

North Augusta



South Carolina's Riverfront

MINUTES OF AUGUST 15, 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

REGULAR MEETING

The regular meeting of the City Council of the City of North Augusta of August 15, 2022 having been duly publicized was called to order by Mayor Williams at 6:00 p.m. and also streamed online for public viewing at "City of North Augusta – Public Information" on [www.Facebook.com](https://www.facebook.com) and on the City YouTube page: "City of North Augusta Public Information" then adjourned at 6:49 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 Williams rendered the invocation and the Pledge of Allegiance.

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; John C. Thomas, Director of Public Safety; Richard L. Meyer, Director of Parks, Recreation, and Tourism; Thomas L. Paradise, Director of Planning and Development; J.D. McCauley, Manager of Human Resources; Ricky L. Jones, Manager of Information Technology; and Sharon Lamar, City Clerk.

The minutes of the regular City Council meeting of August 1, 2022; and the Study Session of August 8, 2022 were approved by general consent.

ITEM 5. PERSONNEL: Sharon Lamar, Retirement – Recognition of Service to the City of North Augusta

Mayor Williams recognized Sharon Lamar's retirement. He shared her role in the City, highlighted her job responsibilities, and thanked her for her service. The Mayor also read an original poem he prepared to honor her retirement.

ITEM 6. PERSONNEL: Kim Newcomb, Retirement – Recognition of Service to the City of North Augusta

Mayor Williams recognized Kim Newcomb's retirement.

Kim began working for the City of North Augusta in 2013 on a 6-month contract to help support the Public Safety in-car laptops. Her contract was extended another 6 months and her job duties started evolving as Public Safety required more technology. It was very obvious that we needed her full time and she was promoted to PC Support Technician in 2014. In addition to maintaining laptops, Kim supports all of the desktop computers and printers for Public Safety. She also supports and maintains the body cameras the officers wear as well as the in-car cameras, which could almost be a full time position by itself. She helps maintain the 911/CAD software suite that is a critical component for ensuring that Public Safety can operate effectively. In addition, to her Public Safety duties Kim is quick to jump in and help where needed, whether it be access control, security cameras, user access, or new employee network setup. She is always willing and ready to take on new challenges. Her commitment and dedication to the City is evident to everyone as she has been recognized twice as Employee of the Quarter. She is known as "The Queen" in the IT department. While we are going to dearly miss her, we are also happy that she will joining her husband, Mike, in retirement to enjoy the next chapter of their lives.

ITEM 7. CITY CODE: Ordinance No. 2022-13 – To Amend Section 2-36 – Regular Meeting Days, of the Code of Ordinances for the City of North Augusta to Provide for the Cancellation of the First Meeting in April in the Event Such Meeting Comes During the Week of Masters Golf Tournament; Ordinance – First Reading

On the motion of Councilmember Carpenter, second of Councilmember Presnell, Council agreed to consider an ordinance on first reading to amend Section 2-36, Regular Meeting Days, of the Code of Ordinances for the City of North Augusta to provide for the cancellation of the first meeting in April in the event such meeting comes during the week of the Masters Golf Tournament. There were no comments from citizens. Council approved the first reading of the ordinance with a 7-0 vote.

Please see a copy of the proposed ordinance below.

ORDINANCE NO. 2022 -13
TO AMEND SECTION 2-36 REGULAR MEETING DAYS, OF THE CODE OF
ORDINANCES FOR THE CITY OF NORTH AUGUSTA TO PROVIDE FOR THE
CANCELLATION OF THE FIRST MEETING IN APRIL IN THE EVENT SUCH MEETING
COMES DURING THE WEEK OF THE MASTERS GOLF TOURNAMENT

WHEREAS, Section 5-7-250 (a) of the Code of Laws of the State of South Carolina provides that: “the Council, after public notice, shall meet regularly at least once in every month at such times and places as the Council may prescribe; and,

WHEREAS, Section 2-36 of the Municipal Code for the City requires that the Council meet regularly twice each month for the transaction of business but does provide for the cancelation of a meeting in the event that the regular scheduled meeting day falls on a holiday; and,

WHEREAS, Council has determined that historically a Council meeting in April that coincides with Masters week is generally a very low attended meeting and many times creates substantial conflicts for Council members; and,

WHEREAS, Council has determined that it would be reasonable to include the cancellation of the regularly scheduled meeting if it occurs during Masters Week;

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:

- A. That Section 2-36 of the Municipal Code is hereby deleted in its entirety and replaced with the following, so that when amended said section would read as follows:

Section 2-36 regular meeting days/exceptions – the Council shall meet regularly twice each month, for the transaction of business. The first regular

meeting shall be held on the first Monday of month. The second regular meeting in each month shall be held two weeks after the first regular meeting in that month. Provided however, that when any such first or third Monday of a month is a holiday recognized by the City or if the meeting day is during the week of the Masters Golf Tournament, that such regularly scheduled meeting shall not be held.

- B. All Ordinances or parts of Ordinances in conflict herewith or, to the extent of such conflict, hereby repealed.
- C. This Ordinance shall become effective immediately upon its adoption on second 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 _____, 2022.

ITEM 8. PLANNING AND DEVELOPMENT: Ordinance No. 2022-14 – To Approve the General Development Plan for the 51.85± Acre Bluegrass Place Planned Development on East Martintown Road and East Buena Vista : Ordinance – First Reading

On the motion of Councilmember Presnell, second of Councilmember McGhee, Council agreed to consider on first reading an ordinance to approve the general development plan for the 51.85± acre Bluegrass Place Planned Development on East Martintown Road and East Buena Vista.

Comments were made by Philip Wilson, Principal with Realtylink, LLC, shared additional handouts with Council to follow-up on questions asked at the August 8th Study Session. Please see ATTACHMENT #8 for a copy of the handouts.

Mayor and Councilmembers shared their collective desire for the project to succeed; however, there are still areas that need clarification especially concerning the definition of town homes and multi-family units. The developer's language and the City's Development Code differ on definition. Several Councilmember stated this project should go back to the Planning Commission for a final and complete package review.

On the motion of Councilmember Presnell, second of Councilmember McGhee, Council voted with a 7-0 vote to send the project back to the Planning Commission to be mapped out into a complete, organized package.

Please see a copy of the tabled ordinance below.

