

COMMITTEE ON WAYS AND MEANS

May 11, 2021

A meeting of the Committee on Ways and Means was held this date beginning at 4:35 p.m.

PRESENT (11)

The Honorable John J. Tecklenburg, Mayor

Councilmember Delcioppo	District 1	Councilmember Waring arrived at 4:40 p.m.	District 7
Councilmember Shealy	District 2	Councilmember Seekings	District 8
Councilmember Sakran (absent)	District 3	Councilmember Shahid	District 9
Councilmember Mitchell	District 4	Councilmember Griffin arrived at 4:36 p.m.	District 10
Councilmember Brady	District 5	Councilmember Appel	District 11
Councilmember Gregorie (absent)	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 Mitchell, the Committee on Ways and Means voted unanimously to approve the minutes of the April 13, 2021 Committee on Ways and Means meeting.

3. BIDS AND PURCHASES:

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

a. INFORMATION TECHNOLOGY: ACCOUNT: 161000-52206 AMOUNT: \$13,625

Approval of the purchase of NEOGOV Cloud-Based HR Applicant Management and Onboarding System in the amount of \$13,625. State Contract #4400017794. This system would replace the existing applicant tracking system, providing improved capabilities and expanded management services for receiving, processing, tracking and managing employment applications submitted to the City of Charleston as well as new employee onboarding. Total cost is applied over three-years: \$13,625 (Year 1), \$57,936 (Year 2), and \$60,830 (Year 3) for a total of \$132,391. The 2021 cost is in 2021 budget. Subsequent years will have to be approved.

b. INFORMATION TECHNOLOGY: ACCOUNT: 062021-52740 AMOUNT: \$55,644.48

Approval of the purchase of Dell Computers as part of the City's annual PC rotation cycle in the amount of \$55,644.48. State contract #4400011358. Provides 50 Dell Desktop PCs as part of the City's annual rotation of PCs on a 4-5 year rotation cycle. Funds from 2021 Lease Purchase.

c. FIRE DEPARTMENT: ACCOUNT:210000-58010 AMOUNT: \$51,884

Approval to purchase a 2021 Ford F-450 Truck with Platform Body for Technical Services in the amount of \$51,884 from Dick Smith Ford, 7201 Garners Ferry Rd., Columbia, SC 29209. SC Contract #4400024852 & #4400024844.

d. POLICE DEPARTMENT: ACCOUNT: 240029-58015 AMOUNT: \$41,974.85

Approval to purchase a 2021 Ford F-450 Truck with Platform Body for Technical Services in the amount of \$51,884 from Dick Smith Ford, 7201 Garners Ferry Rd., Columbia, SC 29209. SC Contract #4400024852 & #4400024844.

4. BUDGET FINANCE AND REVENUE COLLECTIONS: YEAR 2020 2ND AMENDMENT TO GENERAL FUND AND ENTERPRISE EXPENDITURE BUDGET [ORDINANCE]

Councilmember Griffin asked if amendments could still be made towards the budget if needed. Ms. Wharton said the budget was for balancing the books from the Year 2020.

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

An ordinance to make additional appropriations to meet the liabilities of the City of Charleston for the fiscal year ending December 31, 2020.

5. BUDGET FINANCE AND REVENUE COLLECTIONS: YEAR 2020 2ND AMENDMENT TO GENERAL FUND AND ENTERPRISE REVENUE BUDGET [ORDINANCE]

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

An ordinance to recognize the usage of additional funds to meet additional appropriations authorized by Ordinance 2021-_____ for the fiscal year ending December 31, 2020.

6. BUDGET FINANCE AND REVENUE COLLECTIONS: AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF WATERWORKS AND SEWER SYSTEM REFUNDING REVENUE BONDS OF THE CITY OF CHARLESTON IN ONE OR MORE SERIES IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT EXCEEDING \$160,000,000 AND OTHER MATTERS RELATING THERETO.

Mayor Tecklenburg thanked the Charleston Water System team for being present. The City and CWS jointly applied for the bond. CWS used the City's municipal authority, and Mayor Tecklenburg asked the team to share their refinancing experiences and how much money was saved over the last two years. Charleston saved money because both Charleston Water Service and the City of Charleston enjoyed the highest credit ratings from the rating agencies.

