

North Augusta



South Carolina's Riverfront

MINUTES OF MARCH 20, 2023

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 March 20, 2023 having been duly publicized was called to order by Mayor Williams at 6:00pm and also streamed online for public viewing at "City of North Augusta – Public Information" on www.facebook.com and on the City YouTube page: "City of North Augusta Public Information". 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 Carpenter, McCauley, McGhee, Presnell, and Toole.

Members absent was Councilmember Brooks.

Also, in attendance were Rachelle Moody, Assistant City Administrator; Ricky Jones, Manager of Information Technology; Rick Meyer, Director of Parks, Recreation, and Tourism; and Jamie Paul, City Clerk.

ITEM 4. APPROVAL OF MINUTES:

The minutes of the City Council Meeting of March 6, 2023 and Study Session of March 13, 2023, were approved as submitted by general consent.

ITEM 5. PROCLAMATIONS:

a. Disabilities Awareness Month

Mayor Williams recognized Disabilities Awareness Month and read into the minutes the Proclamation and presented to Tawanda Baitmon, Quality Assurance Coordinator with Tri-Development Center of Aiken County, Inc. (TDC). **(See Attachment #5a)**

b. Child Abuse Prevention Month

Mayor Williams recognized Child Abuse Prevention Month and read into the minutes the Proclamation and presented to Peggy Ford, Executive Director for Children’s Place, Inc. **(See Attachment #5b)**

c. North Augusta High School Girls Basketball Team 2023 Class 4A State Champions

Mayor Williams recognized the North Augusta High School Girls Basketball Team 2023 Class 4A State Champions and presented to Head Coach Al Young. **(See Attachment #5c)**

OLD BUSINESS

Mayor Williams recused himself from Items 6, 7, 8, 9, and 10.

Mayor Williams stated that Mayor Pro Tem Brooks is absent, a motion will need to be made to elect a Councilmember to act as Mayor Pro Tem for Agenda Items 6, 7, 8, 9, and 10 under Old Business.

It was moved by Councilmember Toole, seconded by Councilmember Presnell, to elect Councilmember McCauley to act as Mayor Pro Tem for Agenda Items 6, 7, 8, 9, and 10 under Old Business.

ITEM 6. ANNEXATION: Ordinance No. 2023-03 To Change the Corporate Limits of the City of North Augusta by Accepting the Petition Requesting Annexation by the Landowners and Annexing ± 0.25 Acres of Property Located on Gentry Ln and Owned by Adams Brothers, LLC – Second Reading

No public comment.

Assistant Administrator Moody highlighted on each item 6 – 10.

It was moved by Councilmember Presnell, seconded by Councilmember Carpenter, to approve Ordinance No. 2023-03 To Change the Corporate Limits of the City of North Augusta by Accepting the Petition Requesting Annexation by the Landowners and Annexing ± 0.25 Acres of Property Located on Gentry Ln and Owned by Adams Brothers, LLC – Second Reading. Vote: 5 – 0 Approved. Mayor Williams was recused. **(See Attachment #6)**

ITEM 7. ANNEXATION: Ordinance No. 2023-04 To Change the Corporate Limits of the City of North Augusta by Accepting the Petition Requesting Annexation by the Landowners and Annexing ± 0.29 Acres of Property Located on Gentry Ln and Owned by Adams Brothers, LLC – Second Reading

No public comment.

It was moved by Councilmember Toole, seconded by Councilmember McGhee, to approve Ordinance No. 2023-04 To Change the Corporate Limits of the City of North Augusta by Accepting the Petition Requesting Annexation by the Landowners and Annexing ± 0.29 Acres of Property Located on Gentry Ln and Owned by Adams Brothers, LLC – Second Reading. Vote: 5 – 0 Approved. Mayor Williams was recused. (See Attachment #7)

ITEM 8. ANNEXATION: Ordinance No. 2023-05 To Change the Corporate Limits of the City of North Augusta by Accepting the Petition Requesting Annexation by the Landowners and Annexing ± 0.42 Acres of Property Located on E. Buena Vista Ave and Owned by Lawrence and Karen Graham – Second Reading

No public comment.

It was moved by Councilmember Carpenter, seconded by Councilmember Presnell, to approve Ordinance No. 2023-05 To Change the Corporate Limits of the City of North Augusta by Accepting the Petition Requesting Annexation by the Landowners and Annexing ± 0.42 Acres of Property Located on E. Buena Vista Ave and Owned by Lawrence and Karen Graham – Second Reading. Vote: 5 – 0 Approved. Mayor Williams was recused. (See Attachment #8)

ITEM 9. ANNEXATION: Ordinance No. 2023-06 To Change the Corporate Limits of the City of North Augusta by Accepting the Petition Requesting Annexation by the Landowners and Annexing ± 0.39 Acres of Property Located on E. Buena Vista Ave and Owned by Adams Brothers, LLC – Second Reading

No public comment.

It was moved by Councilmember Toole, seconded by Councilmember McGhee, to approve Ordinance No. 2023-06 To Change the Corporate Limits of the City of North Augusta by Accepting the Petition Requesting Annexation by the Landowners and Annexing ± 0.39 Acres of Property Located on E. Buena Vista Ave and Owned by Adams Brothers, LLC – Second Reading. Vote: 5 – 0 Approved. Mayor Williams was recused. (See Attachment #9)

ITEM 10. ANNEXATION: Ordinance No. 2023-07 To Change the Corporate Limits of the City of North Augusta by Accepting the Petition Requesting Annexation by the Landowners and Annexing ± 0.24 Acres of Property Located on E. Buena Vista Ave and Owned by Adams Brothers, LLC – Second Reading

No public comment.

It was moved by Councilmember Presnell, seconded by Councilmember McGhee, to approve Ordinance No. 2023-07 To Change the Corporate Limits of the City of North Augusta by Accepting the Petition Requesting Annexation by the Landowners and Annexing ± 0.24 Acres of Property Located on E. Buena Vista Ave and Owned by Adams Brothers, LLC – Second Reading. Vote: 5 – 0 Approved. Mayor Williams was recused. (See Attachment #10)

NEW BUSINESS

ITEM 11. ADMINISTRATION: Resolution No. 2023-11 Authorizing the City of North Augusta to Enter into a Professional Services Contract for Digital Marketing Campaign

No public comment.

Assistant Administrator Moody stated that the contract is with a company that is an expert in digital marketing and will assist in promoting the new website visitnorthaugustasc.com as well as the events and activities that occur throughout our community.