ORDINANCE NO. 2022-14
TO APPROVE THE GENERAL DEVELOPMENT PLAN
FOR THE 51.85± ACRE BLUEGRASS PLACE PLANNED DEVELOPMENT
ON EAST MARTINTOWN ROAD AND EAST BUENA VISTA

WHEREAS, within the guidelines of the North Augusta Zoning and Development Standards Ordinance, a General Development Plan for property within a designated Planned Development zone (PD) requires Planning Commission review and subsequent recommendation to City Council for review and approval; and

WHEREAS, an application has been received from SC North Augusta Buena Vista, LLC requesting approval for a General Development Plan for a tract of land zoned Planned Development (PD) containing 51.85± acres located on the east side of on East Martintown Road and East Buena Vista; and

WHEREAS, the developer, SC North Augusta Buena Vista, LLC of Columbia, South Carolina, proposes a mixed use development on five parcels: tax parcel numbers 007-016-13-001, 007-12-12-009, 07-12-12-007, 07-12-12-006, and 07-12-12-005; and

WHEREAS, the North Augusta Planning Commission, at its December 16, 2021 regular meeting, reviewed the subject application and voted to recommend that City Council approve the General Development Plan for the 51.85± acre Bluegrass Place Planned Development.

WHEREAS, City Council held first reading on February 7, 2022 and a motion was made to delete from the plan the connection road to Golden St. with such motion being approved by 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. The General Development Plan for the 51.85± acre Bluegrass Place Planned Development is hereby approved as outlined below and as shown on the attached plat and identified as "General Development Plan" as prepared by Cranston Engineering, dated October 15, 2021 without the connectivity to Goldman St. and The General Development Plan Narrative for Bluegrass Place as prepared by Cranston Engineering, dated November 16, 2021
 - A. Scope of Development: The scope of development described in the General Development Plan for the Bluegrass Place Planned Development and described herein shall be the maximum level of development allowed. The

land uses permitted in the Bluegrass Place Planned Development shall be limited to those described in this ordinance.

1. Minor Modifications: Minor modifications to the development plan and program for valid land use planning and reasonable development reasons, i.e. mix of uses, number and location of buildings, development schedule, setbacks, parking, and landscaping, etc., may be approved by the Planning Commission at the time of subdivision approval for any portion of a phase or site plan approval for an individual parcel.
2. Flex Density and Intensity: Up to ten (10%) percent of the total residential density or commercial square footage allocated to a parcel may be deducted from the total permitted for that parcel and redistributed to one or more other parcels designated for the same use provided the total density or intensity of a recipient parcel is not increased by more than ten (10%) percent.

B. Development Program:

<u>Parcel</u>	<u>Permitted Uses</u>	<u>Area in Acres</u>	<u>Maximum Density (units per gross acre) or Intensity (gross building area in sq. ft. per acre)</u>
A	Multi-Family Apartments	12.9	36 units/acre
B	Senior Living	4.8	14.8 units/acre
C	Professional	3.8	5,000 sf building/ acre
D	Commercial	4.1	5,000 sf building/ acre
E	Single-Family Detached	10.8	5 units/acre
F	Single-Family Attached	6.0	16.7 units/acre
G	Commercial	1.1	5,000 sf building/ acre
H	Open Space	8.3	NA

Single-family residential uses may be developed on one lot of record and managed by a rental company.

- C. Parking Requirements: The minimum parking ratio will be determined by the standards set forth in the North Augusta North Augusta Development Code for the applicable use.
- D. Development Standards: Development standards applicable to individual commercial and professional tract sites C, D, and G shall be those used for the

General Commercial District and , except as provided for in this section and in other sections of this ordinance:

1. All setback lines shall be measured from the property line.
2. The side setbacks on the parcels in Tract C, D, and G will have 20-foot front setbacks, 0 or 5-foot side setbacks, and a 15-foot rear setbacks.
3. Setbacks along E. Martintown Road and E. Buena Vista Avenue will be consistent with existing structures through those corridors.

Development standards applicable to residential areas shall be as provided in the NADC as R-5, Mixed Residential and applied to parcels at the time of concept plan approval.

1. The maximum front setback allowed for parcel A is 140 ft. for principal structures. Accessory uses including garages, maintenance buildings, car wash, shelters, etc. shall be exempt from the maximum front setback requirements.

E. Plan Approval Process: Subsequent to the adoption of this ordinance the following plan approval steps shall be required in the order listed prior to the issuance of development permits.

1. Master Utility Plan – Master plans for water distribution; sewage collection; and stormwater quality, detention and drainage shall be developed and approved prior to or coincidental with the initial phase concept plan. The level of detail provided in the master utility plans shall be determined by the Project Engineer and City Engineer.
2. Master Circulation Plan – A master circulation plan that incorporates the conclusions of the Ramey Kemp Associates (RKA) Traffic Engineering study shall be developed and approved prior to or coincidental with the initial phase concept plan.
3. Wetlands Delineation and Mitigation – A wetlands delineation, permit and any mitigation plans approved by SCDHEC and the US Army Corps of Engineers shall be submitted prior to or coincidental with a Concept Plan for any phase that contains jurisdictional wetlands.
4. Phase Concept Plan – A concept plan for each tract identified in the General Development Plan shall be prepared for Planning Commission review and approval prior to or coincidental with the first preliminary plat application for each phase. The phase

concept plan shall include an overall circulation system design, utility systems designs, anticipated mix and intensity or density of uses, proposed or draft master covenants and restrictions for the tract, and buffer delineation. The tract concept plan must indicate how the development of the phase will interrelate with the other phases in the development.

5. Preliminary Plat – Preliminary plats for sections or sub-phases of each phase will be processed and reviewed in accordance with the applicable provisions of the North Augusta Development Code, this ordinance and the General Development Plan Narrative for Bluegrass Place.
 6. Final Plat – Final plats for sections or phases of each tract will be processed and reviewed in accordance with the applicable provisions of the North Augusta Development Code and the approved preliminary plat.
 7. Site Plan – Site plans for individual parcels approved in a final plat for any portion of a tract will be processed and reviewed in accordance with the applicable provisions of the North Augusta Development Code, the general development plan ordinance and the General Development Plan Narrative for Bluegrass Place.
- F. Utilities: Water and sewer tap fees for each parcel shall be determined in accordance with the City Code provisions related to utility extensions.
- G. Land Dedication: Land dedicated to the City in conjunction with the development will include road rights-of-way, utility easements and drainage ways in accordance with the applicable provisions of the North Augusta Development Code.
- H. Vehicular Access and Circulation: SC North Augusta Buena Vista, LLC shall implement the mitigation recommendations contained in the RKA traffic study in conjunction with each development phase when the trips generated by the phase (or the sum of trips generated by all approved phases) create the impacts requiring mitigation.
1. The development on any parcel may proceed until the total trip generation reaches the threshold identified by RKA that warrants the required off site improvement. Off-site traffic improvements including modifications to the medians in East Martintown Road and East Buena Vista shall be the responsibility of the developer. Upon initiation of construction of an off-site improvement additional development on any tract may resume to the

extent the initiated off-site improvements mitigate the traffic impacts of the additional development.

