

# North Augusta



*South Carolina's Riverfront*

## MINUTES OF MARCH 11, 2024

*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 March 11, 2024 for the City Council of the City of North Augusta, having been duly publicized, was called to order by Mayor Briton S. Williams at 6:00pm 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, McCauley, McGhee (arrived at 6:06pm), Presnell, and Toole.

Also in attendance were James S. Clifford, City Administrator; Kelly F. Zier, City Attorney; Thomas C. Zeaser, Director of Engineering and Public Works; Chief Junior Johnson, Director of Public Safety; Tommy Paradise, Director of Planning and Development; Jason Sikes, Sanitation Superintendent; Rick Meyer, Director of Parks & Recreation, Karl Waldhauer, Manager of Tourism; 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 March 18, 2024 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. Capital Project Sales Tax V (CPST V)

Administrator Clifford presented on the Capital Project Sales Tax V (CPST V). **(See Attachment #3)**

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

No announcements.

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

At 6:35pm on the motion of Councilmember Carpenter, second by Councilmember Carpenter, Council agreed to enter into an executive session in compliance with Section 30-4-70 (a)(5) the City Administrator requests an executive session for the purpose of:

*(5) Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by the public body*

*Discussion is specifically related to Riverside Village.*

Also, in attendance were Jim Clifford, City Administrator; Kelly Zier, City Attorney; Lynda Williamson, Director of Finance; Chris Schoen, Greenstone Properties; Addie Head, Greenstone Properties; John Long, Managing Director of South City Partners; Brooks Young, VP of Development of South City Partners; Joe Lucas, Managing Member of Pope Flynn Group; and Jamie Paul, City Clerk.

At 7:43pm on the motion of Councilmember Buck, second by Councilmember Presnell, Council adjourned the executive session of Section 30-4-70 (a)(5).

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

Council concurred to take a five-minute recess at 7:43pm and reconvened at 7:48pm.

**ITEM 5. LEGAL: Executive Session – Request of the City Attorney**

At 6:35pm on the motion of Councilmember McCauley, second of Councilmember Presnell, Council agreed to enter into an executive session in compliance with Section 30-4-70 (a)(2) the City Attorney 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 an amendment and restatement of the Master Parking Agreement for Riverside Village.*

Also, in attendance were Jim Clifford, City Administrator; Kelly Zier, City Attorney; Lynda Williamson, Director of Finance; Joe Lucas, Managing Member of Pope Flynn Group; and Jamie Paul, City Clerk.

At 8:19pm on the motion of Councilmember Toole, second by Councilmember Buck, Council adjourned the executive session of Section 30-4-70 (a)(2).

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

**ITEM 6. LEGAL: Executive Session – Request of the City Attorney**

At 6:35pm 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 Attorney 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 an amendment to the Master Development Agreement for Riverside Village and related Economic Development Inducement Agreement.*

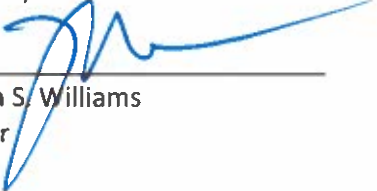
Also, in attendance were Jim Clifford, City Administrator; Kelly Zier, City Attorney; Lynda Williamson, Director of Finance; Joe Lucas, Managing Member of Pope Flynn Group; and Jamie Paul, City Clerk.

At 9:10pm on the motion of Councilmember Carpenter, second by Councilmember Buck, Council adjourned the executive session of Section 30-4-70 (a)(2).


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

The Study Session adjourned at 6:35pm

APPROVED THIS 18<sup>th</sup> DAY OF  
MARCH, 2024.

