

COMMITTEE ON WAYS AND MEANS

February 9, 2022

A meeting of the Committee on Ways and Means was held this date beginning at 4:30 p.m.

PRESENT (13)

The Honorable John J. Tecklenburg, Mayor

Councilmember Gregg	District 1	Councilmember Waring <i>absent</i>	District 7
Councilmember Shealy	District 2	Councilmember Seekings <i>arrived at 4:33 p.m.</i>	District 8
Councilmember Sakran	District 3	Councilmember Shahid	District 9
Councilmember Mitchell	District 4	Councilmember Bowden	District 10
Councilmember Brady <i>*absent</i>	District 5	Councilmember Appel	District 11
Councilmember Gregorie	District 6	Councilmember Parker <i>arrived at 4:32 p.m.</i>	District 12

*Absent due to attendance of a re-districting meeting.

1. INVOCATION:

The meeting was opened with a moment of silence provided by Councilmember Appel.

2. APPROVAL OF MINUTES:

On a motion of Councilmember Shahid, seconded by Councilmember Shealy, the Committee on Ways and Means approved the minutes of the January 25, 2022 Committee on Ways and Means meeting.

3. BIDS AND PURCHASES:

On a motion of Councilmember Shealy, seconded by Councilmember Shahid, the Committee on Ways and Means voted unanimously to approve the following bids and purchases:

a. INFORMATION TECHNOLOGY: ACCOUNT: 161000-52206 AMOUNT: \$135,185.28

Approval of OneSolution Software Annual Maintenance and Support Agreement in the amount of \$135,185.28 with Central Square, the Sole Source Vendor, to provide maintenance and support services for the City's OneSolution ERP (Financial, HR and Payroll) Software. Approval of this agreement provides annual maintenance and support services, including software updates, for the City's Enterprise Resource Planning (ERP) system that provides all financial, payroll, budgeting, procurement and human resources functions.

b. FIRE DEPARTMENT: ACCOUNT: 940100-58015 AMOUNT: \$224,690.07

Approval to purchase forty-four (44) Motorola Radios in the amount of \$224,690.07 from Motorola Solutions, 13096 Collections Center Drive, Chicago, IL 60693. Funding will come from ARPA funds.

c. FIRE DEPARTMENT: ACCOUNT: 210000-58015 AMOUNT: \$46,597.50

Approval to purchase five (5) thermal imaging cameras in the amount of \$46,597.50 from Newton's Fire and Safety, PO Box 13-2724 Swepsonville-Saxapahaw Rd, Swepsonville, NC 27359. HGAC Contract #EE08-19

d. POLICE DEPARTMENT: ACCOUNT: 062022-58010 AMOUNT: \$170,070

Approval to purchase five (5) 2022 Ford Interceptor SUV vehicles in the amount of \$170,070 from Santee Automotive, LLC, 2601 Paxville, Hwy., Manning, SC 29102. SC Contract #4400027201. Funding will come from the 2022 Lease Purchase funds.

e. POLICE DEPARTMENT: ACCOUNT: 062022-58010 AMOUNT: \$1,047,840

Approval to purchase thirty (30) 2022 Ford Interceptor SUV vehicles in the amount of \$1,047,840 from Santee Automotive, LLC, 2601 Paxville, Hwy., Manning, SC 29102. SC Contract #4400027201. Funding will come from the 2022 Lease Purchase funds.

ACCOUNT: 240134-58015

ACCOUNT: 240134-52206

f. POLICE DEPARTMENT: ACCOUNT: 240134-52300 AMOUNT: \$261,911.97

Approval to purchase a Marine Vessel in the amount of \$261,911.97 from Safe Boats International, 8800 SW Barney White Rd., Bremerton, WA 98312. GSA Contract #47QSWA18D005J. Funding will come from the 2021 Port Security Grant.

g. STORMWATER DEPARTMENT: ACCOUNT: 050359-58015 AMOUNT: \$140,125.27

Approval to purchase a Caterpillar C9/300KW Diesel Generator Set in the amount of \$140,125.27 from Blanchard Machinery, 153 Farmington Rd., Summerville, SC 29483. Sourcewell Contract #120617-CAT. Spring-Fishburne Drainage Project Phase-4. Funding sources for this purchase are South Carolina Transportation Infrastructure Bank (\$56,312,650.90) and King Street Gateway TIF (\$9,006,421.80).

