



DISCUSSION ITEMS FOR DECEMBER 19, 2022 CITY COUNCIL MEETING

The documentation provided herewith consists of advance draft materials for review by Mayor and City Council. Such documents may be revised prior to the actual Council meeting before any formal consideration of same by Mayor and City Council. Said documents may also be revised by way of a proper amendment made at the Council meeting. These documents are informational only and not intended to represent the final decision of the Council.



Interoffice Memorandum

TO: Mayor and City Council

FROM: Jim Clifford, City Administrator

DATE: December 16, 2022

SUBJECT: Regular City Council Meeting of December 19, 2022

REGULAR COUNCIL MEETING

ITEM 5. COMMUNITY PROMOTION: Recognition of the Winners of the 2022 Mayor’s Writing Contest

Mayor Williams will recognize the following winners of the 2022 Mayor’s Writing Contest from grades 5 through 12.

<u>School</u>	<u>Student Name</u>	<u>Grade</u>
Belvedere Elementary	Alejandra Martinez Rivera	5
Hammond Hill Elementary	Paxton Stafford	5
Mossy Creek Elementary	Jack Bell	5
North Augusta Elementary	Karsyn Studebaker	5
North Augusta Middle	Marcelina Gutierrez	8
North Augusta High	Adam Towner	10
North Augusta High	Julianne Hammond	11
North Augusta High	Blake Jiunnies	12
North Augusta High	Udorji Oji	12

OLD BUSINESS

ITEM 6. ELECTION: Ordinance No. 2022-20 An Ordinance to Partner with the Aiken County Board of Registration and Elections to Conduct a Portion of the 2023 City of North Augusta Municipal General Election – Second Reading

An ordinance has been prepared for Council’s consideration to approve An Ordinance to Partner with the Aiken County Board of Registration and Elections to Conduct a Portion of the 2023 City of North Augusta Municipal General Election; Ordinance – Second Reading.

Please see ATTACHMENT #6 for a copy of the proposed ordinance.

NEW BUSINESS

ITEM 7. ADMINISTRATION: Resolution No. 2022-58 Authorizing Funding Allocation Recommendations of the Accommodations Tax Advisory Committee for the Disbursement of Revenues from the Accommodations Tax Year 2021-2022

A resolution has been prepared for Council's consideration to approve the Authorizing Funding Allocation Recommendations of the Accommodations Tax Advisory Committee for the Disbursement of Revenues from the Accommodations Tax Year 2021-2022.

Please see [ATTACHMENT #7](#) for a copy of the proposed resolution.

ITEM 8. PUBLIC SAFETY: Resolution No. 2022-59 Authorizing Creation of a Non-Profit Corporation Known as the North Augusta Public Safety Foundation

A resolution has been prepared for Council's consideration to approve Authorizing Creation of a Non-Profit Corporation Known as the North Augusta Public Safety Foundation.

Please see [ATTACHMENT #8](#) for a copy of the proposed resolution.

ITEM 9. ADMINISTRATION: Resolution No. 2022-60 Authorizing Creation of a Non-Profit Corporation Known as the North Augusta Beautification Foundation

A resolution has been prepared for Council's consideration to approve Authorizing Creation of a Non-Profit Corporation Known as the North Augusta Beautification Foundation.

Please see [ATTACHMENT #9](#) for a copy of the proposed resolution.

ITEM 10. PLANNING & DEVELOPMENT: Resolution No. 2022-61 Accepting a Deed of Dedication for the Streets, Sanitary Sewer, Stormwater Collection and Fire Suppression Systems, and Associated Easements and Rights of Way, Along with a Maintenance Guarantee and Letter of Credit, for Sibley Bluff

A resolution has been prepared for Council's consideration to approve Accepting a Deed of Dedication for the Streets, Sanitary Sewer, Stormwater Collection and Fire Suppression Systems, and Associated Easements and Rights of Way, Along with a Maintenance Guarantee and Letter of Credit, for Sibley Bluff.

Please see [ATTACHMENT #10](#) for a copy of the proposed resolution.

ITEM 11. PUBLIC WORKS: Resolution No. 2022-62 Authorizing the Acceptance of the Low Bid of AOS Specialty Contractors, Inc. for the Bluff Avenue Streetscape Phase 2 (Roadway Improvements & Downtown Greenway, Phase 1)

A resolution has been prepared for Council's consideration to approve Authorizing the Acceptance of the Low Bid of AOS Specialty Contractors, Inc. for the Bluff Avenue Streetscape Phase 2 (Roadway Improvements & Downtown Greenway, Phase 1).

Please see [ATTACHMENT #11](#) for a copy of the proposed resolution.

ITEM 12. PUBLIC WORKS: Resolution No. 2022-63 Authorizing the Acceptance of the Low Bid of JD Gaskins, Inc. for the Knobcone Avenue Sidewalk and Establishing Funding Sources for Construction Expenses

A resolution has been prepared for Council's consideration to approve Authorizing the Acceptance of the Low Bid of JD Gaskins, Inc. for the Knobcone Avenue Sidewalk and Establishing Funding Sources for Construction Expenses.

Please see ATTACHMENT #12 for a copy of the proposed resolution.

ORDINANCE NO. 2022-20
AN ORDINANCE TO PARTNER WITH THE AIKEN COUNTY BOARD OF
REGISTRATION AND ELECTIONS TO CONDUCT A PORTION OF THE
2023 CITY OF NORTH AUGUSTA MUNICIPAL GENERAL ELECTION

WHEREAS, in accordance with the Laws of South Carolina, and Ordinance No. 2022-16 adopted October 17, 2022, the City of North Augusta will hold an election on April 25, 2023 to elect three City Council Members; and

WHEREAS, the City desires to partner with the Aiken County Board of Registration and Elections to conduct a portion of the election; and

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 City Administrator is authorized to enter into an agreement with the Aiken County Board of Registration and Elections. Under the terms of the agreement, the Aiken County Board of Registration and Elections will provide:
 - a. Staffing of polling locations on Election Day, Tuesday, April 25, 2023
 - b. Delivery, set-up, maintenance, and removal of voting machines
 - c. Absentee and provisional ballots; seals, forms, and supplies
 - d. Poll workers and support staff
- II. The Aiken County Board of Registration and Elections has estimated the election costs and expenses to be \$9424.69, see Exhibit A.
- III. The Council approves payment of this amount from the City Council Professional Services account.
- IV. 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 DECEMBER, 2022.