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

Respectfully submitted,

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



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

**March 18, 2024 – 6:00 p.m. – Municipal Center – 100 Georgia Avenue, 3rd Floor - Council Chambers**

The 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 March 4, 2024
- Study Session minutes of March 11, 2024

**5. PROCLAMATIONS:**

- a. Disabilities Awareness Month
- b. Child Abuse Prevention Month

**OLD BUSINESS**

- 6. ADMINISTRATION: Ordinance No. 2024-05 Authorizing the Sale of Surplus City Property at 1711 Plank Road, Parcel 006-15-06-017 – Second Reading**

**NEW BUSINESS**

- 7. PLANNING & DEVELOPMENT: Resolution No. 2024-11 To Authorize the City to Enter into an Amended and Restated Master Parking Facilities Operating and Easement Agreement and Certain Joinders**

- 8. FINANCE: Resolution No. 2024-12 Identifying North Augusta Projects for the Aiken County Capital Projects Sales Tax V**

- 9. FINANCE: Capital Projects Sales Tax V – Sales Tax Commission, Appointment**

10. **ADMINISTRATIVE REPORTS:**

11. **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:**

12. **ADJOURNMENT**

## DEPARTMENT DETAILS

*for March 11, 2024*



### **FINANCE:**

- Cycle 2 Due Date - March 18
- Cycle 1 Disconnect Dates - March 19-20

### **PUBLIC SERVICES:**

- Recycling Program update

### **PLANNING AND DEVELOPMENT:**

- Planning Commission meeting on Wednesday, March 20

### **PUBLIC SAFETY:**

- Promotions Pinning Ceremony will be on Thursday afternoon
- Application for a federal grant for \$1.8 million for a ladder truck was submitted last week
- Public Safety Command staff will be at the North Augusta Chamber breakfast on Thursday morning

### **PARKS AND RECREATION:**

- Spring Sports Update
- Ribbon Cutting event for the Greenway sidewalk and restroom at Hammond Hills Suburban Club is scheduled for Wednesday, March 20<sup>th</sup> at noon.

### **TOURISM:**

- Tourism Staff has been working with Augusta National representatives to finalize details in anticipation of the Women's Amateur event that will be in the area from March 31-April 6.
- Tourism Staff received confirmation that North Augusta was the selected site for the 2024 SC Decoded Conference to be held in September. Over two hundred attendees are expected.

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

- Carolina Avenue On-Street Parking
- Bolin Road Sinkhole

### **HUMAN RESOURCES:**

- Friday, March 15 on behalf of the City, all City Employees are invited to Sheila's Baking Company to enjoy a free pastry and drink of their choice
- See the following page for the Employment Opportunities list



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EMPLOYMENT  
OPPORTUNITIES

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**Communications Technician I – Public Safety**

Grade: 10

Salary/Pay Rate: \$19.65 - \$23.58

Closing Date: Until Filled

**Firefighter – Public Safety**

Grade: 4

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

Closing Date: Until Filled

**Grounds Worker III – Property Maintenance**

Grade: 7

Salary/Pay Rate: \$16.75 – \$20.10/hour

Closing Date: Until Filled

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

Grade: 9

Salary/Pay Rate: \$18.68 - \$22.42

Closing Date: Until Filled

**Public Safety Officer – Public Safety**

Grade: 16

Salary/Pay Rate: \$23.83 - \$28.59/hour

Closing Date: Until Filled

**Trades Worker – Streets & Drains**

Grade: 8

Salary/Pay Rate: \$16.58 - \$19.89/hour

Closing Date: Until Filled

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

The City of North Augusta is an Equal Opportunity Employer





# North Augusta City Offsite CPST V Presentation

11 March 2024



# CPST V Allocations

## Sales Tax V Distribution

	Sales Tax IV		Modified Sales Tax V	
	Referendum Amounts	Sales Tax V Projections	Projections	
Burnettown	1,833,612.00	2,397,851.82	2,397,851.82	
Jackson	1,064,868.00	1,197,524.02	1,224,598.20	
New Ellenton	1,548,584.00	2,031,040.34	2,031,040.34	
Wagener	984,240.00	1,571,603.51	1,571,603.51	
Perry	118,611.00	256,259.79	256,259.79	
Monetta	76,868.00	189,720.86	189,720.86	
Salley	235,556.00	221,194.18	270,889.40	
Windsor	87,527.00	206,293.14	206,293.14	
County	75,299,500.00	127,653,193.22	127,576,423.82	
City of Aiken	50,911,319.00	79,659,732.99	79,659,732.99	
City of North Augusta	30,700,000.00	48,633,586.13	48,633,586.13	
	162,860,685.00	264,018,000.00	264,018,000.00	

a.

a. Each municipality that calculated less than 15% increase over Sales Tax IV (Jackson & Salley) were adjusted to receive 15% above the Sales Tax V referendum. The additional funds were deducted from the County's calculated share.