h. PUBLIC SERVICE/FLEET(STORMWATER): ACCOUNT: 062022-58010 AMOUNT: \$335,750

Approval to purchase a 2021 Freightliner 114SD 6x4 Chassis with new Vac-Con Titan Sewer Truck in the amount of \$335,750 from Southern Vac, 1520 Pineview Rd., Columbia, SC 29209. Sourcewell Contract #101221-VAC. Funding will come from the 2022 Lease Purchase funds.

i. PUBLIC SERVICE/FLEET (STORMWATER): ACCOUNT: 062022-58015 AMOUNT: \$116,712

Approval to purchase one (1) Cat 440 Backhoe Loader in the amount of \$116,712 from Blanchard Machinery, PO Box 402197, Atlanta, GA 30384. SC Contract # 4400025395. Funding will come from the 2022 Lease Purchase funds.

j. PUBLIC SERVICE/FLEET (STREETS & SIDEWAWLKS): ACCOUNT: 062022-58015 AMOUNT: \$74,673.96

Approval to purchase one (1) Bobcat Compact Excavator E42 with Hudson 7 Ton Trailer in the amount of \$74,673.96 from Clark Equipment Co., 250 E. Beaton Dr., West Fargo, ND 58078. Sourcewell Contract #040319-CEC. Funding will come from the 2022 Lease Purchase funds.

k. PUBLIC SERVICE/FLEET: ACCOUNT: 062022-58010 AMOUNT: \$101,816

Approval to purchase four (4) each 2022 Ford Escape Gas/Electric Hybrid 5-Passenger vehicles in the amount of \$101,816 from Vic Bailey Ford, 501 East Daniel Morgan Ave., Spartanburg, SC 29304. SC Contract #4400027171. Funding will come from the 2022 Lease Purchase funds.

l. PUBLIC SERVICE/FLEET: ACCOUNT: 062022-58010 AMOUNT: \$624,900

Approval to purchase two (2) Hell 500 25yd. Rear Loader on 2022 Dennis Eagle Cab and Chassis in the amount of \$624,900 from CES, 2701 White Horse Rd., Greenville, SC 29611. Sourcewell Contract #091219-THC. Funding will come from the 2022 Lease Purchase funds.

m. PUBLIC SERVICE/FLEET: ACCOUNT: 062022-58015 AMOUNT: \$104,448

Approval to purchase a John Deer 324 L Loader in the amount of \$104,448 from Flint Equipment Co., 136 Acres Dr., Ladson, SC 29456. Sourcewell Contract #E014-22U-ULNV0016. Funding will come from the 2022 Lease Purchase funds.

n. PUBLIC SERVICE/FLEET: ACCOUNT: 062022-58010 AMOUNT: \$295,679.30

Approval to purchase a 2022 Tymco 500X Sweeper M2-106 Chassis in the amount of \$295,679.30 from Amick Equipment, PO Box 1965, Lexington, SC 29071. Funding will come from the 2022 Lease Purchase funds.

ACCOUNT: 171310-52206 – 30%

o. PARKS DEPARTMENT: ACCOUNT: 580115-52206 – 70 % AMOUNT: \$64,306.68

Approval to establish an agreement for a Planned Service agreement for the HVAC system at the Gaillard Center in the amount of \$101,568 with Johnson Controls, 4415 Sea Ray Dr., Charleston, SC 29405-8401. Sourcewell Contract #031517-JHN. Funding costs will be split between the Hospitality Fund and General Fund.

4. PARKS – CAPITAL PROJECTS: APPROVAL OF ASHLEY HALL FIRE STATION #16 RENOVATION CHANGE ORDER #2 WITH SACHEL CONSTRUCTION, LLC IN THE AMOUNT OF \$47,005.99 FOR THE REMOVAL AND REPLACEMENT OF 33 STOREFRONT GLASS UNITS, NEW SIDE DOORS AT APPARATUS BAY AND LOUNGE RESTROOM AREA, PROVIDE AND INSTALL LVT FLOORING THROUGHOUT THE LIVING QUARTERS, INSTALL KITCHEN EXHAUST FAN AND DEMO OLD UNITS IN APPARATUS BAY, DRYWALL PATCHING AND PAINTING IN WORKOUT AREA, AND ELECTRICAL AND LIGHT OUTLET ALTERATIONS. APPROVAL OF CHANGE ORDER #2 WILL INCREASE THE CONSTRUCTION CONTRACT BY \$47,005.99 (FROM \$151,726.85 TO \$198,732.84). THE FUNDING SOURCE FOR THIS PROJECT IS LAND SALES (\$430,000).

