

# North Augusta



*South Carolina's Riverfront*

## MINUTES OF MARCH 9, 2026

*Briton S. Williams, Mayor*  
*Kevin W. Toole, Councilmember - Mayor Pro Tem*  
*Dennis C. Briatico, Councilmember*  
*David B. Buck, Councilmember*  
*Pat C. Carpenter, Councilmember*  
*John M. Felak, Councilmember*  
*Robert L. Freitas, Councilmember*

## **ORDER OF BUSINESS**

### **STUDY SESSION**

The Study Session of March 9, 2026 for the City Council of the City of North Augusta, having been duly publicized, was called to order by Mayor Williams at 6:00pm and also streamed online for public viewing at the City Facebook page: "City of North Augusta – Public Information" and City YouTube page: "City of North Augusta Public Information."

Per Section 30-4-80(e) notice of the meetings was sent out by email to the current maintained "Agenda Mailout" list consisting of news media outlets and individuals or companies requesting notification. Notice of the meetings was also posted on the outside doors of the Municipal Center, the main bulletin board of the Municipal Center located on the first floor, and the City of North Augusta website.

Members present were Mayor Williams, Councilmembers Buck, Briatico, Carpenter, Felak, Freitas, and Toole.

Also in attendance were James S. Clifford, City Administrator; J.D. McCauley, Assistant Administrator; Kelly F. Zier, City Attorney; Thomas C. Zeaser, Director of Engineering and Public Works; Chief Junior Johnson, Public Safety; Tommy Paradise, Director of Planning & Development; James Sutton, Director of Public Services; Rick Meyer, Director of Parks & Recreation, Karl Waldhauer, Manager of Tourism; Lynda Williamson, Director of Finance; Kayla Ferguson, Manager of Human Resources; Jamie Paul, City Clerk; and Ricky Jones, Manager of Information Technology.

**ITEM 1. CITY COUNCIL MEETING:**

Council will discuss and provide guidance on the proposed items for the March 16, 2026 City Council meeting. **(See Attachment #1)**

Administrator Clifford highlighted on Agenda item #7 – Planning & Development: Ordinance No. 2026-06 and clarified that a motion would first need to be made to remove the item from the table, then followed by a motion to approve in order to discuss the item. In addition, he provided the background on this item such as the Planning Commission results, revision of the general development plan (revisions relating solely to Phase B of such revised general development plan), and parcel use for a cyber infrastructure project. He noted that if the first reading passes that the second reading would be at the next regular council meeting after Masters’ Week and the resolution for purchasing Parcels B & D (remove from table) would follow the second reading.

Administrator Clifford highlighted on Agenda item #9 – Administration: Resolution No. 2026-17 regarding the fourth prioritized project and funding list for CPST IV and noted the updated priority list that Council provided guidance on at the Council off-site:

Updated

Priority	Project
1	Headquarters Development
2	Road Reconstruction
3	Downtown Pedestrian and Vehicular Traffic and Safety Enhancements
4	Stormwater Infrastructure Improvements
5	Downtown Greenway Connector
6	Activities Center Improvements
7	Street Resurfacing Program
8	Community Center Improvements
9	Software and Technology Enhancements for a Citizen Information Portal....
10	Safety and Security Improvements for the Municipal Building
11	Greenway Improvements and Increased Connectivity
12	Georgia Avenue Undergrounding Utilities
13	Gateway and Wayfinding Enhancements
14	Park improvements ballpark, fields, lighting and playground equipment for Creighton Park
15	Finance Department lobby improvements
16	Martintown Road/US 1 intersection design and improvements
17	Wastewater infrastructure improvements (see listing)
18	New Savannah Bluff Lock and Dam Improvements

**ITEM 2. DEPARTMENT DETAILS:**

City department directors and managers provided departmental updates. **(See Attachment #2)**

**ITEM 3. MAYOR'S MATTERS:**

(A) FOCUS ITEM(S):

- i. Public Services – Annexation Policy Regarding Sewer Capacity

Planning & Development Director Tommy Paradise and Public Services Director James Sutton presented on the annexation policy regarding sewer capacity. **(See Attachment #3Ai)**

It was the consensus of the City Council to have staff proceed with both staff recommendations regarding the best use of the remaining capacity and to require new out-of-city development to purchase additional capacity. (See Pages 8 & 9 of Attachment #3Ai)

- (B) Mayor Williams will share reflections and announcements related to current City events and opportunities

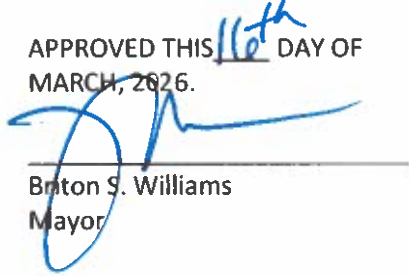
Mayor Williams highlighted on the following:

- Shamrock Stroll, March 14, 10:00am – 5:00pm, Downtown


Councilmember Carpenter congratulated the North Augusta High School (NAHS) School Boy's & Girls' Basketball teams for winning the 4-A State Championships. She also congratulated Lydia Hill, NAHS for placing 1<sup>st</sup> at the SCHSL Lower State Girls Wrestling Championships.