# CPST Timeline

Deadline for Cities and Towns to Submit their Lists to County	March 26, 2024
County Council Consideration of the Full Sales Tax List	April 2, 2024
Sales Tax Commission Work	April – May, 2024
Ballot List from Commission to Council	May 31, 2024
First Reading of Sales Tax Ordinance by Title	June 4, 2024
Sales Tax Commission Report to Council	June 11, 2024
Second Reading/Public Hearing of Ordinance	June 18, 2024
Third Reading of Ordinance	July 16, 2024
Ballot Submission to Registration and Elections	August 20, 2024
General Election	November 5, 2024



# Proposed Project List

Rank Order	Cost	Description
1	\$3,000,000	Country Club Property Park Establishment and Improvements
2	\$6,500,000	Downtown Development Improvements (pedestrian and vehicular traffic safety, downtown greenway connector, utilities undergrounding, property acquisition)
3	\$2,250,000	Park Improvements (Summerfield, Riverview Park, Creighton, Maude Edenfield)
4	\$500,000	E Martintown Rd / Rt 1 / 5 <sup>th</sup> Street bridge beautification and improvements
5	\$5,470,000	Fire Truck/apparatus replacements. Two ladder trucks, one engine, one support truck
6	\$3,000,000	Martintown Road Traffic Study Implementation
7	\$2,976,235	Automated Meter Reading (AMR) system – water meters
8	\$500,000	Nancy Carson Library Improvements
9	\$750,000	Riverview Park Activities Center Improvements
10	\$3,000,000	Road Resurfacing
11	\$3,000,000	Road Reconstruction



# Proposed Project List

Rank Order	Cost	Description
12	\$1,500,000	Stormwater System Improvements
13	\$575,000	Camera System and associated IT upgrades
14	\$1,500,000	Fire Station 2 Upgrades
15	\$500,000	Carrsville Historic Area Improvements
16	\$1,350,000	Tourism Facilities and Assets (Community Center, Palmetto Terrace, Trolleys, Wayfinding)
17	\$500,000	Greenway Improvements and connectivity (includes facilities)
18	\$500,000	Water treatment and distribution improvements
19	\$500,000	Wastewater infrastructure improvements
20	\$7,500,000	Design, development, and construction of Fire Station 4 and related fire trucks/apparatus
21	\$1,750,000	Public Safety Training Center
22	\$500,000	Public Safety – Replacement handheld, vehicle, and dispatch radio equipment



