

# North Augusta



*South Carolina's Riverfront*

## MINUTES OF OCTOBER 9, 2023

*Briton S. Williams, Mayor*

*Jenafer F. McCauley, Councilmember – Mayor Pro Tem*

*David B. Buck, Councilmember*

*Pat C. Carpenter, Councilmember*

*David W. McGhee, Councilmember*

*Eric H. Presnell, Councilmember*

*Kevin W. Toole, Councilmember*

## **ORDER OF BUSINESS**

### **STUDY SESSION**

The Study Session of October 9, 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 Buck, Carpenter, McGhee, Presnell, and Toole.

Member absent was Councilmember McCauley.

Also in attendance were James S. Clifford, City Administrator; Rachele Moody, Assistant Administrator; Thomas C. Zeaser, Director of Engineering and Public Works; Chief John Thomas, Director of Public Safety; Thomas L. Paradise, Director of Planning and Development; Lynda Williamson, Director of Finance, Kayla Ferguson, Manager of Human Resources; Ricky Jones, Manager of Information Technology; and Jamie Paul, City Clerk.

**ITEM 1. CITY COUNCIL MEETING:**

Administrator Clifford led Council’s discussion of items for the October 16, 2023 regular meeting. **(See Attachment #1)**

**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. Impact Fees – Guidance

Planning & Development Director Paradise explained the Development Impact Fees process and requested for direction from Council on what type of fees to have as an impact fee in order to hire an experienced consultant(s) they would prefer. **(See Attachment #3Ai)**

Discussion ensued relative to the involvement and process the Planning Commission does for the impact fees and what fees were most important to start with.

It was the consensus of the Council to have Planning Commission proceed with impact fees for Transportation, Water, Sewer, and Storm Water.

- ii. City Property Sale: 1711 Plank Road

Administrator Clifford explained to Council the difference of recent resident requests to purchase portions of City land and the sale of 1711 Plank Road which was a QuickClaim from Aiken County Land Forfeiture. In addition, he requested for guidance from Council to advertise for the sale of the property to the highest bidder. He clarified that this will be on the next council agenda as an ordinance and if approved would advertise after the second reading. **(See Attachment #3Aii)**

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

Mayor Williams stated that the Public Hearing for the Proposed Consolidated Annual Budget for FY2024 will be October 16, 2023 at 5:30pm.

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

At 6:54 p.m. on the motion of Councilmember Carpenter, second by Councilmember Buck, Council agreed to enter into an executive session in compliance with Section 30-4-70 (a) (2) the City Administrator requests an executive session for the purpose of:

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

*Discussion is specifically related to legal briefing re: Update on potential litigation matter.*

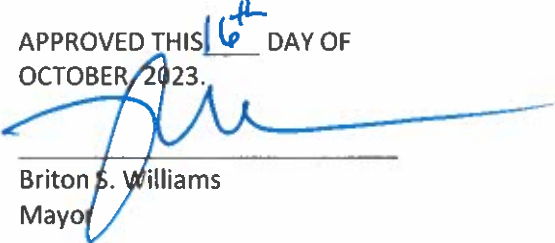
Also, in attendance were Jim Clifford, City Administrator; Rachele Moody, Assistant City Administrator; Attorney's David Morrison and Cameron DeBoy from Morrison Law Firm, LLC; and Jamie Paul, City Clerk. Councilman McGhee recused himself from the Executive Session and was not in attendance.

At 7:26 p.m. on the motion of Councilmember Presnell, second by Councilmember Carpenter, Council adjourned executive session. Vote: 6 – 0 Approved. Councilmember McGhee recused.

Council did not take action on matters discussed in Executive Session.

The Study Session adjourned at 6:54 p.m.

APPROVED THIS 16<sup>th</sup> DAY OF  
OCTOBER, 2023.