Kin Hill, the CEO, introduced the team. Wesley Ropp, the CFO of CWS, Mark Cline, Assistant CEO, and Paul Hanson, Director of the IT team. Mr. Hill said the company refinanced and saved

\$24.1 million. A previous transaction from 2006 with a variable rate saved the company \$1.8 million, which was suitable for taking the risk with the variable. Fixed rates were about as low as possible, and the company locked in for the remaining 15 years of the bond issue with no variable-rate going forward. The goal was to take advantage of the fixed market rate while it existed. Mr. Hill thanked the Councilmembers for their support.

On a motion of Councilmember Mitchell, seconded by Councilwoman Jackson, the Committee on Ways and Means voted unanimously to recommend giving first reading to the following ordinance:

An ordinance providing for the issuance and sale of Waterworks and Sewer System Refunding Revenue Bonds of the City of Charleston in one or more series in the aggregate principal amount of not exceeding \$160,000,000 and other matters relating thereto.

7. BUDGET FINANCE AND REVENUE COLLECTIONS: APPROVAL OF THE THIRD AMENDMENT TO THE CONTRACT WITH JLA TO ACT AS THE CITY'S REPRESENTATIVE DURING THE DESIGN AND CONSTRUCTION OF THE MAGNOLIA PUD. THE SCOPE OF THE SERVICES IS TO ACT AS AN APPROVED REVIEWING CONSULTANT FOR THE CITY OF CHARLESTON. AS THE REVIEWING CONSULTANT, JLA WILL ASSIST WITH THE REVIEW OF CONSTRUCTION DOCUMENTS, SHOP DRAWINGS AND PAY REQUESTS. THEY WILL ALSO ASSIST WITH THE OBSERVATION OF CONSTRUCTION TO VERIFY THAT IT IS SATISFACTORY WITH PROJECT REQUIREMENTS. JLA WILL ALSO ATTEND CONSTRUCTION SITE MEETINGS. ALL FINAL APPROVALS WILL BE MADE BY THE CITY. THE AMOUNT NEEDED IS \$100,000. FEES WILL BE PAID FROM THE CHARLESTON NECK TIF.

On a motion of Councilmember Griffin, seconded by Councilwoman Jackson, the Committee on Ways and Means voted unanimously to approve the Third Amendment to the contract with JLA to act as the City's representative during the design and construction of the Magnolia PUD.

8. POLICE DEPARTMENT: APPROVAL OF A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF CHARLESTON POLICE DEPARTMENT AND HOMELAND SECURITY INVESTIGATIONS DESIGNATING A CPD OFFICER(S) AS A CUSTOM OFFICER(S) EXCEPTED WITH AUTHORIZATION TO INVESTIGATE AND ENFORCE A FULL RANGE OF FEDERAL OFFENSES RELATED TO HUMAN TRAFFICKING.

Councilwoman Jackson said it was not long ago when Council discussed ways to address and combat human trafficking. To witness the City making it a priority by obtaining funding, CPD and partners deserved a bravo. The human travesty was a shared issued. The Commission on Women brought their concerns to Captain Thompson, and he expressed his interest in getting CPD officers trained. Captain Thompson attended training in Houston, TX, because they were known to be experts in awareness and intervened in human trafficking operations. Upon the Captain's return, he gave a full report to the Commission. He was impacted by what he'd experienced there and became very proactive in making sure the regional task force had the City's support. Councilwoman Jackson said it was sad the City had to be vigilant, but human trafficking was a reality and could not be let go of.

On a motion of Councilmember Shahid, seconded by Councilwoman Delcioppo, the Committee on Ways and Means voted unanimously to approve a Memorandum of Understanding between the

City of Charleston Police Department and Homeland Security Investigations designating a CPD Officer(s) as a Customs Officer(s) excepted with authorization to investigate and enforce a full range of Federal offenses related to human trafficking.

9. POLICE DEPARTMENT: APPROVAL OF A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF CHARLESTON POLICE DEPARTMENT AND THE BUREAU OF ALCOHOL, TOBACCO, FIREARMS AND EXPLOSIVES (ATF) WITH ACCESS TO NATIONAL INTEGRATED BALLISTIC INFORMATION NETWORK (NIBIN) DATA THROUGH THE NIBIN ENFORCEMENT SUPPORT SYSTEM (NESS).

On a motion of Councilmember Shahid, seconded by Councilwoman Delcioppo, the Committee on Ways and Means voted unanimously to approve a Memorandum of Understanding between the City of Charleston Police Department and the Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF) with access to National Integrated Ballistic Information Network (NIBIN) data through the NIBIN Enforcement Support System (NESS).