# Parks & Recreation



# NACC PARK DIAGRAM



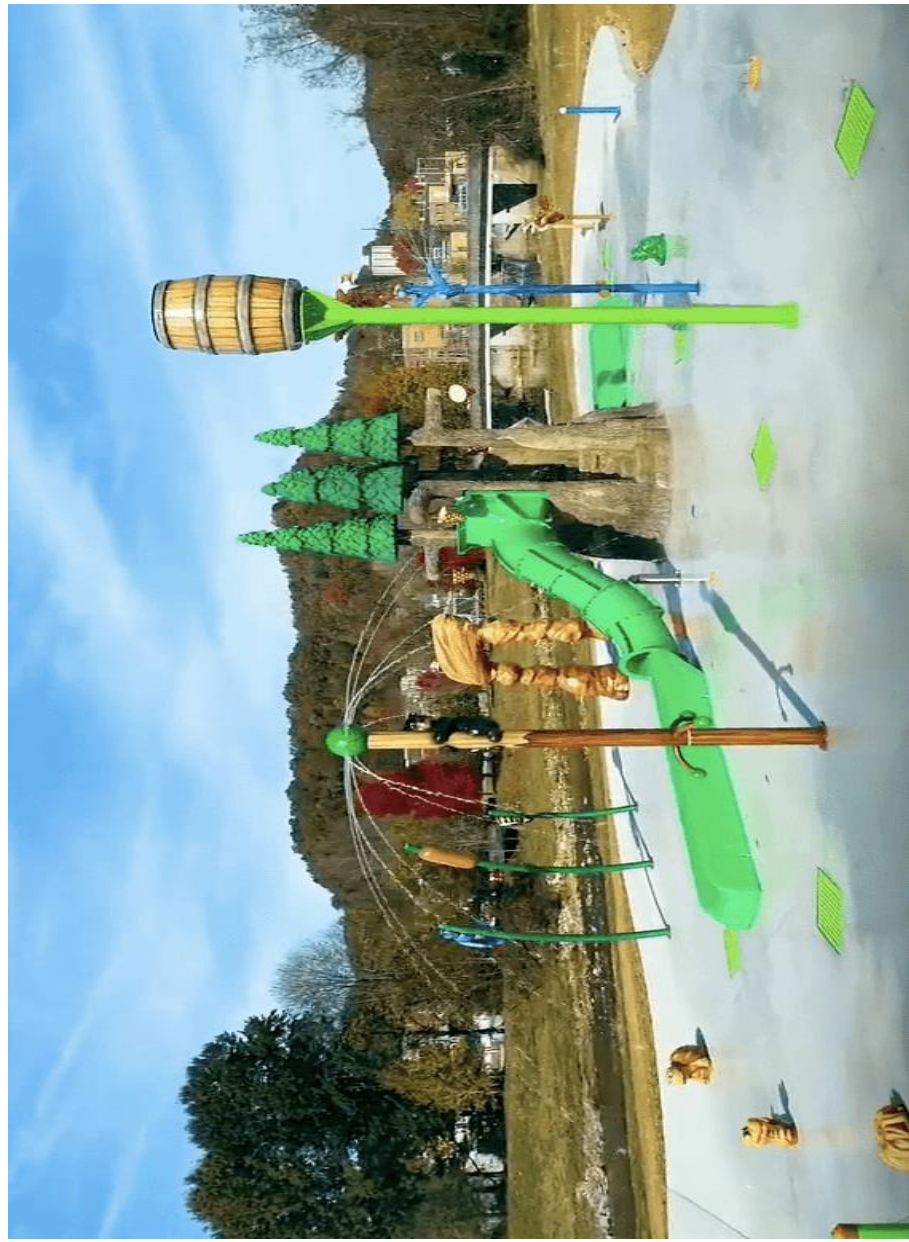
## Regional Park Playground Equipment







# Regional Park Splash Pad



# Creighton Park Playground Equipment





PROPOSAL #: 405-157998-1

CREIGHTON PARK



**Burke**  
PLAY THAT MOVES YOU  
