



DISCUSSION ITEMS FOR MAY 6, 2024 CITY COUNCIL MEETING

The documentation provided herewith consists of advance draft materials for review by Mayor and City Council. Such documents may be revised prior to the actual Council meeting before any formal consideration of same by Mayor and City Council. Said documents may also be revised by way of a proper amendment made at the Council meeting. These documents are informational only and not intended to represent the final decision of the Council.



Interoffice Memorandum

TO: Mayor and City Council

FROM: Jim Clifford, City Administrator

DATE: May 3, 2024

SUBJECT: Regular City Council Meeting of May 6, 2024

REGULAR COUNCIL MEETING

ITEM 5. RECOGNITION: Garden Club Presentation

Carolyn Dickson, President of the North Augusta Council of Garden Clubs, will be doing a presentation for the Garden Club.

ITEM 6. PROCLAMATIONS:

- a. **55th Annual Professional Municipal Clerks Week, May 5 – May 11, 2024**
- b. **National Travel and Tourism Week, May 19 – May 25, 2024**

Mayor Williams will recognize the above proclamations.

Please see ATTACHMENT #'s 6a & 6b for a copy of the proclamations.

ITEM 7. PERSONNEL: Employee of the Quarter – January, February, and March 2024 – Brian Maleck

Mayor Williams will recognize the employee of the quarter.

ITEM 8. YOUTH APPRECIATION: Recognition of North Augusta High School Participants – Sponsored by the Optimist Club of North Augusta

The City of North Augusta, in conjunction with the North Augusta Optimist Club, sponsor Youth Appreciation Day. This program offers selected North Augusta High School senior students the opportunity to be recognized as honorary members of the North Augusta City Council and Leadership Team to learn more about city government. The morning begins with a welcome from Mayor Williams and a tour of many of the City's operational facilities.

The students will return at 5:45 p.m. along with their families to the Municipal Center to participate in the evening's regular City Council meeting. During the meeting, students will be seated with their counterparts on the dais and on the front rows. Mayor Williams will recognize the participants and make a special presentation.

Position	City Official	Honorary Member
Mayor	Briton S. Williams	Pepper Saucedá-Hamilton
Councilmember	David B. Buck	Dasani Bell
Councilmember	Pat C. Carpenter	Taylor Hall
Councilmember	Jenafer F. McCauley	Lady Sheridan Town
Councilmember	David W. McGhee	Christopher "CJ" Chavous
Councilmember	Eric H. Presnell	Maria Williams
Councilmember	Kevin W. Toole	Kendall Risher
City Administrator	James S. Clifford	Jacqueline Umana
Assistant City Administrator	J.D. McCauley	Christian Cooper
City Attorney	Kelly F. Zier	DJ Bookard
Director of Finance	Lynda R. Williams	Yaniel Rameriz
Director of Parks & Recreation	Richard L. Meyer	Cameron Jackson
Manager of Tourism	Karl Waldhauer	Sophia Lindale
Director of Public Safety	Junior Johnson	Sincir Cooper
Director of Engineering & Public Works	Thomas C. Zeaser	Derek Bell Jr. (DJ)
Director of Planning and Development	Thomas L. Paradise	Isaiah Weathersbee
Director of Public Services	James E. Sutton	Emma Brown
Manager of Human Resources	Kayla Ferguson	Amiyah Slade
Manager of Information Technologies	Ricky Jones	Jalil Sweat

NEW BUSINESS

ITEM 9. PARKS & RECREATION: Receipt of Information – Parks Master Plan

Parks & Recreation Director Meyer will highlight on the Parks Master Plan, this item is for receipt of information.

The Parks Master Plan may be downloaded through the following link:

[2024 North Augusta Parks & Recreation Master Plan Update](#)

ITEM 10. ADMINISTRATION: Resolution No. 2022-43 A Resolution Authorizing Funding for Removal of City Bald Cypress Trees Through the Use of Fiscal Year 2022 Funds – Remove from Table

A resolution had been prepared for Council's consideration to Authorizing Funding for Removal of City Bald Cypress Trees Through the Use of Fiscal Year 2022 Funds.

This resolution was tabled at the September 19, 2022 regular City Council meeting. A motion to remove the item from the table is required before Council can consider the ordinance.

Please see ATTACHMENT #10 for a copy of the proposed resolution.

ITEM 11. ADMINISTRATION: Resolution No. 2024-16 A Resolution Authorizing Funding for Removal of City Bald Cypress Trees Through the Use of Fiscal Year 2024 Funds

A resolution has been prepared for Council's consideration to approve Authorizing Funding for Removal of City Bald Cypress Trees Through the Use of Fiscal Year 2024 Funds.

Please see ATTACHMENT #11 for a copy of the proposed resolution.

ITEM 12. ADMINISTRATION: Resolution No. 2024-17 A Resolution Authorizing Expenditure of Coronavirus State and Local Fiscal Recovery Funds – Expenditure Request 12

A resolution has been prepared for Council's consideration to approve Authorizing Expenditure of Coronavirus State and Local Fiscal Recovery Funds – Expenditure Request 1.

Please see ATTACHMENT #12 for a copy of the proposed resolution.

ITEM 13. FINANCE: Resolution No. 2024-18 Authorizing Funding for the Beautification Foundation

A resolution has been prepared for Council's consideration to approve Authorizing Funding for the Beautification Foundation.

Please see ATTACHMENT #13 for a copy of the proposed resolution.

ITEM 14. FINANCE: Resolution No. 2024-19 Authorizing Funding for the Public Safety Foundation

A resolution has been prepared for Council's consideration to approve Authorizing Funding for the Public Safety Foundation.

Please see ATTACHMENT #14 for a copy of the proposed resolution.

ITEM 15. PLANNING & DEVELOPMENT: Resolution No. 2024-20 Accepting a Deed of Dedication for the Streets, Sanitary Sewer, Stormwater Collection and Fire Suppression Systems, and Associated Easements and Rights of Way, Along with a Maintenance Guarantee and Letter of Credit, or Butler Pond Townhomes

A resolution has been prepared for Council's consideration to approve Accepting a Deed of Dedication for the Streets, Sanitary Sewer, Stormwater Collection and Fire Suppression Systems, and Associated Easements and Rights of Way, Along with a Maintenance Guarantee and Letter of Credit, or Butler Pond Townhomes.

Please see ATTACHMENT #15 for a copy of the proposed resolution.

ITEM 16. ENGINEERING: Resolution No. 2024-21 Authorizing the City of North Augusta to Enter into a Contract with John M. Bailey & Associates, P.C. to Perform Land Surveying Services

A resolution has been prepared for Council's consideration to approve Authorizing the City of North Augusta to Enter into a Contract with John M. Bailey & Associates, P.C. to Perform Land Surveying Services.

Please see ATTACHMENT #16 for a copy of the proposed resolution.

ITEM 17. PUBLIC SERVICES: Resolution No. 2024-22 Authorizing Multiple Expenditures from Fund 36 Ancillary to the Regional Solid Waste Transfer Station Project

A resolution has been prepared for Council's consideration to approve Authorizing Multiple Expenditures from Fund 36 Ancillary to the Regional Solid Waste Transfer Station Project.

Please see ATTACHMENT #17 for a copy of the proposed resolution.

ITEM 18. PUBLIC SERVICES: Resolution No. 2024-23 Authorizing a Purchasing Agreement with Joe Johnson Equipment to Purchase 2024 International Boom Truck

A resolution has been prepared for Council's consideration to approve Authorizing a Purchasing Agreement with Joe Johnson Equipment to Purchase 2024 International Boom Truck.

Please see ATTACHMENT #18 for a copy of the proposed resolution.



PROCLAMATION

55TH ANNUAL PROFESSIONAL MUNICIPAL CLERKS WEEK May 5 – May 11, 2024

WHEREAS, The Office of the Professional Municipal Clerk, a time honored and vital part of local government exists throughout the world, and

WHEREAS, The Office of the Professional Municipal Clerk is the oldest among public servants who serves as the information center on functions of local government and community, and

WHEREAS, The Office of the Professional Municipal Clerk provides the professional link between the citizens, the local governing bodies and agencies of government at other levels, and

WHEREAS, Professional Municipal Clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all, and

WHEREAS, Professional Municipal Clerks continually strive to improve the administration of the affairs of the Office of the Professional Municipal Clerk through participation in education programs, seminars, workshops and the annual meetings of their state, provincial, county and international professional organizations.

WHEREAS, It is most appropriate that we recognize the accomplishments of the Office of the Professional Municipal Clerk.

