



DISCUSSION ITEMS FOR
SEPTEMBER 9, 2024
SPECIAL CALLED
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.

Administration Department



Interoffice Memorandum

TO: City Council and James S. Clifford, City Administrator

FROM: Briton S. Williams, Mayor

DATE: September 6, 2024

SUBJECT: Special Called Meeting of Monday, September 9, 2024

Pursuant to Section 2-37, entitled "Calling Special Meetings," of the Code of Laws of North Augusta, South Carolina, a Special Called City Council meeting is called for **Monday, September 9, 2024 at 6:00 pm** in the Municipal Center, 100 Georgia Avenue, 3rd Floor - Council Chambers.

The Special Called 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

The purpose of the Special Called City Council Meeting shall be for Council to consider the following:

ITEM 3. FINANCE: Ordinance 2024-19 Amending Chapter 14, Municipal Utilities, Article I, in General, Sections 14-1 (a) and 14-1 (b); Sections 14-3 (b) And 14-3 (c); of the City Code of the City of North Augusta, South Carolina– First Reading

ITEM 4. FINANCE: Ordinance 2024-20 Establishing Water Service Charges by Revising Section 14-25, Titled "Water Rate Schedule–Generally," of the City Code of the City of North Augusta, South Carolina – First Reading

ITEM 5. FINANCE: Ordinance 2024-21 Establishing Wastewater Service Charges by Revising Section 14-68, Titled "Schedule of Monthly Wastewater Service Charge," of the City Code of the City of North Augusta, South Carolina – First Reading

ITEM 6. ENGINEERING & PUBLIC WORKS: Resolution 2024-37 Authorizing the City of North Augusta to Enter into a Contract with Williamson & Associates to Perform Weatherproofing Consulting Services at SRP Park

ITEM 7. PLANNING & DEVELOPMENT: Resolution No. 2024-38 Authorizing the City of North Augusta to Amend a Professional Engineering Services Contract with TischlerBise, Inc., to Perform Additional Services for Creation of an Impact Fee Structure and Capital Improvement Plan for Parks and Recreation

ITEM 8. PARKS & RECREATION: Resolution No. 2024-39 Authorizing Greenway Trail Erosion Mitigation



Briton S. Williams, Mayor



Interoffice Memorandum

TO: Mayor and City Council

FROM: Jim Clifford, City Administrator

DATE: September 6, 2024

SUBJECT: Special Called City Council Meeting of September 9, 2024

SPECIAL CALLED COUNCIL MEETING

NEW BUSINESS

ITEM 3. FINANCE: Ordinance 2024-19 Amending Chapter 14, Municipal Utilities, Article I, in General, Sections 14-1 (a) and 14-1 (b); Sections 14-3 (b) And 14-3 (c); of the City Code of the City of North Augusta, South Carolina– First Reading

An ordinance has been prepared for Council’s consideration to approve Amending Chapter 14, Municipal Utilities, Article I, in General, Sections 14-1 (a) and 14-1 (b); Sections 14-3 (b) And 14-3 (c); of the City Code of the City of North Augusta, South Carolina.

Please see ATTACHMENT #3 for a copy of the proposed ordinance.

ITEM 4. FINANCE: Ordinance 2024-20 Establishing Water Service Charges by Revising Section 14-25, Titled "Water Rate Schedule–Generally," of the City Code of the City of North Augusta, South Carolina – First Reading

An ordinance has been prepared for Council’s consideration to approve Establishing Water Service Charges by Revising Section 14-25, Titled "Water Rate Schedule–Generally," of the City Code of the City of North Augusta, South Carolina.

Please see ATTACHMENT #4 for a copy of the proposed ordinance.

ITEM 5. FINANCE: Ordinance 2024-21 Establishing Wastewater Service Charges by Revising Section 14-68, Titled "Schedule of Monthly Wastewater Service Charge," of the City Code of the City of North Augusta, South Carolina – First Reading

An ordinance has been prepared for Council’s consideration to approve Establishing Wastewater Service Charges by Revising Section 14-68, Titled "Schedule of Monthly Wastewater Service Charge," of the City Code of the City of North Augusta, South Carolina.

Please see ATTACHMENT #5 for a copy of the proposed ordinance.

