

North Augusta



South Carolina's Riverfront

MINUTES OF APRIL 13, 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 April 13, 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, and Freitas.

Member absent was Councilmember 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; Captain Kevin Hayes, 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 Barton, 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 April 20, 2026 City Council meeting. **(See Attachment #1)**

Administrator Clifford clarified that item #'s 8, 9, and 10 on the agenda are linked. He noted that if item #8 would not pass then items 9 and 10 would not be addressed.

Administrator Clifford stated that item #8 the ordinance is for a change of use from commercially owned property for residential and a small amount of retail to commercial.

Administrator Clifford highlighted on item #9 specific to the purchase of parcels B and D which would be paid for with the Department of Energy (DOE) Settlement Funds. He clarified the purchase would not be through the General Fund or Capital Projects Fund. He added that parcels B and D are linked and would provide dedicated off-parcel parking for parcel D at parcel B. He commented that parcel B would become publicly owned by the City versus privately owned which it is currently.

Administrator Clifford spoke on how the DOE fund projects were discussed and proposed and stated that the projects had to be passed through legislature, which included projects such as the transfer station, lock and dam, and cyber infrastructure.

Discussion ensued relative to the use of the DOE funds for cyber infrastructure and if not used for cyber infrastructure; which would mean funding would be lost and/or paid back if not used.

Administrator Clifford noted that there will an additional resolution added to the April 20, 2026 agenda regarding a contract for the CPST IV Bolin Road resurfacing project.

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. None

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

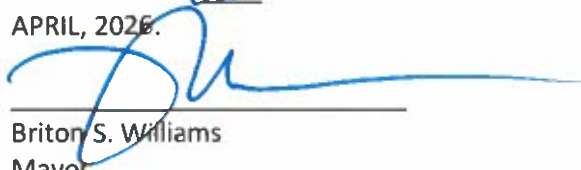
Mayor Williams clarified the order of the April 20, 2026 Council Meeting as follows:

- 5:30pm – Public Power Hour
- 5:45pm – Public Hearing on the Proposed Fifth Amendment to Master Development Agreement
- 6:00pm – Immediately following the 4-20-26 Public Hearing at 5:45pm the City Council Meeting

Mayor Williams spoke on educating the public on items the City is working on. **(See Attachment #3B)**

The Study Session adjourned at 7:29pm.

APPROVED THIS 20th DAY OF
APRIL, 2026.



Briton S. Williams
Mayor

Respectfully submitted,



Jamie Barton
City Clerk



PUBLIC POWER HOUR

April 20, 2026 – 5:30 p.m. - Municipal Center – 100 Georgia Avenue, 3rd Floor - Council Chambers

PUBLIC HEARING

Proposed Fifth Amendment to Master Development Agreement

April 20, 2026 – 5:45pm – Municipal Center – 100 Georgia Avenue, 3rd Floor – Council Chambers

DRAFT AGENDA: CITY OF NORTH AUGUSTA CITY COUNCIL MEETING

(Immediately Following the April 20, 2026 Public Hearing at 5:45pm)

April 20, 2026 – 6:00 p.m. – Municipal Center – 100 Georgia Avenue, 3rd Floor - Council Chambers

The Public Power Hour, Public Hearing, and 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

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 16, 2026
- Study Session minutes of April 13, 2026

5. **PROCLAMATION(S):**

- a. National Tennis Month – May
- b. National Travel and Tourism Week – May 3 – May 9, 2026
- c. Professional Municipal Clerks Week – May 3 – May 9, 2026
- d. 75th Anniversary of the North Augusta Chamber

6. **PERSONNEL:**

- a. Employee of the Quarter – January, February, and March 2026 – TBD

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

OLD BUSINESS

8. **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) – Second Reading
9. **ADMINISTRATION:** Resolution No. 2026-05 Authorizing the City to Purchase Real Estate Located within Riverside Village, Specifically Parcels B and D – Remove from Table