It was moved by Councilmember Presnell, seconded by Councilmember Toole, to approve Resolution No. 2023-11 Authorizing the City of North Augusta to Enter into a Professional Services Contract for Digital Marketing Campaign. Unanimously Approved. (See Attachment #11)

ITEM 12. ADMINISTRATION: Resolution No. 2023-12 To Enter into a Lease Agreement with the North Augusta Chamber of Commerce

No public comment.

Assistant Administrator Moody stated that the only update to the agreement was the spelling of Ms. Carroll's name, all items have stayed the same.

It was moved by Councilmember McCauley, seconded by Councilmember McGhee, to approve Resolution No. 2023-12 To Enter into a Lease Agreement with the North Augusta Chamber of Commerce. Unanimously Approved. (See Attachment #12)

ITEM 13. ADMINISTRATION: Ordinance No. 2023-08 Authorizing the Sale of Excess City Property on Riverside Boulevard, Parcels 007-15-03-001, 007-15-03-011, and 007-15-03-010 – First Reading

No public comment.

Assistant Administrator Moody explained the ordinance in detail and clarified that it for the sale of three (3) City parcels along Riverside Blvd and Buena Vista and that the parcels are contiguous. She added that a Request for Proposals was posted and the City received one proposal which satisfied the bid. She pointed out that the net proceeds will be placed in the Capital Projects fund, undesignated.

Discussion ensued regarding the sale of City property and whether being in favor or not.

It was moved by Councilmember Presnell, seconded by Councilmember Toole, to approve Ordinance No. 2023-08 Authorizing the Sale of Excess City Property on Riverside Boulevard, Parcels 007-15-03-001, 007-15-03-011, and 007-15-03-010 – First Reading. Unanimously Approved. (See Attachment #13)

ITEM 14. ADMINISTRATIVE REPORTS

Assistant Administrator Moody highlighted on the following:

- Parks, Recreation, and Tourism Department Master Plan, Drop-in Public Input Session, March 21 at Community Center from 5:30pm – 7:00pm
- Grand Opening for Greenway Extension, March 24 at Noon
- Masters Week April 6-9

- Women's Amateur
 - Coordinating a meet and greet, Sunday March 26, details to follow
- Next Council Study Session on April 10 and Council Meeting on April 17

ITEM 15. PRESENTATIONS/COMMUNICATIONS/RECOGNITION OF VISITORS:

A. Citizen Comments:

David Buck, resident, stated that the REcing Crew is Sponsoring Rockin' for a Miracle, Saturday, March 25 at Sharon Jones Amphitheater at 7:00pm; all proceeds benefit North Augusta Miracle League

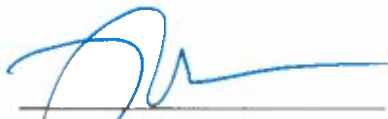
B. Council Comments:

- Councilmember Carpenter
 - NAPRT T-RecS – Adaptive Baseball Skills at Field C & San Salvador Fields at Riverview Park, Saturday, March 25 at 10:30AM
- Mayor Williams highlighted on the following:
 - Downtown Spring Fest, March 25, 2023 from 10:00am – 4:00pm

ITEM 15. ADJOURNMENT

The Regular City Council meeting adjourned at 6:44 pm.

APPROVED THIS 17th DAY OF
APRIL 2023.



Briton S. Williams
Mayor

Respectfully submitted,



Jamie Paul, CMC
City Clerk



PROCLAMATION

DISABILITIES AWARENESS MONTH

***WHEREAS**, many North Augusta families are impacted by severe lifelong disabilities including autism, traumatic brain injuries, spinal cord injuries, and intellectual and related disabilities; and*

***WHEREAS**, people with lifelong disabilities are productive citizens, deserving of respect and the opportunity for economic self-sufficiency, independence, and personal growth; and*

***WHEREAS**, it is important for all North Augusta citizens, those with and those without disabilities, work together, play together, worship together, learn together, and grow together; and*

***WHEREAS**, family members, caregivers, and service providers selflessly offer daily care, assistance, supervision, and physical and emotional support to individuals with disabilities to help them enjoy full participation in community life; and*

***WHEREAS**, the 2023 observance of Disabilities Awareness Month celebrates 34 years of advocacy for and successes of people with disabilities in education, employment, and community activities.*

***NOW, THEREFORE**, I, Briton S. Williams, Mayor of the great city of North Augusta, do hereby proclaim March 2023 as*

DISABILITIES AWARENESS MONTH

to encourage all citizens of North Augusta to work together to promote increased opportunities for people with disabilities, to recognize the many contributions made by people with disabilities in our communities, and to honor the dedication of the caregivers who bring support and hope to their fellow citizens.

*Briton S. Williams, Mayor
City of North Augusta*



PROCLAMATION

CHILD ABUSE PREVENTION MONTH

***WHEREAS**, South Carolina's 1.1 million children residing in the diverse communities across our state, including 36,539 in Aiken County, are our most valuable resource and will shape the future of our great state; and*

***WHEREAS**, childhood trauma, including abuse and neglect, is a serious problem affecting every segment of our community, and finding solutions requires input and action from everyone; and*

***WHEREAS**, childhood trauma can have long-term psychological, emotional, and physical effects that have lasting consequences for victims of abuse; and*

***WHEREAS**, effective child abuse prevention activities succeed because of the partnerships created between child welfare professionals, education, health, community and faith-based organizations, businesses, lawenforcement agencies, and families; and*

***WHEREAS**, communities must make every effort to promote programs and activities that build strong children and families; and*

***WHEREAS**, we acknowledge that we must work together as a community in partnership to build awareness about child abuse and contribute to promote the social and emotional well-being of children and families in a safe, stable, and nurturing environment; and*

***WHEREAS**, in fiscal year 2021-2022, there were 565 children in Aiken County in substantiated cases of abuse and neglect.*

***NOW, THEREFORE**, I, Briton S. Williams, Mayor of the great city of North Augusta, do hereby proclaim April 2023 as*

CHILD ABUSE PREVENTION MONTH

throughout North Augusta and encourage all South Carolinians to dedicate themselves to protecting the quality of life for all children and families.