NOW, THEREFORE, I, Briton S. Williams, Mayor of the City of North Augusta, hereby recognize the week of May 5 through May 11, 2024 as Professional Municipal Clerks Week, and further extend appreciation to the City of North Augusta's professional municipal Clerk, Jamie Paul and to all professional municipal clerks for the vital services they perform and their exemplary dedication to the communities they represent.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of North Augusta, South Carolina, to be affixed sixth day of May, 2024.

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



PROCLAMATION

***WHEREAS**, the travel industry fuels every industry and will continue to be an essential part of North Augusta, South Carolina's economy, development and workforce, and*

***WHEREAS** travel is an economic powerhouse for every state and destination across the country, with an economic output of \$2.8 trillion, supporting 15 million American jobs, and*

***WHEREAS**, travel spending supports vibrant and safe communities in South Carolina and across the United States by generating \$89 billion in state and local tax revenue in 2023 to support essential services, such as education, emergency response, public safety and more, and*

***WHEREAS**, travel enables success for all industries—including manufacturing, agriculture, defense, healthcare and more—by driving sales growth, innovation, education and operations that power our economy, our nation and North Augusta, South Carolina forward; and*

***WHEREAS**, America's travel industry cannot be globally competitive without maximizing growth in leisure, business, and international inbound travelers; increasing travel to and within the United States drives our economy to a more prosperous future and connects America; and*

***WHEREAS**, Small businesses account for more than 60% of leisure and hospitality employment, and*

***WHEREAS**, travel is an essential industry, and we must continue to communicate that growing travel leads to economic growth, benefits businesses and fosters mutual understanding, and connects the nation.*

***NOW, THEREFORE**, I, Briton Williams, Mayor of the City of North Augusta, South Carolina, do hereby proclaim May 19-25, 2024 as*

National Travel and Tourism Week

and urge the citizens of North Augusta to join me in recognizing the essential role this industry plays in South Carolina.

***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 6th day of May, 2024.*

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

RESOLUTION NO. 2022-43
A RESOLUTION AUTHORIZING FUNDING FOR REMOVAL OF CITY
BALD CYPRESS TREES THROUGH THE USE OF FISCAL YEAR 2022 FUNDS

WHEREAS, The City is in receipt of formal and informal citizen complaints about bald cypress tree root invasions into their yards, causing concerns about potential structural damage to structures on their property in the Hammond's Ferry neighborhood.

WHEREAS, City staff conducted on-site assessments of trees and their growth patterns, and witnessed the problems described by the residents.

WHEREAS, City personnel recommend the removal of up to 54 trees in the Hammond's Ferry neighborhood to preclude damage to citizen property.

WHEREAS, the City would enter into a contract service for the removal of up to 54 trees.

WHEREAS, the City will negotiate with the developer to determine which party is responsible for the replacement of the removed trees, and with which type of tree.

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:

1. The City Administrator is hereby directed to take all steps necessary to implement a plan for the immediate removal of up to 54 trees in the Hammond's Ferry neighborhood.
2. The City's plan will remove trees in front of residences only with the homeowner's consent.
3. Expenditures not to exceed \$20,000 of Fiscal Year 2022 General Funds from the Administration Contingency Fund are approved for the purpose of removing trees from City property in the Hammond's Ferry District.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS _____ DAY OF SEPTEMBER, 2022.

Briton S. Williams, Mayor

ATTEST:

Jamie Paul, City Clerk

RESOLUTION NO. 2024-16
A RESOLUTION AUTHORIZING FUNDING FOR REMOVAL OF CITY
BALD CYPRESS TREES

WHEREAS, The City is in receipt of formal citizen complaints about bald cypress tree root invasions into their yards, causing concerns about potential structural damage to structures on their property in the Hammond's Ferry neighborhood; and

WHEREAS, City staff conducted on-site assessments of trees and their growth patterns, and witnessed the problems described by the residents; and

WHEREAS, City personnel recommend the removal of up to 61 trees and stumps in the Hammond's Ferry neighborhood to preclude damage to citizen property; and

WHEREAS, the City received legal advice through the Municipal Association of South Carolina to remove the bald cypress trees that could or have caused property damage; and

WHEREAS, the City would enter into a contract service for the removal of up to 61 trees and stumps; and

WHEREAS, the City has advertised for tree removal services and has received a valid low bid from Empire Tree Service; and

WHEREAS, the City will negotiate with the developer to determine which party is responsible for the replacement of the removed trees, and with which type of tree.

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:

1. The City Administrator is hereby directed to take all steps necessary to implement a plan for the immediate removal of up to 61 bald cypress trees and stumps in the Hammond's Ferry neighborhood.
2. The City Administrator is authorized to enter the City into a contract with Empire Tree Service.
3. Expenditures not to exceed \$30,000 of Fiscal Year 2024 General Funds from the Capital Project Fund are approved for the purpose of removing trees from City property in the Hammond's Ferry District.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS _____ DAY OF MAY, 2024.

Briton S. Williams, Mayor

ATTEST:

Jamie Paul, City Clerk

RESOLUTION NO. 2024-XX
A RESOLUTION AUTHORIZING EXPENDITURE OF CORONAVIRUS STATE AND LOCAL
FISCAL RECOVERY FUNDS – EXPENDITURE REQUEST 12

WHEREAS, on July 19, 2021, City Council adopted Resolution 2021-30 authorizing receipt of the Coronavirus State and Local Fiscal Recovery Fund (SLFRF) allocation totaling \$11,871,089.22 from the State of South Carolina as appropriated by the American Rescue Plan Act (ARPA) of 2021; and

WHEREAS, City Council adopted Resolution 2022-12, which obligated SLFRF funds for use between revenue loss replacement and investment in water and sewer infrastructure; and

WHEREAS, City Council adopted the following Resolutions which authorized expenditures and/or authorized release of encumbered funds:

- Resolution 2022-13 - Expenditure Request 1 totaling \$3,965,004
- Resolution 2022-28 - Expenditure Request 2 totaling \$3,123,632
- Resolution 2022-35 - Expenditure Request 3 totaling \$1,367,000
- Resolution 2022-53 - Expenditure Request 4 totaling \$1,600,000
- Resolution 2023-17 - Expenditure Request 5 totaling \$89,800
- Resolution 2023-25 - Expenditure Request 6 totaling \$450,000
- Resolution 2023-29 - Authorized the release of encumbered funds to be placed as unencumbered in the SLFRF funds totaling \$2,063,915
- Resolution 2023-30 - Expenditure Request 7 totaling \$50,000
- Resolution 2023-40 - Expenditure Request 8 totaling \$770,000
- Resolution 2023-45 - Authorized the release of encumbered funds to be placed as unencumbered in the SLFRF funds totaling \$4,357
- Resolution 2023-46 - Expenditure Request 9 totaling \$600,000
- Resolution 2023-50 - Expenditure Request 10 totaling \$395,611
- Resolution 2023-01 - Expenditure Request 11 totaling \$610,000; and

WHEREAS, expenditure of SLFRF funds are required to be approved by City Council via resolution; and

WHEREAS, the total unallocated SLFRF fund balance of \$918,314 remains; and

WHEREAS, the unallocated SLFRF funds, together with any funds previously allocated in Expense Requests 1 - 11 but not yet expended, require prompt and strategic use to ensure the greatest advantage for the community;

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:

1. The remaining unallocated SLFRF funds, along with any previously approved SLFRF expenditures that remain unspent, shall be allocated to the projects outlined in Appendix A attached hereto.
2. Each specific expenditure of the allocated SLFRF funds must be individually approved by City Council resolution prior to disbursement.
3. The City will follow its adopted procurement ordinance as it relates to SLFRF funds.
4. The City Administrator is authorized to execute such documents as necessary to enter into agreements and implement the projects as outlined within this resolution.
5. With this resolution, the balance of available SLFRF funds will be obligated by December 31, 2024, and expended no later than September 30, 2026.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS ____ DAY OF MAY, 2024.

