

BISHOP GADSDEN, BLACKMER HALL

Regular Meeting

September 25, 2018

The sixtieth meeting of the City Council of Charleston was held this date convening at 5:00 p.m. at Bishop Gadsden.

A notice of this meeting and an agenda were mailed to the news media September 19, 2018 and appeared in The Post and Courier September 23, 2018 and are made available on the City's website.

PRESENT (12)

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 (<i>absent</i>)	District 6	Councilmember Jackson	District 12

Mayor Tecklenburg called the meeting to order at 5:00 p.m.

The Clerk called the roll.

Mayor Tecklenburg said, "Now, if you would like to join us, Councilmember Seekings is going to lead us in an invocation and the Pledge of Allegiance."

Councilmember Seekings said, "Thank you, Mr. Mayor. Let us pray."

Councilmember Seekings opened the meeting with an invocation.

Councilmember Seekings then led City Council in the Pledge of Allegiance.

Mayor Tecklenburg said, "Thank you all for being with us here tonight. We are enjoying the hospitality of Bishop Gadsden, and I'd like to recognize their President and CEO, Bill Trawick, who has always been a friend to the City of Charleston. Bill."

There was applause in Blackmer Hall.

Bill Trawick said, "Well, I just would like to say 'welcome.' This has become an annual event, and we always look forward to having you. You know, it was a joke by Mayor Riley that when this property first was given to Bishop Gadsden, it was not part of the City of Charleston. He always said that Bishop Gadsden was the only entity that ever asked to be annexed into the City of Charleston. But, honestly, I think the City of Charleston, one of the greatest cities in the country, and Bishop Gadsden, one of the greatest retirement communities in the country, are a

great partnership, so we look forward to having you here today and in the future. It's good to have you all, Mayor."

Mayor Tecklenburg said, "Terrific. Thank you, Bill. Thank you for your hospitality recently by hosting the Mayor's Clergy Council, as well. That was a terrific event, and thank you for having us."

Mr. Trawick said, "Anytime. We're available."

Mayor Tecklenburg said, "So, I did want to recognize that our MOJA Festival is kicking off this Thursday, and we're not going to have a presentation about it, but I believe there are pamphlets for the festival in the rear. Please take one, and try to attend some MOJA Festival events this year. It starts this Thursday.

Next, we have three different proclamations, and I think I'm going to come around to the front, just so folks won't have to stand behind the table here. I'm going to start with a proclamation recognizing International Literacy Day and National Adult Education and Family Literacy Week. So, if Eileen Chepenik and anyone from Trident Literacy would like to join me up front, I will make this proclamation."

Mayor Tecklenburg read the proclamation.

-- INSERT PROCLAMATION --

Mayor Tecklenburg said, "Congratulations!"

There was applause in Blackmer Hall.

Eileen Chepenik said, "So, thank you once again for the opportunity to bring attention to the issue of adult literacy. I can't remember if this is my 14th or 15th year. I hope I'm going to retire, and someone else will be here next year, but anyway, the importance of focusing on adult literacy cannot be overstated. Aside from the impact on our economy in terms of the costs of social supports and not being prepared for the job market, there could be an impact on children and what this means for future generations. A study funded by National Institutes of Health confirmed that a mother's reading skill is the greatest determinant of her children's future academic success, outweighing other factors such as neighborhood and family income. Children whose parents have low literacy levels have a 72 percent chance of being at the lowest reading levels, compared to 25 percent of children in the lowest reading level overall. Children with parents who hold professional jobs hear more than 33 million words by the time they begin school, compared with 10 million words for children from more disadvantaged groups. By and large, the children of these adults start school at a disadvantage because they have not been read to, talked enough to, sung to, and had not developed the school readiness skills they need to succeed. As serious intervention, they are on a path to drop out like their parents. Think about it. If you could only read as well as a third grader, what would it be like to apply for a job? If you couldn't speak English, what would you say to your child's teacher on back to school night? If you couldn't do basic math, what would it be like to pay your bills each month? Trident Literacy is changing the lives of adults who attend classes at our site in the St. Julian Devine Community Center. We're very grateful for this opportunity and this partnership with the City of Charleston, as was already mentioned.

Some of our students did not gain the school readiness skills as children because their parents have low literacy skills. Some of them simply made bad choices and need a second chance. Some face illness, bullying, or abandonment. All of them need a second chance. One of them is Amanda. Amanda dropped out of school when she was 16. She got in with the wrong

crowd and moved out of her home thinking she knew what being an adult was all about. She came to Trident Literacy at age 33 after marrying, having two children, divorcing, remarrying, gaining a step-daughter, and having another child. Only four people knew she didn't graduate from high school, so it took a lot of courage for her to admit to her family and to do something about it. She came to Trident Literacy, earned her GED, and now she is enrolled in Trident Technical College working on her next degree.

Another one is Justin. Justin's mom died when he was in elementary school, and soon after, his father walked out, leaving Justin and his three older brothers on their own. Two of the brothers landed in jail, and at 17, so did Justin. Now, at 21, Justin is turning his life around. He earned his GED and plans to attend Trident Tech. He wants to have a family some day, and he wants his children to know how important education is.

Each of our students has a story that would break your heart. They want to show themselves and their families that they can do it. They want a better life. They want to set an example for their children. Trident Literacy is one of the top performing adult education programs in the State. For the last three consecutive years, we have exceeded the performance measures required by the State and Federal Governments. Our students go to college, they enter continuing education, training, and apprenticeship programs, join the military, and enter the job market. They change their lives and the lives of their families. One by one, we are reversing the cycle of illiteracy and poverty and making the community a better place for all of us. Thank you for your help."

Mayor Tecklenburg said, "Thank you."

There was applause in Blackmer Hall.

Mayor Tecklenburg said, "So, next, we have a proclamation recognizing Roberta Williams. Roberta, are you with us? Please come forward and your family."

Mayor Tecklenburg read the proclamation.

---INSERT PROCLAMATION---

There was applause in Blackmer Hall.

Roberta Williams said, "Thank you. Thank you. On behalf of all of my family, I would like to thank you, Mayor Tecklenburg and City Councilmembers. I don't have a big speech like preceded before me, but I would just like to say that it was more than my pleasure to represent Charleston, South Carolina. I was drafted and went all the way from the East Coast to the West Coast to the San Francisco Pioneers. I couldn't imagine this day that would happen as far as being a trailblazer of the game. So, I just say to you, if you have daughters out there that have dreams of playing in the league, just support them. I had enormous support from my family. This is a bittersweet honor because my parents, they are not here today, but they were my biggest fans, and their support was enormous. If you have kids that are into sports, support them first and foremost, and just let them keep dreaming. Thank you."