2. The number and location of exterior access points, full turning intersections, right-in/right-out access points or other limited movement access points, and internal access points to individual parcels from the internal road network to be dedicated to the city shall be reviewed by the city engineer. Exterior access points shall be developed generally as shown with Access 1 and Access 2 shown on RKA traffic analysis having one ingress lane and two egress lanes. Preliminary interior locations of the road network are shown on the general development plan. Necessary modifications to the location of access points to individual tracts shall be made at the time of concept plan consideration for each tract.
 3. Vehicular cross-access shall be provided between all commercial parcels where possible and not prohibited by grade or other topography issues.
- I. Pedestrian Circulation: Pedestrian connections between the various residential and commercial sections of the development shall be provided.
1. Any and all new sidewalks necessary along the East Martintown Road and East Buena Vista Avenue rights-of-way must be six (6) feet in width and shall be installed no closer than six (6) feet from the back of the finished curb.
 2. Five (5) foot sidewalks shall be provided in the commercial areas on both sides of the street. Five (5) foot sidewalks shall be provided on at least one side of the street in residential areas.
 3. Pedestrian walkways consisting of five (5) foot sidewalks shall be provided between all adjacent commercial parcels. Where grade differences require, stairs or steps shall be installed.
 4. Pedestrian crossings of all roads, driveways, and internal circulation ways, both public and private, shall be treated with a differentiating pavement treatment.
- J. Buffers and Landscaping: Landscaped buffers, site landscaping and parking lot landscaping, and street trees shall be provided in the development as required for the applicable use by the North Augusta Development Code. Title to the

required buffers shall be retained by a property owners' association or deed-restricted to prevent a change of use.

Individual buffer specific landscape plans shall be developed and submitted with the applicable parcel site plan that show the locations of any retaining walls and new slopes within the buffer and details how the buffer and retaining wall will be treated. Such landscape plans shall include any necessary or proposed fencing as well as landscape material.

1. Fencing provided within the buffers located on or near the property lines between the commercial and residential uses may be permitted. The Planning Commission shall approve the height and style of the fence at the site plan stage. The fence shall be no less than five (5) feet in height. Alternatively, a solid fence made of wood, vinyl, metal, or masonry may be constructed.
 2. A solid 8-foot wooden privacy fence shall be erected between the apartments on Tract A and the adjacent school.
 3. Commercial parking lot landscaping shall be designed to maximize the pervious surface area within the parking area.
 4. Each commercial structure developed shall be provided with foundation/perimeter landscaping between the structure and access drives and sidewalks (excluding loading areas). Landscaping material installed along walls with no fenestration shall be selected and maintained to screen large expanses of blank wall.
 5. Planting is not required within utility easements on any parcel.
 6. The minimum width allowed for perimeter parking lot landscaping is 5 ft. between the spine road and any parking lot area to allow for variability in alignment.
- K. Applicable Standards for Review: The information contained in the General Development Plan shall supplement the provisions of this ordinance and shall be used in the review of subdivision and site plans for projects within Bluegrass Place. In the event of a conflict between the provisions of this ordinance and the content of the General Development Plan, the provisions of this ordinance shall prevail. General design criteria and development standards (parking, landscaping, etc.) applicable to each phase of the development and not otherwise prescribed in the General Development Plan or this ordinance shall be as provided for in the North Augusta Development Code as it may be amended.

L. Additional Provisions: Additional conditions applicable to the development are:

1. Design guidelines for the dwellings to be constructed in Tracts A, B, E, and F shall comply with the design guidelines in the North Augusta Development Code and elevations shall be included with the preliminary plat or site plan submission for review.
2. Proposed or anticipated covenants and deed restrictions on the parcels to be sold and the management of common areas shall be provided in conjunction with the concept plan and plat submission for each phase.
5. Exterior lighting details shall be included with each commercial site plan application, including a description of the lighting levels during business versus non-business hours and shall comply with the North Augusta Development Code.
6. Outdoor display and sale of merchandise must be approved by the Planning Commission at site plan approval or is otherwise prohibited.
7. Overnight or extended parking of tractors, trailers, or railroad/truck shipping containers shall be confined to designated areas behind buildings. No tractor, trailer, container, or recreational vehicle parking shall be permitted on or in any parking area, circulation corridor or outdoor sales and display area.
8. Excessive noise associated with any use in the development including loading, unloading, trash compaction, building maintenance, parking lot or landscaping maintenance or any other activity shall be prohibited between the hours of 11:00 p.m. and 6:00 a.m.
9. Architectural plans of all elevations of proposed commercial buildings shall be submitted with a site plan application.

Permitted Materials – The following building exterior wall materials are permitted:

- a. Brick
- b. Split-face concrete block
- c. Parged block
- d. Glass block

- e. Decorative concrete masonry units (CMUs) (i.e. textured, glazed and other special treatments or materials)
- f. Stone
- g. Terra cotta
- h. Fiber cementitious board siding materials
- i. Traditional (real) stucco or plaster
- j. Carrera glass
- k. Windows, window glazing and architectural glass panels
- l. Architectural metal panels, laminated or otherwise
- m. Exterior finish wood materials as approved by the Department.

Permitted Materials With Limitations – The following building exterior wall materials are permitted with limitation;

- a. Ceramic tile as an accent on up to ten percent (10%) of the wall area.
 - b. Drainage-backed synthetic stucco (Drainage-Backed Exterior Insulation Finishing System [Drainage-Backed EIFS]) may be applied to any wall surface four feet or more above adjacent grade.
10. Waivers may be approved for loading, maintenance, screened storage and other areas shielded from public view.
11. Stormwater detention areas shall be fenced for safety and landscaped to shield the fencing, rip rap, and drainage structures. Black vinyl clad chain link fence shall be installed below the upper edge of each detention area in a manner as to be obscured by the landscaping on top of the detention area.
12. Signs: Signs shall conform to the provisions of the North Augusta Development Code unless specified otherwise herein.
- a. Wall signage size shall be permitted as provided for in the North Augusta Development Code. The sign panels shall be darker in color than the lettering and graphics.
 - b. One freestanding monument sign may be permitted for each commercial or professional parcel adjacent to an interior street. Monument signs shall not exceed 60 square feet in area or 10 feet in height and may advertise only the business or businesses located on the parcel. The sign panels shall be darker in color than the lettering and graphics.
 - c. One freestanding "Bluegrass Place" identification sign may be located at both the main East Martintown Road entrance and the East Buena

Vista Avenue entrance. Each monument sign shall not exceed 120 square feet in area or 20 feet in height. The sign panels shall be darker in color than the lettering and graphics and may include commercial and professional uses, apartment and living facilities, and other subdivision identifications that are contained within the Bluegrass Place development.