Briton S. Williams, Mayor

ATTEST:

Jamie Paul, City Clerk

APPENDIX A

Expenditure Request #12						
Project	Fund	Expenditure Category	Description	Department	Beneficiary(ies)	
Downtown Improvements	ARPA	Revenue Replacement, Provision of Government Services	Including but not limited to electrical, lighting, parking, stormwater, and aesthetic improvements	Tourism	City residents & visitors	
Trolley and Public Transportation Service Improvements	ARPA	Revenue Replacement, Provision of Government Services	Including but not limited to a new trolley purchase, existing trolleys and public mass transit vehicles refurbishment, and storage	Tourism	City residents & visitors	
Capital Improvement Plan	ARPA	Revenue Replacement, Provision of Government Services	Including but not limited to a city capital improvement study and the implementation of a capital improvement plan	Administration	City residents	
Riverview Park Activities Center Improvements	ARPA	Revenue Replacement, Provision of Government Services	Including but not limited to elevator, indoor track, and interior/exterior aesthetic improvements	Parks & Recreation	City residents & visitors	
Playground Improvements	ARPA	Revenue Replacement, Provision of Government Services	Including but not limited to Creighton Park and Summerfield Park improvements	Parks & Recreation	City residents & visitors	

RESOLUTION NO. 2024-18
AUTHORIZING FUNDING FOR THE BEAUTIFICATION FOUNDATION

WHEREAS, during the December 19, 2022 City Council study session, Mayor and Council passed Resolution 2022-60 to establish a non-profit charitable corporation call the North Augusta Beautification Foundation (Foundation); and

WHEREAS, the Foundation is an organization, independent from the City, under the leadership of a Board of Directors (Board) with advisement from municipal employees regarding community needs and information; and

WHEREAS, during the April 17, 2023 City Council study session, the Mayor and Council passed Resolution 2023-13 to appoint members to the Beautification Foundation Board of Directors; and

WHEREAS, the Foundation is requiring funds to begin the process of formal establishment of the non-profit corporation.

WHEREAS, Council believes it to be in the best interest of the City to authorize funding from the 2024 General Fund Budget in the amount of \$1,500 for the North Augusta Beautification Foundation.

NOW THEREFORE BE IT RESOLVED by the Mayor and City Council for the City of North Augusta, in meeting duly assembled and by the authority thereof, that \$750 is authorized in the Contingencies line item under City Council from the 2024 annual budget and \$750 is authorized in the Special Department Supplies line item under Community Promotions from the 2024 annual budget.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS _____ DAY OF MAY, 2024.

Briton Williams, Mayor

ATTEST:

Jamie Paul, City Clerk

RESOLUTION NO. 2024-19
AUTHORIZING FUNDING FOR THE PUBLIC SAFETY FOUNDATION

WHEREAS, during the December 19, 2022 City Council study session, Mayor and Council passed Resolution 2022-59 to establish a non-profit charitable corporation call the North Augusta Public Safety Foundation (Foundation); and

WHEREAS, the Foundation is an organization, independent from the City, under the leadership of a Board of Directors (Board) with advisement from municipal employees regarding community needs and information; and

WHEREAS, during the April 17, 2023 City Council study session, the Mayor and Council passed Resolution 2023-14 to appoint members to the Public Safety Foundation Board of Directors; and

WHEREAS, the Foundation is requiring funds to begin the process of formal establishment of the non-profit corporation.

WHEREAS, Council believes it to be in the best interest of the City to authorize funding from the 2024 General Fund Budget in the amount of \$1,500 for the North Augusta Public Safety Foundation.

NOW THEREFORE BE IT RESOLVED by the Mayor and City Council for the City of North Augusta, in meeting duly assembled and by the authority thereof, that \$750 is authorized in the Contingencies line item under Administration from the 2024 annual budget and \$750 is authorized in the Special Department Supplies line item under Community Promotions from the 2024 annual budget.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS _____ DAY OF MAY, 2024.

Briton Williams, Mayor

ATTEST:

Jamie Paul, City Clerk

RESOLUTION NO. 2024-20
ACCEPTING A DEED OF DEDICATION FOR THE
STREETS, SANITARY SEWER, STORMWATER COLLECTION AND FIRE
SUPPRESSION SYSTEMS, AND ASSOCIATED EASEMENTS AND RIGHTS OF WAY,
ALONG WITH A MAINTENANCE GUARANTEE AND LETTER OF CREDIT,
FOR BUTLER POND TOWNHOMES

WHEREAS, Keystone Homes developed Butler Pond Townhomes according to the requirements of the North Augusta Planning Commission; and the City, and owns the streets, utilities and easements; and

WHEREAS, pursuant to §5.8.4.3 of the North Augusta Development Code, the Director of Planning and Development and the City Engineer approved the final subdivision plat for recording on September 12, 2023 and

WHEREAS, it is the policy of the City that, upon approval of a final subdivision plat, the City will, following inspection by the City's Engineering department, accept a deed of dedication for the streets, utilities, etc. for the purpose of ownership and maintenance when said deed is accompanied by a maintenance guarantee; and

WHEREAS, a maintenance guarantee and supporting letter of credit accompany the deed; and

WHEREAS, the City Engineer has made final inspection of the subject improvements and these improvements meet City standards.

NOW THEREFORE, BE IT RESOLVED that the Mayor and City Council of the City of North Augusta, South Carolina, in meeting duly assembled and by the authority thereof, do hereby accept a deed of dedication for:

ANY AND ALL of the within-described property thereby containing and encompassing all of the streets, rights of way, sanitary sewer lines, storm water collection systems, and related infrastructure, and appurtenances to said premises belonging or in any way incident or appertaining, located within said property in accordance with and as shown on a plat of Butler Pond Townhomes for Metro Homesites, LLC prepared by Southern Partners, dated June 13, 2023, and recorded in the Office of the Edgefield County Clerk of Court in Plat Book 2073, page 271 the within-referenced plat.

TOGETHER WITH all (a) sanitary sewerage collection systems shown on the aforesaid plat: (d) storm water collection system shown on the aforesaid plat; and € a perpetual and non-exclusive easement for sanitary sewage and storm water collection systems located on the property shown on the aforesaid plat, as well as the necessary ingress and egress to reach and enter the aforesaid.

TOGETHER WITH all fire suppression systems and components accessing, incorporating and using the water supply system, connections and lines located within the subdivision property, as well as the necessary ingress and egress to reach and enter the aforesaid.

Derivation: This is the same property conveyed to BUTLER POND, LLC by Deed of Metro Homesites, LLC, dated December 30, 2022, recorded in said RMC office in Book 2018, pages 94-96.

Map/Parcel No. 127-00-01-000

BE IT FURTHER RESOLVED that a Maintenance Guarantee and letter of credit in the amount of \$120,000 are hereby accepted.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS _____ DAY OF MAY, 2024.

Briton Williams, Mayor

ATTEST:

Jamie Paul, City Clerk

RETURN TO:
Donald H. White, P.C.
924 Stevens Creek Road, Ste. 101
Augusta, Ga. 30907

STATE OF SOUTH CAROLINA)
COUNTY OF EDGEFIELD)

DEED OF DEDICATION

THIS INDENTURE, made and entered into this _____ day of _____, 2024, by and between BUTLER POND, LLC., hereinafter referred to as the Party of the First Part, and CITY OF NORTH AUGUSTA, SOUTH CAROLINA, a body politic and corporate and a political subdivision of the County of Aiken, State of South Carolina, acting by and through its City Council and Mayor, hereinafter referred to as the Party of the Second Part.

WITNESSETH

THE PARTY OF THE FIRST PART, for and in consideration of the sum of One Dollar (\$1.00) in cash to it in hand paid by the Party of the Second Part, the receipt of which is hereby acknowledged, and by way of dedication to the Party of the Second Part, at and/or before the sealing and delivery of these presents, and other good and valuable considerations, has granted, bargained, sold, released, conveyed and confirmed and by these presents does grant, bargain, sell, release, convey and confirm unto the said Party of the Second Part, its successors and assigns, the following described property, to-wit:

ANY AND ALL of the within-described property thereby containing and encompassing all of the streets, rights of way, sanitary sewer lines, storm water collection systems, and related infrastructure, and appurtenances to said premises belonging or in any way incident or appertaining, located within said property in accordance with and as shown on a plat of Butler Pond Townhomes for Metro Homesites, LLC, prepared by Southern Partners, dated June 13, 2023, and recorded in the Office of the Edgefield County Clerk of Court in Plat Book 2073, page 271 the within-referenced plat.

TOGETHER WITH all (a) sanitary sewerage collection systems shown on the aforesaid plat; (d) storm water collection system shown on the aforesaid plat; and (e) a perpetual and non-exclusive easement for sanitary sewage and storm water collection systems located on the property shown on the aforesaid plat, as well as the necessary ingress and egress to reach and enter the aforesaid.

TOGETHER WITH all fire suppression systems and components accessing, incorporating and using the water supply system, connections and lines located within the subdivision property, as well and the necessary ingress and egress to reach and enter the aforesaid.

Derivation: This is the same property conveyed to BUTLER POND, LLC by Deed of Metro Homesites, LLC, dated December 30, 2022, recorded in said RMC office in Book 2018, pages 94-96.

