spring Sports Registration for youth baseball, youth softball, and youth soccer officially opens on Tuesday, February 1. Official on time registration is open Feb. 1- Feb. 20 at the Riverview Park Activities Center and online at www.northaugusta.net/government/city-departments/parks-recreation-tourism/athletic-programs-information

ENGINEERING AND PUBLIC WORKS:

- Downtown streetlight LED conversion

HUMAN RESOURCES:

Building Standards Inspector -

Building Standards

Grade: 13

Salary/Pay Rate: \$20.86 - \$25.03/hour

Closing Date: Until Filled

Communications Technician I -

Public Safety

Grade: 9

Salary/Pay Rate: \$17.27 - \$20.73/hour

Closing Date: Until Filled

Firefighter -

Public Safety

Grade: 3

Salary/Pay Rate: \$11.90 - \$14.28/hour

Closing Date: Until Filled

Grounds Worker II -

Parks

Grade: 6

Salary/Pay Rate: \$14.59 - \$17.50/hour

Closing Date: Until Filled

Grounds Worker II -

Property Maintenance

Grade: 6

Salary/Pay Rate: \$14.59 - \$17.50/hour

Closing Date: Until Filled

Heavy Equipment Mechanic I -

Sanitation

Grade: 9

Salary/Pay Rate: \$17.27 - \$20.73/hour

Closing Date: Until Filled

Public Safety Officer -

Public Safety

Grade: 15

Salary/Pay Rate: \$22.65 -

\$27.18/hour

Closing Date: Until Filled

Utility Worker I -

Water/Wastewater

Grade: 4

Salary/Pay Rate: \$12.80 - \$15.35/hour

Closing Date: Until Filled

Vehicle Operator I -

Sanitation

Grade: 6

Salary/Pay Rate: \$14.59 - \$17.50/hour

Closing Date: Until Filled

Laborer -

Streets and Drains

Grade: 4

Salary/Pay Rate: \$12.80 - \$15.35/hour

Closing Date: Until Filled

ARPA Expenditure Recommendations – January 31, 2022**1. Allocate \$10 million of ARPA funds as “lost revenue” for the provision of “general government services”**

- New allocation option, allowable per Final Rule issued by U.S. Treasury effective on April 1, 2022 (p. 7; 233 – 260); includes all City revenues, including utility (p. 245)
- Simplifies reporting requirements when standard \$10M standard allowance is used
- Includes any service traditionally provided by a government
- Recovery funds used to replace revenue loss are more flexible and may be used for a broad range of government services, programs and projects outside of typical eligible uses of recovery funds under the final rule
- Cannot be used for rainy day funds, debt services or extraordinary pension contributions
- *Important:* Funds available under the “revenue loss” eligible use category may be used to meet the non-federal cost share or matching requirement of other federal programs
- Allocation satisfies the December 31, 2024 date by which funds required to be allocated
- Funds must still be spent by December 31, 2026
- Expenditure recommendations presented to council for known/immediate projects in coming months (see #4)
- All funds will receive council approval prior to expenditure

2. Allocate remaining \$1,871,088 to investment in sewer infrastructure

- Allowable per Final Rule issued by U.S. Treasury effective on April 1, 2022 (page 7)
- Urgent project: Indian Rock Ct./River Oaks wastewater pipe replacement - \$190,000
 - Part of larger Southwest Interceptor pipeline rehab project totaling \$3,935,000
 - Recommended to fund & complete full Southwest Interceptor project at this time
 - Will also require “lost revenue” allocation expenditure to cover total project

Project: SW Interceptor	Amount	Source	Timeline
Indian Rock Ct./River Oaks Dr.	\$190,000	Infrastructure allocation	ASAP
Remainder of project	\$1,681,088	Infrastructure allocation	After urgent portion
	\$2,063,912	Lost revenue allocation	
Total	\$3,935,000		