First Reading _____

Second Reading _____

Briton S. Williams, Mayor

ATTEST:

Jamie Paul, City Clerk

EXHIBIT A
City Of North Augusta General Election April 25, 2023

Estimated Cost

8 Polling Locations

Absentee Ballot Mail Out		42	73.50	
Emergency /Provisional/Failsafe		760	228.00	
Test Ballots		40	16.00	
Tax		19.52		
		337.02		
Pull Tite Seals	Another Printer	150	29.93	
Tamper evident labels	Vendor	50	17.47	
Subtotal		47.40		47.4

1 Polling Location Technician		1	150.00	
Mileage for Polling Location Technician		50	31.25	
Mileage for 1 Commissioner		50	31.25	
Clerks Election Day		8	600.00	
Clerk Drop Pickup and Dropoff Equipment		8	480.00	
Election Day Poll Workers		40	3,000.00	
Election Day Training Poll Clerks and Workers		48	2,880.00	
Subtotal		7,172.50		7172.5

Election Day Base	6:30 AM	until 8:00pm		
Excutive Director	\$33.19	13hr	431.47	
Assistant Director	\$25.05	13hr	325.65	
Election Tech	\$15.50	13hr	201.50	
Clerk III	\$16.56	13hr	215.28	
			1,173.90	1,173.90

26" Uhaul rental,delivery , pickup mileage and fees, tax			278.29	278.29
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2 Drivers Dropoff Tuesday Pickup Wednesday		4	400.00	
2 Loaders		4	400.00	
Subtotal			800.00	800
Total				\$ 9,424.69

RESOLUTION NO. 2022-58
A RESOLUTION AUTHORIZING FUNDING ALLOCATION RECOMMENDATIONS
OF THE ACCOMMODATIONS TAX ADVISORY COMMITTEE FOR THE DISBURSEMENT OF
REVENUES FROM THE ACCOMMODATIONS
TAX YEAR 2021-2022

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

WHEREAS, the City receives more than fifty thousand dollars in state accommodations taxes and pursuant to Section 6-4-25 Code of Laws of South Carolina, formed a local advisory committee consisting of seven members via Resolution 2019-32 and updated via Resolution 2020-45; and

WHEREAS, Section 6-4-10(4) provides, in part, that the funds received by a municipality collecting more than fifty thousand dollars from the state accommodations tax must allocate the remaining balance, after statutory directed allocations to the General Fund and advertising and promotion funds, to the special fund to use for tourism related expenditures; and

WHEREAS, the local accommodations tax advisory committee received ten applications for funding for accommodations tax year 2021-2022; and

WHEREAS, the funding for accommodations tax year 2021-2022 to be allocated to applicants totaling \$104,460.02; and

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

Project Name	Organization	Amount Requested	Allocated Amount
Historic Driving Tour	Arts & Heritage Center Mary Anne Bigger	\$4,000.00	\$4,000.00
Lookaway Hall Marker	Arts & Heritage Center Milledge Murray	\$1,250.00	\$1,250.00
Peach Jam Hospitality	City of North Augusta Jeremy Jiunnies	\$15,000.00	\$15,000.00
2023 Jack-O-Lantern Jubilee	City of North Augusta – PRT Rick Meyer	\$35,000.00	\$25,000.00
2023 Amphitheater Events	City of North Augusta – PRT Derek Boyd	\$25,000.00	\$15,000.00
2023 River Event	City of North Augusta – PRT Derek Boyd	\$15,000.00	\$10,000.00
Storage Building & tables & chairs for use in the pole barn	Olde Towne Preservation Association Lynn Thompson	\$18,000.00	\$7,210.02
Downtown Promotion	North Augusta Forward Avery Spears-Mahoney	\$10,000.00	\$5,000.00
Visit North Augusta Digital Campaign	City of North Augusta – PRT Randy DuTeau	\$15,000.00	\$15,000.00
Community Center Upgrade	City of North Augusta – PRT Derek Boyd	\$12,000.00	\$7,000.00
FY 2021-2022 Allocation			\$104,460.02

NOW THEREFORE BE IT RESOLVED by the Mayor and City Council for the City of North Augusta, in meeting duly assembled and by the authority thereof that funding be allocated as recommended by the local accommodations tax advisory committee and that the funding source be the Accommodations Tax Fund for tax year 2021-2022.

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

Briton S. Williams, Mayor

ATTEST:

Jamie Paul, City Clerk

RESOLUTION NO. 2022-59
AUTHORIZING CREATION OF A NON-PROFIT CORPORATION KNOWN AS THE
NORTH AUGUSTA PUBLIC SAFETY FOUNDATION

WHEREAS, the City of North Augusta continues to expand and grow and so does the demand for services of the Public Safety Department – police, fire, dispatch, public records, and animal control; and

WHEREAS, City Administration and Public Safety Department leadership recognize the need to develop more effective public/private partnerships and alternative funding streams for public safety service provision; and

WHEREAS, municipalities across the State of South Carolina and the country have established police or public safety charitable foundations as innovative approaches to resource development community relationship building; and

WHEREAS, public safety charitable foundations serve as philanthropic partners to municipal departments by building community awareness, raising funds and collecting resources to benefit the department, uniting residents with officers, and strengthening the community as a whole; and

WHEREAS, public safety charitable foundations provide the opportunity for individuals and businesses to provide tax-deductible support to their local law enforcement and fire departments, selecting specific programs or materials to support in accordance with their individual's or corporate giving philosophy; and

WHEREAS, such foundations operate under the leadership of a board of directors, with advisement from municipal and department leadership regarding department and community needs and requirements; and

WHEREAS, City Administration and Public Safety Department leadership seek to establish a local charitable foundation to supplement, not replace, tax dollars to enhance public safety programming across the City.

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

1. A new, charitable non-profit corporation shall be established called the North Augusta Public Safety Foundation;
2. A board of directors shall be appointed to govern the Foundation, as appointed by City Council in a future resolution; and
3. The City Administrator or his designee is authorized to take the administrative steps necessary to begin the formal establishment of the non-profit corporation.

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

Briton S. Williams, Mayor

ATTEST:

Jamie Paul, City Clerk

RESOLUTION NO. 2022-60
AUTHORIZING CREATION OF A NON-PROFIT CORPORATION KNOWN AS THE
NORTH AUGUSTA BEAUTIFICATION FOUNDATION

WHEREAS, the City of North Augusta continues to expand and grow and so does the demand for attractive, quality public spaces and amenities – lush greenery, tree canopy preservation, public art, ornamental designs, public furniture and general community vibrancy; and

WHEREAS, City Administration and multiple City department leaders recognize the need to develop more effective public/private partnerships and alternative funding streams for open space beautification and public amenity provision; and

WHEREAS, municipalities across the State of South Carolina and the country have established charitable beautification foundations as innovative approaches to resource development, hometown pride generation, and community relationship building; and

WHEREAS, beautification foundations serve as philanthropic partners to municipal parks, property maintenance and other departments by raising funds, collecting resources, and installing amenities in public spaces that benefit the community as a whole; and

WHEREAS, charitable foundations provide the opportunity for individuals and businesses to provide tax-deductible support to their local municipalities, selecting specific programs or materials to support in accordance with the individual's or corporate giving philosophy; and

WHEREAS, such foundations operate under the leadership of a board of directors, with advisement from municipal and department leadership regarding department and community needs and requirements; and

WHEREAS, City Administration seeks to establish a local charitable foundation to supplement, not replace, tax dollars to enhance beautification efforts across the City.