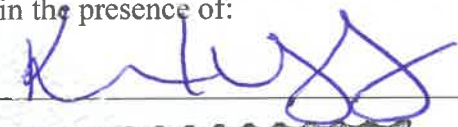
Map/Parcel Nos. 127-00-01-000

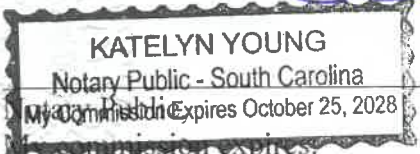
Grantee's Address: P.O. Box 6400
North Augusta, South Carolina 29841
Attn: North Augusta City Clerk


TO HAVE AND TO HOLD SAID PROPERTY and all singular the members and appurtenances therein belonging as aforesaid, and every part thereof, unto the said Party of the Second Part, its successors and assigns, forever in FEE SIMPLE.

IN WITNESS WHEREOF, the said Party of the First Part has caused these presents to be executed the day and year first above written as the date of these presents.

SIGNED, SEALED AND DELIVERED
in the presence of:



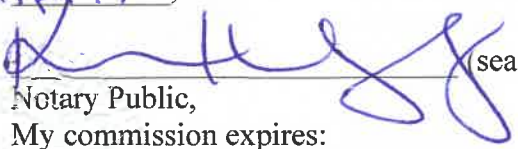


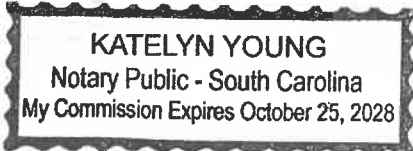
:
:BUTLER POND, LLC
:
:
:
:By:  L.S.
: Mark Gilliam
:As its: Member
{CORPORATE SEAL}

ACKNOWLEDGEMENT

STATE OF SOUTH CAROLINA
COUNTY OF EDGEFIELD

Sworn to, subscribed and acknowledged before me by BUTLER POND, LLC, by and through its authorized officer, and the above subscribing witness, this 16 day of April, 2024.

 (seal)
Notary Public,
My commission expires:



IN WITNESS WHEREOF, on this _____ day of _____, 2024, the herein below Party of the Second Part has executed this Deed of Dedication.

CITY OF NORTH AUGUSTA,
SOUTH CAROLINA

Signed, sealed and delivered
in the presence of:

By: _____
As its:

Witness

Attest: _____
As its:

Witness

ACKNOWLEDGEMENT

STATE OF SOUTH CAROLINA
COUNTY OF EDGEFIELD

Sworn to, subscribed and acknowledged before me by City of North Augusta, South Carolina, by and through its authorized representative and agent, and the above subscribing witness, this _____ day of _____, 2024.

_____ (seal)
Notary Public,
My commission expires:

LAW OFFICES OF

DONALD H. WHITE
A PROFESSIONAL CORPORATION

Licensed in Georgia and South Carolina

924 Stevens Creek Road, Suite 101
Augusta, Georgia 30907
(706) 860-6810
(706) 860-1549 Fax

511 W. Martintown Road
North Augusta, SC 29841
(803) 202-0212
E-Mail: don@donwhitelaw.com
www.donwhitelaw.com

July 5, 2023

City of North Augusta Planning and Zoning Department
100 Georgia Avenue, Second Floor
North Augusta, South Carolina 29841

Re: Butler Pond, LLC
Title Certification for Butler Pond Townhomes (residential subdivision)

CERTIFICATE OF TITLE

I am an attorney admitted to practice law in the State of South Carolina. The opinion set forth in this Certificate of Title may be relied upon only by the City of North Augusta, South Carolina, its successors and assigns, and its legal counsel, but no other party without my prior written consent.

I certify that an examination has been made of the pertinent public records duly indexed and filed in the office of the Clerk of Court, Register of Deeds, Judge of Probate (in the event title passed by descent or devise) and Treasurer's Office for Edgefield County and the City of North Augusta, as of July 5, 2023, at 5:00 p.m., which affects the title to the real property described on Exhibit "A" attached hereto and based upon such examination (expressly excluding matters not shown by records herein listed), it is our opinion that Butler Pond, LLC, a limited liability authorized to conduct business in the State of South Carolina, has a marketable, fee simple, recordable title thereto free and clear of all liens and encumbrances, except as set forth in Exhibit "B" attached hereto and made a part hereof for all purposes.

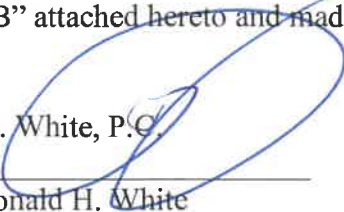
Donald H. White, P.C.
By: 
Donald H. White
Attorney at Law
S.C. Bar No. 6273

EXHIBIT "A"

All that tract or parcel of land, with improvements thereon, situate, lying and being in the State of South Carolina, County of Edgefield, City of North Augusta, consisting of 27.54 acres, more or less, on a plat prepared by Southern Partners, Inc., PLS, dated December 12, 2022, and recorded December 13, 2022, in the Office of the Clerk of Court for Edgefield County, S.C., in Book 2014, page 345; reference being made to said plat for a more complete and accurate description of the property hereby conveyed.

Derivation: This is the same property conveyed to Butler Pond, LLC by Deed of Metro Homesites, LLC, dated December 30, 2022, and recorded in Record Book 2018, pages 94, in said Clerk's Office.

Map/Parcel No. 127-00-01-001-000

EXHIBIT "B"

1. County of Edgefield taxes for tax year 2023, which are accruing but not yet due and payable. County of Edgefield taxes for previous years are paid with no delinquency noted of record.
2. City of North Augusta taxes for tax year 2023, which are accruing but not yet due and payable. City of North Augusta taxes for previous years are not owed. First Community Bank, dated January 31, 2023, recorded on February 15, 2023, in Book 2026, pages 181-191, in the Office of the Clerk of Court for Edgefield County, South Carolina, in the original amount not to exceed \$6,296,000.00.
3. Matters as shown on a plat of for Metro Homesites, LLC, dated December 12, 2022; prepared by Southern Partners, Inc., recorded in Book 2014, page 345.
4. Matters occurring subsequent to the inclusive dated of title examination.
5. Matters which would not be revealed by a review of the public records regarding a proposed purchaser/borrower who is not a current owner of the property.
6. Compliance with any local, county, state or federal government law or regulation relative to environment, zoning, subdivision, occupancy, use, construction or development of the subject property.
7. Judgments, liens, and proceedings filed only in Federal Court. (Upon the filing of a petition in Bankruptcy, title to real property vests in the Trustee in Bankruptcy and notice thereof is not always required to be filed in the County in which the Bankrupt debtor owns property; federal condemnation proceedings may vest property in the Federal Government.)
8. STANDARD EXCEPTIONS: Interests or claims not disclosed by public records, including but not limited to:
 - (a) Unrecorded mechanics or materialmen's liens. (Liens may be filed by persons or entities furnishing labor or materials to any improvements on real property within 90 days of performance or furnishing of materials.)
 - (b) Unrecorded leases.
 - (c) Matters that may defeat or impair title which do not appear on record.
 - (d) Taxes, Special Assessments and other governmental charges that are not shown as existing liens by the public records.
 - (e) Civil actions where no notice of *lis pendens* appears of record.



Department of Planning And Development

Memorandum # 23-026

City of North Augusta

To: James S. Clifford, City Administrator

From: Tommy Paradise, Director

Subject: Butlers Pond Townhomes Performance and Maintenance Guarantee

Date: September 14, 2023

Butler Pond, LLC has received approval for Application PP20-008, a major subdivision preliminary plat to construct 50 townhome lots known as Butlers Pond. The developer has provided a Performance Guarantee and Letter of Credit for a portion of the required landscaping and sidewalks in order to approve the Final Plat for the sale of lots. A letter of credit in the amount of \$85,000.00 has been provided by the developer to guarantee the remaining work covered under the Performance Guarantee.

A Maintenance Guarantee and Letter of Credit in the amount of \$120,000.00 for the streets, curbs and gutters, sidewalks, sanitary sewerage collection system, stormwater collection system, and easements and rights of way for streets required as part of the approved major subdivision plan has been provided by the developer. The Maintenance Guarantee insures the improvements for a period of twenty-four (24) months from the City's approval of the Final Plat, and in the event of a failure, the city will have the right to draw upon the deposit to complete the work.

Please execute the original Performance and Maintenance Guarantees and have the City Clerk return a copy of the fully executed agreements to the Department of Planning and Development. Final copies will be sent to the developer and our office will retain one copy for our files. The City Clerk should file the original guarantees with the Letters of Credit until such time as the City Engineer requests the original to return to the developer.

If you have any questions, please do not hesitate to call.