*Briton S. Williams, Mayor
City of North Augusta*



PROCLAMATION

HONORING NORTH AUGUSTA HIGH SCHOOL'S 2023 SOUTH CAROLINA CLASS 4A GIRLS BASKETBALL STATE CHAMPIONS

WHEREAS, the North Augusta High School Girls Basketball team went undefeated in their region play and were 26-3 overall during their 2023 season; and,

WHEREAS, this talented group of young women includes three All Region players, Celena Grant, Jadah O'Bryant, and Kenedi Wright; one All-State player, Celena Grant; and one Carolinas Classic All-Star game player, P'eris Smith:

Middle Schoolers

Traeonna Davis
Ashley Walker

Freshman

Taylor Boney
Celena Grant
Amaya Hout
Messiah Williams
Kenedi Wright

Sophomores

MiKayla Jones
Madison McCain

Juniors

Genelle Jackson
Tamia Timbers

Seniors

Jadah O'Bryant
Caleeya Duke
Ansley Gartrell
P'eris Smith

WHEREAS, the team was led by Head Coach Al Young and Assistant Coaches LaVonne Marion, Chesney Tyler, and CaraLynn Williams; and,

WHEREAS, these young women not only brought home the 2023 Class 4A State Girls Basketball Championship for their school, but served as ambassadors for the City of North Augusta as they played throughout their season; and,

WHEREAS, the North Augusta High School Girls Basketball program has won five state Championships in the last seven years.

NOW, THEREFORE, I, Briton S. Williams, Mayor of the City of North Augusta, do hereby respectfully request that the citizens of North Augusta join me in celebrating and honoring North Augusta High School Girls Basketball Team as the 2023 South Carolina Class 4A State Champions.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of North Augusta, South Carolina, to be affixed this twentieth day of March, 2023.

Briton S. Williams, Mayor
City of North Augusta

ORDINANCE NO. 2023-03
TO CHANGE THE CORPORATE LIMITS
OF THE CITY OF NORTH AUGUSTA
BY ACCEPTING THE PETITION REQUESTING ANNEXATION BY THE LANDOWNERS
AND ANNEXING ± 0.25 ACRES OF PROPERTY LOCATED
ON GENTRY LN AND OWNED BY
ADAMS BROTHERS, LLC

WHEREAS, Section 5-3-150(3) of the Code of Laws of the State of South Carolina provides that: "Notwithstanding the provisions of subsections (1) and (2) of this section, any area or property which is contiguous to a municipality may be annexed to the municipality by filing with the municipal governing body a petition signed by all persons owning real estate in the area requesting annexation. Upon the agreement of the governing body to accept the petition and annex the area, and the enactment of an ordinance declaring the area annexed to the municipality, the annexation is complete"; and

WHEREAS, the Mayor and City Council of the City of North Augusta, have reviewed the petition of the landowners requesting that their property be annexed into the City and determined that such Petition should be accepted and the property annexed into the City; and

WHEREAS, the property is situated within the area of the North Augusta 2021 Comprehensive Plan and recommended for Commercial Retail by that plan as specified in the Land Use Element.

WHEREAS, the annexation request and zoning classification has been reviewed by the Planning Commission which has recommended annexation of the property with ± 0.25 acres to be zoned R-7 Small Lot, Single-Family Residential.

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 Petition of the landowners is accepted and the following described property shall be annexed into the City of North Augusta:

A parcel of land, with all improvements thereon, being in the County of Aiken containing ± 0.25 acres and appearing on that plat prepared and recorded in the Office of the Register Mesne Conveyance Aiken County in Record Book 64 at page 357, including all adjacent right-of-way.

Tax Map & Parcel No.: 013-13-14-002

The property to be annexed is also shown on a map identified as "Exhibit A" titled "Map of Property Sought to be Annexed to the City of North Augusta" prepared by the City of North Augusta.

- II. The zoning classification shall be +0.25 acres as R-7 Small Lot, Single-Family Residential
- III. All Ordinances or parts of Ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.
- IV. 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 MARCH, 2023.

First Reading _____

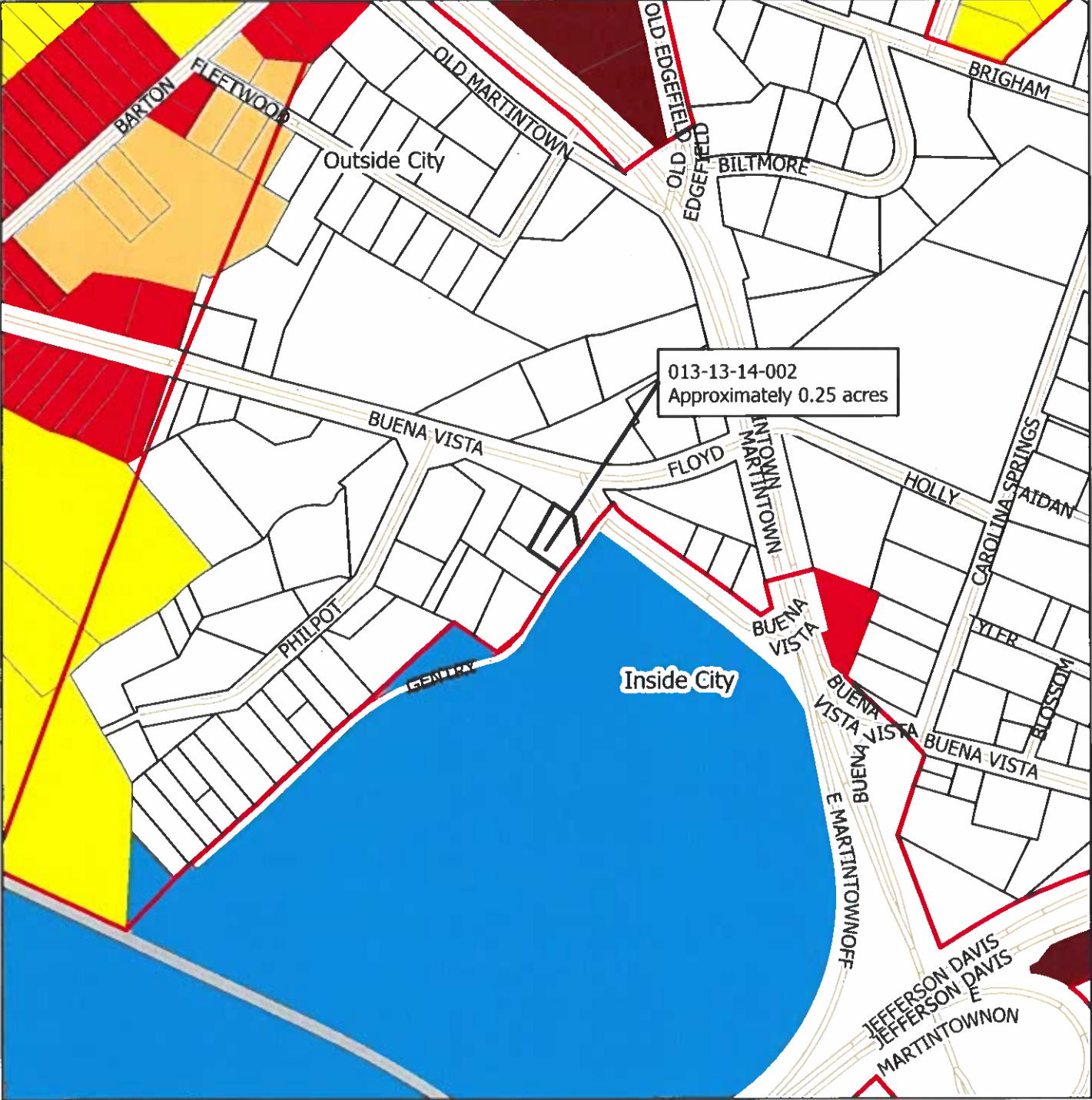
Second Reading _____

Briton S. Williams, Mayor

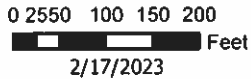
ATTEST:

Jamie Paul, City Clerk

EXHIBIT A



ANX23-003
 MAP OF PROPERTY
 SOUGHT TO BE ANNEXED
 TO THE CITY OF NORTH AUGUSTA



ORDINANCE NO. 2023-04
TO CHANGE THE CORPORATE LIMITS
OF THE CITY OF NORTH AUGUSTA
BY ACCEPTING THE PETITION REQUESTING ANNEXATION BY THE LANDOWNERS
AND ANNEXING ± 0.29 ACRES OF PROPERTY LOCATED
ON GENTRY LN AND OWNED BY
ADAMS BROTHERS, LLC

WHEREAS, Section 5-3-150(3) of the Code of Laws of the State of South Carolina provides that: "Notwithstanding the provisions of subsections (1) and (2) of this section, any area or property which is contiguous to a municipality may be annexed to the municipality by filing with the municipal governing body a petition signed by all persons owning real estate in the area requesting annexation. Upon the agreement of the governing body to accept the petition and annex the area, and the enactment of an ordinance declaring the area annexed to the municipality, the annexation is complete"; and

WHEREAS, the Mayor and City Council of the City of North Augusta, have reviewed the petition of the landowners requesting that their property be annexed into the City and determined that such Petition should be accepted and the property annexed into the City; and

WHEREAS, the property is situated within the area of the North Augusta 2021 Comprehensive Plan and recommended for Commercial Retail by that plan as specified in the Land Use Element.

WHEREAS, the annexation request and zoning classification has been reviewed by the Planning Commission which has recommended annexation of the property with ± 0.29 acres to be zoned R-7 Small Lot, Single-Family Residential.

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 Petition of the landowners is accepted and the following described property shall be annexed into the City of North Augusta:

A parcel of land, with all improvements thereon, being in the County of Aiken containing ± 0.29 acres and appearing on that plat prepared and recorded in the Office of the Register Mesne Conveyance Aiken County in Record Book 64 at page 357, including all adjacent right-of-way.

Tax Map & Parcel No.: 013-13-14-003

The property to be annexed is also shown on a map identified as "Exhibit A" titled "Map of Property Sought to be Annexed to the City of North Augusta" prepared by the City of North Augusta.

- II. The zoning classification shall be ± 0.29 acres as R-7 Small Lot, Single-Family Residential
- III. All Ordinances or parts of Ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.
- IV. 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 MARCH, 2023.

First Reading _____

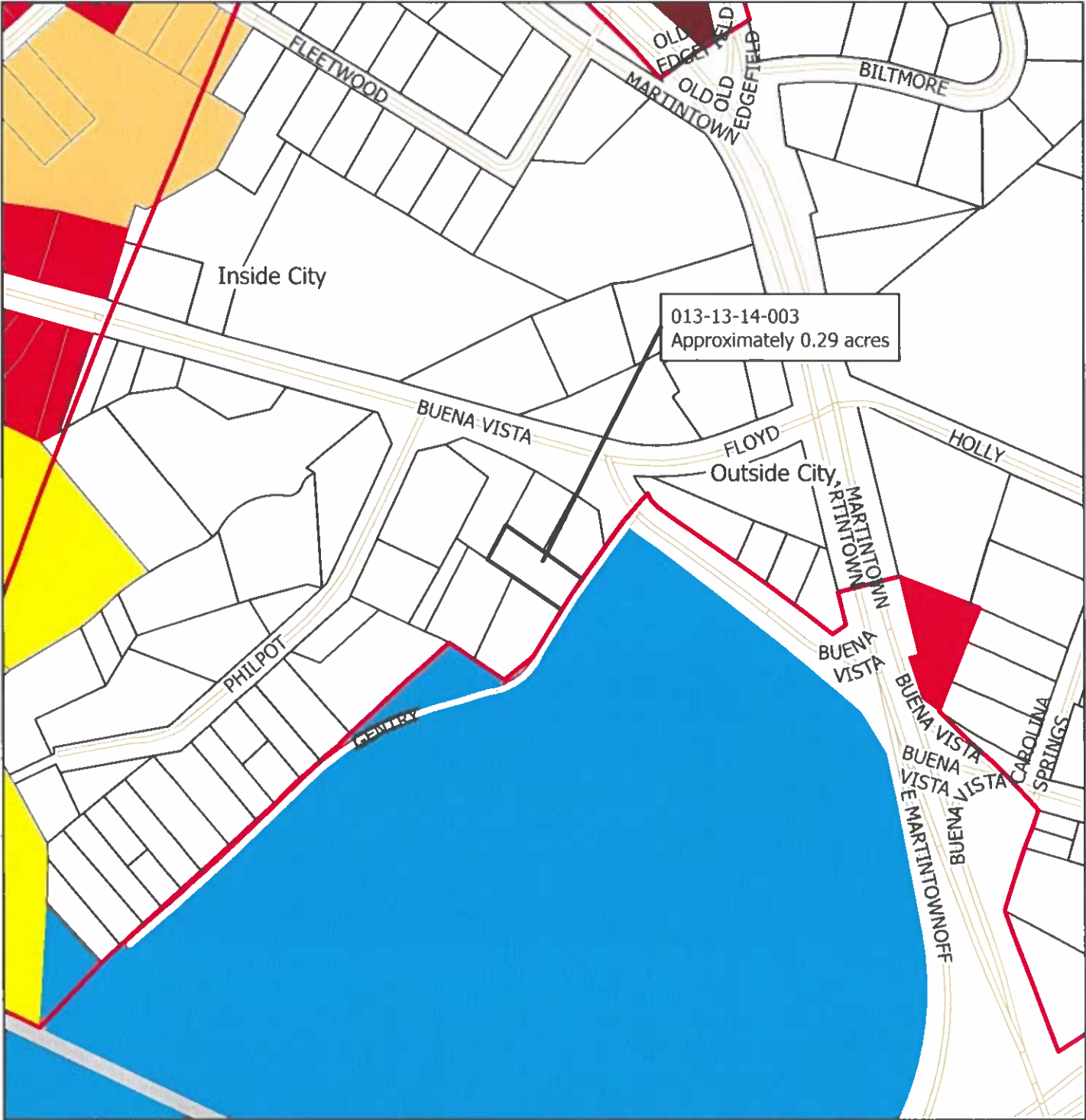
Second Reading _____

Briton S. Williams, Mayor

ATTEST:

Jamie Paul, City Clerk

EXHIBIT A



ANX23-004
 MAP OF PROPERTY
 SOUGHT TO BE ANNEXED
 TO THE CITY OF NORTH AUGUSTA



2/17/2023



ORDINANCE NO. 2023-05
TO CHANGE THE CORPORATE LIMITS
OF THE CITY OF NORTH AUGUSTA
BY ACCEPTING THE PETITION REQUESTING ANNEXATION BY THE LANDOWNERS
AND ANNEXING ± 0.42 ACRES OF PROPERTY LOCATED
ON E. BUENA VISTA AVE AND OWNED BY
LAWRENCE AND KAREN GRAHAM

WHEREAS, Section 5-3-150(3) of the Code of Laws of the State of South Carolina provides that: "Notwithstanding the provisions of subsections (1) and (2) of this section, any area or property which is contiguous to a municipality may be annexed to the municipality by filing with the municipal governing body a petition signed by all persons owning real estate in the area requesting annexation. Upon the agreement of the governing body to accept the petition and annex the area, and the enactment of an ordinance declaring the area annexed to the municipality, the annexation is complete"; and

WHEREAS, the Mayor and City Council of the City of North Augusta, have reviewed the petition of the landowners requesting that their property be annexed into the City and determined that such Petition should be accepted and the property annexed into the City; and

WHEREAS, the property is situated within the area of the North Augusta 2021 Comprehensive Plan and recommended for Commercial Retail by that plan as specified in the Land Use Element.

WHEREAS, the annexation request and zoning classification has been reviewed by the Planning Commission which has recommended annexation of the property with ± 0.42 acres with the zoning classification of General Commercial, GC.

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 Petition of the landowners is accepted and the following described property shall be annexed into the City of North Augusta:

A parcel of land, with all improvements thereon, being in the County of Aiken containing ± 0.42 acres and appearing on that plat prepared and recorded in the Office of the Clerk of Court for Aiken County in Record Book 64 at page 453, including all adjacent right-of-way.

Tax Map & Parcel No.: 007-16-07-016

The property to be annexed is also shown on a map identified as "Exhibit A" titled "Map of Property Sought to be Annexed to the City of North Augusta" prepared by the City of North Augusta.

- II. The zoning classification shall be ± 0.42 acres as GC, General Commercial, as shown on a map identified as "Exhibit B" titled "727 E Buena Vista Ave."
- III. All Ordinances or parts of Ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.
- IV. 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 MARCH, 2023.

First Reading _____

Second Reading _____

Briton S. Williams, Mayor

ATTEST:

Jamie Paul, City Clerk

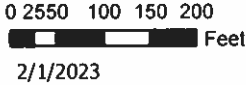
EXHIBIT A

Inside City

007-16-07-016
Approximately 0.42 ac

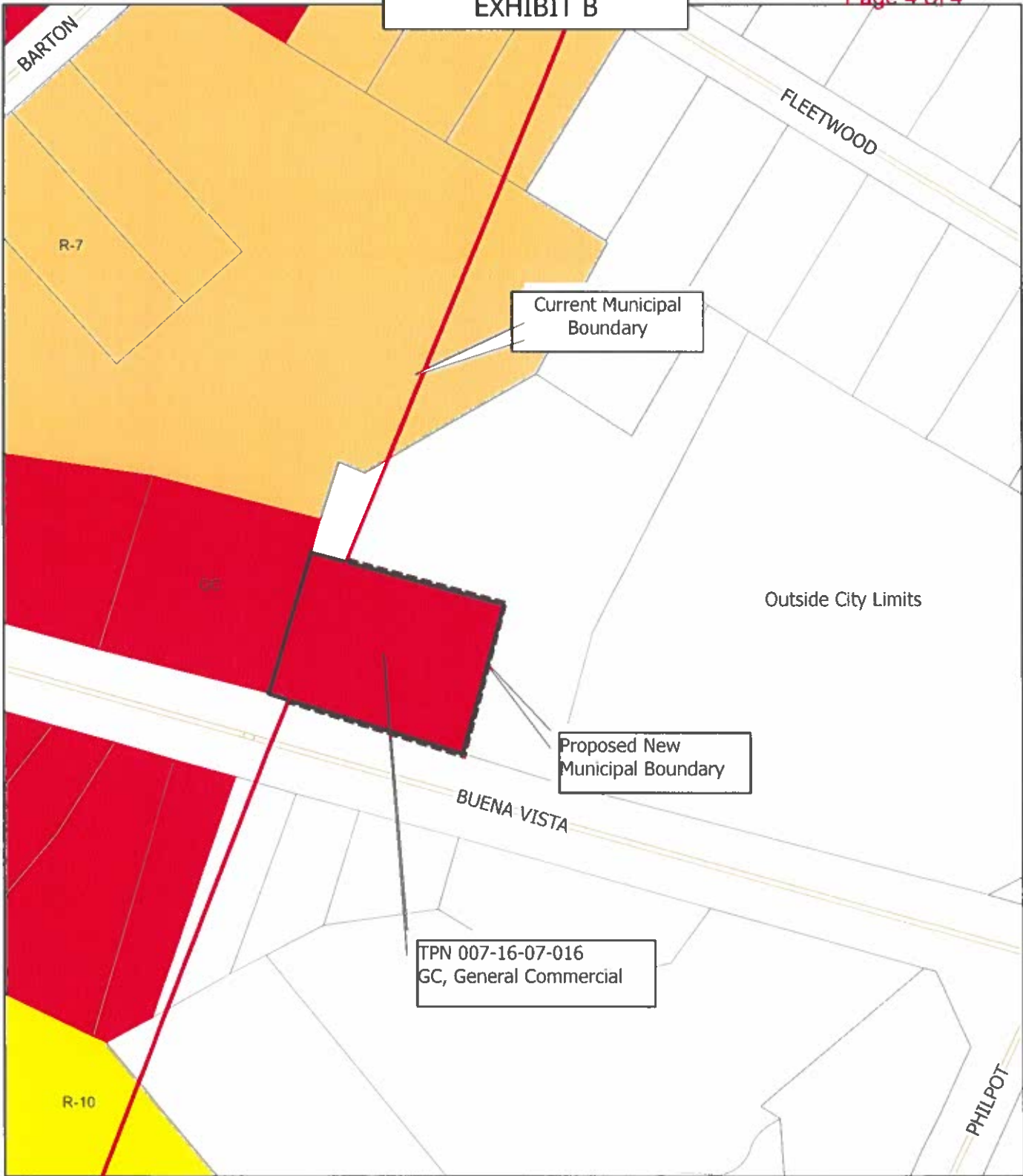
Outside City

BUENA-VISTA



ANX22-003
 MAP OF PROPERTY
 SOUGHT TO BE ANNEXED
 TO THE CITY OF NORTH AUGUSTA

EXHIBIT B



TPN 007-16-07-016
GC, General Commercial



ANX22-003
 ZONING OF PROPERTY
 SOUGHT TO BY ANNEXED
 TO THE CITY OF NORTH AUGUSTA



12/21/2022



ORDINANCE NO. 2023-06
TO CHANGE THE CORPORATE LIMITS
OF THE CITY OF NORTH AUGUSTA
BY ACCEPTING THE PETITION REQUESTING ANNEXATION BY THE LANDOWNERS
AND ANNEXING ± 0.39 ACRES OF PROPERTY LOCATED
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WHEREAS, Section 5-3-150(3) of the Code of Laws of the State of South Carolina provides that: "Notwithstanding the provisions of subsections (1) and (2) of this section, any area or property which is contiguous to a municipality may be annexed to the municipality by filing with the municipal governing body a petition signed by all persons owning real estate in the area requesting annexation. Upon the agreement of the governing body to accept the petition and annex the area, and the enactment of an ordinance declaring the area annexed to the municipality, the annexation is complete"; and

WHEREAS, the Mayor and City Council of the City of North Augusta, have reviewed the petition of the landowners requesting that their property be annexed into the City and determined that such Petition should be accepted and the property annexed into the City; and

WHEREAS, the property is situated within the area of the North Augusta 2021 Comprehensive Plan and recommended for Commercial Retail by that plan as specified in the Land Use Element.

WHEREAS, the annexation request and zoning classification has been reviewed by the Planning Commission which has recommended annexation of the property with ± 0.39 acres to be zoned R-7 Small Lot, Single-Family Residential.

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:

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Tax Map & Parcel No.: 007-16-12-004

The property to be annexed is also shown on a map identified as "Exhibit A" titled "Map of Property Sought to be Annexed to the City of North Augusta" prepared by the City of North Augusta.

- II. The zoning classification shall be ± 0.39 acres as R-7 Small Lot, Single-Family Residential
- III. All Ordinances or parts of Ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.
- IV. 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 MARCH, 2023.

First Reading _____

Second Reading _____

Briton S. Williams, Mayor

ATTEST:

Jamie Paul, City Clerk

ORDINANCE NO. 2023-07
TO CHANGE THE CORPORATE LIMITS
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BY ACCEPTING THE PETITION REQUESTING ANNEXATION BY THE LANDOWNERS
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WHEREAS, Section 5-3-150(3) of the Code of Laws of the State of South Carolina provides that: "Notwithstanding the provisions of subsections (1) and (2) of this section, any area or property which is contiguous to a municipality may be annexed to the municipality by filing with the municipal governing body a petition signed by all persons owning real estate in the area requesting annexation. Upon the agreement of the governing body to accept the petition and annex the area, and the enactment of an ordinance declaring the area annexed to the municipality, the annexation is complete"; and

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Tax Map & Parcel No.: 013-13-14-001

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- II. The zoning classification shall be ±0.24 acres as R-7 Small Lot, Single-Family Residential
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First Reading _____

Second Reading _____

Briton S. Williams, Mayor

ATTEST:

Jamie Paul, City Clerk

EXHIBIT A



ANX23-002
MAP OF PROPERTY
SOUGHT TO BE ANNEXED
TO THE CITY OF NORTH AUGUSTA



RESOLUTION NO. 2023-11
AUTHORIZING THE CITY OF NORTH AUGUSTA TO ENTER INTO A PROFESSIONAL
SERVICES CONTRACT FOR DIGITAL MARKETING CAMPAIGN

WHEREAS, the City of North Augusta desires to contract with an agency to develop and implement a digital marketing campaign for our new Tourism web site “Visit North Augusta SC.”; and

WHEREAS, a Request for Proposals seeking a firm to prepare a digital marketing campaign was issued on January 5, 2023 and proposals were due by January 26, 2023; and

WHEREAS, thirteen (13) proposals were received, reviewed and ranked by a review committee; and

WHEREAS, after much review and consideration, Advance Travel & Tourism has been selected to develop and implement a digital marketing campaign; and

WHEREAS, development and implementing a digital marketing plan is an acceptable “tourism related expenditure” of state accommodations tax funds designated for advertising and promotion of the City and this project is supported by the City’s Accommodations Tax Advisory Committee.

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. The City Administrator is authorized to execute such documents as necessary to enter into a contract with Advance Travel & Tourism for development of a digital marketing campaign.
2. The total project costs for the development and implementation of the digital marketing campaign is \$30,000. \$15,000 shall be funded by designated advertising and promotion funds within the Accommodations Tax Fund (30% funds) and the remaining \$15,000 has been designated by the City’s Accommodations Tax Committee from the 2021-2022 year.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS _____ DAY OF MARCH, 2023.

Briton S. Williams, Mayor

ATTEST:

Jamie Paul, City Clerk

RESOLUTION NO. 2023-12
A RESOLUTION TO ENTER INTO A LEASE AGREEMENT WITH THE NORTH
AUGUSTA CHAMBER OF COMMERCE

WHEREAS, during the December 12, 2022 City Council study session, the President & CEO of the North Augusta Chamber of Commerce delivered a presentation proposing to co-locate their offices in the North Augusta Community Center; and

WHEREAS, members of Council expressed support for the proposal and encouraged City staff to work with the Chamber to negotiate the terms of a co-location agreement; and

WHEREAS, benefits of the Chamber's shared location at the Community Center include increased foot traffic into the facility on a regular basis, expanded employee coverage in the facility during business hours, improved partnership between Parks, Recreation and Tourism staff and the Chamber for community promotion purposes and continued synergy between the City and the Chamber.

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 the City enter into a lease agreement with the North Augusta Chamber of Commerce.

BE IT FURTHER RESOLVED, that such lease agreement is in accordance with the Agreement attached hereto, marked Exhibit A and incorporated by reference.

BE IT FURTHER RESOLVED, that major specifics of the Agreement are as follows:

1. Lease is for a period of three years.
2. Lease is for \$1,000 per month.
3. The Chamber will fully occupy one existing small meeting room as their primary offices.
4. The Chamber will share in the expense to update exterior facility signage and expenses for various interior modifications.