13. The developer shall provide a maintenance guarantee supported by a letter of credit or monetary deposit as required by the North Augusta Development Code.

- 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 second reading.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS _____ DAY OF _____, 2022.

ITEM 9. CITY PROPERTY: Resolution No. 2022-32 – Authorizing the Removal of Artifacts from the Site of the Future Public Safety Headquarters on Georgia Avenue to the Arts and Heritage Center of North Augusta

On the motion of Councilmember Brooks, second of Councilmember Carpenter, Council agreed to consider a resolution authorizing the removal of artifacts from the site of the future Public Safety Headquarters on Georgia Avenue to the Arts and Heritage Center of North Augusta. There were no comments from citizens. Council approved the resolution with a 7-0 vote.

Please see a copy of the proposed resolution below.

RESOLUTION NO. 2022-32
AUTHORIZING THE REMOVAL OF ARTIFACTS FROM THE SITE OF
THE FUTURE PUBLIC SAFETY HEADQUARTERS ON GEORGIA AVENUE
TO THE ARTS & HERITAGE CENTER OF NORTH AUGUSTA

WHEREAS, the North Augusta Cultural Arts Council is a 501(c)3 non-profit corporation approved by the Internal Revenue Service and registered in the State of South Carolina, and is supported in part by the City of North Augusta; and

WHEREAS, the Arts & Heritage Center has advised the City that artists associated with the Center have expressed an interest in removing portions of the existing structures on City-owned property at 1220 and 1220 ½ Georgia Avenue for the purpose artistic reclamation; and

WHEREAS, the City would provide access to any artifacts or materials previously removed from the site to the Arts & Heritage Center that are not slated for use in the future North Augusta Public Safety Headquarters; and

WHEREAS, the Mayor and City Council have reviewed the matter and made a determination that such authorization would be in the best interest of the City.

NOW THEREFORE, BE IT RESOLVED that the Mayor and City Council for the City of North Augusta in meeting duly assembled and by the authority thereof, hereby authorize the Arts & Heritage Center of North Augusta to remove artifacts and materials from the properties in question under the following conditions:

1. No work on-site will be conducted until a final asbestos removal report has been received by the City.
2. All Arts & Heritage Center members that wish to remove artifacts and materials sign a liability release with the City before entering the properties
3. Artifacts or materials removed or received by the Arts & Heritage Center will be photographed by the Center and a list of the items received as well as the photographs will be provided to the City for accountability purposes.
4. The Arts & Heritage Center will have no more than 21 calendar days of access to the buildings at 1220 and 1220 ½ Georgia Avenue upon authorization to begin their activities on site.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS _____ DAY OF AUGUST, 2022.

ITEM 10. PARKS, RECREATION AND TOURISM: Resolution No. 2022-33 – A Resolution Authorizing the Purchase of a Mobile Stage

On the motion of Councilmember McCauley, second of Councilmember McGhee, Council agreed to consider a resolution authorizing the purchase of a mobile stage. There were no comments from citizens. Council approved the resolution with a 7-0 vote.

Please see a copy of the proposed resolution below.

RESOLUTION NO. 2022-33
A RESOLUTION AUTHORIZING THE PURCHASE OF A MOBILE STAGE

WHEREAS, the City's Parks, Recreation, and Tourism Department (PRT) has previously been allocated \$59,233.12 in Accommodations tax funds from tax years 2017-2018, 2018-2019, and 2019-2020 to purchase a mobile stage and related accessories to be used at the Sharon Jones Amphitheater, Jack-O-Lantern Jubilee, and other events in the City; and

WHEREAS, the timeline to disburse these funds had expired and the Mayor requested an extension to expend these funds from the Tourism Expenditure Review Committee (TERC) due to delayed projects and events not held as a result of continued impacts of COVID-19 to include reduced attendees, lack of additional funding opportunities and other related matters: and

WHEREAS, on August 2, The City of North Augusta received approval from the Tourism Expenditure Review Committee (TERC) for the extension to expend Accommodations Tax funds for delayed projects and events not held as a result of continued impacts of COVID-19; and

WHEREAS, additional funding is needed to secure the mobile stage for use at City events and other entertainment events; and

WHEREAS, the Mayor and City Council for the City of North Augusta approved in Resolution NO. 2022-26 that:

1. All remaining funding for accommodations tax years 2017-2018 (\$15,012.95), 2018-2019 (\$56,057.38), and 2019-2020 (\$25,852.65) be reallocated to PRT to purchase a mobile stage for the City.

WHEREAS, PRT has received pricing from EuroStage Mobile stages to meet the City's needs totaling \$123,433.20. EuroStage pricing includes a shipping estimate and the pricing could fluctuate based on the price of shipping in the next 6 months. Pricing for the Stageline SL 100 totaled \$178,355 and pricing for the Apex stage was \$160,000.

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 that EuroStage Mobile Stages shall be awarded the contract for the City of North Augusta at an amount not to exceed \$126,033.20.

BE IT FURTHER RESOLVED that the funding source for this contract shall be as follows:

1.	2017-2018 Accommodations funds	\$15,012.95
2.	2018-2019 Accommodations funds	\$56,057.38
3.	2019-2020 Accommodations funds	\$25,852.65

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|----|---|---------------------|
| 4. | 2021-2022 Aiken County Accommodations grant | \$16, 253.14 |
| 5. | City of North Augusta Capital Improvements Fund | \$12,857.08 |
| 6. | TOTAL: | \$126,033.20 |

BE IT FURTHER RESOLVED that the City Administrator is authorized to execute any documents required for the entering into of this contract.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS _____ DAY OF AUGUST, 2022.

ITEM 11. PARKS, RECREATION AND TOURISM: Resolution No. 2022-34 – Concurrence with No Adverse Effect Determination Related to the State Route 4/US Highway 25 Business at Savannah River at South Carolina State Line Bridge Replacement Project #0013927

On the motion of Councilmember McCauley, second of Councilmember Brooks, Council agreed to consider a resolution to offer concurrence with no adverse effect determination related to the State Route 4/US Highway 25 Business at Savannah River at South Carolina state line bridge replacement project. City Administrator, Jim Clifford, added the year project is projected to begin in Summer 2025. There were no comments from citizens. Council approved the resolution with a 7-0 vote.

Please see a copy of the proposed resolution below.