STATE OF SOUTH CAROLINA)
)
COUNTY OF EDGEFIELD) **PERFORMANCE GUARANTEE**
) (Sidewalks and Subdivision Trees)

THIS AGREEMENT IS MADE AND ENTERED INTO this 16th day of August 2023 by and between Metro Homesites, LLC hereinafter known as "Applicant", and the City of North Augusta, hereinafter known as "City". The designations Applicant and City as used herein shall include said parties, their heirs, successors and assigns.

WITNESSETH:

WHEREAS, the Applicant has received approval for Application PP20-008 a major subdivision preliminary plat, to develop 50 townhome lots, Tax Parcel Number 127-00-01-074; and

WHEREAS, City approval of the major subdivision preliminary plat required site improvements of the sidewalks and neighborhood trees, Tax Parcel Number 127-00-01-074, in accordance with City development standards and the City Engineer estimates the cost to construct these improvements to be \$67,500.00; and

WHEREAS, the Applicant wishes to sell lots prior to completion of the remaining site improvements and the City requires assurance that site improvements will be completed in a timely manner and in accordance with the approved major subdivision plan; and

WHEREAS, pursuant to §5.8.6 of the North Augusta Development Code, the City requires that the Applicant execute a Performance Guarantee supported by a letter of credit or other form of monetary guarantee in the amount of eighty-five thousand (\$85,000.00), representing one hundred twenty-five percent (125%) of the estimated construction cost, to guarantee completion of the remaining site improvements.

IT IS HEREBY AGREED AS FOLLOWS:

1. The Applicant has provided a monetary guarantee, in the form of a Letter of Credit in the amount of \$85,000.00 which is valid for a period of twenty-four (24) months from the date of acceptance; and
2. The Applicant will complete the remaining site improvements not later than twenty-two (22) months following the effective date of this Performance Guarantee in accordance with City development standards and the approved specifications in the Applicant's major subdivision plan approved on September 10, 2021 and

3. The City Engineer and Planning and Development Director shall regularly inspect the site improvement installation and exercise reasonable discretion to determine if the site improvement installation has been timely completed in conformity with City standards and approved major subdivision plan specifications; and
4. The City Engineer and/or Planning and Development Director, upon receipt of the Applicant's request to reduce the monetary guarantee amount held by the City based on satisfactory partial completion of required improvements during the twenty-two (22) month improvement installation period, shall have the discretion to approve and implement said request; and
5. If the City Engineer and/or Planning and Development Director approves the final inspection of the finished site improvements either on a date earlier than the expiration of the Performance Guarantee or at the time of the expiration of the Performance Guarantee, the City shall acknowledge in writing that the Applicant has fully performed under the terms of the Performance Guarantee and release the monetary guarantee, provided that the Applicant has executed and the City has accepted a twenty-two (22) month Maintenance Guarantee supported by a letter of credit or other form of monetary guarantee in an amount equal to fifteen percent (15%) of the cost of the improvements subject to this Performance Guarantee; and
6. If the Applicant fails to provide the Maintenance Guarantee as required, the City is authorized to exercise its right to draw upon the held monetary guarantee in an amount equal to fifteen percent (15%) of the total in order to guarantee the maintenance of the site improvements for a period of twenty-two (22) months; and
7. If for any reason within the time limit established in Section 2 above, the Applicant, upon written notice given thirty (30) days in advance by the City Engineer and/or Planning and Development Director, has not completed the installation of the remaining site improvements, the following conditions shall prevail:
 - a. The City Engineer and/or Planning and Development Director shall have full and absolute discretion and authority in determining whether or not a failure or default has occurred under the terms of this Performance Guarantee;
 - b. In the event the Applicant fails to timely complete installation of the remaining site improvements in accordance with the approved major subdivision plan after receiving the notice provided for above, the City shall have the right to make claims on the funds provided by the Applicant to support the Performance Guarantee;

Performance Guarantee – Butlers Pond Townhomes

- c. In the event of a failure or default, the City reserves the exclusive right to determine who may be retained to complete installation of the remaining site improvements; and
- d. Any excess funds over and above those needed to complete installation of the remaining site improvements shall be refunded to the Applicant. The determination of such excess is to be under the sole discretion of the City.

(Signature pages follow)

Performance Guarantee – Butlers Pond Townhomes

IN WITNESS WHEREOF, the undersigned have executed this instrument the day and year above first written.

Metro Homesites, LLC

By: [Signature]

Mark Gilliam

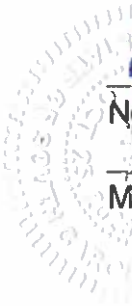
As its: Manager

State of South Carolina
County of Aiken

On this 16 day of August, 2023 before me personally appeared Mark Gilliam who provided satisfactory evidence of his identification to be the person whose name is subscribed to this instrument, and he acknowledged that he executed the foregoing instrument.

[Signature]
Notary Public

KATELYN YOUNG
Notary Public - South Carolina
My Commission Expires October 25, 2028



My commission expires: _____

(Signature pages continue)

Performance Guarantee – Butlers Pond Townhomes

Accepted this 18th day of September, 2023.

THE CITY OF NORTH AUGUSTA

By: [Signature]
James S. Clifford
As its: City Administrator

State of South Carolina
County of Aiken

On this 18th day of September, 2023, before me personally James S. Clifford, North Augusta City Administrator, who provided satisfactory evidence of his identification to be the person whose name is subscribed to this instrument, and he acknowledged that he executed the foregoing instrument.

[Signature]

Notary Public
Aiken County, South Carolina

My commission expires: 3/28/2032

JAMIE PAUL
Notary Public, State of South Carolina
My Commission Expires 3/28/2032



5455 Sunset Blvd.
Lexington, SC 29072
(803) 951.2265

PO Box 64
Lexington, SC 29071
www.firstcommunitysc.com

September 5, 2023

City of North Augusta
100 Georgia Avenue
North Augusta, SC 29841

RE: Letter of Credit #101-225 Butler Pond LLC – Performance Guarantee – Butlers Pond

Dear Sirs:

In connection with the above-matter, enclosed is the original Amendment #1 to Irrevocable Letter of Credit #101-225 for a Performance Guarantee. If you have any questions, please do not hesitate to contact our office.

Thanking you in advance for your cooperation in this matter, I am

Sincerely,
Carolyn Hull
Real Estate Paralelender, Team Lead
First Community Bank
(803) 358-4216

/cmh
Enclosures



5455 Sunset Blvd.
Lexington, SC 29072
(803) 951.2265

PO Box 64
Lexington, SC 29071
www.firstcommunitysc.com

AMENDMENT #1
IRREVOCABLE LETTER OF CREDIT

Letter of Credit Number 101-225

Credit Administration, Post Office Box 64, Lexington, South Carolina 29071

Applicant:

Butler Pond, LLC
924 Stevens Creek Road
Augusta GA 30807

Beneficiary:

City of North Augusta
100 Georgia Avenue
North Augusta, South Carolina 29841

Original Issue Date: July 27, 2023

Original Expiry Date: July 27, 2025

Original Amount: \$23,125.00

Revised Amount: \$85,000.00

The above referenced Irrevocable Letter of Credit is hereby amended as follows:

The amount of the Letter of Credit shall not exceed Eighty-Five Thousand and 00/100 Dollars (\$85,000.00).

In all other respects, the terms, conditions, and provisions of the Letter of Credit shall remain unchanged and in full force and effect.

First Community Bank

A handwritten signature in blue ink, appearing to read "Rosa H. Mills".

Rosa H. Mills, NMLS 1256839
Vice President

/cmh

NOW, THEREFORE, as security for the maintenance by the developer of the infrastructure improvements as shown on the major subdivision plan for Butler Pond Townhomes, as well as for any other improvements provided and proposed to be granted to the City by deed of dedication in accordance with §5.8.5 of the North Augusta Development Code, the developer does hereby guarantee the maintenance of the infrastructure improvements under and pursuant to the following terms.

INFRASTRUCTURE IMPROVEMENTS SUBJECT TO THIS GUARANTEE

This Maintenance Guarantee shall extend to all infrastructure improvements proposed to be deeded to, dedicated to, transferred or otherwise assigned to the City of North Augusta by the developer. Such improvements shall include, where applicable, the following but not be limited to such specified improvements:

- A. Streets;
- B. Curbs and gutters;
- C. Sidewalks;
- D. Sanitary sewerage collection system, including lift stations;
- E. Stormwater collection system including stormwater detention areas;
- F. Easements and rights of way for streets, sidewalks, sanitary sewage and stormwater collection systems.