There was applause in Blackmer Hall.

Mayor Tecklenburg said, "Alright, and finally, we have a proclamation recognizing Mesothelioma Awareness Day. So, would John Herrick and any folks with Motley Rice Law Firm please join me at the front?"

Mayor Tecklenburg read the proclamation.

---INSERT PROCLAMATION---

Mayor Tecklenburg said, "Thank you for all of your work."

There was applause in Blackmer Hall.

John Herrick said, "Mr. Mayor and members of Council, I want to thank you on behalf of Motley Rice and our clients and victims of asbestos disease everywhere for this proclamation, and once again raising awareness of this terrible surge of asbestos disease. This is the seventh time that this body has recognized mesothelioma victims, and it's only appropriate that we're here at the Bishop Gadsden Retirement Community, because of the long latency period associated with mesothelioma, most of the victims of mesothelioma are retired. They have worked their entire lives doing their job getting up every day, and then they are caught up with this disease in what should be their golden years. It's often been thought that mesothelioma is an occupational disease, and for years, many folks thought that mesothelioma in women was not related to asbestos exposure. But what we've learned in recent years is that some talc products, like baby powder and that sort of thing, because of the close proximity between mined talc and mined asbestos, some of these products have been contaminated with asbestos, as well, and it led to disease in women that heretofore has not been recognized as asbestos-related disease.

Between 2011 and 2015, 180 South Carolinians died from mesothelioma, and the Post and Courier has reported that asbestos-related deaths in Charleston County exceed the national averages. Now, a lot of people think asbestos has been banned, and in fact, in 1989 the EPA undertook to ban asbestos. That ban was overturned in the courts, and at the time, EPA, having basically run all of the domestic manufacturers of asbestos-containing products out of business, didn't take further action, but the EPA, as recently as June, is starting to walk back that approach. They have proposed a new rule that would require manufacturers and importers to seek EPA approval before processing asbestos or selling asbestos-containing products. What this means is that asbestos-containing products may again be on the market someday, and because of the long latency associated with them, we won't realize the effects of that for 30, 40, or 50 years down the road. If you're interested in signing a petition to ban asbestos, visit asbestosdiseaseawareness.org, and sign the petition. Mr. Mayor and Council, thank you for this proclamation."

Mayor Tecklenburg said, "God bless. Thank you for your work. So, members of Council, we're all continuing to count our blessings, although we were so well prepared for the possibility of Hurricane Florence, we dodged a bullet. Unfortunately, our neighbors to the north were not so lucky, and this Council, both at our emergency meetings that we conducted on the telephone, as soon as we realized that we weren't going to bear the brunt of the storm, we collectively asked that we make sure that we help other communities in need. With the indulgence of Council, I would like to ask Chiefs Reynolds and Curia to come out of order just because Chief Reynolds does have another commitment he's got to run to, if that's alright with everyone. They're just going to give us a brief report on the efforts of our City and helping our brothers and sisters to the north. Chief Reynolds."

Chief Luther Reynolds said, "I think it's hard for anybody to follow this proclamation. That is unbelievable. I was doing the math, and it's pretty complicated, but 2,200 points, that means 1,100 baskets. That's a lot of baskets, right?"

There was laughter in Blackmer Hall.

Chief Reynolds continued, "So, the background, as the Mayor just said, following the storms, in fact before we were even done with the storms, the Council unanimously with the Mayor, asked Chief Curia and I and Shannon (Scaff), the Emergency Manager, to please reach out to see if we could help others. We began that process before the storm ended at your

direction. So, we're here to just kind of give a little update to that. Our response from a police perspective, the State Law Enforcement Division, I spoke with Chief Mark Keel from the SLED, has reached out to get a couple hundred officers this week. I actually got another request today for more officers next week. We've deployed to the Georgetown area for a seven-day period. Again, they may need more officers to kind of rotate out and rotate back in. We haven't made any decisions on that yet. Things that we're doing is staffing checkpoints to help with traffic around where the flooding is occurring, evacuations, life safety, and anything else that they might need us for. We deployed 23 officers, which includes basically two squads of ten each, which rotate days and nights throughout the week, each one is assigned a Lieutenant, and Captain Chip Searson is overseeing the detail as they're in Georgetown. I've been in communication with them. They started last night. They deployed one there last night and spent the night and started their deployments this morning.

They also asked last night, and this is a new request, we just arrived today, for a swift water rescue response. We have nine officers. One of those is a Lieutenant, four two-person teams with four john boats and some rafts to basically assist with swift water rescue that they anticipate. Even with evacuations, they're going to need those resources, and again, there may be some more deployments required as we go forward, but I know that they are very thankful to the City, to the Council, and to you, Mayor, for helping out. They've shared that and wanted me to share that with you, and I just want to say thanks to Emergency Management. Shannon, who, I know Mark Wilbert's here, their team has done a lot behind the scenes to coordinate that response, and Amy and her team also with the FEMA paperwork and authorizations and making sure that we're doing it properly, and I know Chief Curia's got an update also."

Chief Daniel Curia said, "Good evening, Council, a very similar update to the one Chief Reynolds gave. The Charleston Fire Department deployed personnel, one person last week as part of an urban search and rescue task force. That person has been deployed about a week now and he still has deployment orders through Sunday. That's with South Carolina Task Force One up in the Horry County area. The remainder of the deployment from the Charleston Fire Department is also up in the Pee Dee region. It's with South Carolina Task Force Three. It's primarily focused on swift water rescue, so we have 16 personnel, a combination of motorized and non-motorized boats. Their deployment started Sunday. It was originally slated to end on Friday. It's been extended to at least this Sunday, and the concern right now is that with waters rising, we anticipate that those swift water assets will be basically on an island, and won't be able to get out of the area. So, they've got supplies, they're self-sufficient, and they'll do the work that needs to be done as long as we are tasked to do it, so thank you."

Mayor Tecklenburg said, "Great. Thank you, Chief. Thank you both, and just to let everyone know, we will also be deploying, I guess you would say, a thousand sandbags that we received late in the game from the State of South Carolina, when clearly we didn't need them. Then, we had a request over the weekend, and we've relocated, literally, thousands of already filled sandbags up the road to both Horry County and to Georgetown County, since we weren't needing those, but the efforts of our team on both Finance, Police, Fire, and Emergency Management have been remarkable to get this team together and up there and helping, so thank you for the Council's support."

Mayor Tecklenburg recognized Councilmember Waring.