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

1. A new, charitable non-profit corporation shall be established called the North Augusta Beautification Foundation;
2. A board of directors shall be appointed to govern the Foundation, as appointed by City Council in a future resolution; and
3. The City Administrator or his designee is authorized to take the administrative steps necessary to begin the formal establishment of the non-profit corporation.

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

Briton S. Williams, Mayor

ATTEST:

Jamie Paul, City Clerk

RESOLUTION NO. 2022-61
ACCEPTING A DEED OF DEDICATION FOR THE STREETS,
SANITARY SEWER, STORMWATER COLLECTION AND FIRE SUPPRESSION
SYSTEMS, AND ASSOCIATED EASEMENTS AND RIGHTS OF WAY, ALONG WITH
A MAINTENANCE GUARANTEE AND LETTER OF CREDIT,
FOR SIBLEY BLUFF

WHEREAS, Margaret B. Copenhaver as Trustee of Item V Trust for Last Will and Testament of Alonzo P. Boardman, Jr. developed Sibley Bluff according to the requirements of the North Augusta Planning Commission and the City, and owns the streets, utilities and easements; and

WHEREAS, pursuant to §5.8.4.3 of the North Augusta Development Code, the Director of Planning and Development and the City Engineer approved the final subdivision plat for recording on September 15, 2022 and

WHEREAS, it is the policy of the City that, upon approval of a final subdivision plat, the City will, following inspection by the City's Engineering department, accept a deed of dedication for the streets, utilities, etc. for the purpose of ownership and maintenance when said deed is accompanied by a maintenance guarantee; and

WHEREAS, a maintenance guarantee and supporting letter of credit accompany the deed; and

WHEREAS, the City Engineer has made final inspection of the subject improvements and these improvements meet City standards.

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, do hereby accept a deed of dedication for:

All those tracts or parcels of land, with improvements thereon situate, lying and being in Aiken County, South Carolina, and designated as River Oak Dr. (50' R/W), on a Record Plat of Sibley Bluff Neighborhood Development, by John M. Bailey & Associates, P.E. dated May 12, 2022 and recorded in the office of the RMC of Aiken County, South Carolina, on September 16, 2022 in Plat Book 64, Pages 378-379.

The Plat is incorporated herein by reference for a more complete description of the metes, bounds, courses, distances and location of all land described herein.

AND ALSO, permanent exclusive utility easements for maintenance, repair and operation of facilities, machinery and equipment to provide utility services as described above within the areas described on the Plat as: NEW UTILITY EASEMENT 10' ON EACH SIDE OF EXISTING EASEMENT TO BE DEED TO CITY OF NORTH AUGUSTA 10' SAN. SEWER EASEMENT, all as shown on the above referenced recorded plat.

Tax Map and Parcel: 003-08-07-001

BE IT FURTHER RESOLVED that a Maintenance Guarantee and letter of credit in the amount of \$29,500.00 are hereby accepted.

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

Briton S. Williams, Mayor

ATTEST:

Jamie Paul, City Clerk

RETURN TO:
City of North Augusta
Planning & Development Department
100 Georgia Avenue, 2nd Floor
North Augusta, South Carolina 29841

STATE OF SOUTH CAROLINA
COUNTY OF NORTH AUGUSTA

WARRANTY DEED OF DEDICATION
Sibley Bluff
Roads and Utility Easements

THIS INDENTURE, made and entered into as of the 8 day of November, 2022, by and between **Margaret B. Copenhaver as Trustee of Item V Trust for Last Will and Testament of Alonzo P. Boardman, Jr.**, herein called **Grantor**, which expression shall include the plural as well as the singular, and the legal representatives, successors and assigns, where the context so requires or admits, and **The City of North Augusta, South Carolina**, a political subdivision of the State of South Carolina, called **Grantee**, which expression shall include the plural as well as the singular and legal representatives, successors and assigns, where the context so requires or admits.

WITNESSETH

THAT the said Grantor, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration paid by the said Grantee, the receipt and adequacy of which are hereby acknowledged, has bargained, granted, sold, aliened, conveyed and confirmed, and by these presents does bargain, grant sell, alien, convey and confirm unto said Grantee, unencumbered fee simple title in the real property hereinafter described, to-wit;

All those tracts or parcels of land, with improvements thereon situate, lying and being in Aiken County, South Carolina, and designated as River Oak Dr. (50' R/W), on a Record Plat of Sibley Bluff Neighborhood Development, by John M. Bailey & Associates, P.E. dated May 12, 2022 and recorded in the office of the RMC of Aiken County, South Carolina, in Plat Cabinet 64, Slide 378.

The Plat is incorporated herein by reference for a more complete description of the metes, bounds, courses, distances and location of all land described herein.

AND ALSO, permanent exclusive utility easements for maintenance, repair and operation of facilities, machinery and equipment to provide utility services as described above within the areas described on the Plat as: NEW UTILITY EASEMENT 10' ON EACH SIDE OF EXISTING

EASEMENT TO BE DEED TO CITY OF NORTH AUGUSTA 10' SAN. SEWER EASEMENT, all as shown on the above referenced recorded plat.

Grantor warrants to the Grantee the materials and workmanship for the road which the Grantor has built, or will caused to be built, on the new right of way conveyed hereby. Grantor shall be responsible for the repair of any defects appearing in said road as a result of materials or workmanship, which appear within two (2) years following the date of recording of this deed.

AND ALSO, permanent non-exclusive easements as shown on the Plat for the construction, maintenance, repair, and replacement of utility services, including but not limited to water, sewer, storm-water, electrical, broadband high speed internet/optical fiber cables, and other related purposes Grantee may see fit; located along and inside of each front, side, and rear property line of each lot shown on the Plat, with widths for each easement as designated on the Plat, or if no width is designated then such easement shall be five (5) feet in width.

The easements granted herein include the right of ingress and egress to said easements over the surrounding property of the Grantor for any and all purposes reasonably connected with the necessary and proper installation, construction, maintenance, repair, replacement and inspection of such utilities. The easements granted herein also include the right, where applicable, of ingress and egress from and to said easements over the surrounding property of the Grantor for tapping into any said utilities. Grantee shall be considerate of the rights of the fee simple title owners of residential lots acquired from Grantor affected by this right, and Grantee will repair any damage done to the property of such subsequent owners to portions of their property not within the specific permanent easements granted above.