REPRESENTATIONS BY THE DEVELOPER

The Developer represents to the City of North Augusta that:

- A. For a period of twenty-four (24) months from the approval of the final plat, the improvements will not fail, for any reason, with the exception of force majeure;
- B. The Developer has submitted the Deed of Dedication and a monetary guarantee, in the form of a Letter of Credit in the amount of \$120,000.00, in support of this Maintenance Guarantee in accordance with §§5.8.4 and 5.8.5 of the North Augusta Development Code within the specified time period;
- C. The City Engineer for the City of North Augusta shall have full and absolute discretion and authority in determining whether or not a failure has occurred in regard to the infrastructure subject to this Maintenance Guarantee.

REMEDIES IN THE EVENT OF DEFAULT

In the event that the City Engineer for the City of North Augusta, in his sole discretion, determines that a failure has occurred, he shall provide written notice of such failure to the developer with a request for the

immediate correction of said failure. In the event of failure by the developer to make such repairs as necessary within sixty (60) days of such written notice or within ten (10) days, in the event of such notice being received during the last sixty (60) days covered by this Maintenance Guarantee and letter of credit, the following conditions shall prevail:

- A. This Maintenance Guarantee shall be considered violated and in default with the City having full right and authority to make claims on the guarantee amount provided for herein.
- B. The City may make claim against the full amount of the monetary guarantee, until such time as the City is able to make the necessary repairs to the infrastructure.
- C. Following the completion of the repairs to the infrastructure to the satisfaction of the City Engineer, any funds remaining from the monetary guarantee shall be refunded to the developer.
- D. The City is entitled to compensation, at a reasonable rate, for any in-house services provided by the City for the purpose of correcting failures or deficiencies to the infrastructure.
- E. The City shall have full and absolute authority in regard to a determination as to party or parties contracted with for the purpose of making repairs as required.

(Signature pages follow)

IN WITNESS WHEREOF, Metro Homesites, LLC has caused these presents to be executed this 16th day of August, 2023.

Metro Homesites, LLC



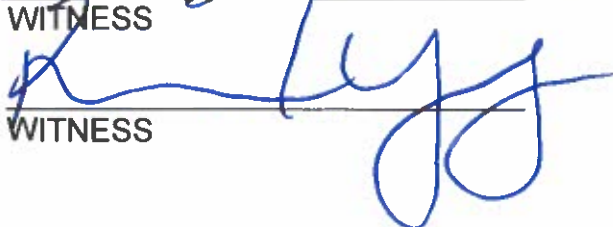
WITNESS

BY:



MARK GILLIAM

ITS: Manager

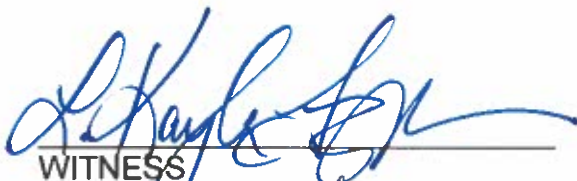


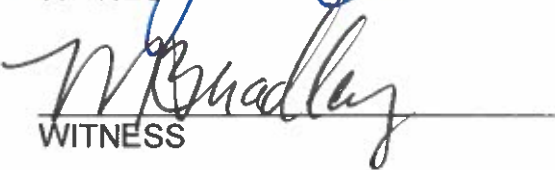
WITNESS

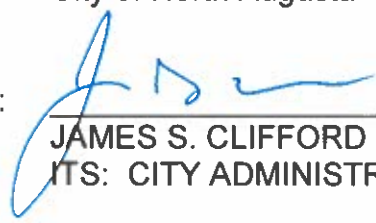
(Signature pages continue)

ACCEPTED THIS 18th DAY OF September, 2023.

City of North Augusta


WITNESS


WITNESS

BY: 
JAMES S. CLIFFORD
ITS: CITY ADMINISTRATOR



5455 Sunset Blvd.
Lexington, SC 29072
(803) 951.2265

PO Box 64
Lexington, SC 29071
www.firstcommunitysc.com

September 5, 2023

City of North Augusta
100 Georgia Avenue
North Augusta, SC 29841

RE: Letter of Credit #101-224 Butler Pond LLC – Maintenance Guarantee – Butlers Pond

Dear Sirs:

In connection with the above-matter, enclosed is the original Amendment #1 to Irrevocable Letter of Credit #101-224 for a Maintenance Guarantee. If you have any questions, please do not hesitate to contact our office.

Thanking you in advance for your cooperation in this matter, I am

Sincerely,
Carolyn Hull
Real Estate Paralelender, Team Lead
First Community Bank
(803) 358-4216

/cmh
Enclosures



5455 Sunset Blvd.
Lexington, SC 29072
(803) 951.2265

PO Box 64
Lexington, SC 29071
www.firstcommunitysc.com

AMENDMENT #1
IRREVOCABLE LETTER OF CREDIT

Letter of Credit Number 101-224

Credit Administration, Post Office Box 64, Lexington, South Carolina 29071

Applicant:

Butler Pond, LLC
924 Stevens Creek Road
Augusta GA 30807

Beneficiary:

City of North Augusta
100 Georgia Avenue
North Augusta, South Carolina 29841

Original Issue Date: July 27, 2023

Original Expiry Date: July 27, 2025

Original Amount: \$143,638.88

Revised Amount: \$120,000.00

The above referenced Irrevocable Letter of Credit is hereby amended as follows:

The amount of the Letter of Credit shall not exceed One Hundred Twenty Thousand and 00/100 Dollars (\$120,000.00).

In all other respects, the terms, conditions, and provisions of the Letter of Credit shall remain unchanged and in full force and effect.

First Community Bank

A blue ink signature of Rosa H. Mills, Vice President of First Community Bank.

Rosa H. Mills, NMLS 1256839
Vice President

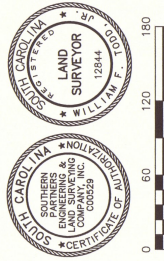
/cmh

RECORD PLAT OF BUTLER POND TOWNHOMES A TOWNHOUSE COMMUNITY

PROPERTY LOCATED WITHIN THE CITY OF NORTH AUGUSTA
EDGEFIELD COUNTY, SOUTH CAROLINA
DATE: JUNE 13, 2023 SCALE: 1" = 60'
DATE: AUGUST 03, 2023 City of NA comments

PREPARED FOR:
BUTLER POND, LLC
OWNER/DEVELOPER
924 STEVENS CREEK ROAD, AUGUSTA, GEORGIA 30607 (706) 685-1089

PREPARED BY:
SOUTHERN PARTNERS, INC.
ENGINEERS - SURVEYORS - PLANNERS - (706) 695-4000
1233 AUGUSTA WEST PARKWAY, AUGUSTA, GA 30629



PROJECT DATA

TOTAL AREA	27.54 ACS
ROAD AREA	1.28 ACS
TOTAL NO. LOTS	2,898 50
MIN. PATIO LOT SIZE	0.07 AC
TAX PARCEL #	127-00-01-074-000
PLAT BOOK	BK. 2014, Pg. 345
ZONING	CD-10
COMMON AREA OF PROJECT	21.39 AC or 77.7%

FILED FOR RECORD IN EDGEFIELD COUNTY, SC
INSTRUMENT # 2023-0668
DATE: AUGUST 03, 2023
TIME: 3:21 PM
RECORDING FEE: \$45.00

RECEIVED
AUG 7 2023
FP23-003
Review Set 2
FILE COPY

LOT	AREA	S.F.
TH-1	0.08 AC	2,917.87
TH-2	0.08 AC	2,917.87
TH-3	0.08 AC	2,917.87
TH-4	0.08 AC	2,917.87
TH-5	0.08 AC	2,917.87
TH-6	0.08 AC	2,917.87
TH-7	0.08 AC	2,917.87
TH-8	0.08 AC	2,917.87
TH-9	0.08 AC	2,917.87
TH-10	0.08 AC	2,917.87
TH-11	0.08 AC	2,917.87
TH-12	0.08 AC	2,917.87
TH-13	0.08 AC	2,917.87
TH-14	0.08 AC	2,917.87
TH-15	0.08 AC	2,917.87
TH-16	0.08 AC	2,917.87
TH-17	0.08 AC	2,917.87
TH-18	0.08 AC	2,917.87
TH-19	0.08 AC	2,917.87
TH-20	0.08 AC	2,917.87
TH-21	0.08 AC	2,917.87
TH-22	0.08 AC	2,917.87
TH-23	0.08 AC	2,917.87
TH-24	0.08 AC	2,917.87
TH-25	0.08 AC	2,917.87
TH-26	0.08 AC	2,917.87
TH-27	0.08 AC	2,917.87
TH-28	0.08 AC	2,917.87
TH-29	0.08 AC	2,917.87
TH-30	0.08 AC	2,917.87
TH-31	0.08 AC	2,917.87
TH-32	0.08 AC	2,917.87
TH-33	0.08 AC	2,917.87
TH-34	0.08 AC	2,917.87
TH-35	0.08 AC	2,917.87
TH-36	0.08 AC	2,917.87
TH-37	0.08 AC	2,917.87
TH-38	0.08 AC	2,917.87
TH-39	0.08 AC	2,917.87
TH-40	0.08 AC	2,917.87
TH-41	0.08 AC	2,917.87
TH-42	0.08 AC	2,917.87
TH-43	0.08 AC	2,917.87
TH-44	0.08 AC	2,917.87
TH-45	0.08 AC	2,917.87
TH-46	0.08 AC	2,917.87
TH-47	0.08 AC	2,917.87
TH-48	0.08 AC	2,917.87
TH-49	0.08 AC	2,917.87
TH-50	0.08 AC	2,917.87