Councilmember Waring said, "Thank you, Mr. Mayor, and thank you, both Chiefs. To go along with that, at the Charleston Water Systems meeting today, when the water recedes, they are already coordinating an effort to help out with water and sewer help from some of our teams here, going up to our sister cities in South Carolina, as well as North Carolina. So, if there is any

coordination between that and obviously the Police and our Fire Department, I think that would be great, so we are really reaching out. Thank you so much for your leadership in this. Thank you.”

Mayor Tecklenburg said, “Thank you. Is there anybody else?”

No one else asked to speak.

Mayor Tecklenburg said, “Alright. Thank you both. Next, is our public hearings. The first one is a zoning ordinance regarding 47½ Line Street, and I think Mr. Morgan will be introducing these items.”

Christopher Morgan said, “Thank you, Mr. Mayor. 47½ Line Street, a request to rezone from Light Industrial to Mixed-Use Workforce Housing (MU-2/WH). To orient you on the map, we have Line Street running roughly east west. The area of the old rail line that is now part of the Lowcountry Lowline in this location, and Meeting Street is here. The new Courier Square facility Mixed-Use facility is here. The colors that are light blue are already MU-Workforce Housing, and the request is to make this parcel a part of that. A couple images, again, you can see it in the context of the surrounding Courier Square and some of the other developments in the area, or coming to the area. Here is a street-level view from the Lowline parcel right here, and it is in our area that shows this Urban Core, so those are areas that we recommend for the MU-2/Workforce Housing, and both staff and Planning Commission recommend its approval.”

Mayor Tecklenburg said, “Alright. Would anyone like to be heard on this matter?”

No one asked to speak.

Mayor Tecklenburg said, “Seeing and hearing none--”

Councilmember Griffin said, “Move for approval.”

Councilmember Mitchell said, “Second.”

Mayor Tecklenburg said, “We have a motion to approve and a second. Is there any discussion?”

On a motion of Councilmember Griffin, seconded by Councilmember Mitchell, City Council voted unanimously to give first reading to the following bill:

An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 47½ Line Street (Peninsula) (0.05 acre) (TMS #459-05-03-109) (Council District 4), be rezoned from Light Industrial (LI) classification to Mixed-Use/Workforce Housing (MU-2/WH) classification. The property is owned by East Line Partners LLC.

Mayor Tecklenburg said, “E-2.”

Councilmember Seekings said, “Mayor, can we take E-2 through E-4 together, seeing as they’re all the same project?”

Mayor Tecklenburg said, “E-2 through E-4 are all related to the Hayne Street Right-of-Way, correct?”

Councilmember Seekings said, “Yes, sir. So moved.”

Councilmember Shealy said, “Second.”

Mayor Tecklenburg said, "We've got a motion to take them all together."

On a motion of Councilmember Seekings, seconded by Councilmember Shealy, City Council voted unanimously to consider Items E-2 through E-4 on the agenda together.

Mayor Tecklenburg said, "Let's take them together."

Mr. Morgan said, "I'll show you the different maps that show the different things that are happening on these different parcels here, but the first map shows the portion of the unzoned right-of-way that has been closed right here, the Hayne Street right-of-way that would become GB zoning just like to the north and to the south. Then, the next map shows the areas that would be added to the Accommodations Overlay, an area of the Accommodations Overlay that allows for up to 150 room inns. That would be a change on the two parcels to the south and to the north, and then the parcel in the middle on the old right-of-way would be part of the 150 room Accommodations Overlay, as well, that location. The final aspect is the aspect to have height changes to allow a change from three to three and a half stories for a portion of the frontage on Market Street and North Market Street. Then, the portions of the site that are north of that would go from three and a half to up to four stories, and those are essentially the requests that are in the application. We have a few images here that we'll show you. Of course, I think everybody is familiar with the site. It's the old, what is commonly referred to as the First Baptist Parking Lot on the Market there, to the north of the Market Street sheds or to the south across Market Street there, a hotel to the west, future hotels to the east, horse tour facilities to the northeast, restaurants, and other small inns in the surrounding area. Another image from the aerials, and then here is a map that shows some of the surrounding heights of buildings in the area to show that the requests are in keeping with the surrounding heights. We do have some five floor structures over in this location, four floors here, four floors here, four floors across on the south of Market Street, and then some other three story structures fronting on Market, as well as some two story structures fronting on Market.

This is an image of the overall massing that could be allowed, but BAR will be looking to refine that with the actual designs of the structures that will, of course, go through thorough BAR review. Some of you may have seen some other images before this about the structures, and that's not part of this rezoning. That's a BAR issue, but this is kind of what type of massings would be allowed via these rezonings. Here is another image, and showing you from the Market Street standpoint frontage, that would still be three floors, but three and a half allowed towards the middle of the site, four and a half allowed to the middle of the site here between the bulk of it, and then back to three floors up over towards Pinckney Street. The Comprehensive Plan has this site as part of our Urban Core, therefore, staff has felt very comfortable with these types of changes. It feels like these Accommodations uses in this location is appropriate given the type of activity that goes on in the Market area, and so, staff and Planning Commission recommend approval of these changes."

Mayor Tecklenburg said, "Would anyone like to be heard on this matter? Yes, sir."

1. Capers Barr said his client, SCM Charleston Market Investors, bought the property from First Baptist Church Foundation in 2013, and his clients had worked to put a project on the site that befitted the location. Jake Farber and Tyler Morris had worked with the Historic Ansonborough Neighborhood Association and had private agreement, not binding on the City, with the Historic Ansonborough Neighborhood Association. It substantially modified the approvals they were asking the City to make. The first approval Council voted to grant the right-of-way to Hayne Street to his client several meetings ago, but that was an unzoned strip, so the first request was to zone it General Business. Everything around it was General

Business. The other two zoning requests were to rezone the site to A-5 Accommodations use, which would allow a 150-room hotel or inn. In the private agreement with Historic Ansonborough, they contractually agreed and would be recording a covenant that ran with the title to the land, that they would construct no more than 115 Accommodations uses on the site, and they had agreed with the community to modify it. The third request for rezoning related to the height. The first 50 feet off of North Market Street was currently zoned three stories and they asked for that to be increased to three-and-a-half. The remainder was currently three-and-a-half stories, and they asked that be increased to four. In their private agreement with HANA, they agreed that 50 feet on Pinckney Street coming back was already three-and-a-half stories, and they asked that it all be increased to four. They would limit the 50-foot frontage on Pinckney Street to three stories to compliment the adjoining residential neighborhood of Historic Ansonborough. He thought everyone had seen the renderings of the beautiful proposed townhouses that would be on that end. He and his clients looked forward to continuing the hard work that they had already put into the project with staff and Council that would result in the design and construction of five-star project on the site that would be equal to and would contribute to the quality of the City and they looked forward to continuing their collaboration with City planners to achieve that.