3. March 7, 2022 Council resolution request to address urgent infrastructure issue

- Council formally selects to follow the ARPA expenditure guidelines of the U.S. Treasury Final Rule, effective April 1, 2022
- Council allocates \$11,871,088 ARPA funding as follows:

Lost Revenue Allocation: \$10,000,000	Sewer Investment Allocation: \$1,871,088
Use 1: \$2,063,912 – SW Interceptor	Use: \$1,871,088 – SW Interceptor
Remaining to be spent: \$7,936,088	Remaining to be spent: \$0

4. Known projects for future consideration and expenditure

- Stadium Improvement Fund - \$400,000 for 2022 & 2023 required annual contributions
- Clay Street Pump Station Replacement - \$3,200,000 water system reliability project

Southwest Interceptor Pipeline Rehab Project

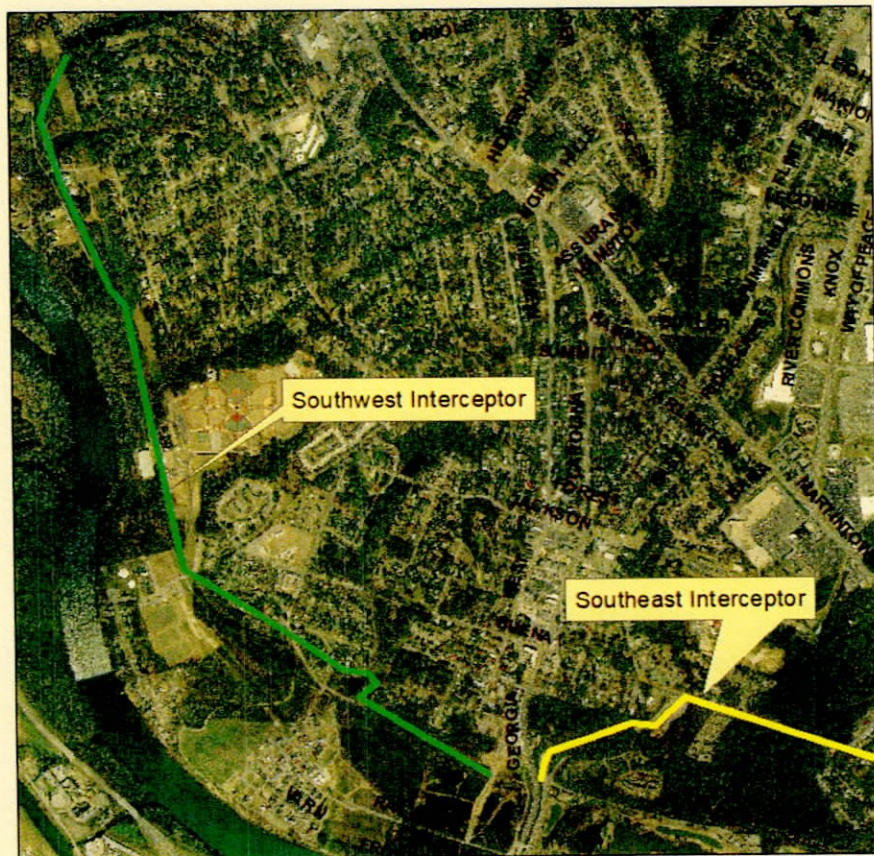
Background:

In the early 1950's the Department of Housing and Urban Development subsidized construction of 15 inch, 18-inch and 21-inch vitrified clay pipeline interceptors that nearly encompassed the entire city limits. The interceptor pipelines made way for development of residential subdivisions throughout various areas of the City. The City has three interceptors: Northeast, Southeast and Southwest. All have significant rehabilitation needs. The Southwest Interceptor has an imminent repair need for a portion of its span.

Project:

The Southwest Interceptor includes a combined total of 22,299 feet of 15, 18 and 21 inch clay pipe, and 59 brick manholes. The pipeline was constructed in 1950, from Georgia Avenue near the Thirteenth Street Bridge, parallel to the Savannah River, to West Martintown Road.