Grantor, its successors, assigns and legal representatives shall have the right to use the parcels of land which are subject to the easements herein granted in any manner not inconsistent or interfering with these easement rights conveyed to the Grantee, excluding, however, the right to erect, construct or maintain within the permanent easement area any building, structures, other permanent improvements or trees or large shrubs, without obtaining the prior written consent of the Grantee. Grantor specifically agrees that if it improves the easement area, it will indemnify and hold Grantee harmless from any damages which may result to said improvements should Grantee be required to work in, or otherwise utilize, the easement area. Nothing herein shall prohibit the owner of the fee simple title of such property from constructing and maintaining sidewalks and driveways within such easement areas.

Any damages or additional costs resulting to Grantee as a result of alternative uses of such land shall be the responsibility of and paid for by the owner of the fee simple title to the land covered by such easements. On each of these easements, Grantee shall have the right to trim or remove trees, shrubs, brushes, and other vegetation or ground cover as necessary to install, maintain, repair and operate the utility facilities located therein.

In accepting the easements granted hereby, Grantee shall not be deemed to be and shall not be obligated to maintain swales, natural streambeds or creeks through which storm water drains, the maintenance of which shall be the responsibility of the owner of fee simple title to the land covered by such easement.

The property and easements conveyed hereby includes all pipes, and structures and associated appurtenances located in or on the land conveyed or the land subject to the easements granted which are used in providing transportation or water, sanitary sewer, broadband or storm water drainage systems.

To Have and To Hold said property, and all singular said rights and privileges, unto the said Grantee, in fee simple or permanent easement as set forth above forever. Grantor hereby warrants and represents that Grantor is the owner of the above-described property, and has the authority to convey to the Grantee the property and easements set forth herein. Grantor shall and will warrant and forever defend by virtue of these presents the said bargained premises unto the said Grantee against said Grantor, and all and every other person or persons, subject to any exceptions set forth herein, including applicable easements and restrictions of record.

IN WITNESS WHEREOF, the said Grantor has executed this warranty deed under seal the day and year first above written.

SIGNATURES ON NEXT PAGE

Acceptance by North Augusta

The City of North Augusta, South Carolina, hereby accepts the foregoing deed of rights-of-way and utility easements, and incorporates said rights-of-way and roads constructed thereon into the public road system of The City of North Augusta, South Carolina, and said utility easements into the respective public utility system of The City of North Augusta, South Carolina.

Dated _____, 2022

The City of North Augusta, South
Carolina

By: _____
James S. Clifford
As Its: City Administrator

Attest: _____
Jamie Paul
As Its: City Clerk

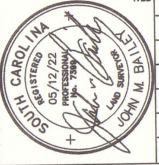
[SEAL]

RECORD PLAT
OF
SIBLEY BLUFF
NEIGHBORHOOD DEVELOPMENT

PREPARED BY
John M. Boyce & Associates, P.C.
PROFESSIONAL LAND SURVEYORS
101 LACOMPT AVENUE, NORTH AUGUSTA, S.C. 29841
(803)278-0721

PROJECT NO.:	20008
DATE:	05/12/22
SCALE:	1"=40'
DWN.:	JMB
FIELD:	CMH
CKD.:	CMH/JMB

No.	DATE	REVISION



PROJECT DATA
DEVELOPED AREA **5.75 AC.**
(PORTION) 003-08-07-001
R-14 & CR (RZM: 2019-002)
ZONING
SETBACK:
FRONT 25 FEET
REAR 10 FEET
SIDE 100' BUFFER
*INFORMATION OBTAINED FROM DEVELOPMENT PLANS PREPARED BY JOHNSON, LASCHNER & ASSOC., P.C. DATED 08/20/2020.

OWNER'S CERTIFICATION:
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND CONSTRUCTION REQUIREMENTS AS NOTED, FURTHERMORE, I DEMONSTRATE ALL WATER, SEWER, STORM AND STORM SEWER LINES TO THE CITY OF NORTH AUGUSTA.
MARGARET B. COPENHAVER
BY: *Margaret B. Copenhaver* DATE: 5-18-22

PLANNING COMMISSION APPROVAL:
I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE MAJOR SUBDIVISION PLAN (PRELIMINARY PLAN) APPROVED BY THE NORTH AUGUSTA PLANNING COMMISSION PURSUANT TO THE NORTH AUGUSTA DEVELOPMENT CODE.
DATE: 9-17-22 BY: *John T. Boardman*
NORTH AUGUSTA DIRECTOR OF PLANNING AND DEVELOPMENT DATE: 9-15-22

CITY ENGINEER'S CERTIFICATION:
I HEREBY CERTIFY THAT THE WATER SUPPLY SYSTEM, SEWAGE DISPOSAL SYSTEM, DRAINAGE IMPROVEMENTS AND ROADS REQUIRED BY THE CITY OF NORTH AUGUSTA DEVELOPMENT CODE HAVE BEEN PROPERLY INSTALLED AND CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE STANDARDS.
Shelvia Spawen
NORTH AUGUSTA CITY ENGINEER DATE: 9-15-22

ENGINEER'S CERTIFICATION:
I HEREBY CERTIFY THAT ALL ENGINEERING AND CONSTRUCTION REQUIREMENTS OF THE NORTH AUGUSTA DEVELOPMENT CODE HAVE BEEN FULLY COMPLIED WITH IN THE DESIGN AND CONSTRUCTION OF THIS SUBDIVISION.
DATE: 5/19/22 BY: *William T. Johnson* 28610 S.C.P.E. NO.

SURVEYOR'S CERTIFICATION:
I HEREBY STATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OF ADJACENT PROPERTY.
DATE: 05/12/22 BY: *John M. Boyce* 7389 S.C. R.L.S. NO.

COVER SHEET

SIBLEY BLUFF NEIGHBORHOOD DEVELOPMENT

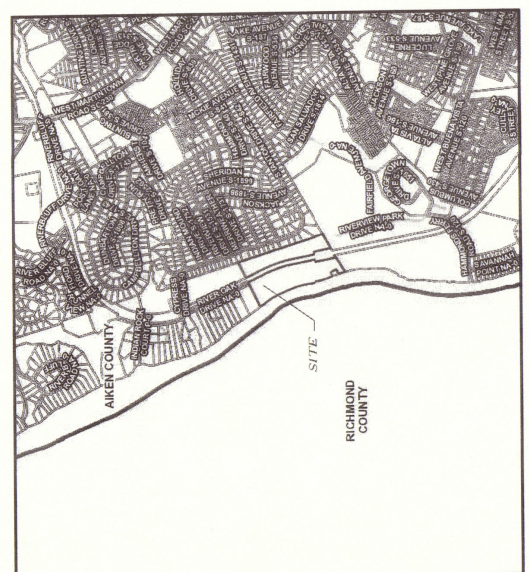
PROPERTY LOCATED ON RIVER OAK DRIVE
IN THE CITY OF NORTH AUGUSTA

AIKEN COUNTY - SOUTH CAROLINA

PREPARED FOR

MARGARET B. COPENHAVER AS TRUSTEE OF
ITEM V TRUST FOR LAST WILL AND TESTAMENT OF
ALONZO P. BOARDMAN, JR.