RESOLUTION NO. 2022-34
CONCURRENCE WITH NO ADVERSE EFFECTS DETERMINATION RELATED TO THE
STATE ROUTE 4/US HIGHWAY 25 BUSINESS AT SAVANNAH RIVER AT SOUTH
CAROLINA STATE LINE BRIDGE REPLACEMENT PROJECT #0013927

WHEREAS, the Georgia Department of Transportation (GDOT) in coordination with the Federal Highway Administration (FHWA) and the City of North Augusta (City) has proposed replacement of the existing bridge carrying State Route (SR) 4/US Highway 25 Business over the Savannah River between Augusta, GA and North Augusta, SC; and

WHEREAS, the proposed bridge will be replaced at its existing location to minimize environmental and right-of-way impacts along the project corridor; and

WHEREAS, the proposed bridge will consist of four travel lanes, two in each direction, along with an eight-foot median and four foot raised island in the middle of the roadway plus a five-foot sidewalk with urban shoulder and curb and gutter on the

northbound side and a 10-foot shared use path with an eight-foot shoulder and barrier on the southbound side; and

WHEREAS, the North Augusta Greenway, Brick Pond Park and Water Works Park are within the proposed project vicinity which requires GDOT to convert portions of these parks into permanent easements, temporary easements and new right-of-way as identified in Exhibit A; and

WHEREAS, throughout the duration of the construction period beginning mid- 2025 through completion, portions of the North Augusta Greenway, Brick Pond Park and Water Works Park will be closed to the public as identified in Exhibit A; and,

WHEREAS, as recreation facilities owned by the City, these three parks are afforded special protections under Section 4(f) of the Department of Transportation Act which allows the City to review for concurrence that the proposed project does not cause adverse impacts to the recreation area; and,

WHEREAS, GDOT has provided the City with the summary of project impacts (Exhibit A), and requests a City official to sign a letter concurring that the proposed transportation project will not adversely affect the activities, features and attributes of the North Augusta Greenway, Brick Pond Park and Water Works Park; and,

WHEREAS, if the City concurs, the FWHA intends to make a de minimis finding regarding impacts to the North Augusta Greenway, Brick Pond Park and Water Works Park, thus satisfying the requirements of Section 4(f).

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:

1. The proposed transportation project will not cause adverse effects to the parks, and
2. The Mayor shall sign the requested letter of concurrence and submit the letter to GDOT.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS ____ DAY OF AUGUST, 2022.

ITEM 12. FINANCE: Resolution No. 2022-35 – A Resolution Authorizing Expenditure of Coronavirus State and Local Fiscal Recovery Funds – Expenditure Request 3

On the motion of Councilmember Presnell, second of Councilmember McGhee, Council agreed to consider a resolution authorizing expenditure of Coronavirus State and Local Fiscal Recovery Funds. There were no comments from citizens. Council approved the resolution with a 7-0 vote.

Please see a copy of the proposed resolution below.

RESOLUTION NO. 2022-35
A RESOLUTION AUTHORIZING EXPENDITURE OF CORONAVIRUS STATE AND LOCAL FISCAL RECOVERY FUNDS – EXPENDITURE REQUEST 3

WHEREAS, on July 19, 2021, City Council adopted Resolution 2021-30 authorizing receipt of the Coronavirus State and Local Fiscal Recovery Fund (SLFRF) allocation totaling \$11,871,089.22 from the State of South Carolina as appropriated by the American Rescue Plan Act of 2021; and

WHEREAS, City Council adopted Resolution 2022-12, which obligated SLFRF funds for use between revenue loss replacement and investment in water and sewer infrastructure; and

WHEREAS, City Council adopted Resolution 2022-13, which authorized Expenditure Request 1 totaling \$3,965,004 for two projects; and

WHEREAS, City Council adopted Resolution 2022-28, which authorized Expenditure Request 2 totaling \$3,123,632 for one project; and

WHEREAS, expenditure of SLFRF funds are required to be approved by City Council via resolution; and

WHEREAS, new projects have been identified and recommended for expenditure totaling \$1,367,000 as outlined in Appendix A; and

WHEREAS, with these additional expenditures, \$3,415,453 remains of available SLFRF funds for future expenditures.

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

1. Expenditures of \$1,367,000 of SLFRF funds is approved for the projects listed in Appendix A.
2. The City will follow its adopted procurement ordinance as it relates to expenditure of SLFRF funds.
3. The City Administrator is authorized to execute such documents as necessary to enter into agreements and implement the projects as outlined in Appendix A.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS _____ DAY OF AUGUST, 2022.

ITEM 13. ENGINEERING AND PUBLIC WORKS: Resolution No. 2022-36 – Resolution Authorizing Funding for the Greenway Bridge at Waterworks

On the motion of Councilmember Brooks, second of Councilmember McCauley, Council agreed to consider a resolution authorizing funding for the Greenway Bridge at Waterworks. City Administrator, Jim Clifford, stated due to production time and shipping the project should be completed next Spring. He also pointed out this action would deplete all CPST I funds. There were no comments from citizens. Council approved the resolution with a 7-0 vote.

Please see a copy of the proposed resolution below.

RESOLUTION NO. 2022-36
RESOLUTION AUTHORIZING FUNDING FOR
THE GREENEWAY BRIDGE AT WATERWORKS

WHEREAS, it was reported to the City of North Augusta that the wooden Greenway bridge in waterworks park was permanently damaged by a fallen tree on or about 6 April 2022; and

WHEREAS, the City Administrator, and Public Works Department support the replacement of the damaged wooden bridge; and

WHEREAS, the City Council received in study session various options for a bridge replacement, and gave guidance to replace the damaged bridge with a 12' wide pre-fabricated arch-truss steel bridge; and

WHEREAS, the City has estimated the price of the project to be no more than \$275,000, which would include geotechnical, survey, permit, and construction costs along with the procurement cost of the steel bridge; and

WHEREAS, Capital Project Sales Tax I has a taxpayer approved project listed as East Buena Vista/Waterworks Park Drainage Improvements, and as of August 1, 2020, has a total fund balance of \$108,366; and

WHEREAS, funding has been identified through Capital Project Sales Tax I partially sufficient to make the purchase, with the remainder to be funded through the Coronavirus State and Local Fiscal Recovery Fund (SLFRF).

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 the City is authorized to replace the damaged wooden bridge with a 12' wide steel bridge and that the funding source be an exhaustion of the Capital Project Sales Tax I fund, with the remainder of funding from the SLFRF. Total project not to exceed \$275,000. All funds not expended will be placed back in the SLFRF.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS _____ DAY OF AUGUST, 2022.