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# SUMMERFIELD PARK CONCEPT

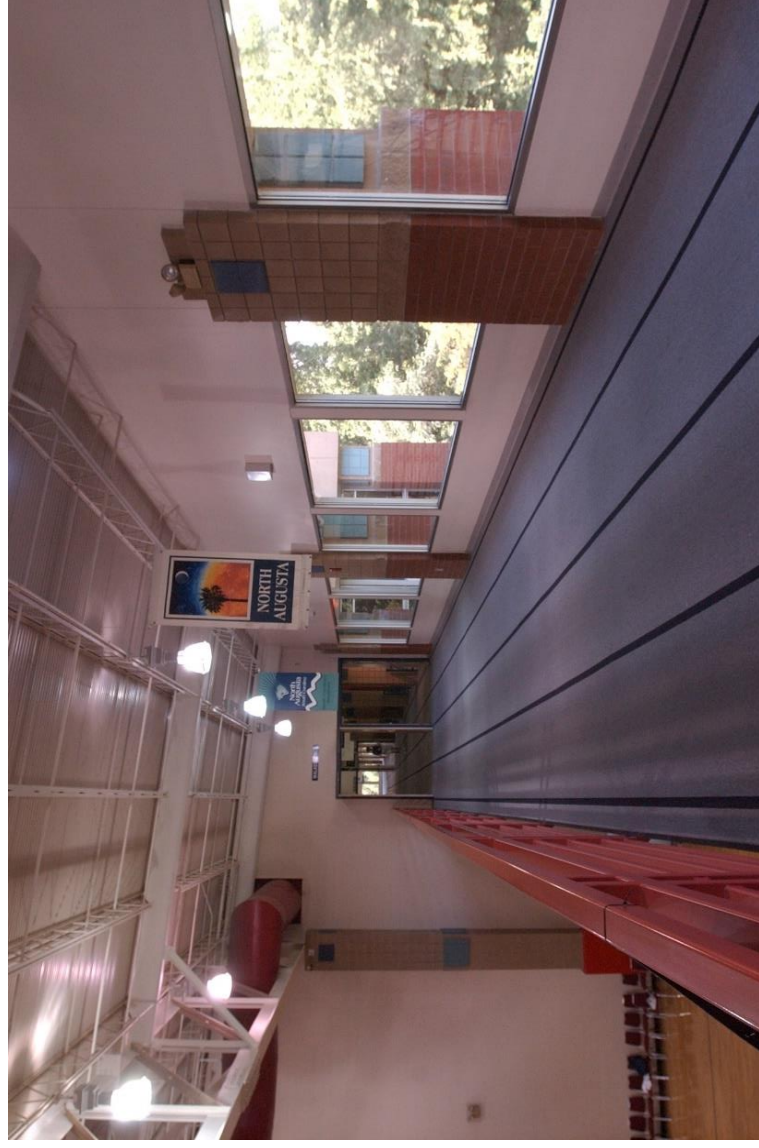


- LEGEND**
- 1 NEW SPLASH PAD
  - 2 EVENT LAWN
  - 3 2-5YO PLAYGROUND
  - 4 5-12YO PLAYGROUND
  - 5 PLAZA & SHADESAILS
  - 6 YOUTH SOCCER FIELDS
  - 7 ADULT SOCCER FIELDS
  - 8 WATER QUALITY FEATURE
  - 9 WALKING TRAIL
  - 10 5' FENCE