10. POLICE/FIRE DEPARTMENT: APPROVAL TO SUBMIT THE 2021 PORT SECURITY GRANT IN THE AMOUNT OF \$1,020,553 FOR A SAFE BOAT VESSEL AND DIGITAL X-RAY SYSTEMS TO BE USED WHEN DEALING WITH EXPLOSIVE DEVICES. THE FIRE DEPARTMENT IS REQUESTING UPDATED TECHNOLOGY FOR THE HAZ-MAT RESPONSE UNIT, TRENCH RESCUE EQUIPMENT WITH TRAILER, AND MARINE FIREFIGHTER TRAINING. THE REQUEST IS TO BUDGET A 25% CASH MATCH OF \$255,139 FOR BUDGET YEAR 2022.

On a motion of Councilmember Shahid, seconded by Councilmember Griffin, the Committee on Ways and Means voted unanimously to approve the submittal of the 2021 Port Security Grant in the amount of \$1,020,553 for a Safe Boat Vessel and Digital X-Ray Systems to be used when dealing with explosive devices. The Fire Department requested updated technology for the Haz-Mat Response Unit, Trench Rescue equipment with trailer, and Marine Firefighter Training.

11. HOUSING AND COMMUNITY DEVELOPMENT: APPROVAL TO REQUEST THE MAYOR AND CITY COUNCIL APPROVE \$120,000 ADDITIONAL FUNDING TO DEVELOP TWO AFFORDABLE RENTAL APARTMENTS AT 191,193,195 ROMNEY STREET. THE DEVELOPMENT WILL INCLUDE TWO AFFORDABLE AND TWO MARKET-RATE RENTAL HOMES. THE AFFORDABLE RENTAL HOMES WILL BE RESTRICTED TO THOSE EARNING AT OR BELOW 60% OF THE AREA MEDIAN INCOME. COUNCIL PREVIOUSLY APPROVED AN ALLOCATION OF \$40,000 IN 29TH YEAR HOME INVESTMENT PARTNERSHIPS PROGRAM FUNDING TO P.A.S.T.O.R.S, INC. FOR THIS DEVELOPMENT. THE ADDITIONAL \$120,000 IS NECESSARY FOR CONSTRUCTION OF THE TWO AFFORDABLE APARTMENTS AND WOULD BE FUNDED FROM PRIOR YEAR-HOME INVESTMENT PARTNERSHIPS PROGRAM INCOME FUNDS.

On a motion of Councilmember Shahid, seconded by Councilmember Griffin, the Committee on Ways and Means voted unanimously to approve \$120,000 additional funding to develop two affordable rental apartments at 191,193,195 Romney Street.

12. HOUSING AND COMMUNITY DEVELOPMENT: REQUEST THE MAYOR AND CITY COUNCIL APPROVE \$120,000 ADDITIONAL FUNDING TO DEVELOP TWO AFFORDABLE RENTAL APARTMENTS AT 60 NASSAU STREET. THE AFFORDABLE RENTAL HOMES WILL BE RESTRICTED TO THOSE EARNING AT OR BELOW 60% OF THE AREA MEDIAN INCOME.

COUNCIL PREVIOUSLY APPROVED AN ALLOCATION OF \$40,000 IN THE 29TH YEAR HOME INVESTMENT PARTNERSHIPS PROGRAM FUNDING TO P.A.S.T.O.R.S, INC. THE ADDITIONAL \$120,000 IS NECESSARY FOR CONSTRUCTION OF THIS DEVELOPMENT. THE PROPERTY IS A HISTORIC PROPERTY AND ADDITIONAL CONSIDERATIONS HAD TO BE MADE IN THE CONSTRUCTION OF THE APARTMENTS. FUNDING WILL BE DERIVED FROM HOME INVESTMENT PARTNERSHIPS PROGRAM-PROGRAM INCOME.

On a motion of Councilmember Shahid, seconded by Councilmember Griffin, the Committee on Ways and Means voted unanimously to approve \$120,000 additional funding to develop two affordable rental homes at 60 Nassau Street

13. HOUSING AND COMMUNITY DEVELOPMENT: APPROVAL TO REQUEST THE MAYOR AND CITY COUNCIL APPROVE A THIRD AMENDMENT TO THE CITY'S AGREEMENT WITH TERRACON CONSULTANTS, INC. THE AMENDMENT PROVIDES A \$60,000 INCREASE IN FUNDING AVAILABLE TO FACILITATE ENVIRONMENTAL REVIEWS ON THE CITY'S SCHEDULED AFFORDABLE HOUSING DEVELOPMENTS AND REHABILITATION PROJECTS IN 2021. ENVIRONMENTAL REVIEWS ARE REQUIRED BY HUD TO FACILITATE ACTION ON EACH OF THE ADDITIONAL AFFORDABLE HOUSING DEVELOPMENTS AND REHABILITATION PROJECTS.

