

Administration Department



TO: Mayor and City Council

FROM: B. Todd Glover, City Administrator

DATE: December 31, 2015

SUBJECT: Agenda for Regular Meeting of January 4, 2016

PUBLIC HEARING

ITEM 1. FINANCE: Public Hearing Re Installment purchase transaction between the City of North Augusta, South Carolina (the “City”) and the North Augusta Public Facilities Corporation (the “Corporation”) regarding the refinancing of the construction and equipping of a parking garage on certain real property owned by the City and located at 94 Center Street, North Augusta, South Carolina 29841, the financing of the construction and equipping of roads, water, sewer and related infrastructure of the City, such infrastructure to be located generally and bound by the Savannah River to the south, Georgia Avenue to the east, the brick ponds to the north and the Hammond’s Ferry subdivision to the west, and those portions of Center Street and Railroad Avenue adjacent to such parcels, as applicable (together, the “Project”), and the proposed issuance by the Corporation of a not exceeding \$13,000,000 Taxable Installment Purchase Revenue Bond (Parking Garage and Infrastructure Project), Series 2016 (the “Bond”)

Please see **ATTACHMENT PH** for a copy of the Public Hearing Notice scheduled for tonight at 7:00 p.m.

REGULAR COUNCIL MEETING

- ITEM 5. ZONING: North Augusta Development Code, Proposed Text Amendments (Application RZT 15-002) – Amendment C, Option 1 – Ordinance, Third and Final Reading – Remove from the Table**

An ordinance was prepared for Council’s consideration on third and final reading amending Article 3, Zoning Districts, related to the Director of Planning and Development’s discretion for development standards waivers in the North Augusta Development Code, Chapter 18 of the City of North Augusta, South Carolina Code of Ordinances. At the November 2, 2015, Council agenda this item was tabled. A request to remove the item from the table is in order, if Council desires.

Please see the minutes of the Special Called meeting of October 26, 2015 for the ordinance text.

- ITEM 6. FINANCE: AN AMENDED AND RESTATED ORDINANCE AUTHORIZING THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA TO ENTER INTO AN INSTALLMENT PURCHASE TRANSACTION IN THE PRINCIPAL AMOUNT OF NOT EXCEEDING THIRTEEN MILLION DOLLARS (\$13,000,000) TO REFINANCE THE COSTS RELATING TO THE CONSTRUCTION AND EQUIPPING OF A PARKING GARAGE ON CERTAIN REAL PROPERTY OWNED BY THE CITY AND DESCRIBED HEREIN AND FINANCE THE COSTS RELATING TO THE CONSTRUCTION AND EQUIPPING OF CERTAIN WATER, SEWER AND RELATED INFRASTRUCTURE LOCATED WITHIN A TAX INCREMENT FINANCING DISTRICT OF THE CITY; AUTHORIZING THE EXECUTION AND DELIVERY OF VARIOUS DOCUMENTS INCLUDING AN AMENDED AND RESTATED BASE LEASE AGREEMENT AND AN AMENDED AND RESTATED INSTALLMENT PURCHASE AND USE AGREEMENT; DELEGATING THE AUTHORITY TO THE MAYOR AND CITY ADMINISTRATOR TO DETERMINE CERTAIN MATTERS; AND OTHER MATTERS RELATING THERETO – Ordinance, Third and Final Reading**

An ordinance has been prepared for Council’s consideration on third and final reading authorizing the one year extension (via refinancing) of the Interim Bond for the Medac Parking Deck and the addition of \$3 million of principal (as requested by the City) to finance certain Project Jackson infrastructure.

Please see **[ATTACHMENT #6-A](#)** for a copy of the proposed ordinance.

ITEM 7. PARKS, RECREATION, AND LEISURE SERVICES: Authorization and Implementation of the Name Change for the Department of Recreation and Parks – Ordinance, Third and Final Reading

An ordinance has been prepared for Council’s consideration on third and final reading authorizing and implementing the name change for the Department of Recreation and Parks to the Department of Parks, Recreation, and Tourism by amending Article X of the Code of Ordinances for the City of North Augusta, Section 2-230 -2-236.

Please see the minutes of December 21, 2015, for a copy of the proposed ordinance.

ITEM 8. ANNEXATION: Property Located along Gregory Lake Road, Tax Parcel Numbers 106-00-00-009 and 106-00-00-010, 82.82 ± Acres

A. Petition, Resolution to Accept

A resolution has been prepared for Council’s consideration accepting the petition of various property owners in which they request the annexation of 82.82 ± acres of property located along Gregory Lake Road, Tax Parcel Numbers 106-00-00-009 and 106-00-00-010.

Also included herein are the rights of way of Gregory Lake Road adjoining the property to be annexed.

At the request of the current owners, the annexation petition is contingent upon the complete transfer of ownership of the two parcels from the current owners to Metro Homesites, LLC. The owners request that third and final reading of the annexation ordinance take place after the transfer of ownership is complete.

Please see [**ATTACHMENT #8-A**](#) for a copy of the proposed petition, resolution, and map.

B. Ordinance, First Reading

Pending Council’s acceptance of the petition described in **Item #8-A** above, an ordinance has been prepared for Council’s consideration on first reading to affect the requested annexation.

The property is proposed to be zoned R-10, Medium Lot, Single Family Residential. The requested zoning is consistent with the future land use classification of the property, Low Density Residential, as specified in the Future Land Use Element of the 2005 Comprehensive Plan.

Please see [**ATTACHMENT #8-B**](#) for a copy of the proposed ordinance and maps.

C. Ordinance, Second Reading

Pending Council's passage of the ordinance on first reading, it is submitted for Council's consideration on second reading.

ITEM 9. JUSTICE AND LAW: 2016 Jury Box – Motion to Accept

The 2016 Municipal Jury Box containing the names of all registered voters and the names of individuals with a South Carolina driver's license in our jurisdiction will be presented to Mayor and City Council at tonight's meeting for approval as is required by State law. A motion to accept the jury box is requested of Council.

ITEM 10. STREETS & DRAINS: Deed of Dedication for Merovan Detention Pond – Resolution

A resolution has been prepared for Council's consideration to accept a deed of dedication for the Merovan Detention Pond located East of Edgefield Road at the entrance to the Merovan (AKA Sweetwater) Business Center.

Please see [ATTACHMENT #10](#) for a copy of the proposed resolution and supporting documentation.

ITEM 11. CITY PROPERTY: Authorization of the Sale of Real Estate Known as Lot 10, Block 32, Plat of North Augusta Land Company by George Summers, C.E. 1912 to Acacia Masonic Lodge No. 315

A. Ordinance, First Reading

An ordinance has been prepared for Council's consideration authorizing the sale of real estate known as Lot 10, Block 32, Plat of North Augusta Land Company by George Summers, C.E. 1912 to Acacia Masonic Lodge No. 315.

Please see [ATTACHMENT #11-A](#) for a copy of the proposed ordinance.

B. Ordinance, Second Reading

Pending Council's passage of the ordinance on first reading, it is submitted for Council's consideration on second reading.