

North Augusta



South Carolina's Riverfront

MINUTES OF JANUARY 30, 2023

Briton S. Williams, Mayor

*J. Robert Brooks, Councilmember
Pat C. Carpenter, Councilmember
Jenifer F. McCauley, Councilmember
David W. McGhee, Councilmember
Eric H. Presnell, Councilmember
Kevin W. Toole, Councilmember*

ORDER OF BUSINESS

STUDY SESSION

The Study Session of January 30, 2023 for the City Council of the City of North Augusta, having been duly publicized, was called to order by Mayor Briton S. Williams at 6:00 p.m. and also streamed online for public viewing at the City Facebook page: "City of North Augusta – Public Information" and City YouTube page: "City of North Augusta Public Information."

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

Members present were Mayor Williams, Councilmembers Brooks, Carpenter, McCauley, McGhee, Presnell, and Toole.

Also in attendance were James S. Clifford, City Administrator; Rachelle Moody, Assistant City Administrator; Kelly F. Zier, City Attorney; Thomas C. Zeaser, Director of Engineering and Public Works; Lieutenant Verne Sadler, Public Safety; Karl Waldhauer, Superintendent, Facilities, & Programs; James E. Sutton, Director of Public Services; Thomas L. Paradise, Director of Planning and Development; Lynda Williamson, Director of Finance; J.D. McCauley, Manager of Human Resources; Ricky Jones, Manager of Information Technology, and Jamie Paul, City Clerk.

ITEM 1. CITY COUNCIL MEETING:

City Administrator Clifford led Council's discussion of items for the February 6, 2023 regular meeting. **(See Attachment #1)**

Finance Director Lynda Williams presented on Item #12. **(See Attachment #1A)**

ITEM 2. DEPARTMENT DETAILS:

City department directors and managers provided departmental updates. **(See Attachment #2)**

ITEM 3. MAYOR'S MATTERS:

(A) **FOCUS ITEM(S):**

i. **Riverside Village Update**

City Administrator Clifford asked Chris Schoen, Greenstone Properties, to speak on the update on Riverside Village.

Mr. Schoen stated that their institutional partner had made the decision not to proceed with additional development, which delayed the project however, by end of year 2022 they now have 100% control of the undeveloped parcels. He added that parcel G was included and they were able to pay off and looking to secure financing to move forward on parcel G. He pointed out that 2021 taxes for both the City and County have been paid and are paid 2022 once received. He highlighted on parcels H and I and clarified that they would be townhouses.

Discussion ensued relating to overall parking from the hotel, stadium, and surface spaces once developed.

ii. **Public Safety Headquarters Update**

City Administrator Clifford provided an update on new Public Safety Headquarters that focused on the site plan, design pre and post value engineering values, budget, and CPST IV impacts. **(See Attachment #3Aii)**

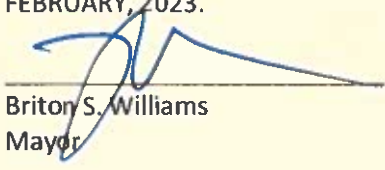
(B) Mayor Williams will share reflections and announcements related to current City events and opportunities.

- **Mayor Williams**
 - Proclamation presented to Ambassador Theodore R. Britton for Order of the Palmetto – Monday, February 6, 2023 at City Council Study Session at 6:00pm
 - Rockin' for a Miracle Concert for the North Augusta Miracle League baseball field located on 1009 Center Street on Saturday March 23, 2023 at 7:00pm

- **Councilmember Carpenter**
 - Highlighted on the funding for the Miracle League baseball field and requested for more donations as they are at approximately \$850,000 with the goal of \$2.2Million.

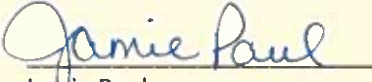
The Study Session adjourned at 7:23 p.m.

APPROVED THIS 6th DAY OF
FEBRUARY, 2023.



Briton S. Williams
Mayor

Respectfully submitted,



Jodie Paul
City Clerk



PUBLIC POWER HOUR

February 6, 2023 – 5:30 p.m. - Municipal Center – 100 Georgia Avenue, 3rd Floor - Council Chambers

DRAFT AGENDA: CITY OF NORTH AUGUSTA REGULAR CITY COUNCIL MEETING

February 6, 2023 – 6:00 p.m. – Municipal Center – 100 Georgia Avenue, 3rd Floor - Council Chambers

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

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

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

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

1. **CALL TO ORDER:**

2. **INVOCATION AND PLEDGE OF ALLEGIANCE:**

3. **ROLL CALL:**

4. **APPROVAL OF MINUTES:**

- Special Called City Council Meeting minutes of January 23, 2023
- Study Session minutes of January 30, 2023

