

COMMITTEE ON WAYS AND MEANS

March 13, 2018

A meeting of the Committee on Ways and Means was held this date at 4:43 p.m.

PRESENT (13)

The Honorable John J. Tecklenburg, Mayor

Councilmember White	District 1	Councilmember Waring	District 7
Councilmember Shealy	District 2	Councilmember Seekings	District 8
Councilmember Lewis	District 3	Councilmember Shahid	District 9
Councilmember Mitchell	District 4	Councilmember Griffin	District 10
Councilmember Wagner	District 5	Councilmember Moody	District 11
Councilmember Gregorie	District 6	Councilmember Jackson	District 12

1. INVOCATION:

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

2. APPROVAL OF MINUTES:

On a motion of Councilwoman Jackson, seconded by Councilmember Gregorie, the Committee on Ways and Means voted unanimously to approve the minutes of the February 13, 2018 Committee on Ways and Means meeting.

The minutes of the February 26, 2018 Ways and Means meeting were deferred.

3. BIDS AND PURCHASES:

On a motion of Councilmember Moody, seconded by Councilmember Mitchell, the Committee on Ways and Means voted unanimously to approve the bids and purchases as follows:

TRAFFIC AND TRANSPORTATION: ACCOUNT:022045-52204 APPROPRIATION: \$220,000

Approval to establish a contract for the Peninsula Parking Study with Kimley-Horn and Associates, Inc., 200 South Tryon Street, Suite 200, Charlotte, NC 28202; Solicitation #17-P042R

FIRE DEPARTMENT: ACCOUNT:210000-52008 APPROPRIATION: \$131,426.75

Approval to purchase fifty-three (53) SCBA Upgrade Kits from Rhinehart Family Co., Inc., DBA Rhinehart Fire Services, 22 Piney Park Rd., Unit G, Asheville, NC 28806

FIRE DEPARTMENT: ACCOUNT:210000-58015 APPROPRIATION: \$44,072.62

Approval to purchase one (1) 4-Stage Air Compressors from Safe Air Systems, Inc., 210 Labrador Dr., Randleman, NC 27317; Solicitation #18-B004S

FLEET MANAGEMENT: ACCOUNT:324000-58015 APPROPRIATION: \$74,645.38

Approval to purchase a 2018 Scrubber Walk-Behind Sweeper from Grainger, 7401 Pepperdam Ave., Charleston, SC 29418; SC Contract #5000011407

FLEET MANAGEMENT: ACCOUNT:062018-58010 APPROPRIATION: \$529,600

Approval to purchase two (2) 2018 Crane Carrier Cab/Chassis Heil PT1000 20yard Rear Loader from Carolina Environmental Systems, 1509 Murraywood Ct., Columbia, SC 29212; NJPA Contract #112014-THC; 2018 Lease Purchase Funds

FLEET MANAGEMENT: ACCOUNT:062018-58010 APPROPRIATION: \$159,230

Approval to purchase a 2018 Freightliner Cab/Chassis Heil PT1000 13 yard Rear Loader from Carolina Environmental Systems, 1509 Murraywood Ct., Columbia, SC 29212. NJPA Contract #112014-THC; 2018 Lease Purchase Funds.

FLEET MANAGEMENT: ACCOUNT:062018-58010 APPROPRIATION: \$81,166

Approval to purchase two (2) 2018 Ford F250 Trucks with upgrade from Vic Bailey Ford, PO Box 3568, Spartanburg, SC 29304; SC Contract #4400014486; 2018 Lease Purchase Funds.

FLEET MANAGEMENT: ACCOUNT:062018-58010 APPROPRIATION: \$130,631

Approval to purchase a 2018 Case 521Z Bar Wheel Loader from 7168B Cross County Rd., Charleston, SC 29418; SC Contract #5000013447; 2018 Lease Purchase Funds

FLEET MANAGEMENT: ACCOUNT:062018-58010 APPROPRIATION: \$66,578

Approval to purchase two (2) 2018 Ford F250 Crew Cab 4x2 8' Bed Trucks from Vic Bailey Ford, PO Box 3568, Spartanburg, SC 29304; SC Contract #4400014486; 2018 Lease Purchase Funds.