On a motion of Councilmember Shealy, seconded by Councilmember Mitchell, the Committee on Ways and Means voted unanimously to approve of Ashley Hall Fire Station #16 Renovation Change Order #2 with Satchel Construction, LLC in the amount of \$47,005.99.

5. STORMWATER MANAGEMENT: APPROVAL OF EHRHARDT ST TUNNEL CONSTRUCTION CONTRACT WITH TRIAD ENGINEERING AND CONTRACTING COMPANY IN THE AMOUNT OF \$12,487,790 FOR THE CONSTRUCTION OF A STORMWATER TUNNEL AND DROP SHAFT STRUCTURE THAT WILL SERVICE A PORTION OF THE MEDICAL DISTRICT AND WILL PROVIDE A DRAINAGE CONNECTION BETWEEN THE MEDICAL DISTRICT AND THE SPRING/FISHBURNE DRAINAGE TUNNEL NETWORK. WITH APPROVAL OF THE PROJECT BUDGET, STAFF IS AUTHORIZED TO AWARD AND/OR AMEND CONTRACTS LESS THAN \$40,000 TO THE EXTENT PROJECT CONTINGENCY FUNDS EXIST IN THE COUNCIL APPROVED BUDGET. APPROVAL OF THIS CONSTRUCTION CONTRACT WILL INSTITUTE A PROJECT BUDGET OF \$17,855,519 OF WHICH \$12,487,790 WILL BE OBLIGATED FOR THE CONTRACT. FUNDING FOR THIS PROJECT IS HUD CDBG-MIT GRANT (\$9,964,190) AND DRAINAGE FUND (\$7,891,329).

On a motion of Councilmember Shahid, seconded by Councilmember Mitchell, the Committee on Ways and Means voted unanimously to approval of Ehrhardt St. Tunnel Construction Contract with Triad Engineering and Contracting Company in the amount of \$12,487,790 for the construction of a stormwater tunnel and drop shaft structure that will service a portion of the Medical District and will provide a drainage connection between the medical district and the Spring/Fishburne drainage tunnel network.

6. STORMWATER MANAGEMENT: APPROVAL OF EHRHARDT ST. TUNNEL EXTENSION FEE AMENDMENT #4 WITH DAVIS AND FLOYD FOR \$2,482,200 FOR CONSTRUCTION CONTRACT MANAGEMENT, CONSTRUCTION -PHASE ENGINEERING, ASSURANCE AND ACCEPTANCE INSPECTION, SAMPLING, TESTING, AND CONSTRUCTION SURVEY VERIFICATION FOR THE EHRHARDT ST. TUNNEL EXTENSION PROJECT. APPROVAL OF FEE AMENDMENT #4 WILL INCREASE THE PROFESSIONAL SERVICES CONTRACT BY \$2,482,200 (FROM \$1,004,740 TO \$3,486,940). FUNDING FOR THIS PROJECT IS HUD CDBG-MIT GRANT (\$9,964,190) AND THE DRAINAGE FUND (\$7,891,329).

On a motion of Councilmember Shahid, seconded by Councilmember Mitchell, the Committee on Ways and Means voted unanimously to approve of Ehrhardt St. Tunnel Fee Amendment #4 with Davis and Floyd for \$2,482,200.

7. POLICE DEPARTMENT: APPROVAL OF A CONTRACT RENEWAL IN THE AMOUNT OF \$18,069 BETWEEN THE CITY OF CHARLESTON AND LOW COUNTRY YOUTH SERVICES FOR A YOUTH MENTORSHIP PROGRAM TO HELP CPD BUILD RELATIONSHIPS WITH YOUTH AND THE COMMUNITY TO PREVENT CRIME AND PROMOTE PUBLIC SAFETY.

On a motion of Councilmember Shahid, seconded by Councilmember Mitchell, the Committee on Ways and Means voted unanimously to approve of a contract renewal in the amount of \$18,069 between the City of Charleston and Low Country Youth Services for a Youth Mentorship Program.

8. POLICE DEPARTMENT: APPROVAL OF AN MOU BETWEEN CPD AND U.S. DEPARTMENT OF VETERANS AFFAIRS, RALPH H. JOHNSON VA HEALTH CARE SYSTEM POLICE SERVICES FOR PURPOSES OF COORDINATING LAW ENFORCEMENT RESPONSE TO INCIDENTS AND SITUATIONS OCCURRING AT THE RALPH H. JOHNSON VA HEALTH CARE SYSTEM.