  
\_\_\_\_\_  
Briton S. Williams  
Mayor

Respectfully submitted,

  
\_\_\_\_\_  
Jamie Paul  
City Clerk



**PUBLIC HEARING**

**Proposed Consolidated Annual Budget for Fiscal Year 2024**

**October 16, 2023 – 5:30 p.m. - Municipal Center – 100 Georgia Avenue, 3rd Floor - Council Chambers**

**DRAFT AGENDA: CITY OF NORTH AUGUSTA REGULAR CITY COUNCIL MEETING**

**October 16, 2022 – 6:00 p.m. – Municipal Center – 100 Georgia Avenue, 3rd Floor - Council Chambers**

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

- “City of North Augusta – Public Information” on [www.Facebook.com](http://www.Facebook.com)
- “City of North Augusta Public Information” on [www.YouTube.com](http://www.YouTube.com)

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

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

**1. CALL TO ORDER:**

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

**3. ROLL CALL:**

**4. APPROVAL OF MINUTES:**

- Regular City Council Meeting minutes of October 2, 2023
- Study Session minutes of October 9, 2023

**OLD BUSINESS**

**5. PLANNING AND DEVELOPMENT: Ordinance No. 2023-16 to Amend the Zoning Map of the City of North Augusta, South Carolina by Rezoning ± 9.84 Acres of Land Owned by CSRA Development Company, Aiken County Tax Parcel No. 007-15-03-002 from R-10, Medium Lot, Single-Family Residential to R-7, Small Lot, Single-Family Residential – Second Reading**

**6. PLANNING AND DEVELOPMENT: Ordinance No. 2023-17 to Change the Corporate Limits of the City of North Augusta by Accepting the Petition Requesting Annexation by the Landowners and Annexing ±27.48 Acres of Property Located at 244 & 246 Clearmont Drive and Owned by Pearle E. Hewitt, Isabella Mackie, Terence A. Mackie, & Anna Margaret Edwards – Second Reading**

**7. ADMINISTRATION: Ordinance No. 2023-18 to Amend the Code of Laws for the City of North Augusta. Specifically, Section 2-101, Qualifications for City Administrator. – Second Reading**

**NEW BUSINESS**

8. **FINANCE:** Ordinance No. 2023-19 Adopting a Budget for Fiscal Year 2024 Containing Estimates of Proposed Revenues and Expenditures by the City of North Augusta, South Carolina, for the Budget Year Beginning January 1, 2024, and Declaring that Same Shall Constitute the Budget of the City of North Augusta for Such Budget Year – First Reading
9. **FINANCE:** Ordinance No. 2023-20 Levying the Annual Tax on Property in the City of North Augusta, South Carolina, for the Fiscal Year Beginning January 1, 2024, and Ending December 31, 2024 – First Reading
10. **FINANCE:** Ordinance No. 2023-21 Establishing Stormwater Management Service Charges by Revising Section 14-138, Titled "Stormwater Management Service Charges," of the City Code of the City of North Augusta, South Carolina – First Reading
11. **FINANCE:** Ordinance No. 2023-22 Establishing Wastewater Service Charges by Revising Section 14-68, Titled "Schedule of Monthly Wastewater Service Charge," of the City Code of the City of North Augusta, South Carolina – First Reading
12. **FINANCE:** Ordinance No. 2023-23 Establishing Water Service Charges by Revising Section 14-25, Titled "Water Rate Schedule–Generally," of the City Code of the City of North Augusta, South Carolina – First Reading
13. **FINANCE:** Ordinance No. 2023-24 Amending the Business License Ordinance of the City of North Augusta to Update the Class Schedule as Required by Act 176 of 2020 – First Reading
14. **ADMINISTRATION:** Ordinance No. 2023-25 Authorizing the Sale of Excess City Property at 1711 Plank Road, Parcel 006-15-06-017 – First Reading
15. **PLANNING & DEVELOPMENT:** Resolution No. 2023-39 Directing the City of North Augusta Planning Commission to Conduct Studies and to Recommend an Impact Fee Ordinance Pursuant to S.C. Code §6-1-950
16. **ADMINISTRATION:** Resolution No. 2023-40 Authorizing Expenditure of Coronavirus State and Local Fiscal Recovery Funds – Expenditure Request 8
17. **FINANCE:** Resolution No. 2023-41 Authorizing the City of North Augusta to Enter into a Professional Services Contract for Enterprise Resource Planning Software Services
18. **ADMINISTRATIVE REPORTS:**
19. **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**
20. **ADJOURNMENT**