In 2014, the structural condition of 5,177 feet, or 23%, of the Southwest Interceptors pipeline was CCTV inspected from West Terrace to the Raw Water Intake near Riverview Park. Inspections identified several pipes with fractures at the crown of the pipeline along Pershing Drive between Alta Vista Avenue and Hammond's Ferry Road. The probable cost to rehabilitate the interceptor pipeline and manholes is estimated at \$3,932,862.



Department of Public Services

TO: Rachelle Moody, Assistant City Administrator

FROM: James Sutton, Director of Public Services

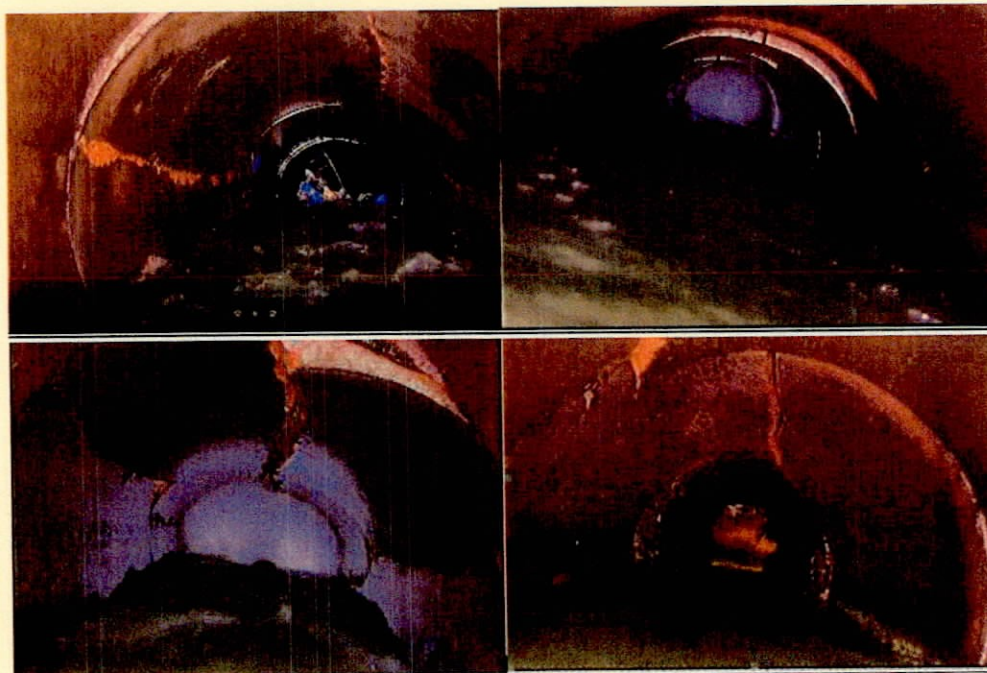
DATE: January 5, 2022

SUBJECT: River Oaks 18" Wastewater Interceptor Pipe Rehabilitation

Utility technicians recently completed cleaning and internal inspection of 2,712 feet of 18 inch clay wastewater pipe, along the sewer easement from Indian Rock Court to River Oak Drive. The purpose of the inspection was to evaluate the structural condition of the pipeline.

During the inspection process several pipe defects were identified. Majority of the defects were barrel fractures and cracked pipe joint connections. At this time, the defects are not creating flow restrictions. However, due to the age and structural condition it is recommended that the pipeline be rehabilitated as soon as possible. The cost to reline and point repair 1,895 feet of 18 inch clay pipe is estimated at \$187,415.

Southwest Interceptor (Installed in 1953)
18-Inch Clay Pipe Defects



River Oaks 18-Inch Southwest Interceptor Pipeline Area Map



River Oak Southwest Rehabilitation Project
Rehabilitate 1895' of 18" pipe