FLEET MANAGEMENT: ACCOUNT:062018-58010 APPROPRIATION: \$135,581.80

Approval to purchase a 2018 Dodge Ram 5500 Chassis Cab 4x2 Cab with Versalift from Map Enterprises, Inc., PO Box 3097, Burlington, NC 27216-3097; NJPA Contract #120746-NAF; 2018 Lease Purchase Funds

FLEET MANAGEMENT: ACCOUNT:062018-58010 APPROPRIATION: \$60,654

Approval to purchase three (3) 2018 Ford Escape S Trim Vehicles from Vic Bailey Ford, PO Box 3568, Spartanburg, SC 29304; SC Contract #4400014530; 2018 Lease Purchase Funds

FLEET MANAGEMENT: ACCOUNT:062018-58015 APPROPRIATION: \$60,144.61

Approval to purchase a 2018 John Deere 50G Compact Excavator from Flint Equipment Co., 4500 Wendell Dr. SW, Atlanta, GA 30336; NJPA Contract #032515-JDC; 2018 Lease Purchase Funds

FLEET MANAGEMENT: ACCOUNT:062018-58015 APPROPRIATION: \$109,126.15

Approval to purchase a 2018 John Deere 75G Excavator from Flint Equipment Co., 4500 Wendell Dr. SW, Atlanta, GA 30336; NJPA Contract #032515-JDC; 2018 Lease Purchase Funds

FLEET MANAGEMENT: ACCOUNT:062018-58010 APPROPRIATION: \$56,756

Approval to purchase two (2) 2018 Ford F250 Crew Cab 4x2 8' Bed from Vic Bailey Ford, PO Box 3568, Spartanburg, SC 29304; SC Contract #4400014486; 2018 Lease Purchase Funds

FLEET MANAGEMENT: ACCOUNT:062018-58010 APPROPRIATION: \$248,059.92

Approval to purchase twelve (12) 2018 Nissan Frontier 4x2 King Cab Vehicles from Charleston Nissan, 1714 Savannah Hwy., Charleston, SC 29407; Local vendor beat SC Contract price; 2018 Lease Purchase Funds

FLEET MANAGEMENT: ACCOUNT:062018-58010 APPROPRIATION: \$658,341.08

Approval to purchase two (2) 2018 Western Star 6x4 Vactor 2112 Plus S Single Engine from Public Works Equipment, 4519 Old Charlotte Hwy., Monroe, NC 28110; NJPA Contract #022014FSC; 2018 Lease Purchase Funds

FLEET MANAGEMENT: ACCOUNT:062018-58010 APPROPRIATION: \$239,346.85

Approval to purchase a 2019 Freightliner M2, Dual Steer Chassis Elgin Single Engine Crosswind Regenerative Air Street Sweeper from Public Works Equipment, 4519 Old Charlotte Hwy. Monroe, NC 28110; NJPA Contract #022014FSC; 2018 Lease Purchase Funds

INFORMATION TECHNOLOGY: ACCOUNT:235000-52206 APPROPRIATION: \$62,671.25

Approval of Maintenance Agreement with Hitachi Data Systems, the Sole Source Vendor, to provide maintenance and support services for the Police Department's safety and security video camera system. This provides annual maintenance and support services, including hardware and software replacement and updates, for the Police Department's Safety & Security Video Camera System.

4. BUDGET FINANCE AND REVENUE COLLECTIONS: APPROVAL OF THE 2018 MASTER LEASE PURCHASE FINANCING AGREEMENT IN THE AMOUNT OF \$7,288,642 WITH TD

EQUIPMENT FINANCE, 40 CALHOUN STREET, CHARLESTON, SC; SOLICITATION NUMBER 18-B002C [ORDINANCE]

On a motion of Councilmember Moody, seconded by Councilmember Gregorie, the Committee on Ways and Means voted unanimously to recommend giving first reading to the following bill:

An ordinance to authorize the execution and delivery of Lease/Purchase and Security Agreements with TD Equipment Finance, Inc. in order to provide for the acquisition of certain Police, Fire, Public Service, Fleet, Stormwater and various other vehicles and equipment; to provide the terms and conditions of such Lease/Purchase and Security Agreements; to provide for the granting of a security interest to secure all obligations of Lessee under the Lease/Purchase and Security Agreements; to authorize the execution and delivery of all documents necessary or appropriate to the consummation of such Lease/Purchase and Security Agreements; and to provide for other matters related thereto.