Mayor Tecklenburg said, "Thank you very much. Would anyone else like to be heard on this matter? Yes, sir."

2. John Marsland, President of Historic Ansonborough Neighborhood Association said he wanted to affirm what Mr. Barr had said. Mr. Barr's clients and Historic Ansonborough had reached an agreement and they agreed with the way it had been depicted, and they had no objections to the requested rezonings.

Mayor Tecklenburg said, "Great. Thank you very much. Yes, sir. Mr. Gurley."

3. Robert Gurley, Preservation Society of Charleston, said the Society was generally supportive of the agreement, and they understood that there had been a lot of hard work in getting it to this point, but they had two major concerns with the agreement. The Accommodations Zone was 150 rooms, not 115, as in the private agreement Mr. Barr referred to which Council could not enforce. They asked that an Accommodations Zone for 115 rooms be implemented so that it would be a part of a regular process with the ordinance, but they were told that would delay the project, so there was the private agreement. Council was not being asked to approve the private agreement. They urged Council to read into the record that maximum rooms could only go to 115 rooms because if the property flipped, then the next property owner had a right to 150 rooms. They would like Council to do all that they could to ensure that 115 rooms was what they got. Secondly, the Height Districts, particularly where the three stories were being raised to three-and-a-half stories, everybody knew the community was involved with Council and the endless meetings on designing the new height ordinances. He said it was a great public process that they thought had been successful, but they were concerned about what they saw as the undermining of the Height Districts that were only a year old and that the three stories were carefully considered because they were adjacent to Market Hall and Market Sheds, which was a National Historic Landmark. Three stories were intentionally that way to respect and acknowledge the National Historic Landmark, and the private agreement was to raise it half a story. They thought it was disrespectful for a National Historic Landmark, and a

lot of time was spent on the Height Districts. They also urged Council to require that the three-story Height District remain in place.

Mayor Tecklenburg said, "Thank you very much. Would anyone else like to be heard on this matter?"

No one else asked to speak.

Mayor Tecklenburg said, "Seeing none, it comes before Council."

Councilmember Griffin said, "Move for approval."

Councilmember Mitchell said, "Second."

Mayor Tecklenburg said, "We have a motion for approval and a second. Is there any discussion?"

No one asked to speak.

On a motion of Councilmember Griffin, seconded by Councilmember Mitchell, City Council voted unanimously to give first reading to the following bills:

An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that a portion of Hayne Street Right-of-Way (Peninsula) (approximately 0.13 acre) (Unzoned Right-of-Way) (Council District 1), be rezoned from Unzoned Right-of-Way to General Business (GB) classification. The property is owned by SCM Charleston Market Investors LLC.

An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 182 Church Street and a portion of Hayne Street Right-of-Way (Peninsula) (1.20 acres) (TMS #458-05-03-005, 458-05-03-017 and a portion of Hayne Street Right-of-Way) (Council District 1), be rezoned to include a portion of Unzoned Right-of-Way in the Accommodations Overlay Zone (A-5: 150 room max.) and rezone property from Accommodations Overlay Zone (A-1: 50 Room Max.) to Accommodations Overlay Zone (A-5: 150 room max.). The property is owned by SCM Charleston Market Investors LLC.

An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 182 Church Street and a portion of Hayne Street Right-of-Way (Peninsula) (1.20 acres) (TMS #458-05-03-005, 458-05-03-017 and a portion of Hayne Street Right-of-Way) (Council District 1), be rezoned to include a portion of Unzoned Right-of-Way in the 4 Old City Height District, rezone a portion of property from the 3.5 Old City Height District to the 4 Old City Height District and rezone a portion of property from the 3 Old City Height District to the 3.5 Old City Height District. The property is owned by SCM Charleston Market Investors LLC.

Mayor Tecklenburg said, "Mr. Morgan."

Mr. Morgan said, "E-5 has been deferred by the applicant. That is a request for Sheppard Street and St. Philip Street, so that will not be before you tonight."

Mayor Tecklenburg said, "But we did advertise this for a public hearing."

Mr. Morgan said, "That is correct."

Mayor Tecklenburg said, "So, would anybody like to be heard on the matter of Sheppard Street, E-5 on our agenda this evening? We welcome any comments."

No one asked to speak.

Mayor Tecklenburg said, "Hearing none, we'll move on to E-6."

Mr. Morgan said, "E-6 is a recent annexation in West Ashley, 1904 Woodland Road. There is an image of the property before you. It was R-4 in Charleston County. It would come into the City as SR-1."

Councilmember Shealy said, "Move for approval."

Councilmember Mitchell said, "Second."

Mayor Tecklenburg said, "Would anyone like to be heard on this matter?"

Councilmember Seekings said, "It's been deferred."

The Clerk said, "No, this is E-6."

Mayor Tecklenburg said, "This is E-6."

Councilmember Seekings said, "Alright."

The Clerk said, "We have to have the public hearing."

Mayor Tecklenburg said, "Exactly. Would anyone like to be heard on this matter?"

No one asked to speak.

Mayor Tecklenburg said, "Seeing none, it comes before Council. We have a motion for approval and a second. Is there any discussion?"

No one asked to speak.

On a motion of Councilmember Shealy, one (1) bill (Item E-6) received second reading. It passed second reading on motion by Councilmember Mitchell and third reading on motion of Councilmember Mitchell. On further motion of Councilmember Lewis, the rules were suspended, and the bill was immediately ratified as:

2018-123 AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 1904 WOODLAND ROAD (WEST ASHLEY) (0.49 ACRE) (TMS #355-10-00-004) (COUNCIL DISTRICT 2), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION. THE PROPERTY IS OWNED BY ERIC VOGT AND STEPHANIE GRAY.

Mayor Tecklenburg said, "E-7."

Mr. Morgan said, "That's 1716 Houghton Drive on James Island, a third of an acre, zoning for SR-1 in the City, a recent annexation."

Mayor Tecklenburg said, "Would anyone like to be heard on this matter?"

No one asked to speak.

Mayor Tecklenburg said, "It comes before Council."

Councilmember Griffin said, "Move for approval."

Councilmember Mitchell said, "Second."

Mayor Tecklenburg said, "We have a motion to approve. Is there any discussion?"

No one asked to speak.