METRO HOMESITES, LLC
127-00-01-001-000
PB 848/Pg. 34
PB 32/Pg. 223

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED SURVEYOR IN THE STATE OF SOUTH CAROLINA, AND I AM NOT PROVIDING THIS SURVEY AS AN ADVICE TO THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS OF THE PROFESSIONAL STANDARDS AND ETHICS OF THE SURVEYING PROFESSION IN SOUTH CAROLINA.
I CERTIFY THAT THE SURVEY HAS BEEN ACCURATELY PLOTTED AND CONFORMS TO THE REQUIREMENTS OF THE SURVEYING PROFESSION IN SOUTH CAROLINA.
DATE: 8-16-23
S.C. R.L.S. No. 1284

- 1/2" REBAR SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
- TOWNHOUSE RESIDENTIAL SETBACK FOR PD: 25' - FRONT LOT LINES - MEASURED FOR ROCK OF CURB 15' - REAR LOT LINES - MEASURED FOR PROPERTY LINE 0' - SIDE LOT LINES - MEASURED FOR PROPERTY LINE.
- WATER BY EDGEFIELD COUNTY.
- PAYMENT WIDTH IS 28.00' BACK OF CURB.
- DISHED FLOOR ELEVATION OF ALL STRUCTURES MUST BE FIVE FEET ABOVE SANITARY SERVICE LEVEL.
- CONCRETE FINISH FLOOR ELEVATION MUST BE 1 1/2" ABOVE FINISH GRADE.
- ACCORDING TO THE FLOOD INSURANCE RATE MAPS, THIS PROPERTY DOES NOT LIE IN A DESIGNATED FLOOD HAZARD AREA, UNLESS OTHERWISE SHOWN.

CURVE DATA

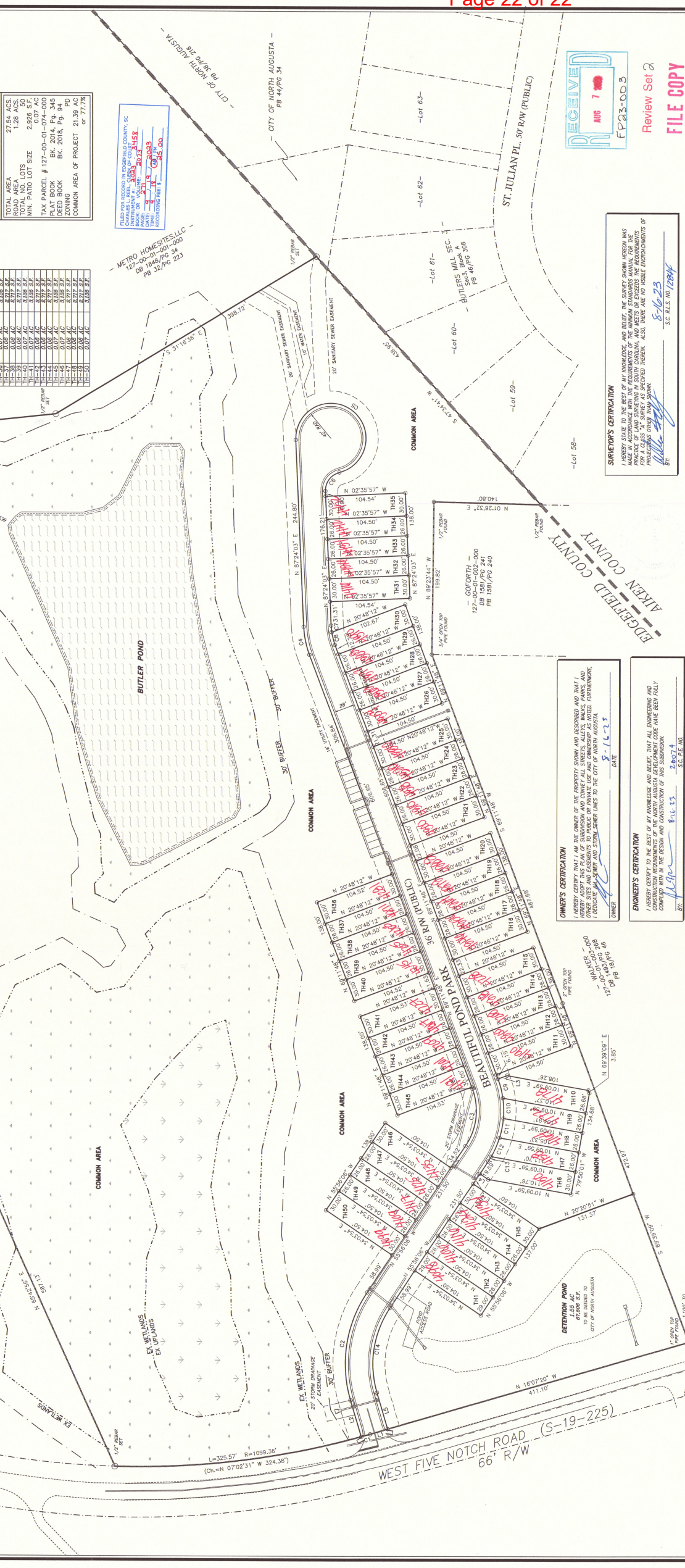
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
CA	109.45	17.10	14.11	N. 115.50° W.
CB	109.45	17.10	14.11	N. 115.50° W.
CC	109.45	17.10	14.11	N. 115.50° W.
CD	109.45	17.10	14.11	N. 115.50° W.
CE	109.45	17.10	14.11	N. 115.50° W.
CF	109.45	17.10	14.11	N. 115.50° W.
CG	109.45	17.10	14.11	N. 115.50° W.
CH	109.45	17.10	14.11	N. 115.50° W.
CI	109.45	17.10	14.11	N. 115.50° W.
CJ	109.45	17.10	14.11	N. 115.50° W.
CK	109.45	17.10	14.11	N. 115.50° W.
CL	109.45	17.10	14.11	N. 115.50° W.
CM	109.45	17.10	14.11	N. 115.50° W.
CN	109.45	17.10	14.11	N. 115.50° W.
CO	109.45	17.10	14.11	N. 115.50° W.
CP	109.45	17.10	14.11	N. 115.50° W.
CQ	109.45	17.10	14.11	N. 115.50° W.
CR	109.45	17.10	14.11	N. 115.50° W.
CS	109.45	17.10	14.11	N. 115.50° W.
CT	109.45	17.10	14.11	N. 115.50° W.
CU	109.45	17.10	14.11	N. 115.50° W.
CV	109.45	17.10	14.11	N. 115.50° W.
CW	109.45	17.10	14.11	N. 115.50° W.
CX	109.45	17.10	14.11	N. 115.50° W.
CY	109.45	17.10	14.11	N. 115.50° W.
CZ	109.45	17.10	14.11	N. 115.50° W.