ITEM 14. PUBLIC SAFETY: Resolution No. 2022-37 – Resolution Authorizing Funding for Public Safety 911 Dispatch Software

On the motion of Councilmember Toole, second of Councilmember Presnell, Council agreed to consider a resolution authorizing funding for Public Safety 911 Dispatch software. City Administrator, Jim Clifford, added the current dispatch software system is eleven years old with the average "lifespan" of such software being five to seven years. If approved by Council, the system would be online January 2023 and would be moved to the new Public Safety Headquarters when complete. With this action all CPST II funds would be expended. There were no comments from citizens. Council approved the resolution with a 7-0 vote.

Please see a copy of the proposed resolution below.

RESOLUTION NO. 2022-37
RESOLUTION AUTHORIZING FUNDING FOR
PUBLIC SAFETY 911 DISPATCH SOFTWARE

WHEREAS, the City of North Augusta Public Safety Department's existing 911 computer aided dispatch (CAD) software was purchased in 2011, and currently not fully able to be serviced by the manufacturer based on the age of the software, and is a requirement for the dispatch of public safety personnel and apparatus in support of North Augusta citizens and neighboring jurisdictions; and

WHEREAS, the City Administrator and Public Safety Department support the life cycle replacement of the existing 911 computer aided dispatch software; and

WHEREAS, the City in accordance with procurement code is authorized to conduct purchases through cooperative purchasing agreements, to include the HGACbuy program provided by the Municipal Association of South Carolina; and

WHEREAS, the City has received a price quote of \$470,209 for the procurement, implementation, training, and first year maintenance for the SMARTCOP system through the HGACbuy program, and the separate payment of State taxes of \$21,893 for a total system cost of \$492,102; and

WHEREAS, Capital Project Sales Tax II has a taxpayer approved project listed as Public Safety Communications System Upgrade, and as of August 1, 2020, has a total fund balance of \$443,164; and

WHEREAS, funding has been identified through Capital Project Sales Tax II partially sufficient to make the purchase, with the remainder to be funded through the Coronavirus State and Local Fiscal Recovery Fund (SLFRF).

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 the City is authorized to purchase 911 CAD software from SMARTCOP and that the funding source be an exhaustion of the Capital Project Sales Tax II fund, with the remainder of funding from the SLFRF. Total project not to exceed \$492,102. All funds not expended will be placed back in the SLFRF.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS _____ DAY OF AUGUST, 2022.

ITEM 15. HUMAN RESOURCES: Resolution No. 2022-38 – A Resolution Authorizing Funding for Supplemental Employee Compensation through the Use of Coronavirus State and Local Fiscal Recovery Funds

On the motion of Councilmember McCauley, second of Councilmember Toole, Council agreed to consider a resolution authorizing funding for supplemental employee compensation through the use of Coronavirus State and Local Fiscal Recovery Funds. City Administrator state this one-time payout would occur before September 30th with allowances for probationary employees. There were no comments from citizens. Council approved the resolution with a 7-0 vote.

Please see a copy of the proposed resolution below.

RESOLUTION NO. 2022-38
**A RESOLUTION AUTHORIZING FUNDING FOR SUPPLEMENTAL
EMPLOYEE COMPENSATION THROUGH THE USE OF CORONAVIRUS**

STATE AND LOCAL FISCAL RECOVERY FUNDS

WHEREAS, on July 19, 2021, City Council adopted Resolution 2021-30 authorizing receipt of the Coronavirus State and Local Fiscal Recovery Fund (SLFRF) allocation totaling \$11,871,089.22 from the State of South Carolina as appropriated by the American Rescue Plan Act of 2021; and

WHEREAS, The United States Department of Treasury Final Rule for the SLFRF City Council allows for direct, premium pay to City employees; and

WHEREAS, the United States Bureau of Labor Statistics calculated the National turnover rate for state and local government employees, excluding education to be 20.2% in 2021; and

WHEREAS, the City Council wishes to retain current employees to provide essential services to the citizens of North Augusta, as well as recruit qualified candidates for hard to fill positions; and

WHEREAS, expenditure of SLFRF funds are required to be approved by City Council via resolution; and

WHEREAS, a Supplemental Compensation Program is proposed which includes a one-time distribution of a \$1,750.00 supplemental compensation payment to all current full-time regular employees who are in good standing and are employed at the time this resolution is passed and includes those hired between the passage of this resolution and the distribution of the one-time payment; and

WHEREAS, the Supplemental Compensation Program also includes a one-time distribution of a \$250.00 supplemental compensation payment to all current part-time regular employees who are in good standing and are employed at the time this resolution is passed and includes those hired between the passage of this resolution and the distribution of the one-time payment; and

WHEREAS, the Supplemental Compensation Program one-time payment shall be distributed by September 30th, 2022; and

WHEREAS, seasonal and temporary employees, as well as volunteers, elected officials, judges, the City Administrator, Assistant City Administrator, and employees terminated before the distribution of the payment are not eligible to receive any supplemental compensation payment(s); and

WHEREAS, employees currently in their new hire or other probationary period will have their one-time payment delayed until satisfactory completion of their probation requirements; and

WHEREAS, remaining funds after the one-time distribution from the total SLFRF allocation shall be utilized at the City Administrator's discretion for the purposes of future targeted and strategic recruitment and retention initiatives through December 31, 2024.

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

1. Expenditures not to exceed \$500,000 of SLFRF funds are approved for the purpose of implementing the Supplemental Compensation Program.
2. The City Administrator is authorized to use remaining funds not expended in the Supplemental Compensation Program for future recruitment and retention initiatives.

DONE, RATIFIED, AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS _____ DAY OF AUGUST, 2022.

ITEM 16. ADMINISTRATIVE REPORTS:

City Administrator, Jim Clifford, reminded Council and citizens due to the Labor Day holiday the next meeting of Council will be the September 12th Study Session followed by the September 19th Public Power Hour and City Council meeting.

ITEM 17. PRESENTATIONS/COMMUNICATIONS/RECOGNITION OF VISITORS:

A. Citizen Comments:

None

B. Council Comments:

Mayor Williams invited the public to join Council during Study Sessions (or Council work sessions) to learn more in-depth information related to all ordinances and resolutions brought to Council. Study Sessions also include presentations about current and future City projects.

Councilmember Carpenter shared there was great participation in the weekend's Pickleball Tournament. She mentioned there may be a future need to consider an outdoor Pickleball court.

Mayor Williams stated the Parks, Recreation and Tourism department is currently reviewing bids for a Parks Master Plan study of which the Pickleball court could be suggested during the public input exercises.