On a motion of Councilmember Shahid, seconded by Councilmember Griffin, the Committee on Ways and Means voted unanimously to approve A Third Amendment to the City's agreement with Terracon Consultants, Inc.

14. HOUSING AND COMMUNITY DEVELOPMENT: APPROVAL TO REQUEST THE MAYOR AND CITY COUNCIL APPROVE SUBMISSION OF AN APPLICATION TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD), HEALTHY HOMES DIVISION FOR AN OLDER HOMES MODIFICATION GRANT IN THE AMOUNT OF APPROXIMATELY \$1,250,000 THAT WILL PROVIDE MAINTENANCE AND MODIFICATION SERVICES TO PERSONS 62 YEARS OF AGE AND OLDER, EARNING EIGHTY (80%) PERCENT AND BELOW THE AREA MEDIAN INCOME (AMI). THE SERVICES WILL ALLOW ELDERLY PERSONS WHO OWN THEIR HOMES TO SECURE MODIFICATIONS THAT WILL ASSIST THEM WITH AGING IN PLACE. THE GOAL IS TO COMPLETE 150 HOMES OVER THREE (3) YEARS; INVESTING \$5,000 PER HOME. PARTNERS WHO WILL IMPLEMENT THE MODIFICATION SERVICES INCLUDE OPERATION HOME, CHARLESTON HABITAT FOR HUMANITY AND THE SUSTAINABILITY INSTITUTE. NO MATCH IS REQUIRED.

On a motion of Councilmember Shahid, seconded by Councilmember Griffin, the Committee on Ways and Means voted unanimously to approve the submittal of an application to the Department of Housing and Urban Development (HUD), Healthy Homes Division for an older homes modification grant for approximately \$1,250,000 that would provide maintenance and modification services to personas 62 years of age and older, earning eighty (80%) percent and below the Area Median Income (AMI).

15. STORMWATER MANAGEMENT: APPROVAL OF A HUD CDBG MIT GRANT AGREEMENT FOR THE EHRHARDT ST. SHAFT PROJECT TO ASSIST IN MITIGATING FLOODING IN THE CHARLESTON MEDICAL DISTRICT BY CONNECTING A TUNNEL TO PRESIDENT AND CANNON ST. TUNNELS. THE AWARD AMOUNT IS \$9,964,190 WITH A CITY MATCH OF \$4,245,646 FOR A TOTAL FUNDING OF \$14,209,836. A CITY MATCH OF \$852,903

WILL COME FROM PREVIOUSLY LEVERAGED DESIGN COSTS AND THE REMAINING \$3,392,743 WILL COME FROM THE DRAINAGE FUND.

Mr. Fountain made a minor modification to the motion for the Mayor to make non-substantive changes to the contract, like things that don't adjust the scope of the financial commitments of the City as the finalization of insurances and other negotiations with the grantee continued as the City was the subgrantee. The motion modification was discussed at the Committee on Public Works meeting and received unanimous support.

Councilmember Griffin said the amendment was approved by the Committee unanimously.

Councilwoman Jackson said she understood the breakdown of where the City's match would come from, but of the \$3.4 million from the drainage fund if the money was designated for another purpose reworked on the priority list or had the money not been assigned a funding project. Mr. Fountain said the money was drainage fund money that was previously unallocated to a project.

On a motion of Councilwoman Delcioppo, seconded by Councilwoman Jackson, the Committee on Ways and Means voted unanimously to approve the HUD CDBG MIT Grant Agreement for the Ehrhardt St. Shaft project to assist in mitigating flooding in the Charleston Medical District by connecting a tunnel to President and Cannon St. Tunnels, as amended.