On a motion of Councilmember Shahid, seconded by Mayor Tecklenburg, the Committee on Ways and Means voted unanimously to approve of and MOU between CPD and U.S. Department of Veteran Affairs, Ralph H. Johnson VA Health Care System Police services for purposes coordinating law enforcement response to incidents and situations occurring at the Ralph H. Johnson VA Health Care System.

9. BUDGET, FINANCE, AND REVENUE COLLECTIONS: APPROVAL OF THE ATTACHED BUDGET TO TRANSFER \$800,000 BUDGETED IN 2022 FOR ARPA GRANTS TO GRANTEE SPECIFIC LINE ITEMS AS RECOMMENDED BY THE AD HOC BUDGET COMMITTEE. THERE IS NO BUDGET IMPACT. (BUDGET TO BE DISTRIBUTED UNDER SEPARATE COVER PENDING AD HOC BUDGET ADVISORY COMMITTEE MEETING ON FEBRUARY 3, 2022)

On a motion of Councilmember Shealy, seconded by Councilmember Shahid, the Committee on Ways and Means voted unanimously to approve a budget transfer of \$800,000 budgeted in 2022 for ARPA Grants to grantee specific line items as recommended by the Ad Hoc Budget Committee.

10. THE COMMITTEE ON REAL ESTATE (MEETING WAS HELD ON MONDAY, FEBRUARY 7, 2022 AT 3:30 P.M., CONFERENCE CALL: 1-929-205-6099; ACCESS CODE: 835 678 884)

- a. An ordinance authorizing the Mayor to execute on behalf of the City a utility easement, approved as to form by the office of Corporation Counsel, to Dominion Energy South Carolina, Inc., encumbering a portion of the City's real property designated as Charleston County TMS No. 459-05-04-116, within the right-of-way shown on drawing D-84107, to permit installation of duct bank to transfer electricity to multiple affordable housing projects, including James Lewis, Jr. Eastside Apartments. The property is owned by the City of Charleston. (Block of Lee Street, Nassau Street, Hanover Street and Cooper Street)
- b. An ordinance authorizing the Mayor to execute on behalf of the City a utility easement, approved as to form by the office of Corporation Counsel, to Dominion Energy South Carolina, Inc., encumbering a portion of the City's real property designated as Charleston County TMS No. 459-05-03-005, within the right-of-way shown on drawing D-84107, to permit installation of duct bank to transfer electricity to multiple affordable housing projects, including James Lewis, Jr. Eastside Apartments. The property is owned by the City of Charleston. (Nassau Street and Lee Street)
- c. Request the Mayor and City Council approve the sale of the Shires Apartment to Harmony Housing, Inc., a Georgia-based nonprofit organization to re-capitalize and maintain the units as affordable rental housing for persons or families earning sixty (60%) and below the Area Median Income for a period of not to exceed 30 years. The previous investment the City of Charleston made in the approximate amount of \$379k, known as Home Investment

Partnerships Program Community Housing Development Organization (CHDO) proceeds awarded by the Department of Housing and Urban Development will be returned to Humanities Housing (CHDO for the Humanities Foundation) CHDO to be reinvested in CHDO eligible housing activities in the City of Charleston. Humanities Foundation will provide the City of Charleston an annual report illustrating where said funds are invested. Please see the attached correspondence from Tracy Doran and information on Harmony Housing.

- d. Request the Mayor and City Council enter into an Option to Lease with RHG Housing Development, LLC (RHG), the successful bidder for the Johns Island Affordable Housing RFP (Fenwick Properties). RHG proposes to build both rental and for-sale affordable housing on the site. [Ordinance]
- e. Request approval of the Lease Amendment renewing the lease agreement between Traverse Point, LLC and the City of Charleston, for the lease of the commercial space located at 2093 Executive Hall Road, Charleston, South Carolina. The monthly rent is approximately \$6770.10. The space is utilized by CPD. (The property is owned by Traverse Point, LLC; TMS No. 351-01-00-049.)
- f. Please consider the following annexations:
 - (i) 2131 Clayton Drive (0.25 acre) (TMS# 310-12-00-018), West Ashley, (District 11). The property is owned by David William Ogden and Erin Hope Leach-Ogden.
 - (ii) 1517 and 1521 Wappoo Drive (0.54 acre), (TMS# 351-12-00-115 and 207), West Ashley, (District 9). The property is owned by Little Dudes LLC and The Dudes Invests LLC.

Councilmember Appel, Chairman of the Committee on Real Estate said the first two items discussed had to do with utility easements that were granted in connection with the James Lewis Jr. Eastside Apartments in effort to make sure the underground utilities were part of the project, to make for better functionality and aesthetics of the project.