ITEM 6. ENGINEERING & PUBLIC WORKS: Resolution 2024-37 Authorizing the City of North Augusta to Enter into a Contract with Williamson & Associates to Perform Weatherproofing Consulting Services at SRP Park

A resolution has been prepared for Council's consideration to approve Authorizing the City of North Augusta to Enter into a Contract with Williamson & Associates to Perform Weatherproofing Consulting Services at SRP Park.

Please see ATTACHMENT #6 for a copy of the proposed resolution.

ITEM 7. PLANNING & DEVELOPMENT: Resolution No. 2024-38 Authorizing the City of North Augusta to Amend a Professional Engineering Services Contract with TischlerBise, Inc., to Perform Additional Services for Creation of an Impact Fee Structure and Capital Improvement Plan for Parks and Recreation

A resolution has been prepared for Council's consideration to approve Authorizing the City of North Augusta to Amend a Professional Engineering Services Contract with TischlerBise, Inc., to Perform Additional Services for Creation of an Impact Fee Structure and Capital Improvement Plan for Parks and Recreation.

Please see ATTACHMENT #7 for a copy of the proposed resolution.

ITEM 8. PARKS & RECREATION: Resolution No. 2024-39 Authorizing Greenway Trail Erosion Mitigation

A resolution has been prepared for Council's consideration to approve Authorizing Greenway Trail Erosion Mitigation.

Please see ATTACHMENT #8 for a copy of the proposed resolution.

ORDINANCE NO. 2024-19
AMENDING CHAPTER 14, MUNICIPAL UTILITIES,
ARTICLE I, IN GENERAL, SECTIONS 14-1 (a) and 14-1 (b); SECTIONS 14-3 (b) and 14-3 (c);
OF THE CITY CODE OF THE
CITY OF NORTH AUGUSTA, SOUTH CAROLINA

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, IN MEETING DULY ASSEMBLED AND BY THE AUTHORITY THEREOF, THAT:

- I. Article I, Section 14-1, titled "Application for service; payment of tapping fee and deposit" is hereby amended and when amended shall read as follows:

ARTICLE I. IN GENERAL

Sec. 14-1. Application for service; payment of tapping fee and deposit.

- (a) Any person desiring water, sewer, sanitation services, stormwater management, or outside fire service shall file with the city a written application specifying the particular property for which service is desired. Additionally, any person requiring such service(s) must present a valid driver's license or picture identification and Social Security card as well as proof of ownership or a valid lease agreement (if renter) for address verification. In the event that no written lease agreement exists, the applicant must provide written authorization from the land owner authorizing the city to provide the services, in the applicant's name, at the specified location. A water service activation fee of thirty dollars (\$30.00) shall be charged to any residential or business customers establishing new water service or an active water service account transferring service to another location. Tap fee, if required, shall be paid at such time as the application for said tap is made.
- (b) Deposits for water, sewer, sanitation services, stormwater management, or outside fire service shall be as follows:

	Rental	Owner Occupied
Residential:		
Single-family	\$80.00	\$30.00
Multi-family (per unit)	\$55.00	N/A
Commercial:		
¾ inch/1 inch-connection	\$100.00	\$100.00
1½ inch-connection	\$150.00	\$150.00
2 inch- or larger connection	\$250.00	\$250.00

Deposits shall be applied to all past-due accounts. Owner-occupied accounts transferred from one service location to another shall not require deposits.

II. Article I, Section 14-3, titled "Frequency of meter readings and bills rendered; due date; late charges; disconnect charges" is hereby amended and when amended shall read as follows:

ARTICLE I. IN GENERAL

Sec. 14-3. Frequency of meter readings and bills rendered; due date; late charges; disconnect charges.

(b) All meters shall be read on a monthly basis, and bills for services shall be rendered within ten (10) working days from the date when the reading was taken. All such bills shall be taken as having been rendered when placed in the United States mail. Failure to receive such a bill in no way relieves any customer from paying for utility services rendered. Such bills shall be due and payable within twenty-five (25) days from the billing date, at which time, if the bill is unpaid, a ten-dollar (\$10.00) late charge shall be added to the utility bill.

(c) Failure to pay for any utility charges by the thirtieth day following the billing date may result in termination of the customer's utility service. Termination of the customer's utility service may result in applying so much of the customer's utility deposit as necessary to satisfy the past-due bill. In such case, no utility service may be reconnected until the deposit has been brought back up to the full amount of the current deposit. A service charge of thirty dollars (\$30.00) during normal working hours and sixty dollars (\$60.00) after normal working hours for each discontinuance shall be paid prior to service being restored. In cases where the meter has been removed as a result of a meter tampering/theft of water, a meter reset fee of one-hundred and twenty dollars (\$120.00) shall be paid prior to service being restored.

