

North Augusta



South Carolina's Riverfront

MINUTES OF SEPTEMBER 9, 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

SPECIAL CALLED MEETING

The Special Called meeting of the City Council of the City of North Augusta of September 9, 2024 having been duly publicized was called to order by Mayor Williams at 6:00pm and also streamed online for public viewing at “City of North Augusta – Public Information” on www.facebook.com and on the City YouTube page: “City of North Augusta Public Information”. Per Section 30-4-80, (e) notice of the meeting by email was sent out to the current maintained “Agenda Mailout” list consisting of news media outlets and individuals or companies requesting notification. Notice of the meeting was also posted on the outside doors of the Municipal Center, the main bulletin board of the Municipal Center located on the first floor, and the City of North Augusta website.

Members present were Mayor Williams, Councilmembers Buck, Carpenter, McCauley, McGhee, Presnell, and Toole.

Also in attendance were James S. Clifford, City Administrator; J.D. McCauley, Assistant Administrator; Kelly F. Zier, City Attorney; Chief Junior Johnson, Director of Public Safety; Tommy Paradise, Director of Planning & Development; Jason Sikes, Sanitation Superintendent; Rick Meyer, Director of Parks & Recreation, Karl Waldhauer, Manager of Tourism; Lynda Williamson, Director of Finance; Jamie Paul, City Clerk; and Ricky Jones, Manager of Information Technology.

NEW BUSINESS

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

No public comment.

Administrator Clifford stated that Item #'s 3-5 are linked. He highlighted on an article from the Aiken Standard regarding the increase that Aiken County included in their budget for users of the Horse Creek Wastewater Treatment Plant which includes North Augusta. In addition, he presented on the Aiken County Public Service Authority (ACPSA) charges showing the previous and current costs and the proposed utility rate increases North Augusta to be implemented October 1, 2024. **(See Attachment #3-5)**

Discussion ensued relating to the reason of the price increase, why the October 1, 2024 start date, and the process of billing of the utility bills.

Further discussion ensued on the revenue and expense difference that the City has been covering due to the shortage of revenue because of the ACPSA increase which started July 1, 2024.

It was moved by Councilmember McCauley, seconded by Councilmember Presnell, to approve 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. Unanimously Approved. **(See Attachment #3)**

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

No public comment.

It was moved by Councilmember Presnell, seconded by Councilmember McGhee, to approve 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. Unanimously Approved. **(See Attachment #4)**

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

No public comment.

It was moved by Councilmember Buck, seconded by Councilmember McGhee, to approve 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 – First Reading. Unanimously Approved. **(See Attachment #5)**

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**

No public comment.

Administrator Clifford explained the history of the roof over SRP Park that include the retail stores and that the warranty has expired and confirmed that per the agreement the City is the landlord. He noted that there are water leaks in the retail stores and that all areas of the building(s) need to be reviewed. He pointed out that this resolution is for a consulting service on engineering and once that is complete staff will come back regarding a contract.

It was moved by Councilmember Presnell, seconded by Councilmember Carpenter, to approve 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. Unanimously Approved. **(See Attachment #6)**

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**

No public comment.

Administrator Clifford reviewed the history of the contract with TischlerBise, Inc. on the Impact Fee Structure and Capital Improvement Plan and per a discussion with the representative, they recommended including Parks and Recreation. He noted that Public Safety was discussed, however, they have most of their items being addressing within the CPST V.

It was moved by Councilmember McCauley, seconded by Councilmember Toole, to approve 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. Unanimously Approved. **(See Attachment #7)**

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

No public comment.

Administrator Clifford highlighted on the Greenway trail erosion and that they are requesting for \$50,000 to address the erosion prior to a wash out.

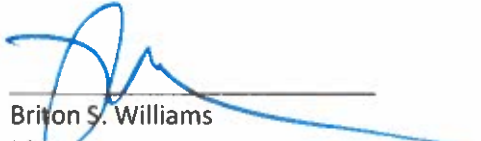
Discussion ensued relating to how the erosion would be addressed which included the use of riprap.