# Summerfield Park \* Splash Pad needs upgrade

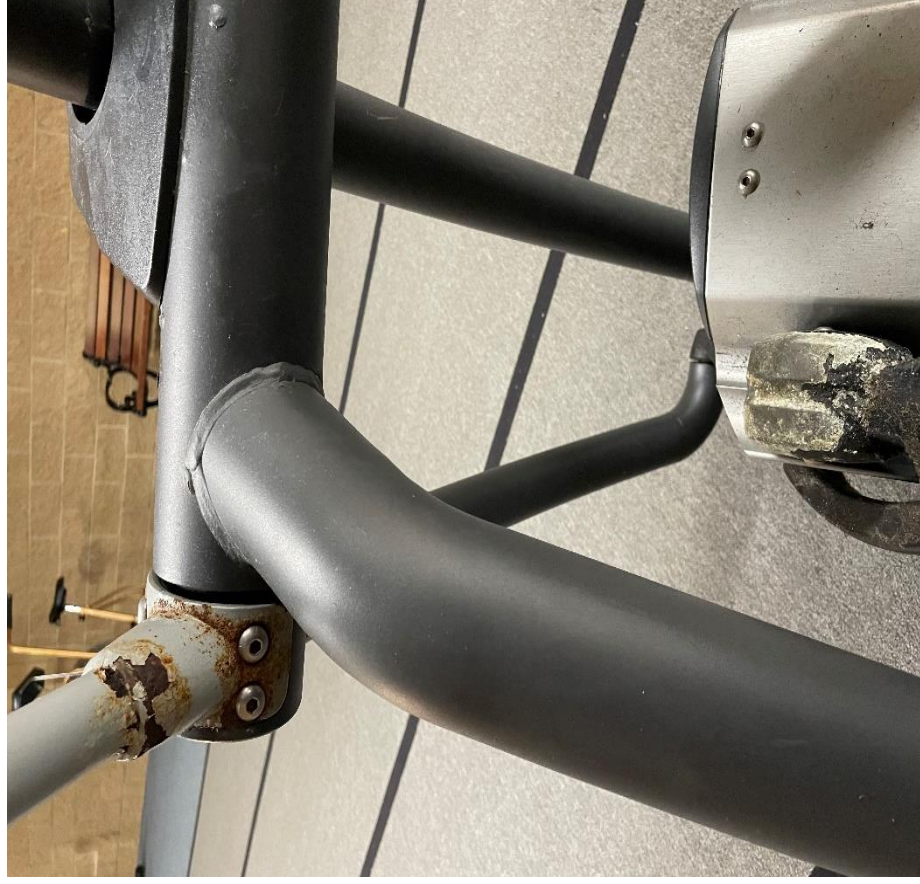
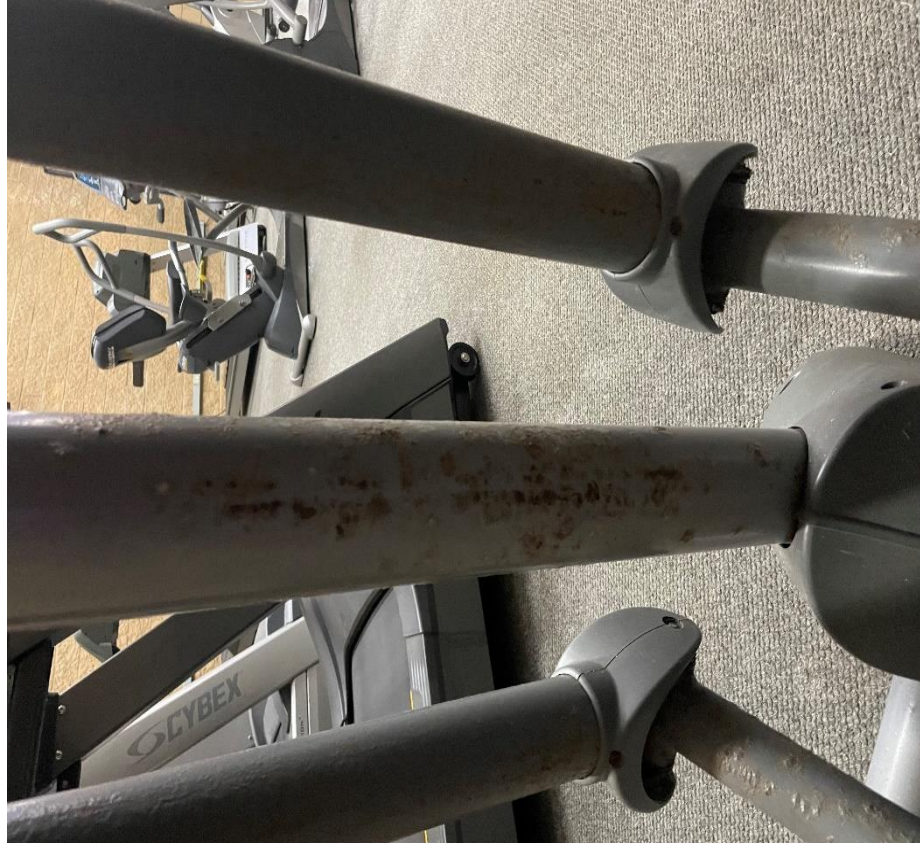


# Activities Center Track & Weight Room





# Activities Center Exercise Equipment





# Downtown



# Downtown

- Traffic Calming
- Pedestrian Safety
- Utilities
- Undergrounding
- Amenities
- Lighting
- Parking
- Property Acquisition





# Engineering & Public Works Proposals

# Road Reconstruction

ATTACHMENT #3A  
Page 19 of 20



Woodlawn Avenue



Before



After

# Road Reconstruction



Bluff Avenue



Before

# Road Reconstruction

ATTACHMENT #3A

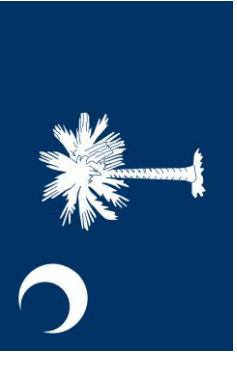
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Bluff Avenue