NEW BUSINESS

10. **PLANNING & DEVELOPMENT:** Ordinance No. 2026-08 Authorizing and Approving the Execution and Delivery of a Fifth Amendment to Master Development Agreement and a Development Inducement Agreement; and Other Matters Relating Thereto – First Reading
11. **PLANNING & DEVELOPMENT:** Ordinance No. 2026-09 To Approve the General Development Plan for the 201.8+ Acre the Hive Planned Development on the East Side of West Martintown Road Between Knobcone Avenue and Interstate 20 – First Reading
12. **ADMINISTRATION:** Resolution No. 2026-21 Authorizing Additional Golf Cart Parking and Pedestrian Safety Improvements in Riverside Village
13. **PARKS & RECREATION:** Resolution No. 2026-22 Authorizing CPST IV Activities Center Improvements
14. **PLANNING & DEVELOPMENT:** Resolution No. 2026-23 To Approve Mural Installation at Creighton Park
15. **ENGINEERING & PUBLIC WORKS:** Resolution No. 2026-24 Authorizing the City of North Augusta Amending the Previously Authorized Budget for the Watershed Tree Cutting, Removal & Disposal Project
16. **ADMINISTRATIVE REPORTS**
17. **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**
18. **ADJOURNMENT**

DEPARTMENT DETAILS*for April 13, 2026***FINANCE:**

- Cycle 2 Customers
 - Disconnection Date for February balances begins Tuesday, April 14
 - Due Date for March 25 bills is April 20
- Cycle 1 Customers
 - Disconnection Date is March balances begins Tuesday, April 21
 - Due Date for April 10 bills is May 4
- Business License Renewals
 - Due Date is April 30
 - Penalties will begin May 1 and is 5% per month late
- Taxes
 - Due Date is May 1
 - Penalties will be added May 2 to all unpaid tax bills
- 2024 Financial Audit
 - The GFOA announced on March 26 that the City's 2024 Annual Comprehensive Financial Report was awarded the GFOA's Certificate of Achievement for Excellence in Financial Reporting.

HUMAN RESOURCES:

- Employee Appreciation Event – April 28 at SRP Park – 11:00am – Details Attached
- See the last page for the Employment Opportunities list

ENGINEERING AND PUBLIC WORKS:

- Woodlawn-Crestview Drainage Improvement Project
- NRCS EWP Grant Debris Removal
- Detention Pond Maintenance

PLANNING AND DEVELOPMENT:

- Board of Zoning Appeals meeting on Tuesday April 14
- Planning Commission meeting on Wednesday April 15

PUBLIC SERVICES:

- Landscape Beautification Spring Flowers
- Carolina Springs Wastewater Lift Station Upgrade

PUBLIC SAFETY:

- Chief Johnson and Fire Division leadership are in Florida picking up our new Tanker Truck.
 - A push in ceremony is tentatively planned for Friday, April 17 at Station 3 at 2:00 p.m.
- Public Safety officers were able to provide over 450 hours of special duty coverage related to the Masters over the past two weeks.

PARKS AND RECREATION:

- Spring Sports
- Senior Program Update: Program Coordinator Tori Roberts
- Spring Volleyball Program

TOURISM:

- Chamber of Commerce Power Lunch at the Community Center on Tuesday, April 14 at 11:30am
- GreenJackets Opening Day Tuesday 4/14 @7:05pm
- Brick Pond Park Committee is hosting "Spring Into Brick Pond Park" on Saturday, April 18, 10:00am-1:00pm
- Upcoming Explore North Augusta concerts at Sharon Jones Amphitheater
- Visit Explore North Augusta's Website or download the ENA App for more details and upcoming events:
 - <https://explorenorthaugusta.com>

EMPLOYEE APPRECIATION EVENT

Augusta GreenJackets vs. Kannapolis Cannon Ballers



SRP Park
Tuesday, April 28th

Lunch Starts at 11:00 am

Game Starts at 11:05 am

QUESTIONS? CALL KAYLA @ 803.442.5710





EMPLOYMENT
OPPORTUNITIES

Communications Technician I – Public Safety

Grade: 10
Salary/Pay Rate: \$20.84 - \$25.01/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

Grounds Worker III – Parks & Recreation

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

Utility Service Technician – Wastewater O&M

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

Vehicle Operator I – Sanitation

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

I am beginning to hear about several topics on social media. I have done a poor job the last 2 years educating our citizens about what we are doing in the community. We have let several people drive the narrative about our city and I want to begin to give you facts to help you in your decision making. With the elections coming this year I wanted to mention 2 areas that citizens and even our candidates need to know about.