5. **PROCLAMATION:** Recognition of Ambassador Theodore R. Britton – Order of the Palmetto

OLD BUSINESS

6. **ECONOMIC DEVELOPMENT:** Ordinance No. 2020-18 Amending Article 13, Signs, of the North Augusta Development Code, Chapter 18 of the City of North Augusta, South Carolina Code of Ordinances – First Reading – TABLED from July 20, 2020 City Council Meeting

NEW BUSINESS

7. **ECONOMIC DEVELOPMENT:** Ordinance No. 2023-01 to Authorize the City to Enter into a Second Amendment to the Master Development Agreement of March 15, 2017 for North Augusta Riverside Village – First Reading

8. **ENGINEERING & PUBLIC WORKS:** Ordinance No. 2023-02 Authorizing a Restructuring of Personnel for the Department of Streets & Drains Subsequent to Department Vacancies Resulting from Retirements and Resignations – First Reading

9. **PUBLIC SAFETY:** Resolution No. 2023-03 A Resolution Authorizing the Budget and Funding Source for the Construction of the North Augusta Department of Public Safety Headquarters

10. **PUBLIC SERVICES:** Resolution No. 2023-04 A Resolution Approving a Contract for the Installation of a Fire Suppression and Alarm System in the Materials Recovery Facility
11. **PUBLIC SERVICES:** Resolution No. 2023-05 A Resolution Approving a Contract for the Installation of Electrical and Ventilation Systems in the Materials Recovery Facility
12. **FINANCE:** Resolution No. 2023-06 – Approving the Annual Assessment Report and Amendment of the Assessment Roll for the Ballpark Village Municipal Improvement District and Confirming the Collection of Annual Assessments therein for the 2022-2023 Assessment Year
13. **PUBLIC SAFETY:** Resolution No. 2023-07 A Resolution Authorizing the City of North Augusta to Enter into a Contract with the Aiken County Public Defenders' Office for the Provision of Representation of Indigent Defendant in the Municipal Court for the City of North Augusta
14. **FINANCE:** Resolution No. 2023-08 – A Resolution Authorizing Reallocation of a Portion of the Funding Allocation Recommendations of the Accommodations Tax Advisory Committee for the Disbursement of Revenues from the Accommodations Tax Year 2020-2021
15. **ADMINISTRATIVE REPORTS:**
16. **PRESENTATIONS/COMMUNICATIONS/RECOGNITION OF VISITORS:**
 - A. **Citizen Comments** – *At this time, citizens may speak to Mayor and City Council regarding matters not listed on the agenda. Speakers shall give their name and address for the records. Speaker Forms are provided on the credenza for speakers desiring that the minutes indicate that they addressed Council on a specific topic. The form will be included as part of the minutes of the meeting. Citizen comments are limited to five minutes.*
 - B. **Council Comments** –
17. **ADJOURNMENT**

Municipal Improvement District

Annual Assessment Report and Amendment of the Assessment Roll for 2022-2023 Assessment Year



Annual Payment Calculation- 1st Step

- Calculate Annual Revenue Requirement and Compare to Annual Assessment

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

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

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

*** 2022-2023 Annual Revenue Requirement \$2,539,957 > Annual Assessment \$1,686,753 = Move to Second Step**

Annual Payment Calculation- 2nd Step

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

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

IF Annual Assessment > Tax Revenues = Move to Third Step

* **2022-2023 Annual Assessment \$1,686,753 > Tax Revenues \$1,499,527 = Move to Third Step**

Annual Payment Calculation- 3rd Step

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

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

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

Annual Payment Calculation- 3rd Step Example 1

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

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

*** \$737,559 > \$351,144 = \$0 Annual Payment**

Annual Payment Calculation- 3rd Step Example 2

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

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

*** \$421,744 > \$20,069 = \$401,674 Added to Parcel Tax Bill as MID Fee**

DEPARTMENT DETAILS*for January 30, 2023***FINANCE:**

- Cycle 1 Due Date – February 3rd
- Cycle 2 Disconnect – February 1st & 2nd
- 2022 Tax Bills were mailed out Friday, January 27th. Online Tax payments are currently available on the City's website
- 2023 Business License renewals were also mailed out Friday, January 27th. Business license renewals are now also able to be paid online through the Local Business License Renewal Center at www.localblrenewal.com

PUBLIC SERVICES:

- Utilities
 - Clay Street Pump Station Upgrade
 - Bradley Drive & Claypit Road Water Line Connection

PLANNING AND DEVELOPMENT:

- No BZA meeting on February 7th

PUBLIC SAFETY:

- CALEA assessment will be February 6th-19th
- February 8th, the Developers of Smart Cop Software will be on site viewing business practices to build the software

