

COMMITTEE ON WAYS AND MEANS

August 16, 2022

A meeting of the Committee on Ways and Means was held this date beginning at 4:01 p.m.

PRESENT (12)

The Honorable John J. Tecklenburg, Mayor

Councilmember Gregg	District 1	Councilmember Waring <i>arrived 4:34</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 <i>absent</i>	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 Shahid.

2. APPROVAL OF MINUTES:

On a motion of Councilmember Shahid, seconded by Councilmember Seekings, the Committee on Ways and Means approved the minutes of the June 21, 2022, Committee on Ways and Means meeting.

3. BIDS AND PURCHASES:

On a motion of Councilmember Shealy, 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: \$200,670.17

Approval to renew annual maintenance and support in the amount of \$200,670.17 for the Tyler-Energov Government Management System. This purchase renews annual maintenance and support for the City's Government Management System (GMS), Energov, 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.

b. FIRE DEPARTMENT: ACCOUNT: 58010 AMOUNT: \$2,747,355.00

Approval to purchase one (1) 2025 Pierce Saber Pumper Truck and one (1) Pierce Enforcer Aerial Truck in the amount of \$2,747,355.00 from Spartan Fire and Emergency Apparatus, 319 Southport Road, Roebuck, SC 29376. Sourcewell Contract# 113021-OKC-1. 2022 Lease Purchase.

c. FIRE DEPARTMENT: AMOUNT: \$2,554,841.17

Approval to establish a contract for Scott X3 Pro Self-Contained Breathing Apparatus in the amount of \$2,554,841.17 from Municipal Emergency Services, Inc., 12 Turnberry Ln., 2nd Floor, Sandy Hook, CT 06482. Solicitation# 22-B019R.

d. POLICE DEPARTMENT: ACCOUNT: 58012 AMOUNT: \$85,000.00

Approval to establish a contract for Incident Tracking Software in the amount of \$85,000.00 with Kelley Research Associates, 64 Christopher Rd., Norwell, MA 02061. COSSAP Grant# 15PBJA-21-GG-0455-CCOAP.

e. TRAFFIC & TRANSPORTATION: ACCOUNT:58015 AMOUNT: \$115,983.75

Approval to purchase Thermoplastic Melter with Trailer in the amount of \$115,983.75 from Mark Rite Lines Equipment, 5379 Southgate Dr., Billings, MT 59101. Solicitation# 22-B013R. ARPA Funds.

f. STORMWATER DEPARTMENT: ACCOUNT: 52425 AMOUNT: \$62,009.00

Approval to have repairs of a 42" RCP Storm Drain at Lee and America Street in the amount of \$62,009.00 by B&C Land Development, Inc., 3785 Old Charleston Hwy., Johns Island, SC 29455. Emergency Justification. After-the-fact approval.

g. EXECUTIVE DEPARTMENT: ACCOUNT: 940100-52206 AMOUNT: \$1,000,000.00

Approval to contract for Comprehensive, Integrated Water Plan in the amount of \$1,000,000.00 with Black & Veatch Corp., 550 King St., Suite 400, Charleston, SC 29403. Solicitation 22-P009R. Funding will come from ARPA.

h. PUBLIC SERVICE/FLEET: ACCOUNT: 58010 AMOUNT: \$227,800.00

Approval to purchase Bush Hawg 2224-AWC Grapple Loader in the amount of \$227,800.00 from Joe Johnson Equipment, 4519 Old Charlotte Hwy., Monroe, NC 28110. Approval of this purchase includes shifting a previously ordered John Deere 324L Loader (P172733) from Lease Purchase funds and being funded by the sale of assets and will be covered in a future budget amendment (\$104,448.00).

4. HOUSING AND COMMUNITY DEVELOPMENT: MAYOR AND CITY COUNCIL APPROVAL IS REQUESTED TO EXECUTE A B133 CONTRACT, IN A FORM TO BE APPROVED BY CORPORATION COUNSEL, BETWEEN THE CITY OF CHARLESTON AND LS3P FOR THE DONATION OF DESIGN SERVICES FOR THE HOPE CENTER. THE DONATED SERVICES ARE VALUED AT \$192,000. THE CITY OF CHARLESTON WILL BE

REQUIRED TO REPAY NINETY (90%) PERCENT OF THE COMPLETED WORK ONLY IF THE CITY OF CHARLESTON DETERMINES IT WILL NOT USE THE SERVICES OF LS3P AT ANY POINT. THE CONTRACT INCLUDES A FEE OF \$22,000.00 FOR FORSBERG ENGINEERING. LS3P IS ALSO WORKING WITHIN THEIR PROFESSIONAL NETWORKS TO PROCURE SERVICES FOR THE CENTER AT MINIMAL OR NO COST. THE \$22,000.00 IS PAID BY THE H2H CAMPAIGN (NON-CITY FUNDS). (TO BE DISTRIBUTED UNDER SEPARATE COVER BY THE HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT)

Mayor Tecklenburg thanked LS3P. They donated their services to build the building. They were taking it all the way through at no charge. He said they asked many of their subs and other civil engineers to participate on the same level. The City had a fundraising effort to help pay for the building but to have the architectural and engineering services provided at no charge was a huge step in the right direction to get the new Hope Center built.