5. BUDGET FINANCE AND REVENUE COLLECTIONS: APPROVAL OF RENEWAL WITH SAFETY NATIONAL FOR WORKS COMPENSATION EXCESS INSURANCE IN THE AMOUNT OF \$369,728. THE 2018 POLICY RENEWAL RATE IS FLAT BUT THE PREMIUM IS INCREASING BY 4% DUE TO THE INCREASED PAYROLL. THIS POLICY RUNS APRIL 1, 2018 TO APRIL 1, 2020. SAFETY NATIONAL IS OFFERING A TWO YEAR RATE LOCK. COUNCILMEMBER LEWIS, THE HR COMMITTEE CHAIR, HAS BEEN BRIEFED ON THE RECOMMENDATION AND APPROVED ADDING THIS ITEM TO THE WAYS AND MEANS AGENDA.

On a motion of Councilmember Gregorie, seconded by Councilmember Mitchell, the Committee on Ways and Means voted unanimously to approve the renewal with Safety National for Works Compensation Excess Insurance in the amount of \$369,728.

6. BUDGET FINANCE AND REVENUE COLLECTIONS: REQUEST APPROVAL OF AMENDMENT #3 TO THE AGREEMENT WITH THE GIBBES MUSEUM FOR THE ANNUAL CITY FACILITY CONTRIBUTION. THIS AMENDMENT MODIFIES THE PAYMENT SCHEDULE ESTABLISHED IN THE 2014 AMENDMENT BUT DOES NOT CHANGE THE TOTAL DOLLAR CONTRIBUTION OVER TIME.

On a motion of Councilmember Gregorie, seconded by Councilmember Seekings, the Committee on Ways and Means voted unanimously to approve Amendment #3 to the Agreement with the Gibbes Museum for the annual City Facility contribution.

7. FIRE DEPARTMENT: APPROVAL TO APPLY FOR A DHEC GRANT IN THE AMOUNT OF \$31,500 FOR THE LOW COUNTRY HEALTHCARE COALITION TO SUPPORT THE HAZ-MAT TEAM. FUNDS WILL BE USED TO PURCHASE DETECTION AND DECON EQUIPMENT. A 20% IN-KIND MATCH IS REQUIRED.

On a motion of Councilmember Mitchell, seconded by Councilmember Shealy, the Committee on Ways and Means voted to apply for a DHEC grant in the amount of \$31,500 for the Low Country Healthcare Coalition to support the Haz-Mat Team.

8. PARKS-CAPITAL PROJECTS: APPROVAL OF VOLVO TENNIS STADIUM MISCELLANEOUS CONCRETE REPAIRS CHANGE ORDER #1 TO THE CONSTRUCTION CONTRACT WITH STRICKLAND WATERPROOFING COMPANY, INC. IN THE AMOUNT OF \$21,000 FOR ADDITIONAL WORK AT SIX STAIR TOWER LOCATIONS DUE TO UNFORESEEN CONDITIONS. THE TURNDOWN SLAB WAS NOT PRESENT AT THE BOTTOM OF THE STAIR LANDING AS INDICATED ON THE DRAWINGS THEREFORE A NEW REPAIR DETAIL WAS PROVIDED BY JMT WHICH REQUIRED ADDITIONAL DEMOLITION, EXCAVATION, CONCRETE, REINFORCING STEEL, SANDSHELL AND TEMPORARY BRACING AT EACH LOCATION. APPROVAL OF CHANGE ORDER #1 WILL RESULT IN A \$21,000 INCREASE TO THE CONSTRUCTION CONTRACT WITH STRICKLAND WATERPROOFING CO., INC. FROM \$85,300 TO \$106,300. THE FUNDING SOURCE FOR GENERAL MAINTENANCE WORK AT THE VOLVO TENNIS STADIUM IS 2018 HOSPITALITY FUND (\$150,000).

On a motion of Councilmember Waring, seconded by Councilmember Mitchell, the Committee on Ways and Means voted unanimously to approve Volvo Tennis Stadium Miscellaneous Concrete Repairs Change Order #1 to the Construction Contract with Strickland Waterproofing Company, Inc. in the amount of \$21,000 for additional work at six stair tower locations due to unforeseen conditions.