PARKS, RECREATION AND TOURISM:

- Spring Sports registration begins on Wednesday, February 1st
- We plan to have the PRT Master Plan survey available in print on Wednesday, February 1st and the online version of the survey will be available the week of February 6th
- PRT Youth basketball program has 2 full weeks left in the season and will wrap up with the 37th annual Roundball Classic on Saturday, February 11
- North Augusta PRT is working with Grace United Methodist Church and First Baptist Church to provide additional playing opportunities for area pickleball players:
 - Grace United Methodist Family Life Center
Tuesday & Thursday, 9:30am-12:30pm Grace Family Life Center, no reservations required. Grace currently has 2 courts set up for play
 - First Baptist Family Life Center
Monday, Wednesday, & Saturday, 10am-12pm. Tuesday & Thursday, 4pm-6pm
no reservations required. First Baptist has 3 courts set up for play
 - The Riverview Park Activities Center is currently offering pickleball Monday-Friday, 6am-4pm. With the completion of the recreation youth basketball program on February 11th, we will expand our offerings to include evening and weekend play. Weekend play will be affected by travel basketball tournaments, travel volleyball tournaments, and special events

ENGINEERING AND PUBLIC WORKS:

- Bluff Avenue Streetscape
- Knobcone Avenue Sidewalk
- Waterworks Greenway Bridge

HUMAN RESOURCES:

- See the following page for the Employment Opportunities list



EMPLOYMENT OPPORTUNITIES

Building Standards Inspector I – Building Standards

Grade: 13

Salary/Pay Rate: \$21.69 - \$26.03/hour

Closing Date: Until Filled

Center Program Coordinator – PRT

Grade: 10

Salary/Pay Rate: \$18.90 - \$22.68/hour

Closing Date: Until Filled

Communications Technician – Public Safety

Grade: 9

Salary Pay Rate: \$17.96 - \$21.56/hour

Closing Date: Until Filled

Firefighter – Public Safety

Grade: 4

Salary Pay Rate: \$13.31 - \$15.97/hour

Closing Date: Until Filled

Grounds Worker II – Property Maintenance

Grade: 6

Salary/Pay Rate: \$15.17 - \$18.20/hour

Closing Date: Until Filled

Laborer – Streets and Drains

Grade: 4

Salary/Pay Rate: \$13.31 - \$15.97/hour

Closing Date: Until Filled

Maintenance Worker – City Buildings

Grade: 6-8

Salary/Pay Rate: \$15.17 - \$20.44/hour

Closing Date: Until Filled

Part-time Center Program Coordinator – PRT

Grade: UN

Salary/Pay Rate: \$14.06/hour

Closing Date: Until Filled

Public Safety Officer – Public Safety

Grade: 15

Salary/Pay Rate: \$22.04 - \$26.45

Closing Date: Until Filled

Sanitation Worker - Sanitation

Grade: 4

Salary/Pay Rate: \$13.31 - \$15.97/hour

Closing Date: Until Filled

Trolley Drivers

Grade: UN

Salary/Pay Rate: \$20.80/hour

Closing Date: Until Filled

Utility Technician – Water/Wastewater

Grade: 9

Salary/Pay Rate: \$17.96 - \$21.56/hour

Closing Date: Until Filled

Vehicle Operator I – Sanitation

Grade: 6

Salary/Pay Rate: \$15.17 - \$18.20/hour

Closing Date: Until Filled

To apply and to see full job descriptions please visit www.northaugustasc.gov/jobs. You may also contact Human Resources for more information at 803-442-5710 or kferguson@northaugustasc.gov.