III. This Ordinance shall become effective immediately upon its adoption on second and final reading for all bills rendered on or after October 1, 2024.

IV. All Ordinances or parts of Ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

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

First Reading: _____

Briton S. Williams, Mayor

Second Reading: _____

ATTEST:

Jamie Paul, City Clerk

ORDINANCE NO. 2024-20
ESTABLISHING WATER SERVICE CHARGES BY REVISING
SECTION 14-25, TITLED "WATER RATE SCHEDULE-GENERALLY,"
OF THE CITY CODE OF THE
CITY OF NORTH AUGUSTA, SOUTH CAROLINA

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, IN MEETING DULY ASSEMBLED AND BY THE AUTHORITY THEREOF, THAT:

- I. Section 14-25, titled "Water Rate Schedule-Generally," is hereby amended and when amended shall read as follows:

Section 14-25. Water rate schedule-Generally.

The schedule to be utilized for the computation of monthly charges for water service is as follows: All meters are to be read and bills rendered in one-hundred gallon increments:

- (1) *Minimum monthly water charges:*

<u>Size (inches)</u>	<u>Inside/ Outside City</u>	<u>Debt Service</u>	+	<u>Operation and Maintenance</u>	=	<u>Total Minimum</u>	<u>Minimum Usage</u>
5/8" x 3/4"	In	\$ 3.90	+	\$ 9.98	=	\$ 13.88	3,000
	Out	5.85	+	21.91	=	27.76	3,000
1"	In	3.90	+	15.49	=	19.39	6,000
	Out	5.85	+	32.83	=	38.68	6,000
1 1/2"	In	3.90	+	20.65	=	24.55	9,000
	Out	5.85	+	43.04	=	48.89	9,000
2"	In	3.90	+	31.08	=	34.98	15,000
	Out	5.85	+	63.71	=	69.56	15,000
3"	In	3.90	+	46.89	=	50.79	24,000
	Out	5.85	+	95.00	=	100.85	24,000
4"	In	3.90	+	57.42	=	61.32	30,000
	Out	5.85	+	115.87	=	121.72	30,000
6"	In	3.90	+	162.85	=	166.75	90,000
	Out	5.85	+	324.64	=	330.49	90,000

(2) *Monthly rates for usage above minimum:*

<u>Gallons Over Minimum</u>	<u>Inside/ Outside City</u>	<u>Debt Service</u>	+	<u>Operation and Maintenance</u>	=	<u>Charge/ 1,000 Over Minimum</u>
Next 10,000	In	\$.15	+	\$ 1.30	=	\$ 1.45
	Out	.30	+	2.60	=	2.90
Next 27,000	In	.15	+	1.25	=	1.40
	Out	.30	+	2.50	=	2.80
Next 160,000	In	.15	+	1.20	=	1.35
	Out	.30	+	2.40	=	2.70
All Additional	In	.15	+	1.10	=	1.25
	Out	.30	+	2.20	=	2.50

(3) *Wholesale Customers (Any customer who purchases water for resale to the general public.)*

Usage up to 10,640,000 gallons/month	\$14,044 minimum
All over 10,640,000 gallons/month	1.39/1,000 gallons

(4) *Rates for multi-family complex:*

For purposes of this section, each dwelling unit within a multi-family or apartment complex shall be considered a single customer and treated as a single-family dwelling when computing the minimum charge in subsection (1) without regard to the method by which its water is metered. When computing rates for usage above minimum, the rates shown in subsection (2) shall be on a per-meter basis.

(5) *Rates for multi-commercial complex:*

For purposes of this section, a commercial customer shall be defined as a business or industry having a separate business license, occupying separate spaces, and having separate sanitary facilities when computing the minimum charge in subsection (1) without regard to the method by which its water is metered. When computing rates for usage above minimum, the rates shown in subsection (2) shall be on a per-meter basis.