15 EIGHTH STREET
CONTACT: BILL HOLLINGSWORTH
AUGUSTA, GEORGIA 30901
TEL. (706)868-6500

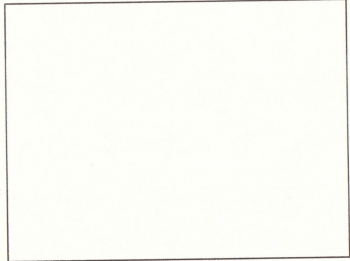


UTILITY NOTE:
UTILITIES ARE SHOWN BASED ON SITE UTILITY PLANS PREPARED BY JOHNSON, LASCHNER & ASSOCIATES, P.C. DATED 08/20/2020 AND A FIELD SURVEY BY JOHN M. BOYCE, P.E. DATED 05/12/22. THE SURVEYOR DOES NOT MAKE ANY WARRANTY OR GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL OF THE UTILITIES IN THE AREA. THE SURVEYOR DOES NOT WARRANT OR GUARANTEE THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION DEPICTED UNLESS PHYSICALLY LOCATED ON THE GROUND, BUT DOES WARRANT THAT THE UTILITIES SHOWN ARE BASED ON THE BEST INFORMATION AVAILABLE AND AN INSPECTION OF THE PREMISES.

- NOTES:**
- HORIZONTAL AND VERTICAL CONTROL IS BASED ON NGS MON. BUTLER 2 RM4. THIS SITE IS LOCATED IN A SPECIAL ZONE AREA, SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.
 - HORIZONTAL DATUM = NAD 83 (2011) AND VERTICAL DATUM = NAVD 88.
 - ALL MEASUREMENTS ARE GRID DISTANCES.
 - COMBINED SCALE FACTOR = 0.99977984.
 - THIS PROPERTY IS SUBJECT TO ALL APPLICABLE EASEMENTS, RESTRICTIONS AND ENCUMBRANCES OF RECORD.
 - AS-BUILT SURVEY COMPLETED MAY 11, 2022.
 - CURRENT ZONING = CR (CRITICAL RESERVE)
 - ACCORDING TO FIRM 4500030313F, EFFECTIVE DATE AUG. 16, 2018, A PORTION OF THIS SITE IS LOCATED IN A SPECIAL ZONE AREA, SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.
 - A FIVE (5) FOOT DRAINAGE AND UTILITY EASEMENT IS RESERVED ON EACH SIDE OF ALL LOT LINES AND ALL LOT CORNERS. DRAINAGE AND UTILITY EASEMENT IS RESERVED ON ALL REAR LOT LINES.
 - A TWENTY (20) FOOT EASEMENT IS RESERVED OVER ALL UTILITY AND STORM DRAINAGE LINES AS SHOWN OR AS BUILT UNLESS SHOWN OTHERWISE.
 - FINISHED FLOOR ELEVATIONS OF ALL STRUCTURES MUST BE FIVE (5) FEET ABOVE SANITARY SEWER LATERAL INVERT AT THE RIGHT OF WAY OR PROPERTY LINE.

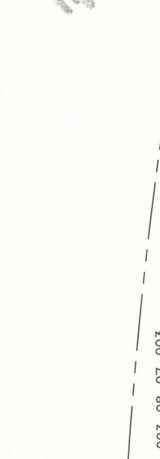
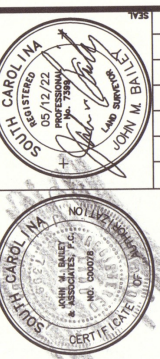
- REFERENCES:**
- PORTION OF TAX MAP PARCEL 003-08-07-001.
 - DEED OF KATHRYN SIBLEY BOARDMAN TO MARGARET B. COPENHAVER AS TRUSTEE RECORDED IN DEED BK. 4703, PG. 1712-1717.
 - PLAT OF 17.93 ACRES PREPARED FOR MRS. T. J. MCKE, JR., DATED FEB. 1954, BY K. L. WISE, SURVEYOR AND RECORDED IN PLAT BK. 41, PG. 330.
 - RIGHT OF WAY AND TRACK MAP FOR CENTRAL OF GEORGIA RR CO., STA. 1974+20 TO STA. 3104+00 DATED JUNE 15, 1971.

- LEGEND:**
- HEADWALL
 - HOODBACK INLET
 - NO. 5 RE-BAR SET
 - PROPERTY CORNER (DESCRIBED)
 - SANITARY MANHOLE (SSMH)
 - WATER VALVE
 - FIRE HYDRANT
 - BACKFLOW PREVENTER
 - SANITARY CLEANOUT
 - TREE
 - PROPERTY BOUNDARY
 - ADJOINING BOUNDARY
 - WATER



2022026114
PLAT
RECORDING FEES \$25.00
RECORDED AND INDEXED
09-16-2022 03:28 PM
JUDITH WARNER
AUGUSTA COUNTY CLERK
BK: PL 64
PG: 378 - 378

THIS PLAN OR SURVEY IS VALID ONLY FOR THE PERSON OR ENTITY WHOSE NAME IS SHOWN HEREON. IT IS NOT TRANSFERABLE. ANY OTHER USE OF THIS PLAN OR SURVEY WITHOUT THE EXPRESS WRITTEN PERMISSION IS STRICTLY PROHIBITED.
JOHN M. BOYCE, P.E.
C.A.L.E. BUILT & ASSOC., P.C.



PROJECT No: 20008
 DATE 05/12/22
 SCALE 1"=40'
 JMB
 CMH
 CMH/JMB
 FIELD
 CKD.

