

COMMITTEE ON WAYS AND MEANS

April 12, 2022

A meeting of the Committee on Ways and Means was held this date beginning at 4:31 p.m.

PRESENT (11)

The Honorable John J. Tecklenburg, Mayor

Councilmember Gregg <i>absent</i>	District 1	Councilmember Waring <i>absent</i>	District 7
Councilmember Shealy	District 2	Councilmember Seekings	District 8
Councilmember Sakran	District 3	Councilmember Shahid	District 9
Councilmember Mitchell	District 4	Councilmember Bowden	District 10
Councilmember Brady	District 5	Councilmember Appel	District 11
Councilmember Gregorie	District 6	Councilmember Parker	District 12

1. INVOCATION:

The meeting opened with an invocation provided by Councilmember Sakran.

2. APPROVAL OF MINUTES:

On a motion of Councilmember Shealy, seconded by Councilmember Brady, the Committee on Ways and Means approved the minutes of the March 22, 2022 Committee on Ways and Means meeting.

3. BIDS AND PURCHASES:

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

a. **FIRE DEPARTMENT:** **ACCOUNT: 062022-58010** **AMOUNT: \$130,404**

Approval to purchase a total of four (4) 2022 Ford pickup trucks (1 F-250 and 3 F-150s) in the amount of \$130,404 from Alan Jay Automotive Management, 2003 US Hwy. 27 South, Sebring, FL 33870; City of Tallahassee Cooperative Contract. Funding will come from the 2022 Lease Purchase.

b. **FIRE DEPARTMENT:** **ACCOUNT: 940100-58020** **AMOUNT: \$24,820**

Approval to purchase two (2) Ford Escapes for the recruiters. The vehicles cost \$26,247 each (total \$52,494). Funding will come from the 2022 Lease Purchase.

c. **STORMWATER:** **ACCOUNT: 050345-52425** **AMOUNT: \$65,000**

Approval to repair road and brick arch of stormwater drain at Logan and West Streets in the amount of \$65,000 by Palmetto Gunitite Construction Company, 5330 Savannah Hwy., Ravenel, SC 29470. Funding will come from the Drainage Fund.

d. INFORMATION TECHNOLOGY: ACCOUNT: 062021-52740 AMOUNT: \$133,961.06

Approval to purchase Dell computers as part of the City's annual PC rotation cycle in the amount of \$133,961.06. State Contract #4400011358. This purchase provides 100 Dell desktop PCs with monitors for \$1,339.62 each as part of the City's annual rotation of PCs on a 4-6 year rotation cycle. Funding will come from the 2021 Lease Purchase.

e. INFORMATION TECHNOLOGY: ACCOUNT: 161000-52206 AMOUNT: \$50,346.27

Approval to renew annual maintenance and support for the Tyler-Energov "Assist" Support Service in the amount of \$50,346.27. Sole Source. This purchase renews annual maintenance and support for the Tyler Assist support service for the City's Government Management System (GMS – Energov and Munis) that includes Business Licensing, Permitting, Inspections, Asset Management, Work Order Management, Customer Request Management, Code Enforcement, Digital Plan Submittal, Mobile Field Operations and Mobile Citizen Interfacing.

f. INFORMATION TECHNOLOGY: ACCOUNT: 161000-52206 AMOUNT: \$71,934.55

Approval to renew annual maintenance and support for the Electronic Document Management System (EDMS) in the amount of \$71,934.55. State Contract: 4400016689. The Electronic Document Management System (EDMS) is used for processing, accessing, and storing all electronic documentation to include City records, archives, drawings and plans.

g. PARKS DEPARTMENT: ACCOUNT: 023010 AMOUNT: \$131,439.67

Approval for emergency repairs at Joe Riley Ball Park Stadium in the amount of \$131,439.67 by Phillips Industrial Services in Goose Creek, SC and Steel Fab, Inc. in Charlotte, NC. Emergency Purchase.

Councilmember Gregorie, Chairman of the Committee on Ways and Means, said when looking at the Bids and Purchases contract amounts, most of them were under \$100,000. The items came to the Committee on Ways and Means for approval because staff did not have the authority to approve items over \$40,000. Councilmember Gregorie recommended a discussion at the AD Hoc Budget Committee to consider whether the limit on the Bids and Purchases contract amounts be raised for two reasons. The first reason was it would save time, and second, the bidding process required staff to review applications, make recommendations, and perform other duties if an amount is over \$40,000. He suggested the discussion be held at the Ad Hoc Budget Committee to consider the pros and cons or even whether or not to leave the limit as current.