- II. This Ordinance shall become effective immediately upon its adoption on second reading for all bills rendered on or after October 1, 2024, without regard to when the water was consumed or the meter read.
- III. All Ordinances or parts of Ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

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

First Reading _____

Second Reading _____

Briton S. Williams, Mayor

ATTEST:

Jamie Paul, City Clerk

ORDINANCE NO. 2024-21
ESTABLISHING WASTEWATER SERVICE CHARGES
BY REVISING SECTION 14-68, TITLED
"SCHEDULE OF MONTHLY WASTEWATER SERVICE CHARGE,"
OF THE CITY CODE OF THE
CITY OF NORTH AUGUSTA, SOUTH CAROLINA

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, IN MEETING DULY ASSEMBLED AND BY THE AUTHORITY THEREOF, THAT:

- I. Section 14-68, titled "Schedule of Monthly Wastewater Service Charge," is hereby amended and when amended shall read as follows:

Sec. 14-68. Schedule of monthly wastewater service charge.

The schedule to be utilized for the computation of monthly charges for wastewater service is as follows:

- (1) Each residential or commercial customer of the city's system, whether inside or outside the city, must pay such customer's proportionate share of the costs for operation and maintenance of the system. In addition, each customer of the city's sanitary wastewater system must pay an amount to share the costs of debt service and to provide for special reserve funds. The operation and maintenance, debt service, and special reserve funds shall be paid on a monthly basis as follows:

- a. Rates for the first 15,000,000 gallons/month:

	<i>Inside City</i>		<i>Outside City</i>	
	<i>Base +</i>	<i>Per</i>	<i>Base +</i>	<i>Per</i>
		<i>1,000</i>		<i>1,000</i>
		<i>Gallons</i>		<i>Gallons</i>
Operation and maintenance	\$8.69	\$3.60	\$ 9.69	\$3.64
Debt Service	<u>2.53</u>	<u>0.90</u>	<u>5.06</u>	<u>1.52</u>
Monthly Charges	\$11.22	\$4.50	\$14.75	\$5.16

- b. Rates for additional usage:

	<i>Inside City</i>	<i>Outside City</i>
	<i>Per</i>	<i>Per</i>
	<i>1,000</i>	<i>1,000</i>
	<i>Gallons</i>	<i>Gallons</i>
Operation and maintenance	\$2.85	\$2.85
Debt Service	<u>0.73</u>	<u>0.73</u>
Monthly Charges	\$3.58	\$3.58

- (2) All charges for wastewater service are to be made in one-hundred (100) gallon increments.
 - (3) Six (6) months following the date of availability of wastewater service, or at such time as a customer actually connects to the City’s wastewater system, whichever event occurs first, the wastewater service charges as set forth herein shall be due and payable.
 - (4) Customers who have service available but who have not connected to the system shall be charged the minimum base monthly service rate for inside City and outside City customers as shown in Section 14-68(1)a above.
- II. This Ordinance shall become effective immediately upon its adoption on second and final reading for all bills rendered on or after October 1, 2024.
- III. All Ordinances or parts of Ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

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

First Reading: _____

Briton S. Williams, Mayor

Second Reading: _____

ATTEST:

Jamie Paul, City Clerk

RESOLUTION NO. 2024-37
AUTHORIZING THE CITY OF NORTH AUGUSTA TO ENTER INTO A CONTRACT
WITH WILLIAMSON & ASSOCIATES TO PERFORM WEATHERPROOFING
CONSULTING SERVICES AT SRP PARK

WHEREAS, construction of SRP Park was completed in May, 2018; and

WHEREAS, after occupancy of the facility, while still under warranty, it was discovered that there were (rain) water leaks below the WOW! Club Terrace and adjacent mechanical roof; and

WHEREAS, the building contractor, Brassfield & Gorrie and/or their subcontractors performed leak investigation and repair/re-work of various elements to cure the leaking issues; and

WHEREAS, at the end of the warranty period it was believed that all leaks had been remediated; and

WHEREAS, during the upfit for a new tenant in late 2021, it was discovered that there were still active leaks; and

WHEREAS, the City has engaged multiple consultants and contractors, in addition to in-house resources, in attempts to identify and repair the source(s) of the leaks, without success; and

WHEREAS, in May, 2024, Brassfield & Gorrie re-engaged on the issue and employed the services of Williamson & Associates (W&A), a building exterior weatherproofing consultant, to perform additional leak testing; and

WHEREAS, over two days of investigation, W&A was able to replicate water leaks and identify multiple potential points of entry; and

WHEREAS, in a report dated July 19, 2024, W&A detailed its testing procedures, observations, and recommendations for correction; and

WHEREAS, W&A has provided a proposal to the City to perform design services to prepare repair drawings and details, as well as to provide on-site inspection and testing of repairs.