LINE DATA

LINE	N. BEARING	W. DISTANCE
1	N. 29°48'12"	49.89'
2	N. 29°48'12"	49.89'
3	N. 29°48'12"	49.89'
4	N. 29°48'12"	49.89'
5	N. 29°48'12"	49.89'

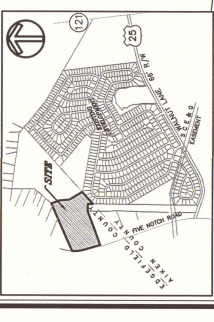
CITY ENGINEER'S CERTIFICATION
I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MAJOR SUBDIVISION PLAN (PRELIMINARY PLAT) AS APPROVED BY THE NORTH AUGUSTA PLANNING COMMISSION PURSUANT TO THE NORTH AUGUSTA SUBDIVISION ACT, CHAPTER 4A, TITLE 6, ARTICLE 12, SECTION 12-12-23, OF THE NORTH AUGUSTA CITY CODE.
DATE: 9-12-23

PLANNING COMMISSION APPROVAL
I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MAJOR SUBDIVISION PLAN (PRELIMINARY PLAT) AS APPROVED BY THE NORTH AUGUSTA PLANNING COMMISSION PURSUANT TO THE NORTH AUGUSTA SUBDIVISION ACT, CHAPTER 4A, TITLE 6, ARTICLE 12, SECTION 12-12-23, OF THE NORTH AUGUSTA CITY CODE.
DATE: 9-12-23



CITY ENGINEER'S CERTIFICATION
I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MAJOR SUBDIVISION PLAN (PRELIMINARY PLAT) AS APPROVED BY THE NORTH AUGUSTA PLANNING COMMISSION PURSUANT TO THE NORTH AUGUSTA SUBDIVISION ACT, CHAPTER 4A, TITLE 6, ARTICLE 12, SECTION 12-12-23, OF THE NORTH AUGUSTA CITY CODE.
DATE: 9-12-23

PLANNING COMMISSION APPROVAL
I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MAJOR SUBDIVISION PLAN (PRELIMINARY PLAT) AS APPROVED BY THE NORTH AUGUSTA PLANNING COMMISSION PURSUANT TO THE NORTH AUGUSTA SUBDIVISION ACT, CHAPTER 4A, TITLE 6, ARTICLE 12, SECTION 12-12-23, OF THE NORTH AUGUSTA CITY CODE.
DATE: 9-12-23



OWNER'S CERTIFICATION
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED, AND THAT I, OR OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AND OWNERSHIP AS NOTED, THEREFORE, I DEDICATE ALL-SHOWER AND STORM-SHOWER LINES TO THE CITY OF NORTH AUGUSTA.
OWNER: _____ DATE: 8-16-23

ENGINEER'S CERTIFICATION
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT ALL ENGINEERING AND CONSTRUCTION REQUIREMENTS OF THE NORTH AUGUSTA DEVELOPMENT CODE HAVE BEEN FULLY COMPLIED WITH IN THE DESIGN AND CONSTRUCTION OF THIS SUBDIVISION.
ENGINEER: _____ DATE: 8-16-23

WALKER'S CERTIFICATION
DATE: 8-16-23
S.C. R.L.S. No. 1284

ENGINEER'S CERTIFICATION
DATE: 8-16-23
S.C. R.L.S. No. 1284

RESOLUTION NO. 2024-21
AUTHORIZING THE CITY OF NORTH AUGUSTA TO ENTER INTO A CONTRACT WITH
JOHN M. BAILEY & ASSOCIATES, P.C. TO PERFORM LAND SURVEYING SERVICES

WHEREAS, the Engineering Department solicited bids from S.C. registered professional land surveyors to perform data collection and mapping of existing infrastructure as necessary for engineering design of proposed downtown public parking lot(s) and related offsite storm drainage improvements; and

WHEREAS, two bids were received, with the low bid by John M. Bailey & Associates, P.C. in the amount of \$17,375.00.

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 John M. Bailey & Associates, P.C. shall be awarded the at the bid amount of \$17,375.00.

BE IT FURTHER RESOLVED that this contract shall be funded within SLFRF Expenditure Request #12 – “Downtown Improvements”.

BE IT FURTHER RESOLVED that the City Administrator is authorized to execute such documents as necessary to enter into this contract.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS _____ DAY OF MAY, 2024.

Briton S. Williams, Mayor

ATTEST:

Jamie Paul, City Clerk

RESOLUTION NO. 2024-22
AUTHORIZING MULTIPLE EXPENDITURES FROM FUND 36 ANCILLARY TO THE
REGIONAL SOLID WASTE TRANSFER STATION PROJECT

WHEREAS, in August 2020, the State of South Carolina received a \$600 million settlement as a result of litigation against the U.S. Department of Energy related to plutonium located at the Savannah River Site (SRS); and

WHEREAS, in July 2022, the State FY 2022-23 Appropriations Act, proviso 118.19 (72) appropriated a portion of the litigation settlement funds to the City of North Augusta for, among other projects, \$2,000,000 for a Regional Solid Waste Transfer Station; and

WHEREAS, City Council adopted Resolution 2022-55, which formally acknowledged this and other City projects selected for funding designated allocations to be held in Fund 36 – Savannah River Settlement Appropriations Act until expenditures were made in accordance with Council approval; and

WHEREAS, in February 2023, the City was advised that Aiken County would manage litigation settlement funds on behalf of the City and only disperse project funding to City upon receipt and approval of a “Draw Request” for a cash advance or reimbursement; and

WHEREAS, in May 2023, the City submitted and received its first draw request of the principal for the transfer station totaling \$199,650; and

WHEREAS, the litigation settlement funds allocated to the City of North Augusta have been and continue to be invested in an interest bearing account in the local government investment pool (LGIP) prior to the release to the City for expenditure; and

WHEREAS, interest earned on the City’s invested settlement funding is available for City expenditure upon approval of a “Draw Request” by Aiken county and transferal into City Fund 36; and

WHEREAS, City Council adopted Resolution 2023-34 identifying ancillary projects associated with the Regional Solid Waste Transfer Station project in the amount of \$795,000; and

WHEREAS, the City has identified additional ancillary projects associated with the Regional Solid Waste Transfer Station project as outlined in Attachment 1 and has submitted a “Draw Request” of accrued interest for the ancillary project costs; and

WHEREAS; funds totaling \$1,850,000 remain available from the principal to be drawn for implementation of the Regional Solid Waste Transfer Station; and

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of North Augusta, South Carolina, in meeting duly and by the authority thereof, that

1. The City Administrator is authorized to execute such documents as necessary to procure the identified equipment and execute projects in accordance with City procurement policy.

2. Ancillary transfer station project cost shall not exceed \$885,000 drawn from the interest generated from litigation settlement funds.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS _____ DAY OF
MAY, 2024.

Briton Williams, Mayor

ATTEST:

Jamie Paul, City Clerk

ATTACHMENT 1

Ancillary projects associated with the Regional Solid Waste Transfer Station project:

Project / Equipment	Amount	Description
Paving Project	\$ 275,000	Pave upper and lower portions of the facility
International Boom Truck	\$ 210,000	For transport to landfill
Transfer Station Storage Building	\$ 250,000	Storage for facility equipment
Parking Lot 30 Spaces	\$ 150,000	Parking for facility
Total	\$ 885,000	

RESOLUTION NO. 2024-23
AUTHORIZING A PURCHASING AGREEMENT WITH JOE JOHNSON EQUIPMENT TO
PURCHASE 2024 INTERNATIONAL BOOM TRUCK

WHEREAS, in August 2020, the State of South Carolina received a \$600 million settlement as a result of litigation against the U.S. Department of Energy related to plutonium located at the Savannah River Site (SRS); and

WHEREAS, in July 2022, the State FY 2022-23 Appropriations Act, proviso 118.19 (72) appropriated a portion of the litigation settlement funds to the City of North Augusta for, among other projects, \$2,000,000 for a Regional Solid Waste Transfer Station; and

WHEREAS, City Council adopted Resolution 2022-55, which formally acknowledged this and other City projects selected for funding designated allocations to be held in Fund 36 – Savannah River Settlement Appropriations Act until expenditures were made in accordance with Council approval; and

WHEREAS, the litigation settlement funds allocated to the City of North Augusta have been and continue to be invested in an interest bearing account in the local government investment pool (LGIP) prior to the release to the City for expenditure; and

WHEREAS, interest earned on the City’s invested settlement funding is available for City expenditure upon approval of a “Draw Request” by Aiken county and transferal into City Fund 36; and

WHEREAS, in April 2024, following the City’s purchasing ordinance, the City received a quote from Joe Johnson Equipment, an authorized Sourcewell Government Procurement dealer to purchase a 2024 International Boom Truck to be used in ancillary projects with the Solid Waste Transfer Station totaling \$199,356.18; and

WHEREAS, the Mayor and City Council has determined that it is in the best interest of the City that the City move forward to purchase 2024 International Boom Truck from Joe Johnson Equipment; and

WHEREAS, City Council adopted Resolution 2024-22 identifying ancillary projects associated with the Regional Solid Waste Transfer Station project in the amount of \$885,000; and

WHEREAS; funds totaling \$1,850,000 remain available from the principal to be drawn for implementation of the Regional Solid Waste Transfer Station.

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:

1. A contract shall be awarded to Joe Johnson Equipment for the purchase of the 2024 International Boom Truck.
2. The City Administrator is authorized to execute such documents as necessary to enter into the contract.

3. Contract costs shall not exceed \$210,000 from Fund 36 - Savannah River Settlement Appropriations Act.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS _____ DAY OF
MAY, 2024.

Briton Williams, Mayor

ATTEST:

Jamie Paul, City Clerk