BE IT FURTHER RESOLVED, that the City Administrator is authorized to execute such lease agreement and any related documents as may be necessary to complete this transaction.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS _____ DAY OF MARCH, 2023.

Briton Williams, Mayor

ATTEST:

Jamie Paul, City Clerk

EXHIBIT A

first (1st) day of each month in the amount of \$1,000.00. Payments are to be made to the Landlord at the North Augusta Municipal Building, 100 Georgia Avenue, North Augusta, South Carolina 29841, delivered to the Office of the Director of Finance and General Services.

SECURITY DEPOSIT: No security deposit shall be required.

JANITORIAL SERVICES: Tenant shall pay to Landlord the sum of \$250.00 per month for janitorial services. Said payments shall be paid on the first (1st) day of each month and in the same manner as the lease payments.

ADDITIONAL USAGE RIGHTS OF FACILITY: In addition to the specific areas identified above under the heading Premises, the Tenant shall be allowed the following:

1. Tenant will have the right to host in the Banquet Room of the facility one breakfast meeting per month.
2. Tenant shall be allowed to utilize the Banquet Room or a smaller event room for lunch meetings/assemblies etc. once per month.

For the above authorized events, Landlord shall be responsible for the set-up of tables and chairs for such events. Tenant will have full responsibility for the opening of the facility for such events and any other services needed related to same.

ADDITIONAL NON-MONETARY CONSIDERATION PROVIDED BY TENANT TO LANDLORD: Landlord will not pay annual dues to Tenant related to Chamber of Commerce Membership by Landlord and Landlord will remain considered a Gold Level Member of the North Augusta Chamber of Commerce.

UTILITIES: Landlord shall be responsible for all utilities related to the facility. Landlord currently has Wi-Fi service for the facility and will allow Tenant reasonable usage of same. Should Tenant determine a need for additional internet service, telephone, cablevision service etc. the cost of same shall be the responsibility of Tenant.

FURNISHINGS:

1. Tenant shall be totally responsible for all furnishings, equipment, etc. utilized in the office space occupied by Tenant.
2. Tenant shall also be responsible for furnishing of the shared Executive Boardroom.

EXHIBIT A

3. Tenant will be responsible for providing a copier/media center and will allow limited usage of same to the Landlord.

SIGNAGE: The landlord and Tenant agree to equally share the cost for production and installation of new exterior signage as related to the locating of the North Augusta Chamber of Commerce in the facility. Landlord shall have right to approve such signage.

PARKING: The facility has substantial paved parking and the Tenant shall be entitled to the use of such parking specifically related to its occupancy of the facility as well as for events as authorized pursuant to this Agreement.

STORAGE: Tenant shall be entitled to share in cabinet free storage space as contained in the Small Room. Usage would be on a 50/50 basis with Landlord unless the parties specifically agree to a different arrangement.

INSURANCE: Landlord currently has and will maintain insurance on the premises. Tenant shall be responsible for any insurance coverage on personal property belonging to the Tenant.

LIABILITY INSURANCE: Tenant shall maintain liability insurance related to its usage of the premises to include coverage as a result of any injury or other loss incurred by an employee, officer, agent or invitee on to the premises by the Tenant. This would specifically require the Tenant to maintain a public liabilities policy for any person visiting the offices of the Tenant or attending a function held by the Tenant in the facility. Such Liability Insurance shall be at a sum of not less than \$100,000.00 per individual claim or \$1,000,000.00 aggregate of claims.

TAXES: Property owned by City no tax responsibility by Tenant.

DAMAGE OR DESTRUCTION PREMISES: If the premises are partially destroyed by fire or other casualty to an extent that prevents the conducting of Tenant's use of the premises in a normal manner, and if the damage is reasonably repairable within sixty (60) days after the occurrence of the destruction, and if the cost of repair is at an amount deemed reasonable by the Landlord, Landlord shall repair the premises and during such time of repair, the lease payments and janitorial payments shall abate. However, if the damage is not repairable within sixty (60) days, or if the cost of repair is not deemed reasonable by Landlord, this lease shall terminate with the Landlord not having a responsibility to repair or rebuild.

EXHIBIT A

DEFAULTS: Tenant shall be in default of this Lease if Tenant fails to fulfill any lease obligation or term by which Tenant is bound. Subject to any Governing Provisions of Law to the contrary, if Tenant fails to cure any default within fifteen (15) days after written notice of such default is provided by Landlord to Tenant, Landlord may terminate such Lease and have the Tenant evicted from the premises.

ADDITIONAL AGREEMENTS BY THE PARTIES:

1. The usage of the nonexclusive lease areas, i.e. Banquet Facility, Larger Assembly Rooms etc. shall be based upon scheduling by Tenant with Landlord. Landlord agrees to act reasonably and in a corporative manner with Tenant for the scheduling of such facility usage.
2. Both Landlord and Tenant agree that their usage of the portions of the facility to which they are entitled is to be done in a manner that does not interfere with the reasonable usage of the remainder of the building by Tenant or Landlord.
3. Tenant acknowledges co-responsibility for security of the building and agrees to comply with such regulations as established by the Landlord for access and usage of the building. Access by officers and employees of the Tenant is unlimited in hours of access. However, Tenant must make reasonable effort to maintain the security of the building.

WAIVER OF LIABILITY: Landlord acknowledges that the facility does not on a regular basis, have Law enforcement Security Staff present. Tenant accepts responsibility for the safety and wellbeing of its officers, employees, agents and invitees.

NOTICE: Notices under this Lease shall not be deemed valid unless given or served in writing and forwarded by mail, postage prepaid, addressed as follows, or personally delivered.

LANDLORD: James C. Clifford, City Administrator, City of North Augusta, 100 Georgia Avenue, North Augusta South Carolina 29841.

TENANT: Executive Director Terra L. Carroll, _____.

Such address may be changed from time to time by any party by providing notice as set forth above. Notices mailed in accordance with the above provisions shall be received on the third (3rd) day after posting.

EXHIBIT A

GOVERNING LAW: This Lease shall be construed in accordance with the Laws of the State of South Carolina.

ENTIRE AGREEMENT/AMENDMENT: This Lease Agreement contains the entire agreement of the parties and there are no other promises, conditions, understandings or other agreements, whether oral or written, relating to the subject matter of this Lease. This Lease may be modified or amended in writing if the writing is signed by the parties obligated under the amendment.

SEVERABILITY: If any portion of this Lease shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a Court finds that any provision of this Lease is invalid or unenforceable but that by limiting such provision, it would become valid and enforceable, then such provision shall be deemed to be written, construed and enforced as so limited.