Councilmember Mitchell thanked LS3P for what they were doing because they could have made money from it but did it to give back to the community.

On a motion of Councilmember Shahid, seconded by Councilmember Sakran, the Committee on Ways and Means voted unanimously to approve the request to execute a B133 Contract in a form to be approved by Corporation Counsel, between the City of Charleston and LS3P for the donation of design services for the Hope Center.

5. LEGAL DEPARTMENT: AUTHORIZATION FOR THE MAYOR TO EXECUTE AN INTERGOVERNMENTAL AGREEMENT BETWEEN SCDOT AND CITY OF CHARLESTON REGARDING THE CONSTRUCTION AND MAINTENANCE OF THE ASHLEY RIVER PEDESTRIAN BRIDGE.

Councilmember Parker said she was against the pedestrian bridge, but she understood that the agreement needed to happen for grant funding. She said she wanted to state that for the record.

Councilmember Seekings said the Intergovernmental Agreement was a prerequisite to get the final grant agreement in place, which was a prerequisite to get the final design team in place, which was a prerequisite to build the project. He said the Intergovernmental Agreement with the SCDOT would put them in place to finish their process of application.

On a motion of Councilmember Appel, seconded by Mayor Tecklenburg, the Committee on Ways and Means voted to authorize the Mayor to execute an Intergovernmental Agreement between SCDOT and City of Charleston regarding the construction and maintenance of the Ashley River Pedestrian Bridge. The vote was not unanimous. Councilmember Parked voted against Item 5.

6. STORMWATER MANAGEMENT: APPROVAL TO SUBMIT AN APPLICATION TO THE SC OFFICE OF RESILIENCE REVOLVING LOAN FUND IN THE AMOUNT OF \$3,000,000.00 TO SUPPORT THE CONSTRUCTION PHASE OF THE BARBERRY WOODS DRAINAGE IMPROVEMENTS PROJECT ON JOHNS ISLAND. NO MATCH IS REQUIRED FOR THE LOAN. THE PAY-BACK PERIOD OF THE LOAN IS 10 YEARS WITH AN INTEREST RATE NO HIGHER THAN 40% OF THE MARKET INTEREST RATE (ESTIMATED AROUND 1%). LOAN PROGRAM PROVIDES A POTENTIAL FOR UP TO 25% OF THE LOAN TO BE CONVERTED TO A NO-MATCH GRANT. LOAN PROGRAM APPLICATIONS ARE DONE ON A ROLLING

BASIS. FUNDING FOR THE LOAN PAYBACK AND INTEREST WILL COME FROM THE DRAINAGE FUND.

7. STORMWATER MANAGEMENT: APPROVAL OF CENTRAL PARK DRAINAGE IMPROVEMENTS WORK AUTHORIZATION #9 IN THE AMOUNT OF \$433,992.00 WITH AECOM TO PROVIDE ENGINEERING, DESIGN, AND PERMITTING SERVICES FOR NEW STORMWATER INFRASTRUCTURE IN PROJECT AREAS 1 & 2 IN THE CENTRAL PARK WATERSHED. PROPOSED IMPROVEMENTS INCLUDE PIPE DIAMETER INCREASES, DRAINAGE CHANNEL GEOMETRY MODIFICATIONS, INCREASING THE CAPACITY OF PERMANENT STORMWATER BEST MANAGEMENT PRACTICES, AND INSTALLATION OF CHECK-VALVES. THE FUNDING SOURCE FOR THIS PROJECT IS THE DRAINAGE FUND.

8. STORMWATER MANAGEMENT: APPROVAL OF COOPER-JACKSON DRAINAGE IMPROVEMENTS WORK AUTHORIZATION #10 IN THE AMOUNT OF \$667,156.00 WITH AECOM TO PROVIDE DESIGN AND PERMITTING SERVICES FOR NEW STORMWATER INFRASTRUCTURE IN THE COOPER-JACKSON WATERSHED. THIS INCLUDES DESIGN OF STORMWATER INFRASTRUCTURE IMPROVEMENTS AND OBTAINING THE NECESSARY PERMITS TO CONSTRUCT THE IMPROVEMENTS. THE FUNDING SOURCE FOR THIS PROJECT IS THE COOPER RIVER BRIDGE TIF.