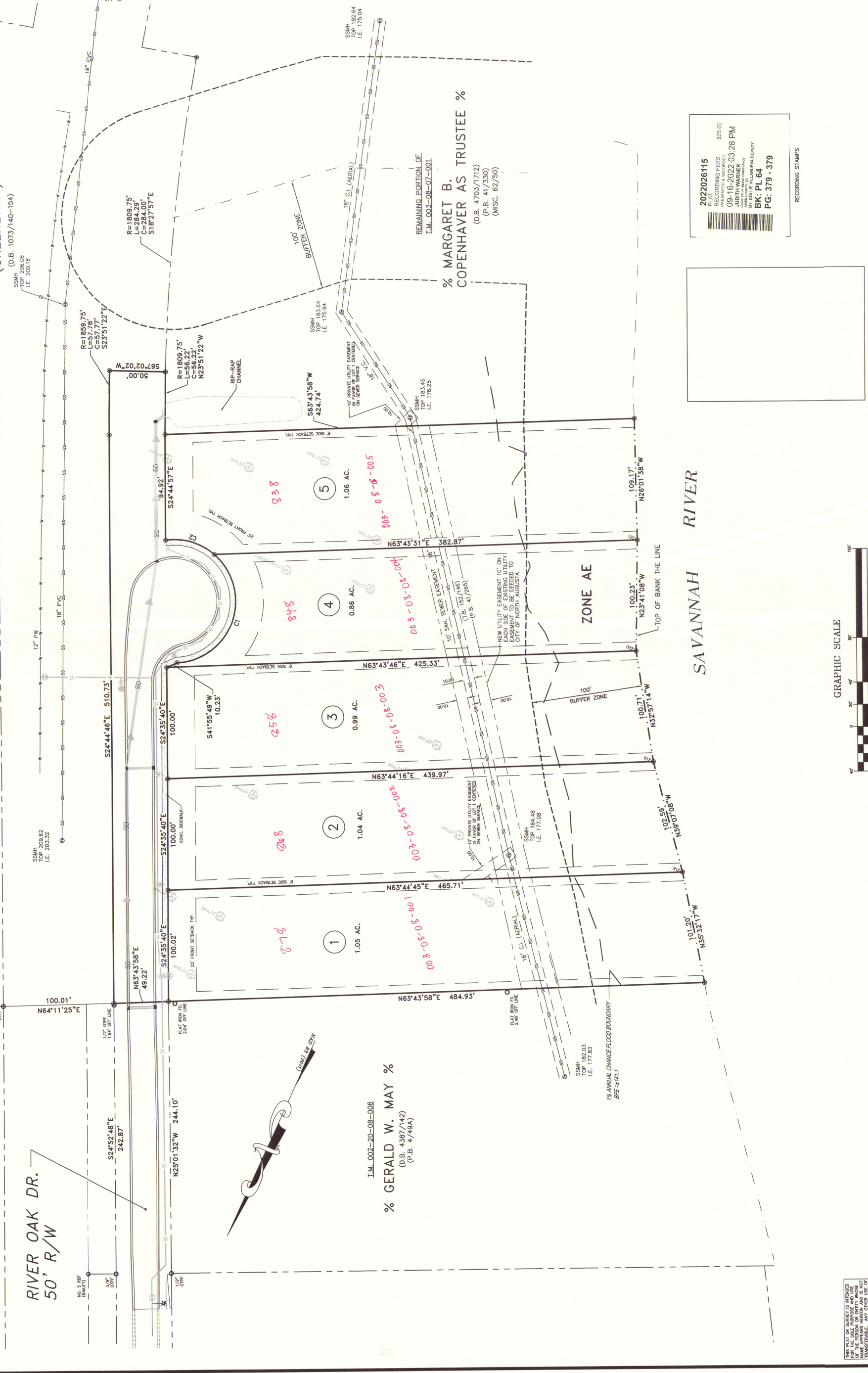
PREPARED BY
 John M. Bialy & Associates, P.C.
 PROFESSIONAL LAND SURVEYORS
 101 Lacombe Avenue, North Augusta, S.C. 29841
 (803) 278-0721

RECORD PLAT
 OF
 SIBLEY BLUFF
 NEIGHBORHOOD DEVELOPMENT
 LOCATED IN THE CITY OF NORTH AUGUSTA
 SOUTH CAROLINA
 ATTACHMENT #10
 Page 9 of 22

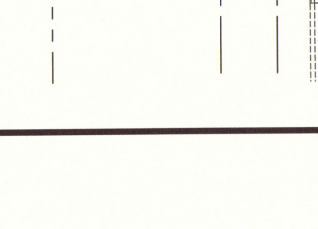
SHEET NO.
 2 OF 2

Curve Table

Curve #	Radius	Chord Direction	Chord Length
C1	55.50	N5° 00' 30" W	103.34
C2	55.50	S81° 48' 26" W	46.21



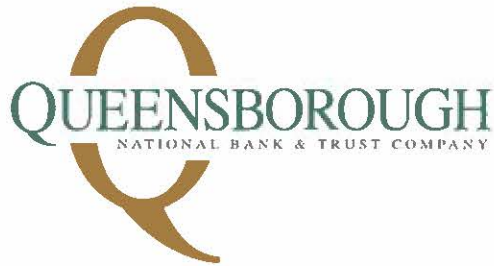
RECORDING FEES \$25.00
 PREPARED & RECORDED
 09-16-2022 03:28 PM
 BY: DOLORE VILANUEVA DEPUTY
 BK: PL 64
 PG: 379 - 379



APPROVAL STAMPS

RECORDING STAMPS

ALL RIGHTS RESERVED.
 SOUTH CAROLINA SURVEYORS, P.C.
 JOB NO. 20008-RIVER OAK-AB



**IRREVOCABLE STANDBY LETTER OF CREDIT 5502032
MAINTENANCE GUARANTEE**

Beneficiary
City of North Augusta 100
100 Georgia Avenue
North Augusta, SC 29841

Applicant PP20-006
Margaret B. Copenhaver TTEE
Item V Trust Last Will and
Testament Alonzo P. Boardman Jr.

Issue Date: September 8, 2022

Expiry Date: September 8, 2024

To Whom It May Concern:

We hereby establish our 24-Month Irrevocable Letter of Credit ("Letter of Credit") in favor of The City of North Augusta available by draft drawn on Queensborough National Bank and Trust Company, at sight for any sum of money not to exceed twenty-nine thousand five hundred (\$29,500.00) for Margaret B. Copenhaver TIEE Item V Trust Last Will and Testament of Alonzo P. Boardman Jr., hereinafter "Applicant") when accompanied by the following:

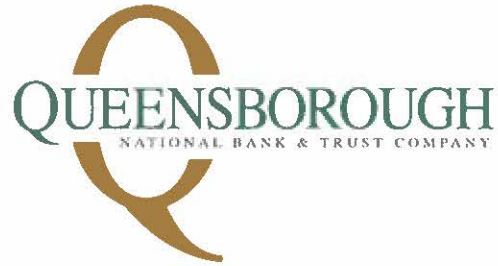
1. A written certificate executed by the appropriate and authorized City of North Augusta staff stating that Applicant has failed to perform as agreed, and that the amount of said draft represents the actual amount of funds due to you as a result of Applicant's failure to perform as contracted;
2. Draft must bear on its face the clause, "Drawn under Letter of Credit dated September 8, 2022; and
3. The original Letter of Credit, together with any amendment.