I am seeing stuff trying to compare our downtown vs neighborhoods as far as where we are spending money. It is not apples to apples. It is apples to oranges. The downtown is not the same thing as a neighborhood. A downtown is the center of the community where you want all 26,000 citizens to be able to go to and hang out. It is the heartbeat of the community. It's for all citizens.

A neighborhood is for the people who actually live in that neighborhood. No one on Walnut lane wants 50 citizens from Hammond Hills to come hang out in their neighborhood.

If you want to compare one neighborhood to another neighborhood than that is apples to apples but I don't think that is a valid argument to have.

So, let's back it up with some data (see North Augusta Named Infrastructure Projects - attached).

In addition:

Transportation Exit 1 we added traffic light Knobcone and Bergan Place within that last 4 years.

Under Sewer and Wastewater, we did 23,000 feet of slip line in Crestlyn and Lynnhurst Subdivision.

Under Water System- \$2mill for Clay Street Pump Station.

Roughly we have spent or spending \$26,000,000 versus the following in downtown:

Trolley \$275,000

Park Benches and bike racks and trash cans \$50,000 my first year in office

Ga Ave traffic calming will be around \$3million and we put \$7mill in to CPST 5 which all adds up to \$10mill.

So \$26mill for neighborhoods/infrastructure and \$10mill for downtown. The narrative is false that we are putting all this money into downtown vs infrastructure

Another thing is transparency. We hear a lot about it and I want people to know that almost 70-90% of cities in SC only offer a public comment period at the end or beginning of the meeting normally 30 minutes (see Public Comment Practices in South Carolina Cities - attached).

North Augusta Named Infrastructure Projects

Detailed listing of identifiable infrastructure projects with associated funding amounts.

1. Sewer & Wastewater

Sanitary Sewer Rehabilitation Project (SCIIP Grant Program)

- Total Cost: ~\$9,007,987
- Grant: ~\$7.65M
- City Match: ~\$1.35M
- Scope: Sewer rehabilitation and system reliability improvements

2. Drainage / Stormwater

Pole Branch Watershed Drainage Improvements

- Funding: ~\$2.25M
- Scope: Flood mitigation and drainage stabilization

3. Transportation

Martintown Road Improvement Project

- Budget: ~\$3M
- Scope: Traffic flow and intersection improvements

Citywide Road Resurfacing Program (~\$3M)

Road Reconstruction Program (~\$3M)

4. Public Safety

Fire Apparatus Replacement Program

- Total: ~\$5.97M

Public Safety / Municipal Complex

- Budgeted: ~\$11.5M

5. Parks & Recreation

Riverview Park Improvements (part of ~\$4.25M)

Greenway Expansion & Improvements (~\$650K + ~\$900K)

6. Water System

Automated Meter Reading (AMR) System
• Cost: ~\$2.99M

7. Civic / Community

Nancy Carson Library Improvements (~\$500K)
Bridge & Gateway Beautification (~\$500K)

Public Comment Practices in South Carolina Cities

Objective overview of how public comment is handled across South Carolina municipalities and how North Augusta compares.

1. Statewide Rule

Public comment periods are not required by South Carolina law. Only specific public hearings (such as zoning or budget items) must allow citizen input.

2. Typical City Practice

Most cities allow a single general public comment period, usually at the beginning or end of a meeting. Citizens can speak on any topic, but not tied to specific agenda items.

3. Limited Item-Specific Comment

Some cities allow comment on certain agenda items, but typically only for formal public hearings rather than every agenda item.

4. North Augusta Approach

North Augusta allows structured public comment tied to agenda items and provides additional engagement opportunities such as Public Power Hour. This allows more detailed citizen input during the decision-making process.

5. Estimated Prevalence

Based on municipal practices, only a small minority of cities (likely under 10–20%) allow public comment on each agenda item.

6. Why It Is Uncommon

Reasons include longer meeting times, difficulty managing discussions, and procedural or legal concerns.

7. Overall Assessment

North Augusta represents an enhanced transparency and participation model compared to most South Carolina cities.