On a motion of Councilmember Shahid, seconded by Councilmember Mitchell, the Committee on Ways and Means voted unanimously to take Items 6, 7, and 8 together.

Mayor Tecklenburg thanked the Stormwater Department, Matt Fountain, and their team. He also thanked the Public Works Committee who were working on the Items for a while. He said the Items were covering every part of the City. He said to Councilmember Shealy the improvements requested for Longbranch Creek would tie into the funding that they had already provided at his request. On the westside they received a gift from the County for the check valve.

On a motion of Councilmember Shahid, seconded by Councilmember Mitchell, the Committee on Ways and Means voted unanimously the approval to submit an application to the SC Office of Resilience Revolving Loan Fund in the amount of \$3,000,000.00 to support the construction phase of the Barberrry Woods Drainage Improvements project on Johns Island, the approval of Central Park Drainage Improvements Work Authorization #9 in the amount of \$433,992.00 with AECOM to provide engineering, design, and permitting services for new stormwater infrastructure in Project Areas 1 & 2 in the Central Park Watershed, and the approval of Cooper-Jackson Drainage Improvements Work Authorization #10 in the amount of \$667,156.00 with AECOM to provide design and permitting services for new stormwater infrastructure in the Cooper-Jackson Watershed.

9. STORMWATER MANAGEMENT: APPROVAL TO SUBMIT AN APPLICATION TO THE NOAA TRANSFORMATIONAL HABITAT RESTORATION & COASTAL RESILIENCE GRANT TO SUPPORT THE DESIGN AND PERMITTING OF THE LONGBRANCH CREEK DRAINAGE IMPROVEMENTS IN WEST ASHLEY. GRANT FUNDS-\$1,500,000.00, CITY MATCH-\$1,500,000.00. APPLICATION DEADLINE OF SEPTEMBER 6, 2022. NO MATCH IS REQUIRED FOR THIS GRANT HOWEVER PROVIDING A MATCH AMOUNT IS TAKEN INTO CONSIDERATION DURING THE GRANT APPLICATION EVALUATION PROCESS. MATCHING FUNDS ARE COMING FROM THE DRAINAGE FUND.

On a motion of Councilmember Shealy, seconded by Councilmember Shahid, the Committee on Ways and Means voted unanimously for approval to submit an application to the NOAA Transformational Habitat Restoration & Coastal Resilience grant to support the design and permitting of the Longbranch Creek Drainage Improvements in West Ashley.

10. STORMWATER MANAGEMENT: APPROVAL TO SUBMIT AN APPLICATION TO THE SCRIA ARPA-SC INFRASTRUCTURE INVESTMENT PROGRAM TO SUPPORT THE CONSTRUCTION OF THE CONCORD ST. PUMP STATION UPFIT PROJECT. GRANT FUNDS-\$10,000,000.00, CITY MATCH-\$3,333,333.00. APPLICATION DEADLINE OF SEPTEMBER 12, 2022. MATCH AMOUNT REQUIRED BY THE GRANT IS 25%. MATCH AMOUNT IS FUNDED FROM THE DRAINAGE FUND.

Mayor Tecklenburg said on Item 10 they were applying for grant funds. The Drainage Fund would have paid for the necessary upfit at Concord Street but if they received the grant that would free up the Drainage Fund for other projects in the City. He thanked Ms. Hagar for her grant writing.

On a motion of Councilmember Shahid, seconded by Councilmember Mitchell, the Committee on Ways and Means voted unanimously for approval to submit an application to the SCRIA ARPA-SC Infrastructure Investment Program to support the construction of the Concord St. Pump Station Upfit project.

11. PARKS-CAPITAL PROJECTS: APPROVAL OF INTERNATIONAL AFRICAN AMERICAN MUSEUM GMP CHANGE ORDER #17 IN THE AMOUNT OF \$190,816.00 WITH TURNER CONSTRUCTION COMPANY FOR ALTERATIONS IN THE DECKING MATERIAL FOR THE WOOD WALKWAY FROM 2X4 BLACK LOCUST TO THE 5/4" IPE. FUNDING FOR THIS WILL COME FROM THE IAAM. APPROVAL OF CHANGE ORDER #17 WILL INCREASE THE GMP CONTRACT BY \$190,816.00 (FROM \$61,894,000.00 TO \$62,084,816.00). FUNDING SOURCES FOR THIS PROJECT ARE: ACCOMMODATIONS TAX (\$13,200,000.00), CHARLESTON COUNTY ACCOMMODATIONS TAX (\$12,500,000.00), STATE FUNDING (\$14,000,000.00), AND IAAM CONTRIBUTIONS (\$53,000,000.00).