Next, the Committee on Real Estate talked about and approved an arrangement with the Humanities Foundation regarding sale of a parcel that was near “burning off its affordability”, Mr. Chairman said. The item was approved unanimously by the Committee on Real Estate.

Mr. Chairman said item ‘d’ was an Option to Lease with RHG Housing Development, LLC regarding the Johns Island affordable housing RFP for Fenwick Properties. The item was approved by the Committee. The next item for discussion was a renewed lease agreement for the Police Department. Lastly, the Committee unanimously approved two annexations in District 11 and one in District 9.

Mayor Tecklenburg said as often as they were all in concurrence of the items and there were no discussions, he could not help but to mention the amazing amount of collaboration that went into making two of the Ways and Means projects total \$15 million to extend the Spring/Fishburne Tunnel System over to the heart of the Medical District, which was the highest density jobs per acre area of the City. Mayor Tecklenburg said Dr. Cole and the Medical University

was very thankful to the City. Mr. Mayor thanked Governor McMaster for his assistance in helping the City secure funding to make the project come to fruition. The Governor gave his commitment when he visited Charleston and went into the tunnel. The work was being done right away and in timing with the completion of the Spring Fishburne System, the City would also have the addition of Phase V of the Spring/ Fishburne completed. Mayor Tecklenburg praised the accomplishments and thanked all involved.

Chairman Gregorie said he remembered when the Governor visited and went into the tunnel. He said Mayor Tecklenburg cornered the Governor. Everyone in the Chamber laughed.

Councilmember Shealy added that the Governor did not go into the tunnel until he several of the Councilmembers resurfaced, and then he went down.

Chairman Gregorie expressed his thankfulness because there was investment in District 6 that would make a tremendous difference on the quality of life of the residents of District 6 and beyond.

Mr. Chairman asked if there was anything else to come before the Committee. Chairman Gregorie recognized Councilmember Mitchell.

Councilmember Mitchell, too, thanked everyone for their hard work to get the Spring/Fishburne project up and running. He said he grew up in the area and it has needed improvements for a very long time. There were fabulous homes that once existed in the area and they were gone to build the Septima Clark project. The work with the Medical community played an important role in this project. If it failed, people would not be able to access medical care, so he was extremely thankful that the project pushed forward with Mayor Tecklenburg and Governor McMaster's leadership.

Chairman Gregorie said he found an article in the Post and Courier on the Tunnel to be encouraging as it mentioned the Outfall was expected to be completed by 2023, which meant there would be some relief in his district, District 6, which was urgently needed.

On a motion of Councilmember Shahid, seconded by Councilmember Mitchell, the Committee on Ways and Means voted unanimously to approve the Committee on Real Estate report as presented and recommended giving first reading to the following bills:

An ordinance authorizing the Mayor to execute on behalf of the City a utility easement, approved as to form by the office of Corporation Counsel, to Dominion Energy South Carolina, Inc., encumbering a portion of the City's real property designated as Charleston County TMS No. 459-05-04-116, within the right-of-way shown on drawing D-84107, to permit installation of duct bank to transfer electricity to multiple affordable housing projects, including James Lewis, Jr. Eastside Apartments.

An ordinance authorizing the Mayor to execute on behalf of the City a utility easement, approved as to form by the office of Corporation Counsel, to Dominion Energy South Carolina, Inc., encumbering a portion of the City's real property designated as Charleston County TMS No. 459-05-03-005, within the right-of-way shown on drawing D-84107, to permit installation of duct bank to transfer electricity to multiple affordable housing projects, including James Lewis, Jr. Eastside Apartments.

An ordinance authorizing the Mayor to execute, on behalf of the City of Charleston ("City") that certain Option to Lease and acquire real property to RHG Housing Development, LLC ("Developer") the City's real property, containing 12.647 acres, more or less, and designated as Charleston County TMS No. 346-00-00-004, under which the developer will develop a minimum of 90 affordable residential rental units and 28 affordable for sale units.

An ordinance to provide for the annexation of property known as 2131 Clayton Drive (0.25 acre) (TMS# 310-12-00-018), 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 11. The property is owned by David William Ogden and Erin Hope Leach-Ogden.

An ordinance to provide for the annexation of properties known as 1517 and 1521 Wappoo Drive (0.54 acre) (TMS# 351-12-00-115 and 207), 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 9. The properties are owned by Little Dudes LLC and the Dude Invests LLC.

There being no further business presented, the Committee on Ways and Means adjourned at 4:37 p.m.

Velvett Simmons
Assistant Clerk of Council