It was moved by Councilmember McCauley, seconded by Councilmember Toole, to approve Resolution No. 2024-39 Authorizing Greenway Trail Erosion Mitigation. Unanimously Approved. **(See Attachment #8)**

9. ADJOURNMENT

The Special Called City Council meeting adjourned at 6:41pm.

APPROVED THIS 16th DAY OF
SEPTEMBER 2024.



Briton S. Williams
Mayor

Respectfully submitted,



Jamie Paul, CMC
City Clerk

Utility Rate Discussion

Aiken residents could see second sewer rate increase early next year

BY MATTHEW CHRISTIAN MCHRISTIAN@AIKENSTANDARD.COM

JUL 3, 2024

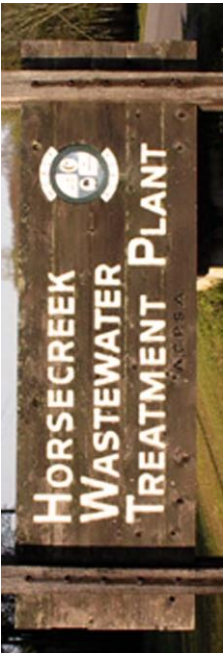


1 of 2



The Horse Creek Wastewater Treatment Plant is located along the Savannah River.
FILE/AIKEN STANDARD

BUY NOW



ACPSA Charges

Previous Cost of ACPSA

- \$1.40 per 1,000 gallons
- Average City usage 5.01 million gallons daily
- Average monthly cost \$214,000
- Fixed Costs are \$96,000 per month
- Total monthly average \$310,000 per month
- Yearly Budget impact \$3,720,000

New Cost for ACPSA

- \$2.31 per 1,000 gallons
- Average City usage 5.01 million gallons daily
- Average monthly cost \$359,000
- Fixed Costs are \$112,000 per month
- Total monthly average \$471,000 per month
- Yearly Budget impact \$5,652,000

Proposed Rate Increases

Current Rates

- **Water**
 - Base Fee = \$12.88 (includes first 3,000 gallons)
 - Per Usage Fees = \$1.45 per thousand gallons after 3,000
- **Wastewater**
 - Base Fee = \$11.22
 - Per Usage Fee = \$3.50 per thousand gallons

Proposed Rates

- **Water**
 - Base Fee = \$13.88 (includes first 3,000 gallons)
 - Per Usage Fees = \$1.45 per thousand gallons after 3,000
- **Wastewater**
 - Base Fee = \$11.22
 - Per Usage Fee = \$4.50 per thousand gallons

What does this look like for average City residents?

Average Family

- Average usage is 5600 gallons
 - Water Bill will increase \$1 from \$19.41 to \$20.41
 - Sewer Bill will increase \$5.60 from \$30.82 to \$36.42



Average Couple (Minimum Usage)

- Minimum usage is 3000 gallons
 - Water Bill will increase \$1 from \$12.88 to \$13.88
 - Sewer Bill will increase \$3.00 from \$21.72 to \$24.72



Rate Increase Affect on the City Budget

- For 2024, this increase will add approximately \$450,000 in revenue to offset the proposed increased expense of about \$966,000.
- For 2025, this rate increase will add approximately \$1,750,000 in revenue to offset the proposed increased expense of about \$1,932,000.

https://www.postandcourier.com/aikenstandard/news/local-government/aiken-sewer-rate-increase/article_42171dce-3968-11ef-ae55-db3588227b12.html

Aiken residents could see second sewer rate increase early next year

BY MATTHEW CHRISTIAN MCHRISTIAN@AIKENSTANDARD.COM

JUL 3, 2024

1 of 2



The Horse Creek Wastewater Treatment Plant is located along the Savannah River.

FILE/AIKEN STANDARD

Aiken residents could see their water and sewer bills increase twice in less than a year.

The [Aiken City Council](#) is expected to hold a [worksession at 6 p.m. Monday](#) to discuss increasing its sewer rates at the beginning of 2025.