12. PARKS-CAPITAL PROJECTS: APPROVAL OF INTERNATIONAL AFRICAN AMERICAN MUSEUM GMP CHANGE ORDER #18 IN THE AMOUNT OF \$107,605.00 WITH TURNER CONSTRUCTION COMPANY FOR MODIFICATIONS TO THE BUS STOP, INSTALLATION OF STEAM CONDENSATE PUMPS, AND A CREDIT FROM ONE OF THE SUBCONTRACTORS FOR GROUT MATERIALS USED IN THE INSTALLATION OF THE GRANITE AT THE MAIN ENTRANCE. FUNDING FOR THIS WILL COME FROM THE IAAM. APPROVAL OF CHANGE ORDER #18 WILL INCREASE THE GMP CONTRACT BY \$107,605.00 (FROM \$62,084,816.00 TO \$62,192,421.00). FUNDING SOURCES FOR THIS PROJECT ARE: ACCOMMODATIONS TAX (\$13,200,000.00), CHARLESTON COUNTY ACCOMMODATIONS TAX (\$12,500,000.00), STATE FUNDING (\$14,000,000.00), AND IAAM CONTRIBUTIONS (\$53,000,000.00).

13. PARKS-CAPITAL PROJECTS: APPROVAL OF INTERNATIONAL AFRICAN AMERICAN MUSEUM GMP CHANGE ORDER #19 IN THE AMOUNT OF \$40,320.00 WITH TURNER CONSTRUCTION COMPANY FOR MODIFICATIONS TO THE FOUNTAIN EQUIPMENT TO REDUCE MAINTENANCE COSTS AND ADDITIONAL PLANT MATERIAL IN

THE LANDSCAPE. FUNDING FOR THIS WILL COME FROM THE IAAM. APPROVAL OF CHANGE ORDER #19 WILL INCREASE THE GMP CONTRACT BY \$40,320.00 (FROM \$62,192,421.00 TO \$62,232,741.00). FUNDING SOURCES FOR THIS PROJECT ARE: ACCOMMODATIONS TAX (\$13,200,000.00), CHARLESTON COUNTY ACCOMMODATIONS TAX (\$12,500,000.00), STATE FUNDING (\$14,000,000.00), AND IAAM CONTRIBUTIONS (\$53,000,000.00).

On a motion of Councilmember Shahid, seconded by Councilmember Mitchell, the Committee on Ways and Means voted unanimously to take Items 11, 12, 13 together.

Councilmember Gregg asked if they would do something productive with the Black Locust wood from Item 11.

Mr. Most said that the wood was currently in storage. Those were funds that the IAAM transferred to the City, and they were asking the City to sell that wood for them and transfer the funds back or put it back into the project budget. He said with them trying to finish up the museum they haven't sat down with Procurement on figuring out how to sell the material.

Mayor Tecklenburg said if it was intended for a boardwalk, he assumed it was high quality material. He said if they couldn't sell it there was a project in Shadow Moss that they would be doing, and it needed a boardwalk.

On a motion of Mayor Tecklenburg, seconded by Councilmember Shealy, the Committee on Ways and Means voted unanimously the approval of International African American Museum GMP Change Order #17 in the amount of \$190,816.00 with Turner Construction Company for alterations in the decking material for the wood walkway from 2x4 Black Locust to the 5/4" IPE, the approval of International African American Museum GMP Change Order #18 in the amount of \$107,605.00 with Turner Construction Company for modifications to the bus stop, installation of steam condensate pumps, and a credit from one of the subcontractors for grout materials used in the installation of the granite at the main entrance, and the Approval of International African American Museum GMP Change Order #19 in the amount of \$40,320.00 with Turner Construction Company for modifications to the fountain equipment to reduce maintenance costs and additional plant material in the landscape.

14. RECREATION DEPARTMENT: APPROVAL OF THE MEMORANDUM OF AGREEMENT BETWEEN THE CITY OF CHARLESTON AND WINGS FOR KIDS TO ALLOW WINGS TO MANAGE AN AFTERSCHOOL PROGRAM FOR COMMUNITY CHILDREN AT THE ARTHUR W. CHRISTOPHER COMMUNITY CENTER DURING THE SCHOOL YEAR FROM 2:30-6PM.