Next, Mayor Williams announced the 2022 Trash Bash at the Border will be held the morning of Saturday, September 17 with registration beginning at 8:30 a.m. The focus of the morning will be trash pick-up along the North Augusta riverfront.

Finally, the Mayor encourage citizens to support this month's Third Thursday event on August 18th from 5:00 p.m. until 8:00 p.m.

ITEM 18. ADJOURNMENT


The regular City Council meeting adjourned at 6:49 p.m.

APPROVED THIS 19th DAY OF
September 2022.



Briton S. Williams
Mayor

Respectfully submitted,



Sharon Lamar
City Clerk



PROJECT INFORMATION
 TOWN HOMES: 96 UNITS
 SINGLE-FAMILY: 37 UNITS
 SENIOR LIVING: 100 UNITS
 MULTI-FAMILY: 288 UNITS

WETLANDS

PROPOSED STORMWATER POND

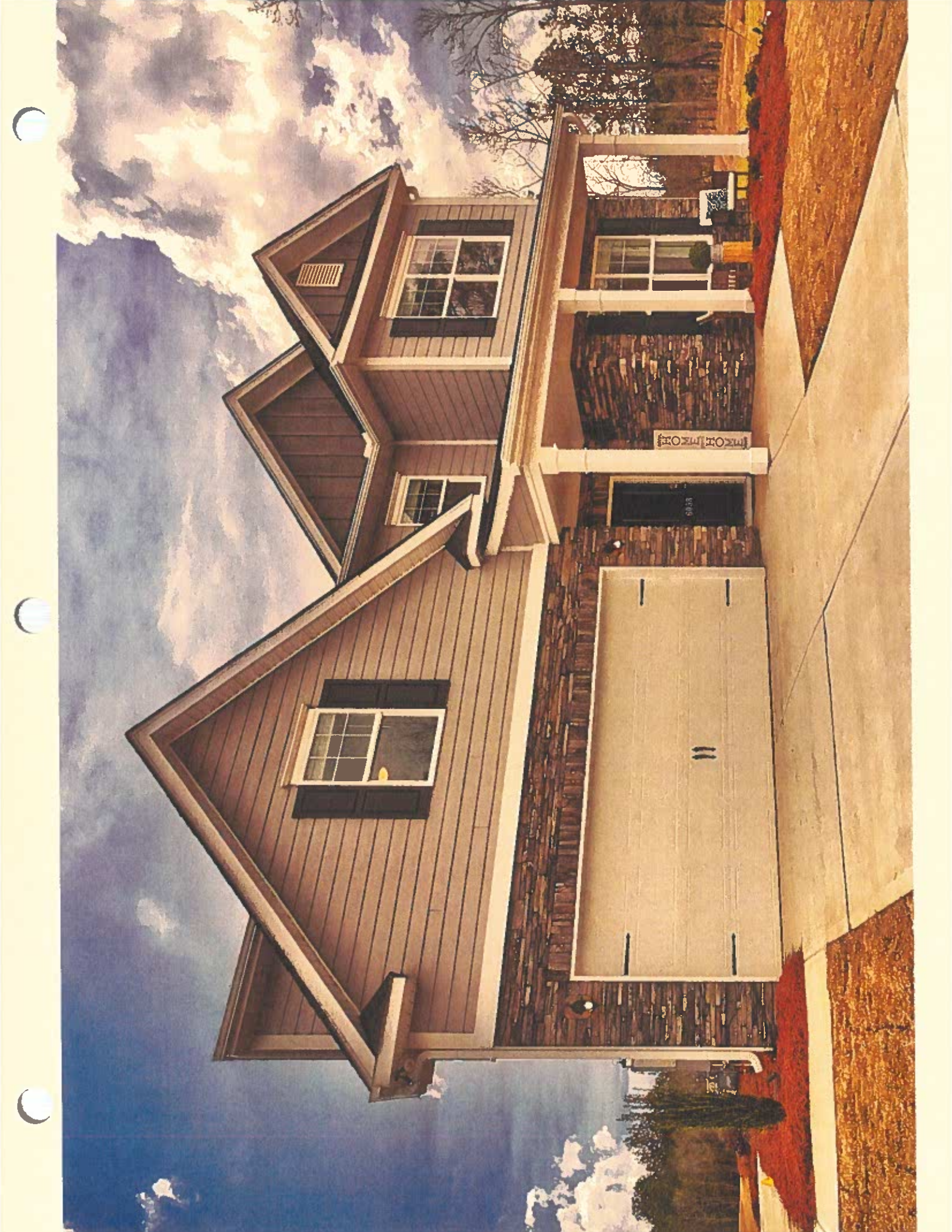
PROPOSED TOWNHOMES/SINGLE-FAMILY - 17.47 ACRES

PROPOSED MULTI-FAMILY
12.16 ACRES
508 PARKING SPACES

E. BUENA VISTA AVE



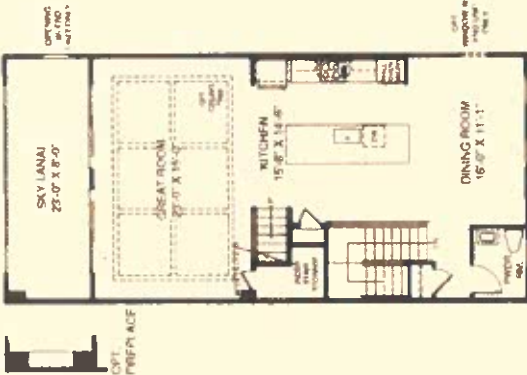




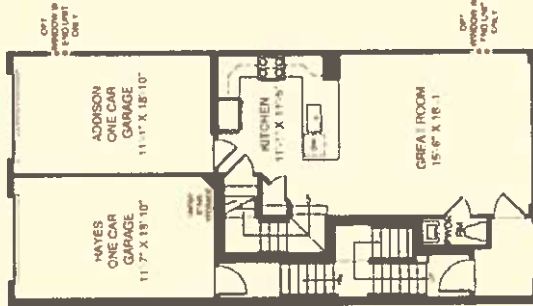




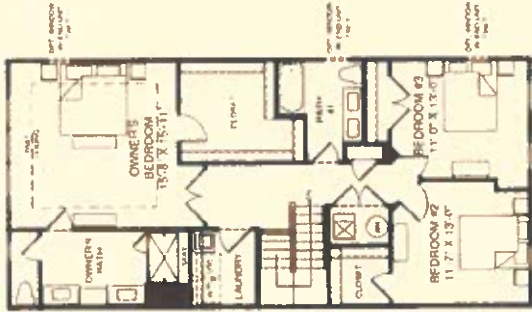




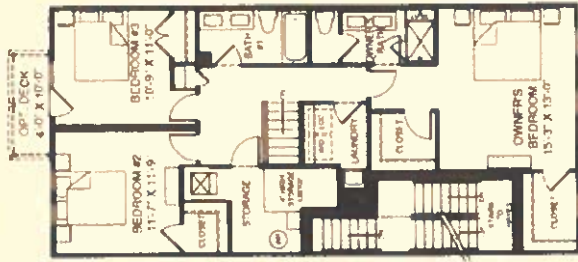
THIRD FLOOR
HAYES MAIN LEVEL



FIRST FLOOR
ADDISON MAIN LEVEL



FOURTH FLOOR
HAYES UPPER LEVEL



SECOND FLOOR
ADDISON UPPER LEVEL

The Addison/Hayes

Product Line: NV Homes

Series: NV Attached

Footprint Min: 24'-0" X 50'-4"