This Letter of Credit supports the infrastructure improvements under a Maintenance Guarantee for Sibley Bluff.

This Letter of Credit is valid until September 8, 2024, at 5:00 p.m. A Draft drawn hereunder, if accompanied by documents as specified above, will be honored if presented to Queensborough National Bank and Trust Company.

This Letter of Credit is governed by the Uniform Customs and






IRREVOCABLE STANDBY LETTER OF CREDIT
Page 2
September 8, 2022

Practice for Documentary Credits, 2007 Revision, International Chamber of Commerce Publication No. 600 (UCP), or any later version or amendment. This Letter of Credit is also governed by the laws of the State of South Carolina, except as those laws conflict with UCP.

Queensborough National Bank and Trust Company

By: 
Andy Lawrence, Loan Officer



Bluff, as well as for any other improvements provided and proposed to be granted to the City by deed of dedication in accordance with §5.8.5 of the North Augusta Development Code, the developer does hereby guarantee the maintenance of the infrastructure improvements under and pursuant to the following terms.

INFRASTRUCTURE IMPROVEMENTS SUBJECT TO THIS GUARANTEE

This Maintenance Guarantee shall extend to all infrastructure improvements proposed to be deeded to, dedicated to, transferred or otherwise assigned to the City of North Augusta by the developer. Such improvements shall include, where applicable, the following but not be limited to such specified improvements:

- A. Streets and associated improvements;
- B. Water distribution system;
- C. Stormwater collection system;
- D. Subdivision trees;
- E. Easements and rights of way for streets, sidewalks, water supply, and sanitary sewage and stormwater collection systems.

REPRESENTATIONS BY THE DEVELOPER

The Developer represents to the City of North Augusta that:

- A. For a period of twenty-four (24) months from the approval of the final plat, the improvements will not fail, for any reason, with the exception of force majeure;
- B. The Developer has submitted the Deed of Dedication and a monetary guarantee, in the form of an Irrevocable Letter of Credit in the amount of \$29,500.00, in support of this Maintenance Guarantee in accordance with §5.8.4 and 5.8.5 of the North Augusta Development Code within the specified time period;
- C. The City Engineer for the City of North Augusta shall have full and absolute discretion and authority in determining whether or not a failure has occurred in regard to the infrastructure subject to this Maintenance Guarantee.

REMEDIES IN THE EVENT OF DEFAULT

In the event that the City Engineer for the City of North Augusta, in his sole discretion, determines that a failure has occurred, he shall provide written notice of such failure to the developer with a request for the immediate correction of said failure. In the event of failure by the developer to make such repairs as necessary within sixty (60) days of such written notice or within ten (10) days, in the event of such notice

being received during the last sixty (60) days covered by this Maintenance Guarantee and letter of credit, the following conditions shall prevail:

- A. This Maintenance Guarantee shall be considered violated and in default with the City having full right and authority to make claims on the guarantee amount provided for herein.
- B. The City may make claim against the full amount of the monetary guarantee, until such time as the City is able to make the necessary repairs to the infrastructure.
- C. Following the completion of the repairs to the infrastructure to the satisfaction of the City Engineer, any funds remaining from the monetary guarantee shall be refunded to the developer.
- D. The City is entitled to compensation, at a reasonable rate, for any in-house services provided by the City for the purpose of correcting failures or deficiencies to the infrastructure.
- E. The City shall have full and absolute authority in regard to a determination as to party or parties contracted with for the purpose of making repairs as required.

(Signature pages follow)

IN WITNESS WHEREOF, Margaret B. Copenhaver, Trustee of Item V Trust for the last w/t of Alonzo P. Boardman, Jr. has caused these presents to be executed this 15th day of August, 2022.



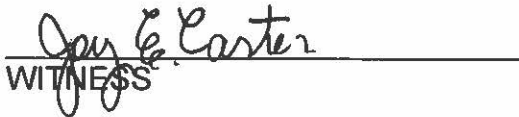
WITNESS

BY:



MARGARET B. COPENHAVER

ITS: TRUSTEE OF ITEM V
TRUST FOR THE LAST W/T OF
ALONZO P. BOARDMAN, JR.



WITNESS

ACCEPTED THIS 28th DAY OF September, 2022

City of North Augusta

L. Kayla [Signature]

WITNESS

BY:

[Signature]

James S. Clifford
ITS: City Administrator

Rick L Jones

WITNESS



**IRREVOCABLE STANDBY LETTER OF CREDIT 5502031
PERFORMANCE GUARANTEE**

Beneficiary
City of North Augusta 100
100 Georgia Avenue
North Augusta, SC 29841

Applicant PP20-006
Margaret B. Copenhaver TTEE
Item V Trust Last Will and
Testament Alonzo P. Boardman Jr.

Issue Date: September 8, 2022

Expiry Date: September 8, 2023

To Whom It May Concern:

We hereby establish our 12-Month Irrevocable Letter of Credit ("Letter of Credit") in favor of The City of North Augusta available by draft drawn on Queensborough National Bank and Trust Company, at sight for any sum of money not to exceed two thousand five hundred (\$2,500.00) for Margaret B. Copenhaver TTEE Item V Trust Last Will and Testament of Alonzo P. Boardman Jr., (hereinafter "Applicant") when accompanied by the following:

1. A written certificate executed by the appropriate and authorized City of North Augusta staff stating that Applicant has failed to perform as agreed, and that the amount of said draft represents the actual amount of funds due to you as a result of Applicant's failure to perform as contracted;
2. Draft must bear on its face the clause, "Drawn under Letter of Credit dated September 8, 2022"; and
3. The original Letter of Credit, together with any amendment.

This Letter of Credit supports the infrastructure improvements under a Performance Guarantee for Sibley Bluff.

This Letter of Credit is valid until September 8, 2023, at 5:00 p.m. A draft drawn hereunder, if accompanied by documents as specified above, will be honored if presented to Queensborough National Bank and Trust Company.

This Letter of Credit is governed by the Uniform Customs and





IRREVOCABLE STANDBY LETTER OF CREDIT

Page 2

September 8, 2022

Practice for Documentary Credits, 2007 Revision, International Chamber of Commerce Publication No. 600 (UCP), or any later version or amendment. This Letter of Credit is also governed by the laws of the State of South Carolina, except as those laws conflict with UCP.