Councilmember Sakran thanked Ms. Yarborough.

On a motion of Councilmember Mayor Tecklenburg, seconded by Councilmember Shealy, the Committee on Ways and Means voted unanimously for approval of the Memorandum of Agreement between the City of Charleston and WINGS for Kids to allow WINGS to manage an afterschool program for community children at the Arthur W. Christopher Community Center during the school year from 2:30-6pm.

15. POLICE DEPARTMENT: APPROVAL OF AN MOU RENEWAL BETWEEN THE CITY OF CHARLESTON POLICE DEPARTMENT AND THE FEDERAL BUREAU OF INVESTIGATION LOWCOUNTRY VIOLENT CRIMES TASK FORCE FOR OVERTIME REIMBURSEMENT.

16. POLICE DEPARTMENT: APPROVAL OF A MUTUAL AID MOU WITH THE CHARLESTON COUNTY SHERIFF'S OFFICE AND OTHER LOCAL AGENCIES TO SUPPORT MULTI-AGENCY MARINE PUBLIC SAFETY UNITS RESPONDING TO HOMELAND SECURITY ISSUES.

On a motion of Mayor Tecklenburg, seconded by Councilmember Shahid, the Committee on Ways and Means voted unanimously to take Items 15 and 16 together.

On a motion of Councilmember Mitchell, seconded by Councilmember Shealy, the Committee on Ways and Means voted unanimously for approval of an MOU renewal between the City of Charleston Police Department and the Federal Bureau of Investigation Lowcountry Violent Crimes Task Force for overtime reimbursement and approval of a Mutual Aid MOU with the Charleston County Sheriff's Office and other local agencies to support multi-agency marine public safety units responding to Homeland Security Issues.

17. OFFICE OF CULTURAL AFFAIRS: APPROVAL TO ACCEPT \$9,324 FROM CHARLESTON COUNTY LOCAL ACCOMMODATIONS TAX FUNDING, TO SUPPORT THE 2023 PICCOLO SPOLETO FESTIVAL. THE PROJECT PERIOD IS 5/26/2023-6/19/2023. NO CITY MATCH IS REQUIRED.

18. OFFICE OF CULTURAL AFFAIRS: APPROVAL TO ACCEPT \$8,584 FROM CHARLESTON COUNTY LOCAL ACCOMMODATIONS TAX FUNDING, TO SUPPORT THE 2022 MOJA ARTS FESTIVAL. THE PROJECT PERIOD IS 9/15/2022-11/15/2022. NO CITY MATCH IS REQUIRED.

19. OFFICE OF CULTURAL AFFAIRS: APPROVAL TO ACCEPT \$4,669 FROM CHARLESTON COUNTY LOCAL ACCOMMODATIONS TAX FUNDING, TO SUPPORT THE 2022 FREE VERSE POETRY FESTIVAL. THE PROJECT PERIOD IS 10/15/2022-11/15/2022. NO CITY MATCH IS REQUIRED.

20. OFFICE OF CULTURAL AFFAIRS: APPROVAL TO ACCEPT \$6,078 FROM CHARLESTON COUNTY LOCAL ACCOMMODATIONS TAX FUNDING, TO SUPPORT THE 2022 HOLIDAY MAGIC IN HISTORIC CHARLESTON. THE PROJECT PERIOD IS 12/1/2022-12/31/2022. NO CITY MATCH IS REQUIRED.

On a motion of Councilmember Seekings, seconded by Councilmember Shahid, the Committee on Ways and Means voted unanimously to take Items 17, 18, 19, and 20 together.

On a motion of Mayor Tecklenburg, seconded by Councilmember Shahid, the Committee on Ways and Means voted unanimously the approval to accept \$9,324 from Charleston County Local Accommodations Tax Funding, to support the 2023 Piccolo Spoleto Festival, the approval to accept \$8,584 from Charleston County Local Accommodations Tax Funding, to support the 2022 MOJA Arts Festival, the approval to accept \$4,669 from Charleston County Local Accommodations Tax Funding, to support the 2022 Free Verse Poetry Festival, and the approval

to accept \$6,078 from Charleston County Local Accommodations Tax Funding, to support the 2022 Holiday Magic in Historic Charleston.