Footprint Max: 28'-6" X 50'-4"

Height: 43'-2 3/8"

Addison Sq. Ft. Min: 1628

Addison:

Bedrooms: Std: 3 Opt.: 0

Full Baths: Std: 2 Opt.: 0

Half Baths: Std: 1 Opt.: 0

Hayes Sq. Ft. Min: 2501

Hayes:

Bedrooms: Std: 3 Opt.: 0

Full Baths: Std: 2 Opt.: 0

Half Baths: Std: 1 Opt.: 0

Available Foundation Types:

Basement Level Entry

Ceiling Height All Floors: 9'

Available Veneers:

Urban: partial brick

*Brick front may add 8" to width of house.
See blueprint for details.

FOR INTERNAL USE ONLY. Although all information is believed to be correct at publication, please refer to most current blueprints to ensure accuracy.

ADDISON HAYES

NV12-1850-00-01 NV12-1850-01-01

REALTYLINK, LLC

201 RIVERPLAGE, SUITE 400
 GREENVILLE, SC 29601
 864-242-4008
 REALTYLINKDEV.COM

CONCEPTUAL SITE PLAN
 SC NORTH AUGUSTA BUENA VISTA
 STARTING WITH AERIAL

CSP-16

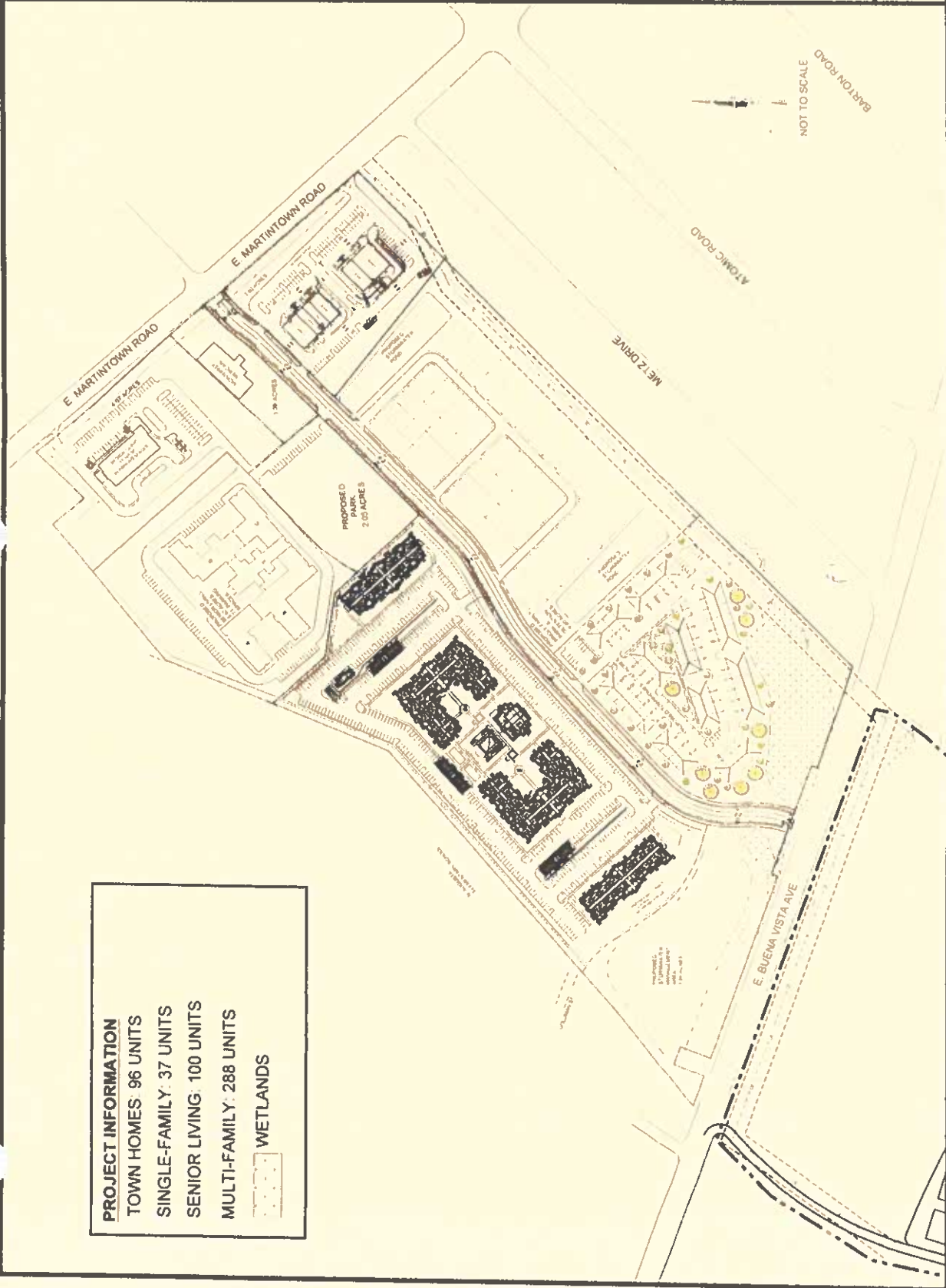
DATE: 11/11/11
 SCALE: 1" = 100'
 SHEET: 1 OF 1

PROJECT: SC NORTH AUGUSTA BUENA VISTA
 CLIENT: REALTYLINK, LLC
 DESIGNER: REALTYLINK, LLC
 DATE: 11/11/11

1.00' = 100'
 1" = 100'

DATE: 11/11/11
 SCALE: 1" = 100'
 SHEET: 1 OF 1

PROJECT: SC NORTH AUGUSTA BUENA VISTA
 CLIENT: REALTYLINK, LLC
 DESIGNER: REALTYLINK, LLC
 DATE: 11/11/11



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 WETLANDS