WAIVER: The failure of any party to enforce any provisions of this Lease shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Lease.

BINDING EFFECT: The provisions of this Lease shall be binding upon and inure to the benefit of both parties and their respective legal representatives' successors and assigns.

LANDLORD:

City of North Augusta
by James C. Clifford, Its City Administrator, pursuant to
Resolution of Council dated the ____ day of _____, 2023.

TENANT:

North Augusta Chamber of Commerce
By Terra Carroll, Its Executive Director.

ORDINANCE NO. 2023-08
AN ORDINANCE AUTHORIZING THE SALE OF EXCESS CITY PROPERTY ON
RIVERSIDE BOULEVARD, PARCELS 007-15-03-001, 007-15-03-011,
AND 007-15-03-010

WHEREAS, City Council previously authorized the City Administrator to solicit bids for the possible sale of city parcels 007-15-03-001, 007-15-03-011 and 007-15-03-010 with such bids to be via the City website; and

WHEREAS, the City has received a recent property appraisal by a Certified Appraiser for the State of South Carolina for the three (3) parcels with such appraisal value being determined to be \$390,000.00; and

WHEREAS, the bid solicitation issued by the City Administrator indicated that a minimum bid of \$390,000.00 would be required, with the City reserving the right to reject all bids; and

WHEREAS, one bid was received pursuant to the bid solicitation with such bid being in the amount of \$391,100.00. Said bid placed by Alcon Blue Capital, LLC; and

WHEREAS, the City Council has determined that it would be in the best interest of the City to sell the property as above identified; and

WHEREAS, the Council has determined that the \$391,100.00 bid proposal is satisfactory and should be accepted by the City, with such property being sold to Alcon Blue Capital, LLC.

NOW, THEREFORE, BE IT ORDAINED 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. That the Council agrees to the sale of the identified property for the purchase price of \$391,100.00.
2. That the City Administrator is authorized to enter into a specific Contract of Sale with Alcon Blue Capital, LLC for a purchase price of \$391,100.00.
3. That the City Administrator is authorized in conjunction with such Contract of Sale to negotiate matters related to closing costs and expenses and establish a specific date for the closing of such transaction.
4. That no real estate commission shall be paid in connection with the sale of such property.
5. That the net funds received from the sale of such properties are to be deposited into the Capital Project Fund.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS _____ DAY OF
APRIL, 2023.

First Reading _____

Briton S. Williams, Mayor

Second Reading _____

ATTEST:

Jamie Paul, City Clerk

RECUSAL STATEMENT

Member Name: Briton S. Williams

Meeting Date: March 20, 2023

Agenda Item: Section _____ Number: Items 6-10 - Annexations

Topic: Annexations: Ord No.'s 2023-03, 2023-04, 2023-05, 2023-06, and 2023-07;
See attached highlighted Agenda Items

The Ethics Act, SC Code §8-13-700, provides that no public official may knowingly use his office to obtain an economic interest for himself, a family member of his immediate family, an individual with whom he is associated, or a business with which he is associated. No public official may make, participate in making, or influence a governmental decision in which he or any such person or business has an economic interest. Failure to recuse oneself from an issue in which there is or may be conflict of interest is the sole responsibility of the council member (1991 Op. Atty. Gen. No. 91-37.) A written statement describing the matter requiring action and the nature of the potential conflict of interest is required.

Justification to Recuse:

Professionally employed by or under contract with principal

Owns or has vested interest in principal or property

Other: Business relationship outside these ordinances

Date: 3-20-2023


Member

Approved by Parliamentarian: _____




AGENDA: CITY OF NORTH AUGUSTA REGULAR CITY COUNCIL MEETING

March 20, 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:

- City Council Meeting minutes of March 6, 2023
- Study Session minutes of March 13, 2023

5. PROCLAMATIONS:

- a. Disabilities Awareness Month
- b. Child Abuse Prevention Month
- c. North Augusta High School Girls Basketball Team 2023 Class 4A State Champions

OLD BUSINESS

6. ANNEXATION: Ordinance No. 2023-03 To Change the Corporate Limits of the City of North Augusta by Accepting the Petition Requesting Annexation by the Landowners and Annexing ± 0.25 Acres of Property Located on Gentry Ln and Owned by Adams Brothers, LLC – Second Reading

7. ANNEXATION: Ordinance No. 2023-04 To Change the Corporate Limits of the City of North Augusta by Accepting the Petition Requesting Annexation by the Landowners and Annexing ± 0.29 Acres of Property Located on Gentry Ln and Owned by Adams Brothers, LLC – Second Reading

8. ANNEXATION: Ordinance No. 2023-05 To Change the Corporate Limits of the City of North Augusta by Accepting the Petition Requesting Annexation by the Landowners and Annexing ± 0.42 Acres of Property Located on E. Buena Vista Ave and Owned by Lawrence and Karen Graham – Second Reading

9. ANNEXATION: Ordinance No. 2023-06 To Change the Corporate Limits of the City of North Augusta by Accepting the Petition Requesting Annexation by the Landowners and Annexing ± 0.39 Acres of Property Located on E. Buena Vista Ave and Owned by Adams Brothers, LLC – Second Reading

10. **ANNEXATION:** Ordinance No. 2023-07 To Change the Corporate Limits of the City of North Augusta by Accepting the Petition Requesting Annexation by the Landowners and Annexing ± 0.24 Acres of Property Located on E. Buena Vista Ave and Owned by Adams Brothers, LLC – Second Reading

NEW BUSINESS

11. **ADMINISTRATION:** Resolution No. 2023-11 Authorizing the City of North Augusta to Enter into a Professional Services Contract for Digital Marketing Campaign
12. **ADMINISTRATION:** Resolution No. 2023-12 To Enter into a Lease Agreement with the North Augusta Chamber of Commerce
13. **ADMINISTRATION:** Ordinance No. 2023-08 Authorizing the Sale of Excess City Property on Riverside Boulevard, Parcels 007-15-03-001, 007-15-03-011, and 007-15-03-010 – First Reading
14. **ADMINISTRATIVE REPORTS:**
15. **PRESENTATIONS/COMMUNICATIONS/RECOGNITION OF VISITORS:**
- A. **Citizen Comments:** *At this time, citizens may speak to Mayor and City Council regarding matters not listed on the agenda. Speakers shall give their name and address for the records. Speaker Forms are provided on the credenza for speakers desiring that the minutes indicate that they addressed Council on a specific topic. The form will be included as part of the minutes of the meeting. Citizen comments are limited to five minutes.*
- B. **Council Comments:**
16. **ADJOURNMENT**