16. THE COMMITTEE ON REAL ESTATE (MEETING WAS HELD ON MONDAY, MAY 10, 2021 AT 2:30 P.M., CONFERENCE CALL: 1-929-205-6099; ACCESS CODE: 835 678 884)

- a. Request approval authorizing the Mayor to execute on behalf of the City three Easements to Dominion in order to construct, maintain, operate, replace, and alter thereon and thereunder one or more lines for the transmission or distribution of electric energy, a line or lines of pipe to be buried to such depth so that it will not interfere with ordinary cultivation of said land, with valves, tieovers and appurtenant facilities, for the transportation of gas, oil petroleum products or any other liquids, gases or substances which can be transported through a pipe line. The property is owned by the City of Charleston. (TMS No. 457-07-04-034) (The SW Corner of Chisolm Street), (TMS No. 457-03-01-096) (The NW corner adjacent to Ashley Avenue), (TMS No. 352-10-00-001) (The SW Corner of 1350 Orange Grove Road).
- b. Request authorization for the Mayor to execute any necessary documents and take any necessary action to accept, on behalf of the City of Charleston, a temporary construction easement over property owned by The Citadel Trust, Inc., for the renovations to Stoney Field. The property is owned by the Citadel Trust, Inc. (TMS No. 460-00-00-031) (Northwest corner of Hagood Avenue and Fishburne Street).
- c. An ordinance amending Ordinance No. 2019-128, adopted December 3, 2019, by authorizing the Mayor to execute, on behalf of the City of Charleston, that certain Fourth Amendment to Option to Lease by and among the City of Charleston, as landlord; and Flatiron Partners, LLC and Classic Development Company, LLC, as tenants, under which the Ground Lease attached to the Option is revised to include language required by lender(s) for the development of the James Lewis, Jr. Apartment site.
- d. Request authorization for the Mayor to execute a Declaration of Easements and take any other necessary action to memorialize the existence of a new permanent 40' City of Charleston subsurface tunnel easement and a new permanent variable width drainage

easement on property owned by the City, commonly known as Harmon Field. (201 President Street) (TMS No. 460-07-03-001).

- e. Request authorization for the City to take all necessary actions and execute all necessary documents to accept a drainage easement from St. James Church, James Island, S.C., over property designated as Charleston County TMS No. 425-01-00-032, as shown on pertinent plat. The property is owned by St. James Church, James Island, S.C. (Camp Road; TMS No. 425-01-00-032)
- f. Consider the following annexation:
 - (i) 1453 S Edgewater Drive (0.47 acre) (TMS# 349-13-00-008), West Ashley, (District 11). The property is owned by Constantine D and Cherie A Liollo.

Councilmember Shahid, Chair of The Committee on Real Estate, said item 'a' was a request for the Mayor to execute on behalf of the City three easements throughout three different parts of the City. One was the Southwest corner of Chisolm Street, the other was the Northwest corner of Ashley Avenue, and the third was in District 9, 1350 Orange Grove Road. The first two easements currently had construction or utility lines available for upgrade, and Orange Grove Road was for new construction. Chairman Shahid referred to Ms. Julia Copeland if Council had any questions. Item 'a' was approved unanimously.

Item 'b' was for consideration of a temporary easement to allow the City to begin construction on property owned by the Citadel. The area was near Stoney Field and was approved unanimously.

Item 'c' was an ordinance to amend an ordinance adopted in December 2019 that allowed the Mayor to execute an Option to Lease regarding the James Lewis Jr. Apartment site. The item was approved unanimously. Councilmember Shahid said Ms. Jane Stoney participated in the clerical changes made to the lease agreement.

The next item was an easement on Harmon Field that was approved unanimously.

Councilmember Shahid said the final request was for the City to take all necessary actions to accept a drainage easement from St. James Church on James Island and was approved unanimously. One annexation from Councilmember Appel's District, District 11, property at 1453 S Edgewater Drive, owned by Constantine D. and Cherrie A. Liollo was approved unanimously.

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 amending Ordinance No. 2019-128, adopted December 3, 2019, by authorizing the Mayor to execute, on behalf of the City of Charleston, that certain Fourth Amendment to Option to Lease by and among the City of Charleston, as Landlord; and Flatiron Partners, LLC and Classic Development Company, LLC, as Tenants, under which the Ground Lease attached to the option is revised to include language required by Lender(s) for the Development of the James Lewis, Jr. Apartment site.

An ordinance to provide for the annexation of property known as 1453 S Edgewater Drive (0.47 acre) (TMS# 349-13-00-008), 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 Constantine D and Cherie A Liollo.

Councilwoman Jackson thanked St. James Church on James Island and said the easement did not benefit the Church. The Church had the control of an outfall that worked fine for their property, but in cooperation with the County, City, and Town, they gave the easement so the City could complete the long-awaited sidewalk system along Camp Road that was dependent on improving the stormwater drainage in the area. The drainage served the new middle school and was a benefit to the jurisdictions in the school system that needed the sidewalk.

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

Velvett Simmons
Deputy Clerk of Council