4. EXECUTIVE DEPARTMENT: APPROVAL TO SUBMIT THE DEPARTMENT OF TRANSPORTATION (DOT) RAISE PLANNING GRANT FY2022 APPLICATION IN SUPPORT OF THE LOWCOUNTRY LOWLINE, A PROPOSED 1.7 MILE BICYCLE/PEDESTRIAN TRAIL LOCATED IN DOWNTOWN CHARLESTON. THE GRANT REQUIRES 80/20 COST SHARE. THE REQUIRED CITY MATCH IS \$1,750,000 AND THE DOT FUNDING REQUEST IS \$7,000,000. THE APPLICATION IS DUE BY APRIL 14, 2022. THE REQUIRED CITY MATCH IS \$1,750,000. THE CITY OF CHARLESTON, AS THE GRANT APPLICANT, WILL BE RESPONSIBLE FOR THE MATCH. IT WAS PREVIOUSLY DISCUSSED IN 2021 TO

ALLOCATE CITY TIF FUNDING TOWARDS THE PROJECT. THE ATTACHED LOWLINE & CITY TIF DISTRICTS OVERLAY MAP ILLUSTRATES WHICH TIF DISTRICTS ARE INCLUDED IN THE PROJECT AREA. IN ADDITION, THE FRIENDS OF THE LOWLINE HAVE INCLUDED A LETTER EXPLAINING THEIR INTENT TO RAISE FUNDS TO HELP FUND THE MATCH.

On a motion of Councilmember Brady, seconded by Councilmember Seekings, the Committee on Ways and Means voted unanimously to approve submittal of the Department of Transportation (DOT) RAISE Planning Grant FY2022 application in support of the Lowcountry Lowline, a proposed 1.7 mile bicycle/pedestrian trail located in downtown Charleston.

Councilmember Gregorie said the City allocated \$250,000 in support of the Lowline and asked whether that amount could be a part of the City's match to save money since the Friends of the Lowline had also indicated they would raise money from a private sector. Mayor Tecklenburg said regarding the initial \$250,000, which was for design and professional services, the Friends of the Lowline had actively worked and exceeded that amount. Scott Parker and Design Works proceeded with plans and needed to come back for additional public engagement. Mayor Tecklenburg said for the match, the City should look to the funds that were allocated loosely from the Cooper River TIF District and, if blessed enough, receive a \$7M request from the RAISE Grant. Councilmember Gregorie thanked the Mayor for the reminder because a lot of design work was done. However, he still wanted to know what funds they raised and secured for the project to ensure the City was prepared to participate financially if the Friends of the Lowline didn't meet the funding goals.

5. EXECUTIVE DEPARTMENT: APPROVAL TO ACCEPT A \$70,250 GRANT AWARD FROM THE NLC EQUITABLE ECONOMIC MOBILITY INITIATIVE FOR THE SECOND ROUND OF FUNDING. IN THE FIRST ROUND OF FUNDING, THE TOTAL RECEIVED WAS \$25,000. THE OVERALL GRANT AWARD AMOUNT RECEIVED FROM THE NLC EQUITABLE ECONOMIC MOBILITY INITIATIVE IS \$95,250. THERE IS NO CITY MATCH REQUIRED. THE NATIONAL LEAGUE OF CITIES (NLC)'S EQUITABLE ECONOMIC MOBILITY INITIATIVE (EEMI) IS A 15-MONTH TECHNICAL ASSISTANCE AND GRANT PROJECT INTENDED TO CATALYZE MUNICIPAL ACTION TO EXPAND ECONOMIC MOBILITY FOR RESIDENTS WHILE ELIMINATING LONGSTANDING RACIAL INEQUITIES.

On a motion of Councilmember Shahid, seconded by Councilmember Shealy, the Committee on Ways and Means voted unanimously to approve a \$70,250 grant award from the National League of Cities Equitable Economic Mobility Initiative, a grant project intended to catalyze municipal action to expand economic mobility for residents while eliminating longstanding racial inequities.

6. PARKS – CAPITAL PROJECTS: APPROVAL OF MUNICIPAL OPERATIONS COMPLEX PROFESSIONAL SERVICES CONTRACT WITH EDIFICE, LLC, IN THE AMOUNT OF \$59,500 FOR CONSTRUCTION MANAGER SERVICES FOR THE REPLACEMENT OF THE CURRENT CITY OPERATIONAL FACILITIES LOCATED AT MILFORD ST. THE CURRENT CONTRACT INCLUDES SERVICES FOR PHASE I OF THE PROJECT INCLUDING PRE-CONSTRUCTION SERVICES, PRICING OF EXISTING COMPLEX TO ESTABLISH A BASELINE REPLACEMENT COST, PRICING OF CONCEPTUAL BUILDING PROGRAM WITH MATERIAL AND STRUCTURAL ALTERNATES, PRICING OF SITE DEVELOPMENT, SITE ANALYSIS AND CONCEPTUAL MASTER PLAN. APPROVAL OF THE PROFESSIONAL SERVICES CONTRACT WILL OBLIGATE \$59,500 OF THE \$600,000 PROJECT BUDGET. THE FUNDING SOURCE FOR THIS PROJECT IS THE 2019 GENERAL FUND RESERVES (\$600,000).