## DEPARTMENT DETAILS

*for October 9, 2023*



### **FINANCE:**

- Cycle 1 Disconnect Dates – October 18th and 19th
- Cycle 2 Due Date – October 19th

### **PUBLIC SERVICES:**

- Ridgecrest Avenue – The southbound lane along Ridgecrest Avenue between Summerhill and Martintown Road will be temporarily reduced to one lane on Tuesday October 10, during the hours of 8:00 a.m. to 3:00 p.m. Utility crews will be working within the roadway installing a new water service

### **PLANNING AND DEVELOPMENT:**

- Planning Commission meeting next week
- 605 Grant Ave. involuntary clean up and secured buildings

### **PUBLIC SAFETY:**

- Cookies with a Cop at Chick-fil-A this Friday afternoon from 3:00pm - 5:00pm.
- We have received 14 letters of interest for the Wrecker rotation, the deadline for inspections is October 15<sup>th</sup>.
- Public Safety is participating in a Job City on Wednesday at Aiken Technical College.
- NADPS Golf Tournament will be on Monday, October 16<sup>th</sup> at The River Club.
- Trunk or Treat will be on Saturday, October 21 and will be held at the Activities Center.

### **PARKS, RECREATION, AND TOURISM:**

- No report.

### **ENGINEERING AND PUBLIC WORKS:**

- RVP Pedestrian Bridge
- Waterworks Park Greenway Resurfacing

### **HUMAN RESOURCES:**

- Open Enrollment – October 1-31
- Aiken Technical College (ATC) Fall Community Job Fair – October 11 from 10:00am – 1:00pm
- See the following page for the Employment Opportunities list



## EMPLOYMENT OPPORTUNITIES

### **Communications Technician I – Public Safety**

Grade: 9

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

Closing Date: Until Filled

### **Director – Public Safety**

Grade: 43

Salary/Pay Rate: \$103,258.19 - \$123,909.83/Annually

Closing Date: October 20, 2023

### **Firefighter – Public Safety**

Grade: 4

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

Closing Date: Until Filled

### **Grounds Worker II – Parks, Recreation, & Tourism**

Grade: 6

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

Closing Date: Until Filled

### **Grounds Worker II – Property Maintenance**

Grade: 6

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

Closing Date: Until Filled

### **Heavy Equipment Operator I – Streets & Drains**

Grade: 9

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

Closing Date: Until Filled

### **Meter Reader/Service Technician – Utilities**

Grade: 9

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

Closing Date: Until Filled

### **Public Safety Officer – Public Safety**

Grade: 15

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

Closing Date: Until Filled

### **Trades Worker – Streets & Drains**

Grade: 8

Salary/Pay Rate: \$17.03 - \$20.44/hour

Closing Date: Until Filled

### **Utility Technician – Utilities**

Grade: 9

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

Closing Date: Until Filled



# **Development Impact Fees**

**October 9, 2023**

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**City Council Study Session**





**“Development Impact Fee” or “Impact Fee means a payment of money imposed as a condition of development approval to pay a proportionate share of the cost of system improvements needed to serve the people utilizing the improvements”**

**§ 6-1-920**

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**City Council Study Session**



# **Planning Commission Needs**

**Direction of Type of Fee to Recommend**

**Hiring of Experienced Consultant**

**Possibility of Specialized Legal Council**

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**City Council Study Session**



## **Estimated Consultant Costs**

**Water & Sewer \$45,000**

**Public Safety \$15,000**

**Parks and Recreation \$30,000**

**Transportation \$100,000**

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**City Council Study Session**



## Implementation of Impact Fee

1. Council adopts Resolution directing Planning Commission
2. Planning Commission develops Ordinance
  - A. Must develop a Capital Improvement Plan
  - B. Qualified Consultant to Assist
3. Capital Improvement Plan recommended to Council
4. Council adopts Capital Improvements Plan
5. Planning Commission recommends Ordinance to Council
6. Council adopts Ordinance by a positive majority