After



# Public Safety Proposals

# Apparatus

1981 Ladder Truck

1989 Engine

2005 Ladder Truck

1998 Brush Truck



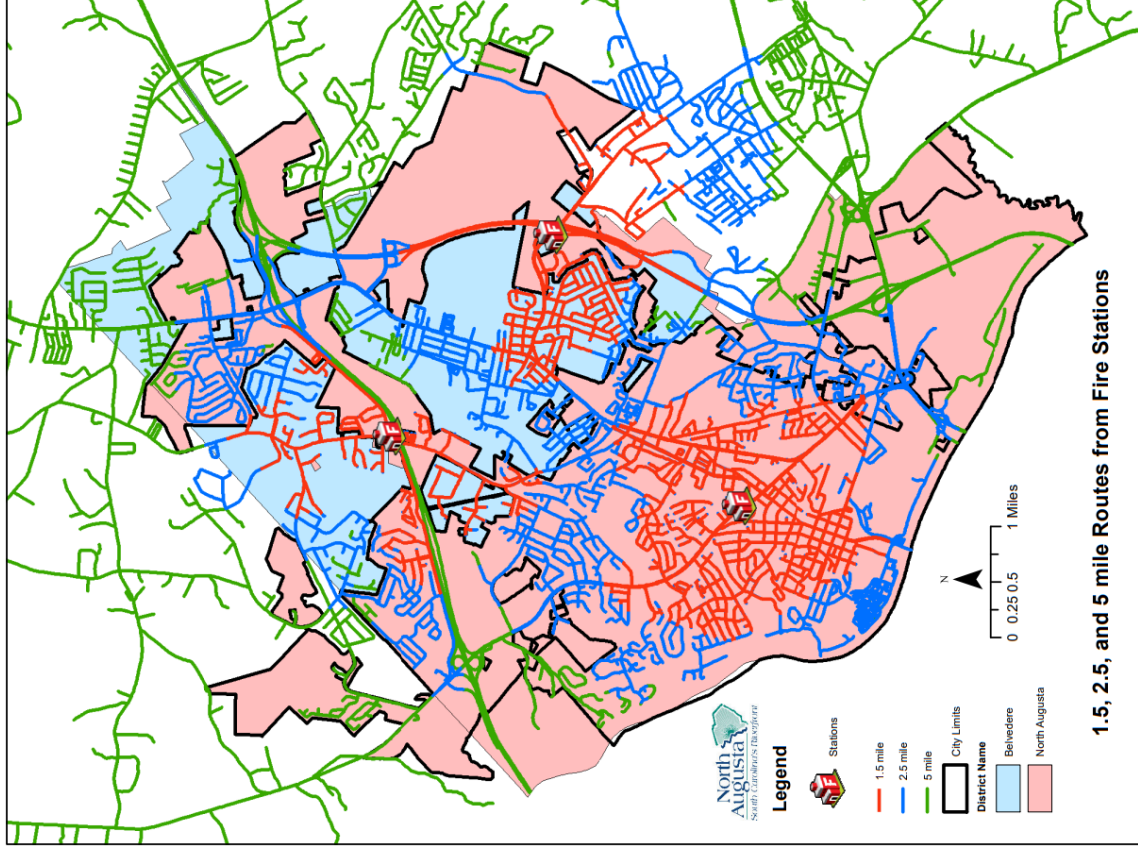
# Refurbish Public Safety Station 2 501 W. Five Notch Rd. \$2,000,000

- Station 2 was opened in 1989
- Equipped with a training room and indoor shooting range in addition to the necessary Fire Station requirements