On a motion of Councilmember Brady, seconded by Councilmember Mitchell, the Committee on Ways and Means voted unanimously to approve of Municipal Operations Complex Professional Services contract with Edifice, LLC, in the amount of \$59,500 for construction manager services for the replacement of the current City operational facilities located at 2150 Milford Street.

7. PARKS – CAPITAL PROJECTS: APPROVAL OF PARKING GARAGES STRUCTURAL REPAIRS PROFESSIONAL SERVICES CONTRACT WITH ADC ENGINEERING IN THE AMOUNT OF \$929,344.10 FOR THE PREPARATION OF CONSTRUCTION DOCUMENTS FOR SHORT-TERM, INTERMEDIATE AND LONG-TERM REPAIRS FOR 12 CITY GARAGES AS WELL AS CONSTRUCTION ADMINISTRATION SERVICES. APPROVAL OF THIS PROFESSIONAL SERVICES CONTRACT WILL OBLIGATE \$929,344.10 OF THE \$4,451,300 PROJECT BUDGET. THE FUNDING SOURCE FOR THIS PROJECT IS THE PARKING FUND.

On a motion of Councilmember Mitchell, seconded by Councilmember Shahid, the Committee on Ways and Means voted unanimously to approve of parking garages structural repairs professional services contract with ADC Engineering in the amount of \$929,344.10 for the preparation of construction documents for short-term, intermediate, and long-term repairs for 12 City garages as well as construction administration services.

8. PARKS – CAPITAL PROJECTS: APPROVAL OF JOHNS ISLAND FIRE STATION #23 PROFESSIONAL SERVICES CONTRACT WITH LIOLLIO ARCHITECTURE IN THE AMOUNT OF \$855,732 FOR DESIGN, DEVELOPMENT OF CONSTRUCTION DOCUMENTS, BIDDING AND CONSTRUCTION ADMINISTRATION FOR THE CONSTRUCTION OF A 3-BAY 12,000-14,000 FT FIRE STATION LOCATED ON JOHNS ISLAND. APPROVAL OF THE PROFESSIONAL SERVICES CONTRACT WILL OBLIGATE \$855,732 OF THE BOND \$8,951,156 PROJECT BUDGET. THE FUNDING SOURCE FOR THIS PROJECT IS THE 2021 IPRB BOND.

On a motion of Councilmember Brady, seconded by Councilmember Seekings, the Committee on Ways and Means voted unanimously to approve Johns Island Fire Station #23 Professional Services contract with Liollio Architecture in the amount of \$855,732 for design, development of construction documents, bidding and construction administration for the construction of a 3-Bay 12,000-14,000 ft. fire station located on Johns Island.

9. THE COMMITTEE ON REAL ESTATE (MEETING WAS HELD ON MONDAY, APRIL 11, 2022 AT 4:00 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 Lease Agreement to lease six parking spaces at 2150 Milford Street to the City of Folly Beach, South Carolina.
- 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 designation as Charleston County TMS No. 463-16-02-039, commonly known as 645 Meeting Street , within the right of way shown on drawing D-84391, to permit installation and maintenance of underground electrical lines in order to create an electrical loop servicing 645, 649, and 651 Meeting Street and to allow for the conversion of overhead to underground cables north of 651 Meeting Street as shown on Drawing D-84391.

- c. An ordinance to close and abandon Ackerman Court and authorizing the Mayor to execute on behalf of the City one or more quitclaim deeds and any other necessary documents, approved as to form by the Office of Corporation Counsel, to quitclaim equal portions to the adjacent property owners, subject to any and all easements and utilities.
- d. Request approval of a Resolution to authorize the use of \$514,870 of the City of Charleston's Urban Greenbelt funds to provide for a conservation easement for the Oakville Tract.
- e. Please consider the following annexations:
 - (i) 1890 and 1886 Ashley River Road and 1407 Adele Street (0.35 acre) (TMS #351-07-00-027, 028, and 048), West Ashley, (District 7). The properties are owned by the Charleston Redevelopment Corporation.
 - (ii) 2158 and 2154 Westrivers Road (0.48 acre) (TMS# 343-01-00-115; 136), James Island, (District 11). The property is owned by Ryan and Lauren Fogelgren.
 - (iii) 2153 Westrivers Road (0.24 acre) (TMS # 343-06-00-209), James Island, (District 11). The property is owned by Nicholas and Martha Kliossis.
 - (iv) 2931 Maybank Highway (0.61 acre) (TMS# 313-00-00-092), Johns Island, (District 5). The property is owned by HCC Holdings, LLC.