On a motion of Councilmember Griffin, one (1) bill (Item E-7) received second reading. It passed second reading on motion by Councilmember Mitchell and third reading on motion of Councilmember Mitchell. On further motion of Councilmember Moody, the rules were suspended, and the bill was immediately ratified as:

2018-124 AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 1716 HOUGHTON DRIVE (JAMES ISLAND) (0.34 ACRE) (TMS #424-09-00-059) (COUNCIL DISTRICT 11), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION. THE PROPERTY IS OWNED BY TERRI AIKEN.

Mayor Tecklenburg said, "Thank you. Mr. Morgan."

Mr. Morgan said, "324 Woodland Shores, a recent annexation to come into the City with a zoning of SR-1, as is the surrounding zoning in the City already."

Mayor Tecklenburg said, "Would anyone like to be heard on this matter?"

No one asked to speak.

Mayor Tecklenburg said, "Seeing none--"

Councilmember Griffin said, "Move for approval."

Councilwoman Jackson said, "Second."

Mayor Tecklenburg said, "Alright. Is there any discussion?"

No one asked to speak.

On a motion of Councilmember Griffin, one (1) bill (Item E-8) received second reading. It passed second reading on motion by Councilwoman Jackson and third reading on motion of Councilmember Seekings. On further motion of Councilmember Griffin, the rules were suspended, and the bill was immediately ratified as:

2018-125 AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 324 WOODLAND SHORES ROAD (JAMES ISLAND) (0.52 ACRE) (TMS #343-11-00-116) (COUNCIL DISTRICT 11), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION. THE PROPERTY IS OWNED BY EVAN DIAMENT.

Mayor Tecklenburg said, "Finally, E-9."

Mr. Morgan said, "This is a former right-of-way. It's within the Hendrick's area of the Auto Mile. It is dedicated back to the property owners and would be zoned General Business, as is the surrounding property on all sides. Both staff and Planning Commission recommend approval."

Mayor Tecklenburg said, "Would anyone like to be heard on this matter?"

No one asked to speak.

Mayor Tecklenburg said, "Seeing none--"

Councilmember Moody said, "Move for approval."

Councilmember Griffin said, "Second."

Mayor Tecklenburg said, "It comes before Council. Is there any discussion?"

No one asked to speak.

On a motion of Councilmember Moody, seconded by Councilmember Griffin, City Council voted unanimously to give first reading to the following bill:

An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that former Pryor Court Right-of-Way (West Ashley) (0.422 acre) (portions of TMS #349-01-00-005 and TMS #349-01-00-030) (Council District 7), be zoned General Business (GB) classification. The property is owned by the City of Charleston to be conveyed to adjacent property owners.

Mayor Tecklenburg said, "That concludes our public hearing matters. Next, is our approval of City Council minutes--"

The Clerk said, "Those are being deferred."

Mayor Tecklenburg said, "The September 18th minutes are being deferred, I'm told. So, next, we go to our Citizens Participation Period. We have 15 folks signed up, so it will be two minutes apiece. We'll start off with Mr. Mohammed Idris."

1. Mohammed Idris stated that he had heard someone say that some of the students were in bad company and went astray. He asked why intelligent people would put the word 'drunk' with the words drink and drank. He asked why they would put the letters 'ABC' on a liquor store down the street from schools and churches. Children would want to get into that store. In their effort to support Mothers Against Drinking and Driving, they had come up with a group called Mothers Against Drinking Alcohol and when they spelled it backwards, it spelled 'Adam', the name of their first father. They were asking Council to start fighting to get the word 'drunk' out.
2. Harry Gregorie stated that he had been in the City most of his life. He owned a business called GDC Home. He was there, as a Charleston employer, to talk about the region's growing housing crisis. 'Crisis' was an ominous word, and he didn't use it lightly. They needed to deal with it or bad things would happen. Region-wide, since 2010, median home sale prices were up 27%, and rent was up 49%. Very few people had seen their wages go up that much. There was a supply/demand imbalance, and as people had to commute longer distances to find housing, it led to the traffic issues they were facing. For employers,

Charleston was a talent magnet, but if people couldn't afford a home, they would look elsewhere. They needed to address housing costs to ensure that companies and employers could continue to grow.

3. Ian Scott, Charleston Metro Chamber of Commerce, stated that Mr. Gregorie was one of the members of their Housing Task Force, and they had gathered to try to address the issue of housing attainability. They believed everyone working in the region ought to be able to afford a quality place to live and have a commute that was bearable. They were eager to work with the City to help address those issues. They knew there was a lot of leadership present that cared about that issue. The population was growing and would continue to grow, which would put increased pressure on the housing market that currently wasn't supplying enough units. There were a lot of good solutions, and many had been proposed.
4. Harriet Reavis stated that she would like to address drainage and flooding. She was President of the Marlborough neighborhood on James Island. They wanted to thank the City for funding the rewriting of the Stormwater Manual and for funding the Wambaw/Central Park Drainage Study. It was behind schedule, but they had the funding in place. Even with the initiatives they had approved, they were at a crisis point on James and Johns Island when it came to drainage and flooding. She felt like part of the reason for that was that they were continuing to approve developments using the old stormwater manual. They could approve the same guidelines that they had approved for the Church Creek Basin for all of the drainage basin areas.
5. Leah Farrell, Preservation Society, said that they were pleased to see some flood related items on the agenda, but they were concerned with the consistent territorial and isolated approach to flood mitigation. Their members were calling for a more comprehensive action plan. On James Island, they should not be approving developments until the study was completed that would assess all of the basins holistically. The same held for the whole City. Updated stormwater management practices were needed. They felt that the amendments on the flood hazard prevention control requirements ignored the impacts of the development driven flooding on existing homes. Vague terms like 'reasonably safe' would be difficult for them to enforce. They wanted to see the amendments go further.
6. Jason Crowley, Coastal Conservation League, stated that they wanted to provide their support for the resolution for the establishment of the Church Creek Redevelopment project area. That seemed like a very good, pro-active measure to utilize creative funding to address the drainage problems there. With the amendments for the flood hazard prevention ordinance, the language was good, but they were disappointed to read in the paper that some staff members didn't feel it was enforceable or that it changed the current development practices. Their laws were only as strong as those who enforced them. If there was a way to strengthen them, they should add that language to make the requirements more enforceable.
7. Franny Henty thanked the City for everything they were doing towards the stormwater effort. Although she wasn't yet a constituent of the City, she had a letter from James Neal

of Charleston County Stormwater, dated June 29, 2018, who insisted that the water table had increased in her yard causing her floors to warp, and \$8,000 worth of dehumidification was caused by a pipe installed on City property. She had a petition for the Laurel Park and Marlborough areas that they needed the results of the drainage study before access was granted to any further developments.