21. BFRC: APPROVAL OF \$3,400,000 IN ARPA FUNDS TO PROVIDE A BONUS TO ALL CITY EMPLOYEES. FULL TIME EMPLOYEES WILL RECEIVE \$1,250 AND PART-TIME EMPLOYEES WILL RECEIVE \$625. BY APPROVING THIS ITEM, COUNCIL IS APPROVING THE USE OF ARPA FUNDS TO FUND THIS EXPENSE. WE PREVIOUSLY ALLOCATED \$3.7 MILLION IN ARPA FUNDS TO RESCIND THE PROPERTY TAX INCREASE BUDGETED IN 2021. WE DO NOT HAVE TO UTILIZE THIS FUNDING AS OUR 2021 REVENUES WERE MUCH HIGHER THAN ANTICIPATED. WE CAN REALLOCATE THIS FUNDING TO EMPLOYEE BONUSES.

22. BFRC: APPROVAL TO INCREASE THE CITY'S STARTING PAY RATE TO ALL CITY PAY PLANS (SWORN AND UNSWORN). THE COST WILL BE \$428,939. BY APPROVING THIS, COUNCIL APPROVES THE ONGOING COSTS INTO THE 2023 BUDGET. THESE COSTS WILL BE INCLUDED IN THE CITY'S BASE BUDGET. IN ADDITION, CITY COUNCIL COMMITS TO THE ADDITIONAL FUNDING THAT WILL BE NEEDED IN THE 2023 BUDGET TO ADDRESS THE COMPRESSION ISSUES THIS PAY INCREASE WILL CREATE. FUNDING FOR THE COST OF THE ADJUSTMENT WILL COME FROM SALARY SAVINGS.

On a motion of Mayor Tecklenburg, seconded by Councilmember Seekings, the Committee on Ways and Means voted unanimously to take Items 21 and 22 together.

Mayor Tecklenburg said Item 22 addressed the minimum pay not for just one department of the City but for all of their employees. It was a goal of the City for years. He said it was a mid-year adjustment to the salaries and they normally wouldn't do that, they would wait until the new budget year started. When BFRC finished their audit of last year's budget their revenue was a little higher than what they had budgeted for. They invested that back into their employees. It applied to about 475 employees that would see a difference. He said he thought it would be appropriate to bring forward an additional bonus to all employees and the same amount no matter what their salary was and that was Item 21. He said all City employees deserved to be paid fairly.

Chair Gregorie said employees were working hard to keep the City functional even with some shortfalls. He said they would be able to get there and one of the ways was giving employees a \$1,250 bonus. He thanked the BFRC and the Human Resource Department.

Councilmember Sakran asked if part-time employees included all hourly staff regardless of where they worked and how many hours they worked.

Mayor Tecklenburg said yes that was his understanding.

Councilmember Shahid said he was pleased that the City would be able to do that. It was a nice bonus to give the employees.

On a motion of Councilmember Shahid, seconded by Councilmember Appel, the Committee on Ways and Means voted unanimously the approval of \$3,400,000 in ARPA funds to provide a bonus to all City employees and the approval to increase the City's starting pay rate to all City Pay Plans (Sworn and Unsworn). The cost will be \$428,939.

23. PLANNING, PRESERVATION & SUSTAINABILITY: RESOLUTION APPROVING THE ASSESSMENT ROLL FOR THE KING STREET BID.

On a motion of Councilmember Seekings, seconded by Mayor Tecklenburg, the Committee on Ways and Means voted unanimously to approve the Resolution Approving the Assessment Roll for the King Street BID.

24. THE COMMITTEE ON REAL ESTATE (MEETING WAS HELD ON MONDAY, AUGUST 15, 2022, AT 3:00 P.M., CONFERENCE CALL: 1-929-205-6099; ACCESS CODE: 835 678 884)

- a. Approval for the rental of Festival Hall for the MOJA Arts Festival on October 7, 8, 9, 2022. (56 Beaufain St., Charleston, SC 29401)
- b. Approval for the rental of Festival Hall for the MOJA Arts Festival on November 11, 12, 13, 2022. (56 Beaufain St., Charleston, SC 29401)
- c. Authorization for the Mayor to execute on behalf of the City a Second Amendment to the Management and Operating Agreement with the Charleston Area Convention & Visitors Bureau.
- d. Ordinance authorizing Mayor to execute a First Amendment to Lease Agreement between City of Charleston and South Carolina Aquarium. (Charleston Maritime Center – 10 Wharfside Street)
- e. Authorization for the Mayor to accept on behalf of the City of Charleston as Grantee, irrevocable deed restrictions in favor of the City in and to 838 Morrison Drive, from Morrison Yard Owner, LLC, in connection with Grantor's request for Quality Outdoor Public Space incentive points and height/density bonuses under the Upper Peninsula District Zoning Ordinance. (TMS# 459-07-00-010)
- f. Ordinance authorizing 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. 277-00-00-003, within the Right of Way shown on reference Drawing D-78456, to permit installation of overhead electric line to the soccer field and lacrosse field on Daniel Island.
- g. Authorization for the Mayor to execute a Right of Purchase on behalf of the City of Charleston, to purchase 56 Nunan Street from Freedom Mortgage for an amount of \$135,000.00. The Right of Purchase will only be exercised if the homeowner was unable to secure funding from SC Housing to repay the arrearages that exist. Staff has been advised that the assistance was approved, and the arrearages will be addressed. Awaiting final notification and documentation related to this approval. (TMS# 460-07-01-025)
- h. Authorization for the Mayor to execute, on behalf of the City of Charleston, an Amendment to the Development Agreement between the City and JJR Development, LLC, dated May 25, 2022, for the construction of 6 houses on 67 America Street. The Amendment requests:
 - (i) approval to accept an increase in the construction budget from \$1,765,821 to \$1,936,278,