Councilmember Appel, Chairman of the Real Estate Committee, said the first item was an ordinance to authorize the Mayor to enter into a Lease Agreement with the City of Folly Beach regarding Milford Street to lease six parking spaces.

Next, the Committee considered a utility easement with Dominion Energy for development on Meeting Street to facilitate some underground power lines. Councilmember Appel said the non-standard service fund that went to the underground power lines in neighborhoods would not fund this project, and those funds would remain available. He said the easement was more of a property transaction to facilitate what Dominion wanted to do.

Item 'c' was an ordinance to close and abandon Ackerman Court, which had received Council's approval previously.

The Committee approved a Resolution to authorize the use of approximately \$500,000 of the City's allocation of Charleston County Urban Greenbelt Funds to fund a conservation easement acquisition for the Oakville Tract near the Johns Island Airport.

Lastly, the Committee approved four annexations. Councilmember Appel noted three of the properties were on Riverland Terrace on James Island. On a motion to of Councilmember Shahid, seconded by Councilmember Brady, the Committee on Ways and Means voted unanimously to approve the Committee on Real Estate report as presented:

An ordinance authorizing the Mayor to execute on behalf of the City a Lease Agreement to lease six parking spaces at 2150 Milford Street to the City of Folly Beach, South Carolina.

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 designation as Charleston County TMS No. 463-16-02-039, commonly known as 645 Meeting Street , within the right of way shown on drawing D-84391, to permit installation and maintenance of underground electrical lines in order to create an electrical loop servicing 645, 649, and 651 Meeting Street and to allow for the conversion of overhead to underground cables north of 651 Meeting Street as shown on Drawing D-84391.

An ordinance to close and abandon Ackerman Court and authorizing the Mayor to execute on behalf of the City one or more quitclaim deeds and any other necessary documents, approved as to form by the Office of Corporation Counsel, to quitclaim equal portions to the adjacent property owners, subject to any and all easements and utilities.

Resolution to authorize the use of \$514,870 of the City of Charleston's Urban Greenbelt funds to provide for a conservation easement for the Oakville Tract.

An ordinance to provide for the annexation of properties known as 1890 and 1886 Ashley River Road and 1407 Adele St (0.35 acre) (TMS# 351-07-00-027, 028 and 048), 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 7. The properties are owned by the Charleston Redevelopment Corporation.

An ordinance to provide for the annexation of property known as 2158 and 2154 Westrivers Road (0.48 acre) (TMS# 343-01-00-115; 136), James Island, 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 Ryan and Lauren Fogelgren.

An ordinance to provide for the annexation of property known as 2153 Westrivers Road (0.24 acre) (TMS# 343-06-00-209), James Island, 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 Nicholas and Martha Kliossis.

An ordinance to provide for the annexation of property known as 2931 Maybank Highway (0.61 acre) (TMS# 313-00-00-092), 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 HCC Holdings, LLC.

Councilmember Shahid said one of the items approved during the Bids and Purchases was repairs at the Joe Riley Ball Park and shouted out to the Parks Department. He was present at the Park during opening night and said it was in tip-top shape. It was a beautiful setting. He watched the number of people in the crowd and said it was heartwarming to see everyone enjoy themselves.

Mayor Tecklenburg pointed out a few highlights for the record. On Item 5, the grant award with the National League of Cities, headed by Mindy Sturm and Amber Johnson, who were both engaged for the past year with local banks and a coalition of people to increase financial literacy among neighbors and citizens who need those kinds of services. Item 6 was a professional

services contract that completed the team that would work on recommending to the City development for the replacement of Milford Street Public Works Facility. Regarding Item 7, Mayor Tecklenburg said there were deferred maintenance items throughout the City. Upon approval, the contract would allow the preparation of construction documents and plans for what needed to be repaired in the 12 City garages and construction administration services.

Lastly, Item 8, Mayor Tecklenburg said, allowed the City to proceed with the newest Fire Station #23 on Johns Island. On the Real Estate Committee report, he thanked Council for their support of the Greenbelt application to provide funds for a conservation easement. The Oakville Tract creates a buffer around the Johns Island Airport, which was good. More importantly, it was in sync with the new Comprehensive Plan regarding development in low-lying areas. Many years ago, mayor Tecklenburg said there was a development plan for 240 homes in the area. The conservation easement allowed the City to conserve the land, which was also in sync with the recommendations from the Dutch Dialogues.

Councilmember Gregorie thanked Mayor Tecklenburg for his remarks and said he would be remised if he did not mention the efforts of Mindy and Amber. He said the NLC grant would help the City expand economic mobility for residents while eliminating long-standing racial inequities, which meant that someone recognized the need for those resources at the national level.

There being no further business presented, the Committee on Ways and Means adjourned at 4:45 p.m.

Velvett Simmons
Assistant Clerk of Council