8. Joe Singleton stated he was there concerning his zoning that had been denied. A person said that it had just been deferred. Mr. Singleton continued and said he thought there was some concern about the 12-story height. Someone had wanted to buy it, and he wanted to retire. The original height was a 4-story building, and in the middle of the contract, the height had been reduced and the person had backed out. He wanted to know how high the building could go and what would be approved.

Mayor Tecklenburg said, "This is a public comment period, not a question and answer, but we can go ahead and share that information with you from the Planning Department. I do have a question for you. Who is going to fix my bumper if you're going to retire?"

There was laughter in the Chamber.

9. Eileen Dougherty stated she lived beside Spyglass Seaside, which used to be about 27 acres of open field. She was there to echo what a lot of fellow James Islanders had said. They had a lot of different jurisdictions and it was hard to follow what was happening with development. James Island needed to have a comprehensive plan to look at the drainage studies and watershed management. There were a lot of properties flooding out because of storm water, but also because of the way water moved underground. She asked for them to take a pause, develop a plan, and think about how they could grow smart and put developments in places that didn't harm existing homeowners.
10. Ana Zimmerman stated she was also there to talk about flooding. She read a quote, 'What one can tolerate, one cannot change'. She said no one should tolerate children having mold in their lungs due to flooding. She was curious what Council had seen of the CAV report, which had been recently released. FEMA had identified there were multiple serious violations by the City. She wondered why they were developing land when there were multiple violations. She thought that the ordinance on the agenda was a response to the CAV report. If they were voting on an ordinance, they should see the report that led to it. The article in the paper that day was concerning, that even the changes wouldn't be enforceable or change anything. She said that was unacceptable and Charleston must change. They were all disappointed with the City's response to the concerns that residents had raised. She had sent over 40 emails to the Mayor, and he had not responded.
11. Darin Jones stated he was a homeowner in the Shoreham area of James Island. As they had probably heard, there were at least 26 houses that were illegally built in the neighborhood, 17 of which were given a variance illegally. That did not fix the problem. The variance lowered their insurance payments. It did not do anything for the flooding. Over half of the houses on Shoreham Road had been sold in the past year. When people bought the houses, the variance wasn't transferred, and they weren't told of the flood history. The problems were being perpetuated. That was a housing crisis. The City needed

to act on the problems. It wasn't FEMA's problem; it was the City's problem. They said that their job was to protect the citizens of the City, and he didn't see that happening.

12. Marc Knapp stated that flooding was a problem. They had engineers wasting their money when there were easier solutions. At the last meeting, there was a presentation about flood barricades. A year and a half ago, he had presented one of those systems to the Engineering Department, and they had never made any inquiries. Until they got things fixed, they needed to look at one of the three systems out there. There were simple solutions to flooding, and they did not cost a lot. He said no one on Council understood anything about engineering, and they didn't understand when they were throwing good or bad money out. They needed to get people who knew something about engineering outside of the City. They could change all of the storm water flood requirements to 100 year flood plans.

13. Bert Dasher said that he wanted to congratulate them and Councilwoman Jackson. He had lived near Wambaw Avenue for many years and had been begging for some simple fixes, in terms of drainage. They had many people out there and a lot of representation. He said it was the first time in 14 years that they had people walking out in the woods, and they were starting to see some fixes. They did have some concerns in his neighborhood. His garage had flooded 5 times in July from rain. It was disheartening when they looked around, and there were new developments going in. They knew the effect it would have, and they needed to look out for the neighborhoods that had been there.

Mayor Tecklenburg said, "God bless. Thank you. Alright. That's the end of our Citizens Participation Period. Next, we'll move on to a Resolution expressing the intention to establish a Church Creek Drainage Redevelopment Project Area. This is basically a TIF District or a Tax Increment Finance District. At this point, just to meet legal requirements, we ask your support that we give staff the approval to finalize a plan and to provide public notices that are required before the end of the year, a goal of creating such a district. So, if I could call on our Planning Director, Jacob Lindsey, to give us an overview and then, also, to make you aware, our Counselors are here. Charlton deSaussure is here, who is an expert on TIF Districts, in case we have any questions. Jacob."

Mr. Lindsey said, "Thank you, Mr. Mayor and members of Council. As you all know, the State's TIF financing laws are specifically created to bring resources to blighted areas, and this is proposed in order to bring additional funds to help with flooding in the Church Creek Drainage Basin. So, this TIF, as you all know, is addressing a persistent need. I sent out to you, on Friday, a map, as well as the actual proposed draft language. If you haven't had a chance to review that, we're here to answer questions. In addition, as you all know, TIF Districts don't immediately accrue funds. They take time to build funds, and the intent here is to bring every resource that we possibly can to help in the Church Creek Basin and to answer additional questions, of which we are joined by Mr. deSaussure, as the Mayor pointed out, as well as the BFRC staff. We've all worked on this, and with that said, I'll take questions or we can go from there, Mayor."

Mayor Tecklenburg said, "We can take questions. I would just add that, as you all know, we had a study completed of the Church Creek Drainage Basin. A number of projects were identified that would really help drainage in the basin. If you totaled them all up, it would be close to \$50 million worth of projects. So, the challenge that we, as a Council, face sometimes is finding the dollars to be able to pay for those things. As I think we all know, we have to be able to identify

as many sources as possible in order to accumulate dollars to make expensive projects happen. This proposal is an attempt to add another funding source to be able to pay for those projects. What would be unique about this TIF District is that, in other districts that have been born over time, the City would be allowed to use the proceeds once it was approved, really for any public purpose. Isn't that right, Charlton?"

Charlton deSaussure said, "Yes, sir."

Mayor Tecklenburg said, "In this case, we're going to ask the County and the School Board participation by making a point that all funding would be dedicated to flooding and drainage improvements within the district. When we get them all done, and we'll end the TIF at that point, but the express purpose of this district is almost like a special purpose district financing for drainage improvements and allows us the ability, as I think someone mentioned earlier, to in effect ask developers, not by way of an impact fee, but by way of this TIF District, to be able to help pay for public and constructive drainage infrastructure."

Mayor Tecklenburg recognized Councilwoman Jackson followed by Councilmember Griffin.

