

North Augusta



South Carolina's Riverfront

MINUTES OF MARCH 25, 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 25, 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 Carpenter, McCauley, McGhee, Presnell, and Toole.

Member absent was Councilmember Buck.

Also in attendance were James S. Clifford, City Administrator; J.D. McCauley, Assistant 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; James Sutton, Director of Public Services; 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.

Items on the agenda were discussed out of order, but for the purpose of clarity will remain as listed on the agenda.

ITEM 1. CITY COUNCIL MEETING:

Administrator Clifford led Council’s discussion of items for the April 1, 2024 regular meeting. **(See Attachment #1)**

Mr. Clifford stated that item #9 will be moved to the May 6, 2024 Council Agenda per the applicant’s request.

Joe Lucas, Managing Member of Pope Flynn Group, explained each Ordinance to Council for Item #'s 6, 7, & 8 (Ordinance #'s 2024-06, 2024-07, and 2024-08) in detail. He noted that Ordinance #2024-06 was recommended by the Planning Commission to Council by a 4-2 Vote, Ordinance #2024-07 was unanimously recommended by Planning Commission to Council, and that Ordinance #2024-08 does not go through Planning Commission. He stated that Ordinance #2024-08 is a substantial change to the Master Development Agreement which calls for a Public Hearing and is being held on April 1, 2024 at 5:30pm.

Discussion ensued relating to parking density, concerns on parking, apartments vs senior living, and SouthCity Partners.

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. Parks & Recreation – Highlight on Donation of Adaptive Kayak Launcher Addition to Boeckh Park Dock

Parks & Recreation Director Rick Meyer highlighted on the Donation of Adaptive Kayak Launcher Addition to Boeckh Park Dock and provided some picture examples. **(See Attachment #3Ai)**

- (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 Attorney

No motion 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.

Upon returning to open session, Council will not take action on matters discussed in Executive Session.

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

At 7:22pm 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 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

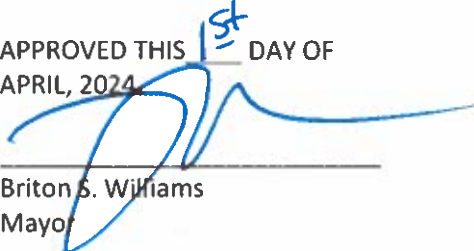
Discussion is specifically related to legal briefing re: Update on potential litigation matter.

Also, in attendance were Jim Clifford, City Administrator; J.D. McCauley, Assistant Administrator; and Jamie Paul, City Clerk. Councilmember McGhee recused himself from the Executive Session and was not in attendance.

At 7:41pm on the motion of Councilmember Toole, second by Councilmember Presnell, Council adjourned the executive session of Section 30-4-70 (a)(2). Vote: 5 – 0 Approved. Councilmember McGhee recused.

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

The Study Session adjourned at 7:22pm

APPROVED THIS 1st DAY OF
APRIL, 2024.


Briton S. Williams
Mayor

Respectfully submitted,


Jamie Paul
City Clerk



PUBLIC HEARING

Proposed Fourth Amendment to Master Development Agreement

April 1, 2024 – 5:30pm – Municipal Center – 100 Georgia Avenue, 3rd Floor – Council Chambers

DRAFT AGENDA: CITY OF NORTH AUGUSTA CITY COUNCIL MEETING

(Immediately Following the April 1, 2024 Public Hearing at 5:30pm)

April 1, 2024 – 6:00pm – Municipal Center – 100 Georgia Avenue, 3rd Floor - Council Chambers

The Public Hearing and 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:

- Regular City Council Meeting minutes of March 18, 2024
- Study Session minutes of March 25, 2024

5. PROCLAMATIONS:

- a. Month of the Military Child – April 2024

NEW BUSINESS

6. PLANNING & DEVELOPMENT: Ordinance No. 2024-06 To Approve the Revised General Development Plan of the 195.39± Acre Hammond’s Ferry Planned Development Located on the West Side of Georgia Avenue Between the North Augusta Greenway and the Savannah River (Revisions Relating Solely to Phase B of Such Revised General Development Plan) – First Reading

7. PLANNING & DEVELOPMENT: Ordinance No. 2024-07 Abandoning a Road Right-of-Way Shown as Wanninger Run on a Plat for Hammond’s Ferry Ballpark Village, Phase B in the City of North Augusta – First Reading

8. **PLANNING & DEVELOPMENT:** Ordinance No. 2024-08 Authorizing and Approving the Execution and Delivery of a Fourth Amendment to Master Development Agreement and a Development Inducement Agreement; and Other Matters Relating Thereto – First Reading
9. **PLANNING & DEVELOPMENT:** Ordinance No. 2024-09 To Amend the Zoning Map of the City of North Augusta, South Carolina by Rezoning ± 128.79 Acres of Land Owned by James M. Ford, Et Al, Aiken County Tax Parcel No. 021-17-01-001 from R-10, Medium Lot, Single-Family Residential to R-7, Small Lot, Single-Family Residential – First Reading
10. **PLANNING & DEVELOPMENT:** Resolution No. 2024-07 Accepting a Deed of Dedication for the Sanitary Sewer and Fire Suppression Systems, and Associated Easements and Rights of Way, Along with a Maintenance Guarantee and Letter of Credit, for Village Square Townhomes
11. **PARKS & RECREATION:** Resolution No. 2024-13 Accepting Donation of Adaptive Kayak Launcher Addition to Boeckh Park Dock from Georgia Rehabilitation Institute
12. **ADMINISTRATIVE REPORTS:**
13. **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:**
14. **ADJOURNMENT**

DEPARTMENT DETAILS

for March 25, 2024



FINANCE:

- Cycle 1 Due Date – April 4
- Cycle 2 Disconnect – April 3 & 4
- City Property Taxes Due Date – May 1
- Business License Renewal Due Date – April 30

PUBLIC SERVICES:

- Clay Street Pump Station
- Solid Waste Transfer Station

PLANNING AND DEVELOPMENT:

- Board of Zoning Appeals meeting on Tuesday, April 2

PUBLIC SAFETY:

- Cop Cards update: The department is beginning to explore updates to Cop Cards due to the recent promotions and new hires

PARKS AND RECREATION:

- Spring Sports
- North Augusta Optimist Club Easter Egg Hunt: Saturday, Lions Field
- Ice Breaker Travel Basketball Tournament Friday-Sunday

TOURISM:

- Staff has been working with the Augusta National in preparation of the Women's Amateur Golf Tournament.
- The Beautification Foundation meets on Tuesday, March 26th (7:00pm) at the Community Center.

ENGINEERING AND PUBLIC WORKS:

- Masters Traffic Signage
- Martintown Ridge Subdivision Construction

HUMAN RESOURCES:

- Job Fair at Aiken Technical College on March 27 from 10:00am – 1:00pm
- See the following page for the Employment Opportunities list



EMPLOYMENT
OPPORTUNITIES

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. 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