The **Horse Creek Wastewater Treatment Plant** processes the city's sewer effluent, City Manager Stuart Bedenbaugh said in a memorandum to the city council provided ahead of Monday's meeting.

**AIKEN AREA EDUCATION**

Aiken welcomes students from Orvieto, Italy for a weeklong American experience

BY ERIN WEEKS EWEEKS@AIKENSTANDARD.COM

The plant opened in the late 1970s and is **located between Beech Island and North Augusta where Horse Creek enters the Savannah River.**

Several other entities including North Augusta, Edgefield County, Saluda County, the Valley Public Service Authority, the Breezy Hill Water and Sewer Company, and the Beech Island Rural Community Water and Sewer District also use the plant to process sewer effluent.

Aiken County operates the plant.

**ENTERTAINMENT**

James Brown and Lyn Collins estates argue in Aiken court over allegedly unpaid royalties

BY MATTHEW CHRISTIAN MCHRISTIAN@AIKENSTANDARD.COM

The Aiken County Council included a 65% rate increase for users of the plant in the **budget it approved June 18.**

Aiken County Administrator Brian Sanders said the county council increased the rates to be able to operate the plant at break-even.

"One of the results of our operations audit showed that we are not operating on a break-even basis," County Administrator Brian Sanders wrote to Bedenbaugh June 19.



AIKEN AREA GOVERNMENT

'Looking forward to it:' Aiken residents make voices heard on Powderhouse Connector

BY MATTHEW CHRISTIAN MCHRISTIAN@AIKENSTANDARD.COM

The treatment rate has been \$1.40 per 1,000 gallons since 2012, Sanders continued. Break-even is estimated at \$2.31 per 1,000 gallons, he added.

Therefore, Aiken County Council voted to increase its rates by 91 cents per 1,000 gallons, Sanders said.



SAVANNAH RIVER SITE

Savannah River National Lab-led project receives nearly \$10 million in federal funding

BY MATTHEW CHRISTIAN MCHRISTIAN@AIKENSTANDARD.COM

"We had no warning a rate increase of this magnitude going into effect this quickly would occur," Bedenbaugh said.

The county's increase could cost the city more than \$1.64 million annually, Bedenbaugh said.

"Therefore, a rate increase will be necessary at some point soon in the future," Bedenbaugh said. "Since we have implemented sewer rate increases over the past several years to pay for future sewer projects, we can absorb initial fee increases until mid-year [Jan. 1, 2025]."

The city council approved a 7% water and sewer rate increase as part of its budget approval June 8. The city council also increased the city's water and sewer rates by 7% last year.

The city plans to conduct a study to find a level at which to set its rates so that year-to-year increases are unnecessary.

"I recommend we conduct our rate study so that we can have a better idea about the amount of a rate increase we need to implement," Bedenbaugh said.

The city could look for a firm to conduct the study in July and select a firm by the end of the summer, he continued.

Also on the agenda for the work session is a meeting to discuss the city's rewrite of its zoning ordinance.

At the 7 p.m. meeting following the work session, the city council will consider the second readings of ordinances:

- approving a mixed-use development featuring a Tractor Supply on Rutland Drive;
 - approving a sign waiver for Aiken High School; and
 - annexing and zoning a home located at 113 Vivion Drive.
-
-

There are no ordinances scheduled for first reading at the meeting.

There is a resolution approving a contract with Houseal Lavigne to perform services related to the city's zoning ordinance rewrite.

The council is expected to recognize **Eliza King** for winning four state championships in javelin.

The city council work session and meeting will take place on the third floor of the Municipal Building located at 111 Chestefield St. S.W.

MATTHEW CHRISTIAN

AIKEN STANDARD REPORTER

Matthew Christian is a reporter for the Aiken Standard. He covers the **Savannah River Site, city of Aiken, politics** and **public safety and courts**.

Matthew previously covered government and politics for the Morning News in Florence. He is a graduate of the University of South Carolina School of Law and the University of Charleston in West Virginia.

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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