9. PUBLIC SERVICE: APPROVE SPRING/FISHBURNE US17 DRAINAGE & TRANSPORTATION IMPROVEMENTS: DIVISION III FEDERAL MATCH (PHASE 2) CHANGE ORDER #13 IN THE AMOUNT OF \$24,000 FROM CROWDER CONSTRUCTION CO. ON SUBJECT PROJECT FOR INSTALLATION OF REINFORCED TURF ACCESS DRIVE FOR MAINTENANCE OF TWO VORTEX BOXES/SHAFTS. THE APPROVAL OF CO#13 WILL RESULT IN AN INCREASE OF \$24,000 TO BOTH THE CONSTRUCTION CONTRACT AND THE PROJECT BUDGET. THE CONSTRUCTION CONTRACT WILL INCREASE FROM \$25,255,582.41 TO \$25,279,582.41 AND THE PROJECT BUDGET WILL INCREASE FROM \$25,525,582.41 TO \$25,549,582.41. ADDITIONAL FUNDS WILL COME FROM THE 50/50 FED MATCH AND THE KING STREET TIF.

On a motion of Councilmember Mitchell, seconded by Councilmember Waring, the Committee on Ways and Means voted unanimously to approve Spring/Fishburne US17 Drainage & Transportation Improvements: Division III Federal Match (Phase 2) Change Order #13 in the amount of \$24,000 from Crowder Construction Co. on subject project for installation of reinforced turf access drive for maintenance of two vortex boxes/shafts.

10. THE COMMITTEE ON REAL ESTATE: (MEETING WAS HELD MARCH 12, 2018 AT 4:00 P.M. AT CITY HALL, 80 BROAD STREET, FIRST FLOOR CONFERENCE ROOM)

- a. Authorize the Mayor to execute the First Amendment to Preliminary Site Work Agreement to allow the 99 WestEdge developer to perform the work required to improve and enlarge the 180 Lockwood Municipal Parking Lot. (180 Lockwood; TMS: 460-00-00-013)
- b. Authorize the Mayor to execute the Purchase and Sale Agreement for the City to acquire the Archer School site from Charleston County School District for future development to include affordable housing. The property is owned by the Charleston County School District. (220 Nassau Street; TMS: 459-05-01-067) **(DEFERRED)**
- c. Authorize the Mayor to execute on behalf of the City a Real Estate Note and Mortgage Modification Agreement, clarifying that the original Note given to the City by Latrice R. Evans, secured by a mortgage on property located at 1825 Austin Avenue, is subject to a balance reduction schedule and debt forgiveness provision (1825 Austin Avenue; TMS: 464-01-00-132) [Ordinance]
- d. Request authorization for the Mayor to execute the Purchase and Sale Agreement for 101 Broad Street. The property is owned by the City of Charleston. (TMS: 457-12-04-016) [Ordinance]
- e. Executive Session:
 - i. Discuss property acquisitions and easements required for the Calhoun West Drainage project. Action may or may not be taken.
 - ii. Discuss property acquisition and easements required for the Forest Acres Phase 2a storm water drainage project. Action may or may not be taken.
 - iii. Request authorization to acquire a new 10 foot storm water easement on property located at 815 Colony Drive. (TMS: 418-15-00-017) Action may or may not be taken.
 - iv. Discussion regarding potential contractual arrangements in connection to 113 Calhoun Street and Emanuel A.M.E. Church. Action may or may not be taken. *(Councilmember Waring) (No action taken.)*
- f. Consider the following annexation:
 - Property on Zelasko Road (TMS# 313-00-00-335) 1.19 acres, Johns Island (District 5). The property is owned by Larry McCutchen.

