

COMMITTEE ON WAYS AND MEANS

January 12, 2021

A meeting of the Committee on Ways and Means was held this date beginning at 4:34 p.m.

PRESENT (13)

The Honorable John J. Tecklenburg, Mayor

Councilmember Delcioppo	District 1	Councilmember Waring	District 7
Councilmember Shealy	District 2	Councilmember Seekings	District 8
Councilmember Sakran	District 3	Councilmember Shahid	District 9
Councilmember Mitchell	District 4	Councilmember Griffin	District 10
Councilmember Brady	District 5	Councilmember Appel	District 11
Councilmember Gregorie	District 6	Councilmember Jackson	District 12

1. INVOCATION:

The meeting was opened with an invocation provided by Councilmember Griffin.

2. APPROVAL OF MINUTES:

On a motion of Councilmember Mitchell, seconded by Councilmember Griffin, the Committee on Ways and Means voted unanimously to approve the minutes of the December 15, 2020 Committee on Ways and Means meeting.

3. BIDS AND PURCHASES:

Chairman Gregorie stated that they had withdrawn Item 3(a).

On a motion of Councilwoman Jackson, seconded by Councilmember Mitchell, the Committee on Ways and Means voted to approve the following bids and purchases:

b. INFORMATION TECHNOLOGY: ACCOUNT: 235000-52206 AMOUNT: \$259,152.18

Approval of renewal of Police Department’s Records Management System (RMS) Annual Maintenance and Support with Central Square Technologies, Sole Source Vendor. Provides continued annual maintenance and support for the critical operations of the Police Department’s Records Management System. Includes Mobile Field Reporting, Mapping and Computer Aided Dispatch module support.

c. PUBLIC SERVICE: ACCOUNT: 062019-58010 AMOUNT: \$302,465

Approval to purchase 2021 Heil Python 28 Eject Automated Loader Mack from Carolina Environmental Systems, Inc. 306 Pineview Drive, Kernerville, NC 27284; Sourcewell Contract; 2019 Lease Purchase

The following item was withdrawn from the agenda:

a. PUBLIC SERVICE: ACCOUNT: 322000-52206

Approval to establish a contract for Waste Collection Services on Johns Island and West Ashley outside I-526 with Trident Waste & Recycling, LLC, 2701 Rourk St., North Charleston, SC 29405. Solicitation #20-P029R. The cost is \$10.75 a house per month. Funding for this contract is budgeted in the 2021 Budget. (WITHDRAWN)

4. PARKS-CAPITAL PROJECTS: APPROVAL OF THE 2021 PARKS AND RECREATION DEVELOPMENT (PARD) GRANT APPLICATION FOR JOHNS ISLAND PARK PLAYGROUND PHASE II FOR AN EXPANSION OF PLAYGROUND EQUIPMENT INCLUDING NEW PLAY STRUCTURES, SAFETY SURFACING, AND SITE WORK FOR INSTALLATION. THE FUNDING REQUESTED IS \$33,511.63 WITH A 20% CITY MATCH OF \$6,702.33.

Jason Kronsberg said they received clarification from the PARD group that there would be an increase in the application this year. The increase was about \$2,000 and would increase this grant up to \$35,850.74. The application had been updated, and he asked if they could take action on the updated application.

On a motion of Councilwoman Jackson, seconded by Councilmember Shahid, the Committee on Ways and Means voted unanimously to approve the 2021 Parks and Recreation Development (PARD) Grant Application, as amended, for Johns Island Park Playground Phase II for an expansion of playground equipment including new play structures, safety surfacing, and site work for installation.

5. PARKS-CAPITAL PROJECTS: APPROVAL OF A CONSTRUCTION CONTRACT WITH MASHBURN CONSTRUCTION COMPANY, INC. IN THE AMOUNT OF \$1,967,532 FOR THE CONSTRUCTION OF A MULTI-PURPOSE BUILDING, RESTROOMS, OPEN AIR PAVILION, DECKING, PERVIOUS PATH, PLAYGROUND AND PARKING AT CARR-RICHARDSON PARK, FORMERLY KNOWN AS BENDER STREET PARK. WITH THE APPROVAL OF THE PROJECT BUDGET, STAFF IS AUTHORIZED TO AWARD AND/OR AMEND CONTRACTS LESS THAN \$40,000, TO THE EXTENT CONTINGENCY FUNDS EXIST IN THE COUNCIL APPROVED BUDGET. THE CONSTRUCTION CONTRACT WILL OBLIGATE \$1,967,532 OF THE \$2,795,052 PROJECT BUDGET. THE FUNDING SOURCES FOR THIS PROJECT ARE: LAND SALES (\$350,025) AND HOSPITALITY FUNDS (\$2,445,000).