(ii) an increase in the homebuyer subsidy from \$500,000 to \$738,000, (iii) an extension in Substantial Completion to October 1, 2023, and (iv) identification of each of the 6 lots by its designated TMS number. (TMS# 459-09-02-132)

- i. Authorization for the Mayor to execute, on behalf of the City of Charleston, the Second Amendment to the Transfer Agreement between the City and JJR Development, LLC, to include the properties located at 67 America Street (TMS# 459-09-02-132), 3 Father Grants Court (TMS# 459-09-02-184), and 11 Father Grants Court (TMS# 459-09-02-185) 15 Father Grants Court (TMS# 459-09-02-190) and 19 Father Grants Court (TMS# 459-09-02-191) as part of the transaction and to permit closing to occur on or before September 30, 2022. [Ordinance]
- j. Authorization for the Mayor to execute on behalf of the City an Escrow Agreement between Long Savannah Land Company and HPH Properties regarding the acquisition of land for Long Savannah Parkway.
- k. Authorization for the Mayor to execute necessary documents to transfer to the Commissioner of Public Works of the City of Charleston certain utilities constructed by the City during renovations to Credit One Stadium.
- l. Please consider the following annexations:
 - (i) 29 Avondale Avenue (0.35 acre) (TMS# 418-14-00-030), West Ashley, (District 9). The property is owned by Julia and Jay Langston.
 - (ii) 309 Cessna Avenue (0.18 acre) (TMS# 350-09-00-028), West Ashley, (District 5). The property is owned by Fiona R. Sanderson and Marshall D. Sanderson.
 - (iii) 827 Trent Street (0.31 acre) (TMS# 310-02-00-155), West Ashley, (District 7). The property is owned by Taylor B. Green.
 - (iv) 2157 Wappoo Drive (0.22 acre) (TMS# 343-06-00-174), James Island, (District 11). The property is owned by John and Maggie Guerry.
- m. Executive session pursuant to S.C. Code Ann. 30-4-70(a)(2) for update and discussion regarding lease negotiations with Childrens Museum of Charleston.
- n. Executive session pursuant to S.C. Code Ann. Sec. 30-4-70(a)(2): Discussion and consideration of proposed contractual arrangements for purchase of property.

Councilmember Appel, Chairman of the Real Estate Committee, said the first two Items A and B on the agenda were approving the rental agreement for Festival Hall for the MOJA Arts Festival coming up in the fall. The items were approved.

Item C was the Second Amendment to the Management and Operating Agreement with the CACVB. The item was approved.

Item D was the First Amendment to the Lease Agreement between the City of Charleston and the Aquarium regarding the Maritime Center to facilitate student access. The item was approved.

Item E was deferred, a request of deferral by staff.

Item F was approved, a utility easement on Daniel Island to install electricity to the soccer and lacrosse fields.

Item G was a Right Of Purchase involving 56 Nunan Street. It was one of the properties the City of Charleston participated in ensuring affordable housing. The item was approved.

Items H and I were approved, an affordable housing infill development on America Street. Six homes were going to be brought to market by JJR Development.

Item J was an Escrow Agreement between Long Savannah Land Company and HPH Properties regarding Long Savannah Parkway. The item was approved.

Item K was approved, for the Mayor to execute documents regarding utilities that were constructed during renovations of the Credit One Stadium.

Item L was 4 annexations that were approved. Three of those were in West Ashley and one was on James Island.

Item M and N were two executive session Items. One involved the Childrens Museum, and the other involved a discussion about acquiring property.

Chair Gregorie said on Items H and I the cost of developing affordable housing in the City was astronomical. He said they were averaging around \$400,000 a square foot to build affordable housing.