Queensborough National Bank and Trust Company

By: 

Andy Lawrence, Loan Officer



required improvements during the twelve month improvement installation period, shall have the discretion to approve and implement said request; and

5. If the Director of Planning and Development approves the final inspection of the finished site improvements either on a date earlier than the expiration of the Performance Guarantee or at the time of the expiration of the Performance Guarantee, the City shall acknowledge in writing that the Applicant has fully performed under the terms of the Performance Guarantee and release the letter of credit,
6. If for any reason the applicant fails to complete the project within **eleven (11) months** of the date of issuance of the check, the Director of Planning and Development shall provide a notice of deficiencies that must be completed by the end of the twelfth month. In the event that the project is not completed to the satisfaction of the Director of Planning and Development within the twelve (12) month time period, the following conditions shall prevail:
 - a. The Director of Planning and Development or their designee shall have full and absolute discretion and authority in determining whether or not a failure or default has occurred under the terms of this Guarantee;
 - b. In the event the Applicant fails to timely complete installation of the remaining site improvements in accordance with the approved major subdivision plan after receiving the notice provided for above, the City shall have the right to make claims on the funds provided by the Applicant to support the Performance Guarantee;
 - c. In the event of a failure or default, the City reserves the exclusive right to determine who may be retained to complete installation of the remaining site improvements; and
 - d. Any excess funds over and above those needed to complete installation of the remaining site improvements shall be refunded to the Applicant. The determination of such excess is to be under the sole discretion of the City.

IN WITNESS WHEREOF, the undersigned has executed this instrument the day and year above first written.

By: MBCope
Margaret B. Copenhaver
As Trustee of Item V Trust for the last w/t of Alonzo
P. Boardman, Jr.

State of Georgia
County of Richmond

On this 15th day of August 2022, before me personally appeared Margaret B. Copenhaver who provided satisfactory evidence of his identification to be the person whose name is subscribed to this instrument, and she acknowledged that she executed the foregoing instrument.

Jay E. Carter
Notary Public
Richmond County, State of Georgia
My commission expires: 3/4/23



(Signature pages continue)

Accepted this 28th day of September, 2022.

THE CITY OF NORTH AUGUSTA

By: 
James S. Clifford
As its: City Administrator

State of South Carolina
County of Aiken

On this 28th day of September, 2022, before me personally appeared James S. Clifford, North Augusta City Administrator, who provided satisfactory evidence of their identification to be the person whose name is subscribed to this instrument, and acknowledged that they executed the foregoing instrument.


Notary Public

Aiken County, South Carolina

My commission expires: 3/28/2032

JAMIE PAUL
Notary Public, State of South Carolina
My Commission Expires 3/28/2032

RESOLUTION NO. 2022-62
AUTHORIZING THE ACCEPTANCE OF THE LOW BID OF AOS SPECIALTY
CONTRACTORS, INC. FOR THE BLUFF AVENUE STREETScape PHASE 2
(ROADWAY IMPROVEMENTS & DOWNTOWN GREENEWAY, PHASE 1)

WHEREAS, Resolution 2021-31 reprioritized the project and funding list for Capital Project Sales Tax IV (CPST IV); and

WHEREAS, as a result of Resolution 2021-31 the Road Reconstruction Program was moved to priority position #2, with a total budget allocation of \$3,000,000; and

WHEREAS, Bluff Avenue is the first priority in the Road Reconstruction Project List as provided on the CPST IV referendum ballot; and

WHEREAS, Resolution 2022-49 allocated \$180,000.00 for the Bluff Avenue Streetscape Utility Relocations; and

WHEREAS, the Engineering Department solicited bids for the Bluff Avenue Streetscape Phase 2 (Roadway Improvements & Downtown Greeneway, Phase 1); and

WHEREAS, on December 1, 2022, two sealed bids were received, publicly opened and read aloud; and

WHEREAS, the low bid by AOS Specialty Contractors, Inc. is in the amount of \$1,999,645.00; and

WHEREAS, the Mayor and City Council of the City of North Augusta find that the awarding of such bid is in the best interest of the City.

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of North Augusta, South Carolina, in meeting duly assembled and by the authority thereof that AOS Specialty Contractors, Inc. shall be awarded the contract for the Bluff Avenue Streetscape Phase 2 at the bid amount of \$1,999,645.00.

BE IT FURTHER RESOLVED that construction contingency funding shall also be provided in the amount of \$99,982.25 (5%).

BE IT FURTHER RESOLVED that funding for the Bluff Avenue Streetscape Phase 2 construction shall be from the Sales Tax IV Fund, Road Reconstruction Program.

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 DECEMBER, 2022.

Briton S. Williams, Mayor

ATTEST:

Jamie Paul, City Clerk

RESOLUTION NO. 2022-63
AUTHORIZING THE ACCEPTANCE OF THE LOW BID OF JD GASKINS, INC. FOR
THE KNOBCONE AVENUE SIDEWALK AND ESTABLISHING FUNDING SOURCES
FOR CONSTRUCTION EXPENSES

WHEREAS, the City applied for and received a Transportation Alternatives Program (TAP) grant from the South Carolina Department of Transportation (SCDOT) for the Knobcone Avenue Sidewalk (Project); and

WHEREAS, the Engineering Department solicited bids for the Project on October 18, 2022; and

WHEREAS, on November 8, 2022, two sealed bids were received, publicly opened and read aloud; and

WHEREAS, the low bid by JD Gaskins Construction, Inc. is in the amount of \$457,934.20; and

WHEREAS, the Project has a Disadvantaged Business Enterprise (DBE) goal of 17.5%; and

WHEREAS, JD Gaskins' proposed DBE Subcontractor is SITEC Construction, represented by David McGhee; and

WHEREAS, the SCDOT has reviewed the City's bidding process and bids received and has given concurrence to award the construction contract to JD Gaskins Construction, Inc.; and

WHEREAS, the Mayor and City Council of the City of North Augusta find that the awarding of such bid is in the best interest of the City.

WHEREAS, other construction-related costs bring the total estimated Project cost to \$535,625; and

WHEREAS, the City of North Augusta is responsible for 20% of the Project cost, and 100% of the project cost in excess of the SCDOT's maximum funding of \$403,264.00.

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of North Augusta, South Carolina, in meeting duly assembled and by the authority thereof that JD Gaskins Construction, Inc. shall be awarded the contract for the Knobcone Avenue Sidewalk at the bid amount of \$457,934.20.

BE IT FURTHER RESOLVED that funding for the City's portion of the Project cost shall be from the Street Improvement Fund, Sidewalk and Curbing Program, and, if needed, any other unrestricted fund balance.

BE IT FURTHER RESOLVED that all project reimbursements received from SCDOT shall be deposited into the Street Improvement Fund.

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 DECEMBER, 2022.

Briton S. Williams, Mayor

ATTEST:

Jamie Paul, City Clerk