Mayor Tecklenburg said he wanted to thank staff regarding the design and being able to bring the contract forward. He knew people had been waiting for some time to have a new park built in the Ashleyville neighborhood overlooking the Ashley River. He said it would be a beautiful addition to the City. In addition to the park, there had been a recent meeting about adding a statue of Dr. Ernest Just at the park. He believed his mother was one of the founders of Maryville. He was a scientist and medical doctor, and his story needed to be told. He said it would take about a year of construction, and it would be a fabulous addition to the City.

Councilmember Waring said he wanted to echo the Mayor's remarks in that the park had been a long time in the making. It had been a site for environmental discrimination. The property was being demolished in the City, and the person who purchased the property began to use it as a dump site. It had been brought to the attention of Mayor Riley and Council, and Mayor Riley put a stop order on it the same day. The property was secured through eminent domain, and now it would be an open space on the waterfront for all to enjoy. It took two administrations for it to be completed. Mayor Tecklenburg had given the community an opportunity to provide input on what needed to be placed in the park. It was a small park, but would be one of the prettiest sites in the state of South Carolina rivaling Demetre Park. It definitely passed the 50 year test. Hospitality money had always been spent on the Peninsula. Some of the money used to help acquire the site came from tourism

dollars, and it would be a tourist destination. Dr. Just was one of the original founding members of Omega Si Phi which was one of the oldest African American fraternities in the country, and his mother had helped found Maryville. He appreciated the heavy lifting on the part of the Mayor and all Councilmembers, past and present, to help the park come into reality.

Chairman Gregorie asked Councilmember Waring to discuss where they were in terms of the initial asking price of the property. Councilmember Waring said the asking price was originally \$1.1 million. The man who purchased the property bought it for \$160,000. The City negotiated the price down to \$650,000 and entered into an agreement. When they conducted a survey of the property, it was discovered that of the 2.2 acres that had been advertised, there was only about 0.94 acres of highland. The previous owner had filled-in the marsh, and the marsh belonged to the State. When they completed the appraisal, there was less than one acre to sell, and the price was brought down to \$320,000. He said people would have one of the best views of The Replica at Charles Towne Landing. Now it would be in the public realm, hopefully for forever. He said some of the best ideas came from constituents. He had taken his grandson to the township and was informed by Mr. and Mrs. Murray about the concerns with the property. Had that interaction not taken place, the park would not exist. He hoped something would be named after the Murray family.

Chairman Gregorie thanked Councilmember Waring and said he thought it was important that that information was a part of the record.

On a motion of Councilmember Shahid, seconded by Councilmember Shealy, the Committee on Way and Means voted unanimously to approve a Construction Contract with Mashburn Construction Company, Inc. in the amount of \$1,967,532 for the construction of a multi-purpose building, restrooms, open air pavilion, decking, pervious path, playground and parking at Carr-Richardson Park, formerly known as Bender Street Park.

6. THE COMMITTEE ON REAL ESTATE (MEETING WAS HELD ON MONDAY, JANUARY 11, 2021 AT 3:30 P.M., CONFERENCE CALL: 1-929-205-6099; ACCESS CODE: 835 678 884)

- a. A Resolution authorizing the Mayor to execute on behalf of the City of Charleston a release and all documents necessary to release a use restriction and possibility of reverter applicable to that certain real property designated as Charleston County TMS No. 502-00-00-021, located in the City of North Charleston, and more particularly shown and described as "Tract A 10.07 acres new area," on that certain plat entitled "plat of the subdivision of Tract A (12.84 ac.) To create new tract a (10.07 ac.) and rail parcel (2.77 ac.)," recorded on November 16, 2020 in plat book I20 at page 0430 in the ROD Office for Charleston County, South Carolina, in consideration for \$350,000.00.
- b. Discussion and action regarding alternative location of Dominion Energy utility switch gear boxes on 179 Nassau St. (Property owned by the City of Charleston: TMS No. 459-05-03-001).
- c. Update and action on the sale of 431 Meeting Street (Charleston School of Law property)

An ordinance authorizing the Mayor to execute on behalf of the City a Quit Claim Deed and elimination of possibility of reverter, such possibility of reverter contained in Deed recorded in Book J-543, at page 031 for the property located at the corner

of Meeting and Wolfe Streets bearing TMS # 459-09-01-049 in the City and County of Charleston, State of South Carolina and to ratify and adopt any and all modifications or amendments to Ordinance # 2004-150. (*DEFERRED*)