Councilmember Shahid said the cost for a person to buy affordable housing with the subsidy was around \$200,000.

Councilmember Appel said Mr. Roberts and his team were the most experienced, knowledgeable infill developers in the region and the project was not easy for him financially. He said they weren't going to get to 16,000 units at 6 units a time.

Councilmember Parker said she was not allowed to attend the executive session on Items M and N at the Real Estate Committee. She asked when she would be notified or updated on the discussion regarding the negotiations with the Childrens Museum and the property proposed for purchase. She also asked if it would go back through the Committee then to Council.

Councilmember Appel said if she wanted to attend an executive session in the future on the Real Estate Committee to reach out to him ahead of time. He said Councilmember Seekings did and they were able to get him in. If there was something on the agenda that struck her attention or dealt with James Island, he didn't see it being a problem. The consideration for Councilmember Seekings was because his district was implicated in discussion. He said any sort of agreement

regarding a lease or sale of property would have to come through the Real Estate Committee outside of executive session.

Ms. Cook said that she thought the Legal Department needed to address it. She said if you were not on the Committee, she didn't believe you participated in executive sessions. If an Item was affecting their district and the Committee wanted to hear from them, they could participate.

Councilmember Parker said she wasn't looking for clarification on that but wanted to know when she could expect an update on those negotiations and the consideration to purchase the property.

Mayor Tecklenburg said there would be an update when there was an actionable item, which would go back to the Committee and then to Council for approval.

Chair Gregorie said when they started making exceptions that was when it became problematic.

Councilmember Waring said in the past when a Councilmember that was not on the Committee happened to be in the meeting and asked to be in the executive session, that was a courtesy. He said he never saw when a Councilmember asked to be included and they said no.

On a motion of Councilmember Seekings, seconded by Councilmember Shealy, the Committee on Ways and Means voted unanimously to approve the 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 Second Amendment to the Management and Operating Agreement with the Charleston Area Visitors Bureau.

An ordinance authorizing Mayor to execute a First Amendment to Lease Agreement between City of Charleston and South Carolina Aquarium.

An ordinance authorizing 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. 277-00-00-003, within the Right of Way shown on reference Drawing D-78456, to permit installation of overhead electric line to the soccer field and lacrosse field on Daniel Island.

An ordinance amending Ordinance Nos. 2020-007, as amended by Ordinance No. 2021-086, by authorizing the Mayor to execute, on behalf of the City of Charleston ("City"), the Second Amendment to the Transfer Agreement between the City and JJR Development, LLC, to include the properties located at 67 America Street, also known as 1 Father Grants Court (TMS no. 459-09-02-132), D Father Grants Court (TMS No. 459-09-02-183), 5 Father Grants Court (TMS No. 459-09-02-184), and 7 Father Grants Court (TMS No. 459-09-02-185) as part of the transaction and to permit closing to occur on or before September 30, 2022 as further amended.

An ordinance to provide for the annexation of property known as 309 Cessna Avenue (.18 acre) (TMS# 350-09-00-028), 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 Fiona R. Sanderson and Marshall D. Sanderson.

An ordinance to provide for the annexation of property known as 2157 Wappoo Drive (.22 acre) (TMS# 343-06-00-174), 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 John and Maggie Guerry.

An ordinance to provide for the annexation of property known as 29 Avondale Avenue (.35 acre) (TMS# 418-14-00-030), 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 property is owned by Julia and Jay Langston.

An ordinance to provide for the annexation of property known as 827 Trent Street (.31 acre) (TMS# 310-02-00-155), 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 property is owned by Taylor B Green.

Councilmember Seekings said he wanted to mention an Item in the bids and purchases. It was a \$1,000,000 for the water management plan. He said he was on the Selection Committee for the water management plan and thanked Mr. Morris. It was Black and Veatch along with a huge team of others that were the main force of the Dutch Dialogues. As they put the \$1,000,000 forward to come up in the City with a comprehensive water management plan, they were spending money on someone that had a long history and experience with the City and already laid out the baseline vision. When it originally came through the Committee it was \$500,000 and it was up to \$1,000,000.

Chair Gregorie asked if \$1,000,000 was enough.

Councilmember Gregg said it was enough for a good start but not enough for the scope of work they were talking about.

Mayor Tecklenburg said it amazed him how much work went into the Items by the staff and Legal. He thanked all the departments for all the work they have done.

There being no further business presented, the Committee on Ways and Means adjourned at 4:41 p.m.

Brittany Pinckney
Assistant Clerk of Council