Councilwoman Jackson said, "Thank you, Mayor. Thank you, Mr. Lindsey. I told Mr. Lindsey ahead of time I was going to ask this question because I think there are a lot of people here from the public and on the record, once we take our vote, that are not as familiar with how the concept of TIFs work. In order to create the money that you're talking about, we desperately need to take on some of these protection projects. So, I just wanted to ask the logical question, because in the memo that we received from Mr. Lindsey, we would be able to accumulate the kind of tax earnings that we could spend to the purpose that's going to be in the resolution, based on the fact that we're anticipating there is between \$350 and \$400 million worth of building property that's going to be created in this new district. The first question that occurred to me was, are we sort of robbing Peter to pay Paul or shooting ourselves in the foot, by giving growth opportunity to that much property to create that kind of asset value in order to achieve the goals of collecting the taxes that \$400 million worth of property would create. So, I wanted to hear the reality that we're not endangering ourselves by allowing more building than we can tolerate in an area of West Ashley that we know is already flooding. I think there are good answers to that, but I think we should entertain that question."

Mayor Tecklenburg said, "Jacob Lindsey, you want to take that?"

Mr. Lindsey said, "Thank you, Mr. Mayor. First of all, that is a great question, and the growth that is anticipated in our estimated number of the total amount of tax dollars that could come from these parcels is growth that will occur whether the TIF is in place or not. The TIF doesn't enable growth to take place, and these are on Commercial properties, such as the Harris Teeter, which is under construction now. These are projects that are going to be built, and they are going to be built according to, if they are within or touch the 100-year floodplain, our new most stringent requirements, and the majority of them are not even within that 100-year floodplain. I think it's maybe about six of the properties that even touch or border it. So, this is not going to be growth that is going to be endangered by flooding or that will be enabled by the TIF. The funds that come from this, the taxes on these properties, will either go to the General Fund or, if the TIF exists, into the TIF for the purpose of spending on flooding. The other thing that I would say, in regards to that, is that, of course, the ordinance is not in front of you this evening. What's in front of you is just an endorsement of action on the behalf of Council to talk, to basically to get the ball rolling, to the other taxing entities, so we could look at the individual properties. I could get you more information on each one, if you would like to look at those in more depth."

Mayor Tecklenburg recognized Councilmember Griffin.

Councilmember Griffin said, "I've just got a few comments, questions. The first thing I did was reach out to Chairman Rawl, with the County, on this topic. As of today, we don't have the total support of the County on this yet. I think that we're putting the cart before the horse here. I think we need to have the County support and at least reach out to County Council and the School Board before we decide that we're going to move forward with this TIF. I'd like to see Charlton, who is an expert on TIFs, reach out to the property owners in this area and find out what their plans are, just because I think our number is very, very conservative. I think it could be a lot higher than that. We're projecting it could be only \$50 million that we get out of this TIF, but I think it could be a lot more. In the current TIF, in the plan, Long Savannah is not included, but that property could create a lot of tax revenue. So, I just don't know if the way this TIF is set up right now is going to be the most successful in this area. My biggest concern is we know this TIF is going to take five to ten years to see any money. We cannot afford to push Church Creek down the line for five to ten years. We need to be going after these projects right now. I understand that pump station is going to be pretty expensive, but if we knock out some of these smaller price tag recommendations from Bob Horner, I don't see why we can't re-evaluate. When you have FEMA buyouts, we're going to be tearing properties down that have flooded. You add that with projects like new storm surge protectors, Lake Dotterer, you've got Hickory Farms that we just approved tonight. We may not need a \$28 million pump station. We may need a lot less. So, there are a lot of different moving parts here, but I just don't know if we're ready. I know that a couple of the Councilmembers have questions, but I'm going to ask for a deferral tonight."

Mayor Tecklenburg said, "So, Charlton, could I ask you just to give an explanation of the timing of the order of things, and then I would like to address one point, as well."

Mr. deSaussure said, "Yes, sir. Thank you. This discussion is very helpful. The TIF Act doesn't even anticipate this resolution being adopted. Previous City Councils have taken this action just as a means of instructing staff to get things started. I agree with Councilmember Griffin that County Council does not know a whole lot about it yet. The purpose of this resolution tonight is to begin those discussions. Once we get to an ordinance, and once we get to the point where a plan can be presented to the County and the School District, the County and the School District have the option to opt out. The City can't impose this on the County and the School District. The City would go to the County and School District officials and tell them what is anticipated and ask that they agree to be included in the TIF District. There are examples of existing TIF Districts, one being King Street Gateway actually, which was extended in order to allow TIF revenues from that TIF District to go towards the Gaillard when the opportunity presented itself in doing the \$142 million renovation, half of which was to come from the public sector. The School District did not agree to that extension, for understandable reasons, but the County did, in consultation with the then Chairman of the County Council.

Briefly, Councilwoman Jackson, the way that a TIF works is legislation was passed by the General Assembly in the 1980s that basically said, 'if you build it, they will come', and the idea was, as part of urban renewal, to encourage cities to undertake improvements in what were blighted areas and, to incentivize cities to do so, they were given this mechanism to allow the increase in assessed value that occurs because of the public infrastructure improvements, generate additional taxes for the City and the County and the School District, and to intercept that increase for a period of time, in order to finance the capital improvements that lead to it. So, by way of a quick example, the Waterfront Park, way back when, when I was a kid growing up, it was a parking lot. It was just a surface parking lot in front of the Colony House. In the 1980s, your predecessors did the Waterfront Park TIF District, \$6.5 million was borrowed, and it, together with

some Federal money, built the Waterfront Park. That led to what's happened now, the Ports Authority property being purchased for \$40 million, upon which is going to be built a hotel in the hundreds of millions. That's a wonderful example of what the General Assembly anticipated when they adopted the TIF statute. That TIF District has now expired. So, while the money was intercepted for the duration of its term and that paid back the \$6.5 million, now, the City of Charleston is getting that increase in assessed value for its General Fund, the School District and the County for their General Funds. So, what will happen, if you approve this resolution tonight is, with your direction, staff wouldn't want to just approach County Council or County staff or School District staff without some instruction from you to do so, just to get the conversation started. The ordinance, the redevelopment plan, would be developed, and then it would be presented to the County and the School District, which begins the discussion and their analysis of whether or not they want to join the City in this particular TIF District."