- d. Request authority for the Mayor to execute a rental agreement in the amount of \$6,808 with St. Andrews Parish Parks and Playgrounds for pool space at St. Andrews Family Fitness Plus, 1642 Sam Rittenburg Blvd., Charleston, SC, from January 4, 2021 to March 25, 2021. Lease is for four lanes and cost of hiring lifeguards as set forth in the attached agreement. (\$6,808)
- e. Request authorization for the Mayor to execute a Resolution approving the submission of an application for greenbelt funds for the purchase of the property commonly known as the Howle Avenue tract on James Island, South Carolina, bearing TMS No. 343-07-00-055. (**Exhibit to be provided under separate cover by the Parks Department**)
- f. An ordinance authorizing the Mayor to execute on behalf of the City of Charleston (“City”) a Real Property Exchange Agreement and other documents necessary to convey to America Street Ventures, LLC, or its assigns, the City’s property designated as a portion of TMS No. 459-05-04-209 and TMS No. 459-05-04-220, subject to affordable housing restrictions, in exchange for the conveyance to the City of property designated as TMS Nos. 459-05-04-001, 459-05-04-002, 459-05-04-048, 459-05-04-114, and 459-05-04-115, as shown on the attached map. (**AS AMENDED**) (*See also City Council Agenda Item #L-4*) (**To be provided under separate cover by the Legal and Housing and Community Development Departments**) (*DEFERRED*)
- g. Consider the following annexation:
 - (i) 1946 Boeing Avenue (0.25 acre) (TMS# 350-13-00-028), 0.25 acre, West Ashley, (District 5). The property is owned by James Fitzgerald and Amanda L. Rhoden.

Councilmember Shahid, Chair of the Real Estate Committee, reported that item ‘a’ was part of a parcel, and the City would be receiving \$350,000 for release of the reverter clause. The committee voted unanimously to approve the Resolution. Item ‘b’ was just for discussion regarding an alternative location for a utility switch gear at 179 Nassau Street. Item ‘c’ regarding the Charleston School of Law property was deferred. It would be coming back to the Committee at a later meeting. Item ‘d’ was the ongoing rental of pool space from St. Andrew’s Parks and Playgrounds, and that was approved unanimously. A Resolution for the Howle Avenue Tract on James Island was also approved. Item ‘f’ was deferred, and item ‘g’ was unanimously approved.

Chairman Gregorie asked for a briefing on what the Howle Tract land would be used for as it was a multijurisdictional street, and there were substantial drainage issues in that area. Jason Kronsberg said this was an application for Greenbelt funds from Charleston County. It was a multijurisdictional effort in collaboration with Charleston County and the Town of James Island. The scope of work would include a small, passive watershed park. The County had committed to create

a wetland and try to return the site to one of its pre-existing uses as a place to store water. They would have a walking trail around the site, and hopefully it would assist with some of the drainage and flooding issues in the area. Mr. Fountain had been involved early on in speaking with the County, and that was the intent of the application.

Chairman Gregorie said part of their challenge was to get the encroachment for some of the properties, so they could correct the drainage, and he asked if they were working on that in tandem. Mayor Tecklenburg said the City had agreed to take the lower part of the basin, and the County would take the other part of the basin. The County was working on that more so than the City was. The County had also agreed to make the drainage improvements on this particular property that they were applying for to receive the funds to purchase.

Councilmember Waring said collaboration on projects was important to the area. He complimented Mayor Tecklenburg for collaboration on drainage fixes. Several of these projects had come through, and any time they saw that, it should be celebrated. Chairman Gregorie said they were doing something similar with the Laurel drainage issue, as well. Councilmember Waring also mentioned Central Park Road.

On a motion of Councilmember Shahid, seconded by Councilmember Mitchell, the Committee on Ways and Means voted unanimously to approve Items 'a,' 'd,' 'e' and 'g' of the Committee on Real Estate Report and recommended giving first reading to the following bill:

An ordinance to provide for the annexation of property known as 1946 Boeing Avenue (0.25 acre) (TMS# 350-13-00-028), West Ashley, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 5. The property is owned by James Fitzgerald and Amanda L. Rhoden.

There being no further business presented, the Committee on Ways and Means adjourned at 4:55 p.m.

Jennifer Cook
Clerk of Council