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## City Council Study Session

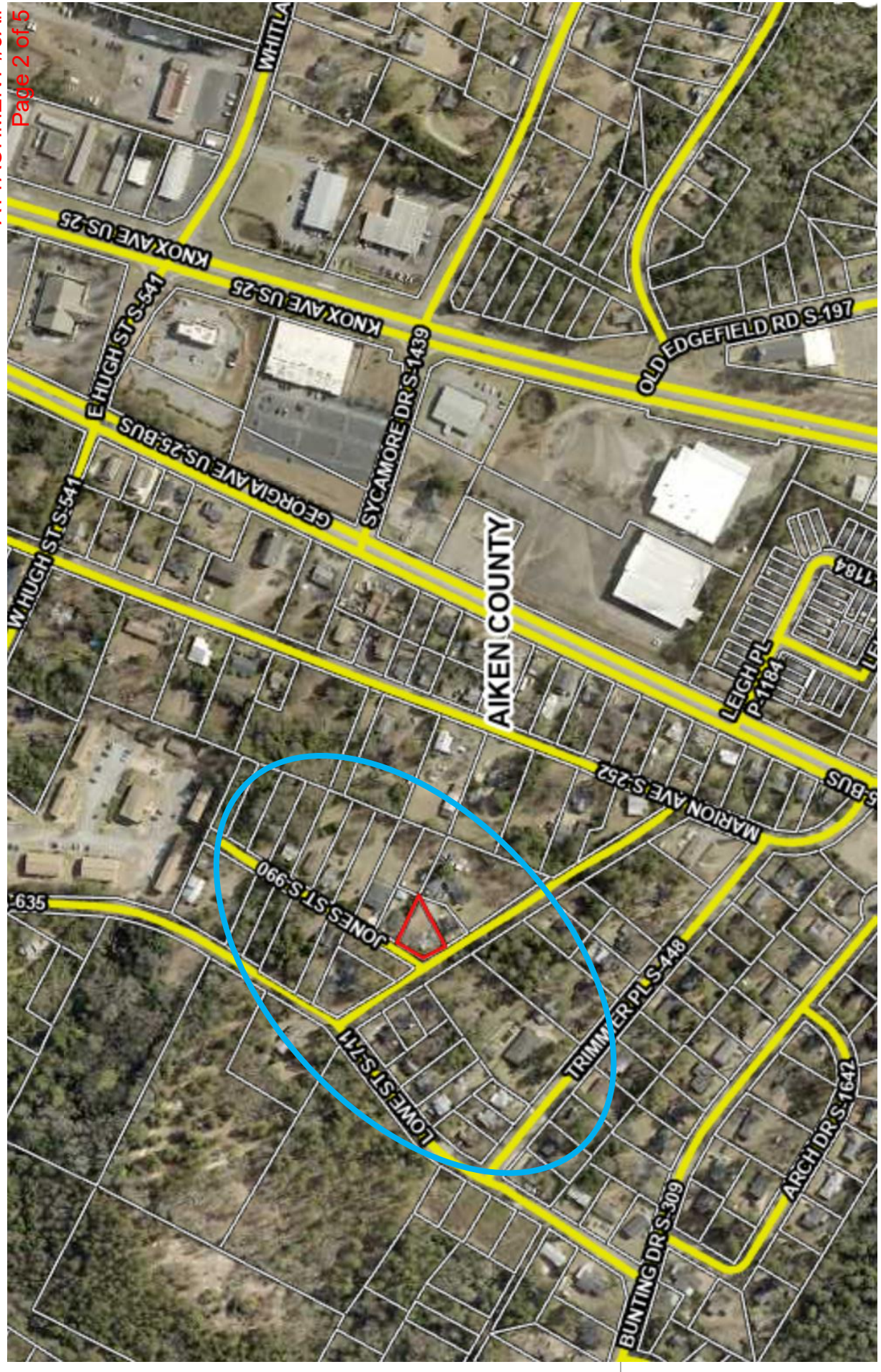


# City of North Augusta Property Discussion

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9 October 2023

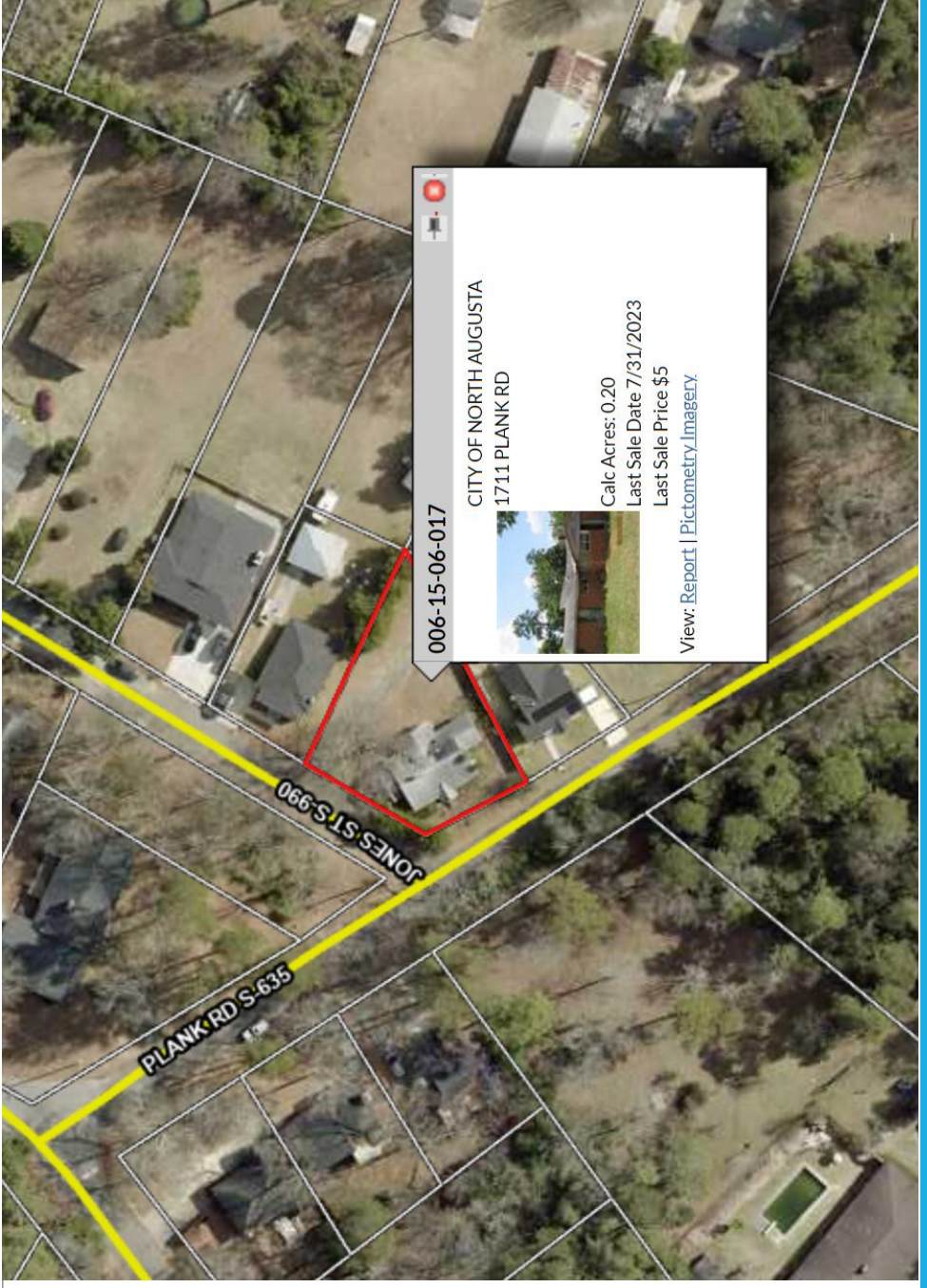








# Parcel Information





# Guidance Requested

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Staff recommendation: Advertise this parcel for bid sale to highest bidder with minimum bid of \$17K for a period of 30 days





# City of North Augusta Property Discussion

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9 October 2023