The City of North Augusta is an Equal Opportunity Employer



North Augusta

Council Study Session – 30 January 2023





Public Safety HQ

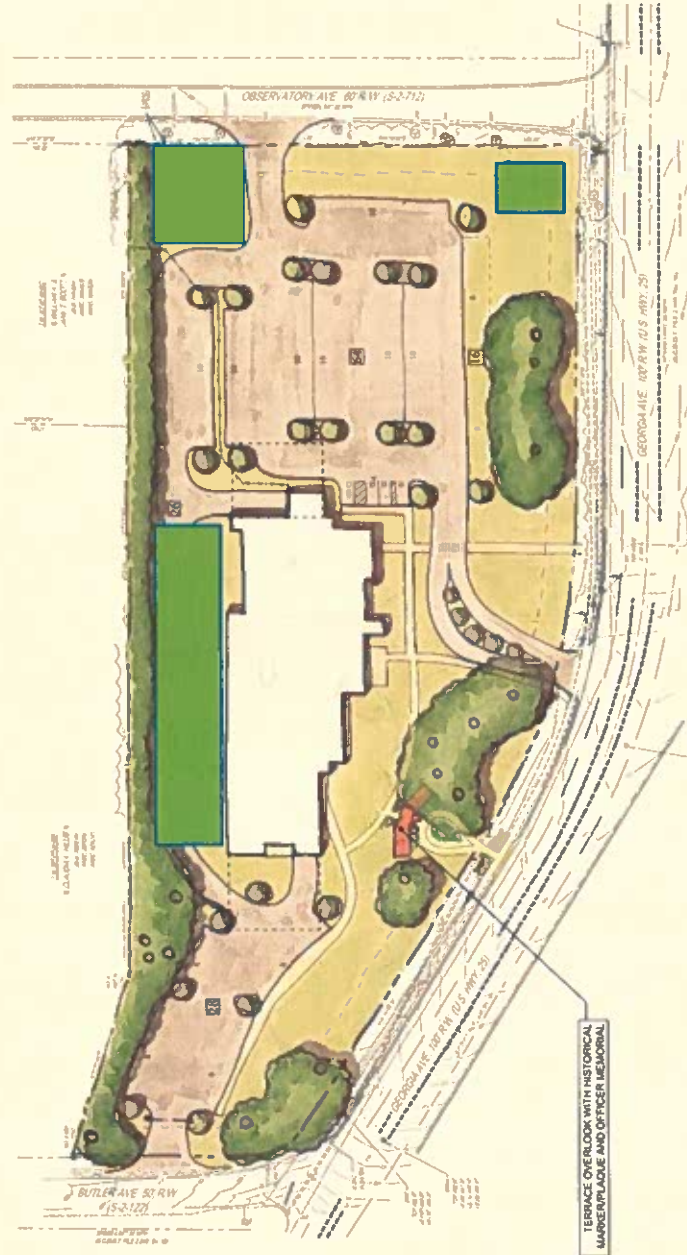
- Resolution 2021-14 Rezoning of GA Avenue Parcels from GC & R-14 to P, Public Use
- Resolution 2021-29 Sketch Plan Review to Planning Commission for GA Avenue
- Resolution 2021-41 Begin Final Development for the PSHQ on GA Avenue
- Resolution 2021-48 Asbestos Abatement for City owned property @ Ga Avenue
- Resolution 2022-19 Finalize Design of PSHQ and move forward on bid process
- Resolution 2022-45 PSHQ General Contractor Selection
- **Resolution 2023-03 Authorizing Budget and funding source for PSHQ**





Site Plan

- Modifications:
- Removal of Legacy Buildings
- Loss of connecting parking lot behind the PSHQ





Design pre-Value Engineering





Design post-Value Engineering





Value Engineering

Keep:

- Entrances to Georgia Ave, Observatory, and Butler
- Majority of column structure
- Underground storm water retention ponds
- Interior floorplan

Lose:

- Clock Tower
- Some Sidewalks between building and future memorial
- High end finishes
- Cast Stone features

Options:

- Secure Parking Fence
- Rear parking / roadway connection
- 2nd elevator



Budget

\$21.02M	Guaranteed Maximum Price with Hood Construction (Building Cost)
\$3.98M	JLA/SCN design costs, project fees, Furniture Fixtures, and Equipment (FF&E)

\$25M	Total Project Budget (CPST IV)





CPST IV Impacts

Project	CPST Budget	Updated Budget
1. Public Safety HQ	\$11.5M	\$25M
2. Road Reconstruction (Bluff Avenue)	\$3M	\$2.5M
3. Road Resurfacing	\$1.45M	TBD (CTC Funds)
4. New Savannah Bluff Lock & Dam Improvements	\$500K	\$20M DOE Settlement
5. Activities Center Improvements	\$700K	\$0
6. Park Improvements	\$1.5M	\$0
7. Community Center Upgrades	\$150K	\$0
8. Greenway improvements	\$650K	\$0
9. Downtown Greenway Connector	\$900K	\$0
10. Waste Water Infrastructure Improvements	\$3.5M	\$9.0M ARPA - RIA
11. Stormwater system improvements	\$1.5M	\$600K ARPA
12. Gateway and wayfinding	\$1.25M	\$0
13. Software and Technology	\$575K	TBD – ARPA Request
14. City Hall Safety and security improvements	\$425K	\$0
15. Finance Department Lobby improvements	\$100K	TBD Facility Improvements
	TOTAL:	\$27.5M



Timeline

- Study Session Budget & Design Presentation 30 January 2023
- **Council Vote on Resolution 2023-03** 6 February 2023

- Groundbreaking Ceremony 24 February 2023
- Notice to Proceed (effectively starts construction timeline) 1 May 2023
- Public Safety Headquarters Occupation December 2025





Public Safety HQ

Request approval of Resolution 2023-03