Councilmember Moody, Chair of the Committee on Real Estate, reported that the Committee had a lengthy meeting. The Committee had approved the Greenberg Municipal Complex parking area for Item 'a,' and \$700,000 would come out of the Parking and Enterprise Funds. Item 'b' was

deferred, so the Committee could gather additional information. Item 'c' was a mortgage modification agreement that the City needed to correct and was approved. Item 'd' was the sale of 101 Broad Street for \$1.7 million, which was approved by the Committee. The City would receive \$500,000 down at closing, with five annual installments of \$240,000 each. This would provide parking for the renovated 88 and 90 Broad Streets. The purchaser would be able to use this for up to six years for parking. The buyer would also have to improve the appearance of the lot, and those improvements would be subject to approval by the Board of Architectural Review. The Committee also went into executive session and heard four items. When the Committee came out of executive session, it approved Item 'e(i),' the acquisition of the property and easements for the Calhoun West drainage project. The Committee approved these actions either by negotiation or condemnation. Item 'e(ii)' was the Forest Acres Phase 2a project, and the Committee approved the acquisition of this property and easements either by negotiation or condemnation. The Committee also approved Item 'e(iii),' which was the acquisition of a storm water easement at 815 Colony Drive for \$3,000. For Item 'e(iv),' the Committee asked staff to prepare an option to sell 113 Calhoun Street at a designated future date. The date would be based on the IAAM vacating the property, which could be in a couple of years. The option would also have some use restrictions on the property and a reverter clause that if the property was not used, it would come back to the City. Councilmember Moody stated the Committee on Ways and Means did not need to vote on this item because it was for information only. The Real Estate Committee had asked staff to work on this option and bring it back to the Committee. The last item, Item 'f,' was the annexation of property on Zelasko Road, and this was approved by the Committee.

Councilmember Lewis asked that the record reflect he would be voting against Item 'a,' but he would be voting in favor of the remainder of the Committee report.

On a motion of Councilmember Gregorie, seconded by Councilmember Waring, the Committee on Ways and Means voted to adopt the report of the Committee on Real Estate as presented.

The vote was not unanimous. Councilmember Lewis voted 'nay' on Item 'a' of the report.

The Committee on Ways and Means recommended giving first reading to the following bills:

An ordinance to authorize the execution and delivery of Lease/Purchase and Security Agreements with TD Equipment Finance, Inc. in order to provide for the acquisition of certain Police, Fire, Public Service, Fleet, Stormwater and various other vehicles and equipment; to provide the terms and conditions of such Lease/Purchase and Security Agreements; to provide for the granting of a security interest to secure all obligations of Lessee under the Lease/Purchase and Security Agreements; to authorize the execution and delivery of all documents necessary or appropriate to the consummation of such Lease/Purchase and Security Agreements; and to provide for other matters related thereto.

An ordinance authorizing the Mayor to execute on behalf of the City a Real Estate Note and Mortgage Modification Agreement, clarifying that the original Note given to the City by Latrice R. Evans, secured by a Mortgage on property located at 1825 Austin Avenue, is subject to a balance reduction schedule and debt forgiveness provision

An ordinance authorizing the Mayor to execute on behalf of the City such documents, approved as to form by Corporation Counsel, as is necessary to effectuate the transfer of City-owned property located at 101 Broad Street, TMS. No. 457-12-04-016, to EEMO, LLC, a South Carolina Limited Liability Company, in accordance with the terms and conditions of the Purchase and Sale Agreement attached hereto as Exhibit A and incorporated herein by reference.

Resolution authorizing negotiations and the use of eminent domain, if negotiated purchases prove unavailing, to acquire easement or fee interests, as applicable, in the following properties for purposes of stormwater drainage: TMS No. 460-12-02-053 and TMS No. 460-12-02-054

Resolution authorizing negotiations and the use of eminent domain, if negotiated purchases prove unavailing, to acquire easement or fee interests, as applicable, in the following properties for purposes of stormwater drainage; TMS No. 418-05-00-045; 418-05-00-046; 418-05-00-060; 418-05-00-299; 418-05-00-300; 418-05-00-301; 418-05-00-302; 418-05-00-303; 418-05-00-304; 418-05-00-305; 350-04-00-058; 350-00-00-002; 350-04-00-003; 350-04-00-004; 350-04-00-005 and 350-04-00-006

An ordinance to provide for the annexation of property known as property on Zelasko Road (1.19 acre) (TMS# 313-00-00-335), Johns Island, 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 Larry E. McCutchen.

There being no further business presented, the Committee on Ways and Means adjourned at 4:50 p.m.

Jennifer Cook
Assistant Clerk of Council