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 Williamson & Associates shall be awarded a contract for Building Weatherproofing Consulting Services, in accordance with its proposal dated August 15, 2024, in an amount not to exceed \$85,000.

BE IT FURTHER RESOLVED that the funding source for this contract shall be from the Riverfront/Central Core Redevelopment Fund.

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 SEPTEMBER, 2024.

Briton S. Williams, Mayor

ATTEST:

Jamie Paul, City Clerk

RESOLUTION NO. 2024-38
AUTHORIZING THE CITY OF NORTH AUGUSTA
TO AMEND A PROFESSIONAL ENGINEERING SERVICES CONTRACT
WITH TISCHLERBISE, INC., TO PERFORM ADDITIONAL SERVICES FOR
CREATION OF AN IMPACT FEE STRUCTURE AND CAPITAL IMPROVEMENT PLAN
FOR PARKS AND RECREATION

WHEREAS, the City of North Augusta retained the services of TischlerBise, Inc. to provide services related to the evaluation and design of an Impact Fee and Capital Improvement Plan; and

WHEREAS, City Council approved the engineering services contract by Resolution No. 2023-51 to conduct studies required for the adoption of an impact fee ordinance for Transportation, Water, Sewer, and Storm Water which set aside \$97,340 in SLFRF funds; and

WHEREAS, City Council has determined that studies required for the possible adoption of an impact fee ordinance for Parks and Recreation is desired.

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

1. The Council authorizes the City Administrator to enter into an amended professional engineering services contract with TischlerBise, Inc. to provide services to create an Impact Fee structure and a Capital Improvement Plan that will include Parks and Recreation.
2. The Council authorizes the City Administrator to finalize and execute any contracts in regards to the conduct studies required for the adoption of an impact fee ordinance for Transportation, Water, Sewer, Storm Water, and Parks and Recreation.
3. Expenditures of an additional \$14,500 from SLFRF funds, are approved to conduct studies required for the possible adoption of an impact fee ordinance for Parks and Recreation.

BE IT FURTHER RESOLVED that the City Administrator is authorized to execute such documents as necessary to enter into said amended contract for a total not to exceed \$111,840.

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

Briton S. Williams, Mayor

ATTEST:

Jamie Paul, City Clerk

RESOLUTION NO. 2024-39
AUTHORIZING GREENEWAY TRAIL EROSION MITIGATION

WHEREAS, the Greenway Trail, located along the Savannah River, is a critical piece of infrastructure that provides recreational and environmental benefits to the community; and

WHEREAS, the slope adjacent to the Greenway Trail in the Boeckh Park area on the Savannah River has experienced erosion and degradation, leading to the risk of catastrophic slope failure, which could result in significant damage to the trail, extended closures, and substantial costs associated with re-engineering and reconstruction; and

WHEREAS, immediate slope repairs are necessary to prevent further erosion and mitigate the risk of trail damage, thus ensuring the long-term sustainability and safety of the Greenway Trail for the community; and

WHEREAS, the City Code 2-255(13) grants the City Administrator, as the purchasing agent, the authority to waive purchasing formalities when it is in the best interest of the city and requires formal approval from the city council for purchases/contracts exceeding twenty thousand dollars (\$20,000.00); and

WHEREAS, the necessary repairs to the slope on the Greenway Trail in the Boeckh Park area, as outlined below, exceed the \$20,000 threshold, and formal approval by the City Council is required to proceed with the project:

Boeckh Park Area Greenway Trail Repairs

- Contractor Cost: \$26,572
- Materials Cost: \$15,214
- Related Incidentals and Contingencies: \$8,214

WHEREAS, the necessary funding for this project is available through the Storm Water Utility Fund, specifically identified as MISC Drainage R&R (Miscellaneous Drainage Repairs Replacements) with an available budget of \$50,000.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of North Augusta hereby approves the allocation of \$50,000 from the Storm Water Utility Fund for the immediate repairs of the Greenway Trail in the Boeckh Park area, as outlined above.

BE IT FURTHER RESOLVED, that the City Council authorizes the City Administrator to waive purchasing formalities in accordance with City Code 2-255(13) due to the urgent nature of these repairs and the risk of further damage and expense, and to proceed with the execution of contracts for the completion of this project.

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

Briton S. Williams, Mayor

ATTEST:

Jamie Paul, City Clerk