The Study Session adjourned at 7:03pm.

APPROVED THIS 16<sup>th</sup> DAY OF  
MARCH, 2026.

  
\_\_\_\_\_  
Briton S. Williams  
Mayor

Respectfully submitted,

  
\_\_\_\_\_  
Jamie Paul  
City Clerk



**DRAFT AGENDA: CITY OF NORTH AUGUSTA CITY COUNCIL MEETING**

March 16, 2026 – 6:00 p.m. – Municipal Center – 100 Georgia Avenue, 3rd Floor - Council Chambers

The City Council meeting will be streamed for public viewing online at:

- “City of North Augusta – Public Information” on [www.Facebook.com](http://www.Facebook.com)
- “City of North Augusta Public Information” on [www.YouTube.com](http://www.YouTube.com)

*CITIZEN COMMENTS: Citizens may speak to Mayor and City Council on each item listed on this agenda. The Mayor will call for comments prior to Council’s discussion. Speakers shall give their name and address in an audible tone of voice. Speaker Forms are provided on the credenza at the entrance for speakers desiring that the minutes indicate that they addressed Council on a specific topic. The form will be included as part of the minutes of the meeting. Citizen comments are limited to five minutes.*

*CITIZEN ASSISTANCE: Individuals needing special assistance or sign interpreter to participate in the meeting, please notify the Administration Department 48 hours prior to the meeting.*

1. **CALL TO ORDER**

2. **INVOCATION AND PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES:**

- Regular City Council Meeting minutes of March 2, 2026
- Study Session minutes of March 9, 2026

5. **PROCLAMATION(S):**

- a. Child Abuse Prevention Month – April 2025
- b. National Public Safety Telecommunicators Week – April 12 – April 18, 2026
- c. Month of the Military Child – April 2026
- d. 75th Anniversary of the North Augusta Chamber

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

**OLD BUSINESS**

7. **PLANNING & DEVELOPMENT:** Ordinance No. 2026-06 To Approve the Revised General Development Plan of the 195.39± Acre Hammond’s Ferry Planned Development Located on the West Side of Georgia Avenue Between the North Augusta Greenway and the Savannah River (Revisions Relating Solely to Phase B of such Revised General Development Plan) – First Reading – Remove from Table

8. **PLANNING & DEVELOPMENT:** Ordinance No. 2026-07 Amending Table 5.1, Use Table, Related to Telecommunication Tower and Antennae of the North Augusta Development Code, Article 5 of Chapter 18 of the City of North Augusta, South Carolina Code of Ordinances – Second Reading

**NEW BUSINESS**

9. **ADMINISTRATION:** Resolution No. 2026-17 Approving a Fourth Reprioritized Project and Funding List for Capital Project Sales Tax IV (CPST IV)
10. **ENGINEERING & PUBLIC WORKS:** Resolution No. 2026-18 Crestview-Woodlawn Drainage Improvements
11. **PUBLIC SAFETY:** Resolution No. 2026-19 Natural Hazards Mitigation Plan
12. **ADMINISTRATION:** Resolution No. 2026-20 Authorizing Funding Allocation Recommendations of the Accommodations Tax Advisory Committee for the Redistributed Revenues from the Accommodations Tax Year 2024-2025
13. **ADMINISTRATIVE REPORTS**
14. **PRESENTATIONS/COMMUNICATIONS/RECOGNITION OF VISITORS:**
  - A. **Citizen Comments:** *At this time, citizens may speak to Mayor and City Council regarding matters not listed on the agenda. Speakers shall give their name and address for the records. Speaker Forms are provided on the credenza for speakers desiring that the minutes indicate that they addressed Council on a specific topic. The form will be included as part of the minutes of the meeting. Citizen comments are limited to five minutes.*
  - B. **Council Comments**
15. **ADJOURNMENT**

## DEPARTMENT DETAILS

for March 9, 2026



### FINANCE:

- Cycle 1 Customers (Billing date on the 10th)
  - Disconnection for February balances will begin Tuesday, March 17
  - March bills are due April 6
- Cycle 2 Customers (Billing date on the 25th)
  - February bills are due March 23
  - Disconnection for February balances will begin Tuesday, April 14

### HUMAN RESOURCES:

- See the last page for the Employment Opportunities list

### ENGINEERING AND PUBLIC WORKS:

- NRCS EWP Grant Update

### PLANNING AND DEVELOPMENT:

- Planning Commission meeting on Wednesday March 18
- Code Enforcement Districts have been reassigned

### PUBLIC SERVICES:

- Water Utility Service Line Extension: The #1 lane on West Martintown Road at Knobcone Avenue will be temporarily reduced to one lane Tuesday through Friday during the hours of 8:00 am - 4:00 pm.
- Aerial Wastewater Pipe Replacement between River Oaks and Riverview Park.