# Current Coverage with 3 Stations

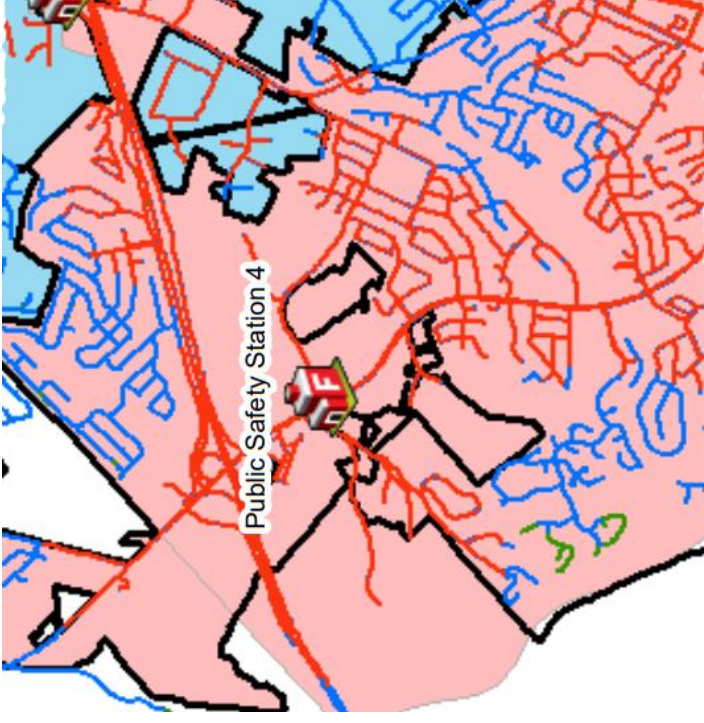


# Comparison

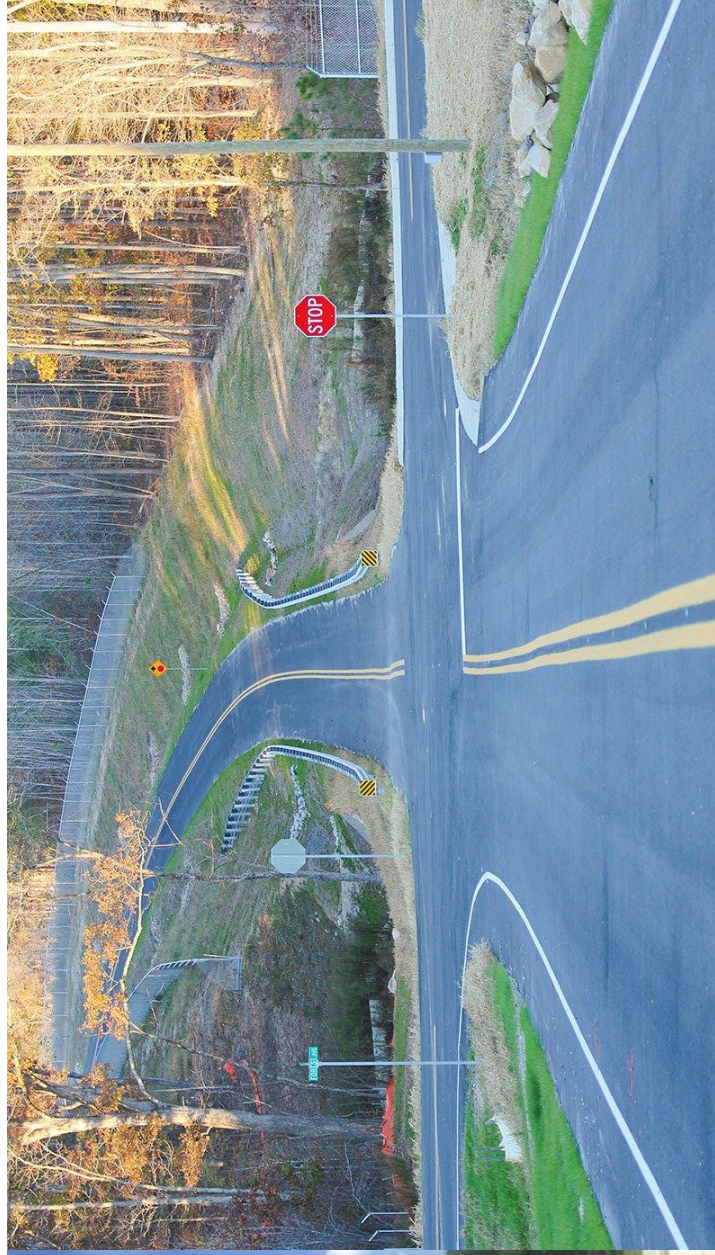
**Current Coverage**



**Fire Station on Martintown Rd at  
Knobcone Ave.**



# Training Center Burn Building, Driving Track, Rifle Range





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