### PUBLIC SAFETY:

- 2 Historical markers were unveiled at Headquarters this past Friday.
- Public Safety is hosting a planning session of the Bridging the Divide Youth Justice Initiative Thursday evening. This is being done in partnership with the NAACP Aiken Youth Council.
- CAT team will be participating in a Believe in Belvedere event this Saturday.

### PARKS AND RECREATION:

- Greenway water fountains, Dog Park water fountains, Park water fountains.
- KK Soccer for ages 4 and 5-year-olds will begin play on Saturday, March 21. All other Spring Sports will begin league play on Monday, March 23.
- Activities Center will host the Nike EYBL Scholastic Conference Tournament Thursday-Sunday in Gym 3/4.
  - Men's Basketball - Composite Schedule - Nike EYBL Scholastic – Website:
    - <https://nikeeyblscholastic.com/calendar.aspx?path=mbball>

### TOURISM:

- 2026 Trolley Program starts this week
- "Good Morning North Augusta" this Thursday, March 12 at the Community Center
- Explore North Augusta Concert on Friday, March 20 at 7:30pm - Rhett Walker (flyer attached)
- Visit Explore North Augusta's Website or download the ENA App for more details and upcoming events:
  - <https://explorenorthaugusta.com>

# Rhett Walker



MARCH 20TH 7:30PM  
FREE CONCERT  
SHARON JONES AMPHITHEATER





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## EMPLOYMENT OPPORTUNITIES

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### **Communications Technician I – Public Safety**

Grade: 10  
Salary/Pay Rate: \$20.84 - \$25.01/hour  
Closing Date: Until Filled

### **Environmental Systems Operator III – Water Prod.**

Grade: 13  
Salary/Pay Rate: \$23.93 - \$28.72/hour  
Closing Date: Until Filled

### **Environmental Systems Oper. Trainee – Water Prod.**

Grade: 7  
Salary/Pay Rate: \$17.76 - \$21.31/hour  
Closing Date: Until Filled

### **Firefighter – Public Safety**

Grade: 4  
Salary/Pay Rate: \$14.68 - \$17.61/hour  
Closing Date: Until Filled

### **Grounds Worker III – Property Maintenance**

Grade: 7  
Salary/Pay Rate: \$17.76 - \$21.31/hour  
Closing Date: Until Filled

### **Manager - Finance**

Grade: 27  
Salary/Pay Rate: \$79,717 - \$95,660.40/annually  
Closing Date: Until Filled

### **Public Safety Officer – Public Safety**

Grade: 16  
Salary/Pay Rate: \$25.27 - \$30.33/hour  
Closing Date: Until Filled

### **Trolley Driver – Sanitation**

Grade: 6  
Salary/Pay Rate: \$16.73 – 20.08/hour  
Closing Date: Until Filled

### **Vehicle Operator I – Sanitation**

Grade: 6  
Salary/Pay Rate: \$16.73 – 20.08/hour  
Closing Date: Until Filled



# Sewer Capacity & Annexation Briefing

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**North Augusta City Council**



## Current Policy

### Section 2-6 Water & Sewer Extension Policy

The ability and willingness to annex will be an important factor when discussing water or sewer extension with a developer. In return for city services, the following conditions shall apply:

- (1) For property with annexation legally possible, annexation shall be immediate with development to comply with city requirements such as planning commission review and building permits.
- (2) For property with annexation not legally possible, city subdivision regulations, building codes, and permits shall apply with enforcement privileges by contractual agreement with the county. During the period of time prior to annexation, all outside rates shall apply.
- (3) For property provided with utilities pursuant to an annexation agreement, the applicable impact fee for in-city properties for utilities shall be charged in addition to any other applicable fees. This impact fee shall be deposited into the appropriate impact fee account designated for the corresponding utility service.

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## North Augusta City Council



## **Best Interest of Municipality**

**“Primary concern should be whether a proposed annexation would be in the best interest of the municipality and its residents” – MASC Annexation Handbook**

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**North Augusta City Council**



# **City of North Augusta originally purchased a total of 8.672 mgd capacity from the Horse Creek Wastewater Treatment Plant**

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**North Augusta City Council**



**8.672 mgd capacity purchased**

- **6.136 mgd Permitted Flow in Use**
- **1.467 mgd Permitted Flow Reserved for existing Pipeline Developments**

**= 1.07 mgd Available for New Projects**

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**North Augusta City Council**



**Department of Environmental Services Requires  
Permitting Capacity of:  
275 gpd for Each New Dwelling Unit  
Commercial & Industrial Capacity Based on Use**

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**North Augusta City Council**



**400 Unit Subdivision = 10% Unallocated Capacity**

**300 Unit Apartment Complex = 7.5% Unallocated Capacity**

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**North Augusta City Council**



# Best Use of Remaining 1.07mgd capacity?

## Staff recommendations:

- **Development in City limits**
- **In-fil Development (donut holes)**
- **Commercial opportunities (potential annexation)**

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**North Augusta City Council**



**Do we require new out-of-city  
developments to purchase additional  
capacity?  
Staff recommendations:  
Yes for residential developments**

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**North Augusta City Council**



# Questions?

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**North Augusta City Council**