Mayor Tecklenburg said, "Thank you, and so if we think it's a good idea to have another funding mechanism for funding drainage improvements in the basin, then we would like to get the ball rolling, respectfully. I would like to share a point that Councilmember Waring makes often about TIF Districts and spending money, that if you have a TIF District and you can spend that TIF money on a drainage project within that district, that clears up drainage fund money that can be spent in other places where we have no TIF District. An expense would be, in fact, reimbursable so that, for example, on the project that we approve tonight, to start with Hickory Farms and say we complete that in the next year, and we use drainage funds money to pay for it, right? So, it may take a while to get this TIF District, number one, approved and then wait awhile for it to start generating cash. When it does, say five years from now, we could pay ourselves back for that project, for Hickory Farms, to the drainage fund and then be able to use those drainage funds somewhere else in the City, on James Island, for example, where there is no TIF District. So, it just gives us great flexibility in the long term."

Mayor Tecklenburg recognized Councilmember Moody.

Councilmember Moody said, "Thank you, Mr. Mayor. I'm going to probably support this resolution tonight, but I've got a lot of questions, and the main thing I've heard thrown out was \$50 million. Is that the number that they're expecting, or where did that number come from?"

Mayor Tecklenburg said, "I think the estimate came from the fact that there were potentially \$300 to \$400 million worth of investment that would lead to an annual TIF payment after ten years or so of about \$4 or \$5 million, per year. So, actually, depending on how long of a term we have for the district, it could generate easily the \$50 million that we're looking for, if we got a 20-year term."

Councilmember Moody said, "It would be that much?"

Amy Wharton said, "The increment we're estimating with all of the development. With the development, yes, in the ten years, the increment would be \$5 million."

Councilmember Moody said, "Okay. I always thought these things had to be a blighted area. I didn't know that Councilmember Griffin's area was blighted out there."

Councilmember Griffin said, "It's not."

Councilmember Moody said, "Does it have to be a blighted area?"

Mayor Tecklenburg said, "Well, the definition of blight would include drainage improvements."

Mr. deSaussure said, "Well, 'blight' is a harsh word. It has a legal definition in the statute, and there is a laundry list of 'indicia of blight' for platting or drainage, older buildings. If you can check off five of that laundry list, it is deemed blighted for purposes of the legislation."

Councilmember Moody said, "I just wasn't sure what that was. The other thing, too, is that I know, at one point, the developer of Long Savannah was talking and I don't even know what he was planning on doing is, he was wanting some kind of a TIF out there in Long Savannah. Are you aware of that and what that was? This particular TIF here, it has a finger that goes up the future Glenn McConnell, and kind of encompasses all of the Commercial development up in Long Savannah. I think in our Church Creek Basin, I was told, and I asked several times, does Long Savannah contribute to that drainage problem, and the answer was always 'no.' So, we've got a \$50 million problem on Church Creek, but we're using Long Savannah to fix that, and are we double counting something here?"

Mayor Tecklenburg said, "I don't think so."

Councilmember Moody said, "I don't know whether it's going to be a problem in Long Savannah that we're going to have to fix, too. I was told that Long Savannah kind of drained. It actually was going to have a positive impact on Church Creek because it was going to take some of the drainage off of Church Creek, so I'm trying to figure out what number we're really talking about here. It kind of feels like when you guys that set up that WestEdge TIF, you came over and got a little West Ashley."

There was laughter in the Chamber.

Councilmember Moody said, "Then, you didn't want to use that money in West Ashley, so it's what it kind of feels like."

Mr. Lindsey said, "Well, Councilmember, first to address the matter is that there is no pre-existing TIF in Long Savannah, and there will not be a TIF that belongs to Long Savannah. I think you may be thinking of their Municipal Improvement District. They will do their own private MID, and that is a totally separate mechanism that does not function the same way at all. You can have a TIF and a MID. Those things won't interact."

Councilmember Moody said, "Right. So, that's what they were talking about in Long Savannah?"

Mr. Lindsey said, "That is correct, and that's just a private MID that Long Savannah is going to run all to themselves, so there is no problem there with those two things intersecting. The other thing is, a portion of Long Savannah is in the draft map that we sent you. It's the area that is sort of the Village Green portion of Long Savannah, and that's the part that has most of the Commercial development, which benefits the TIF the greatest. So, a portion of Long Savannah, if it's to be developed, would contribute funds in this TIF to help with funding."

Mayor Tecklenburg said, "It's more so in the Church Creek Drainage Basin, as well."

Mr. Lindsey said, "That's right."

Councilmember Moody said, "Yes, and the other part of this TIF is that the money has got to be spent there within the TIF. I wasn't sure exactly how because this TIF is a very narrow piece of property that runs down Bees Ferry and up Glenn McConnell, so the effect of the drainage problems are out in the subdivisions, which are not part of the TIF. I don't know specifically what we're trying to fix within that TIF District. What part of the Sampson Study can we carve out and

say, 'okay, we can spend that money in this TIF, and it will affect everything.' Has that been done?"

Mayor Tecklenburg said, "The intent is that all of the projects that Sampson recommended in the report would be able to be funded by this TIF District. Isn't that correct?"

Mr. Lindsey said, "That's correct, Mayor. You all would determine the specific uses of the funds in the future."

Mayor Tecklenburg said, "Right, but I think it should be broad enough that it could include a future drainage improvement or feature that wasn't anticipated in the study, but I would respectfully like to, I think it becomes a better pitch to County Council and the School District if we do dedicate it to drainage improvements, as opposed to building a park or something else."

Councilmember Moody said, "Yes, I think we've got to get a lot more specific in what we're requesting here if we're going to be successful with the School District, and that may be questionable with the School District anyway, just because their funding mechanism is not very good. County Council has got a lot better chance, but I think we're going to have to get a lot more detailed as to what we're going to do. Thank you."

Mayor Tecklenburg said, "I'm looking over at this side. Let me get to Councilmember Wagner over here on this side, and then we'll come back to Councilmember Seekings."

Councilmember Wagner said, "Yes, we're talking about my favorite subject, Long Savannah. The way this reads, it says, 'We're coming off West Ashley Circle, which is where we are now planning on putting the Glenn McConnell Extension.' But, it clearly says, 'Over Ashley Garden Boulevard into the proposed Long Savannah.' What I think you meant to say is, basically, to go back up behind Village Green where that one proposed Commercial area is. This does not say that. So, following up on Councilmember Moody, we need more detail before we go talking about this, that's the first thing. When you're talking Church Creek, the very beginnings of Church Creek are right contiguous to the very end of Long Savannah. Again, back right beyond that subdivision called Village Green. So, the proposed solution right now, or part of the proposed solution by the developer of Long Savannah, is to basically give 100 acres, re-divert the early phases of the Church Creek Basin, the beginnings of it, over to Rantowles Creek, and ultimately, into the Ashley River. That seems to be the plan, as we have it today, which will take a good bit of strain off of the basin. I've heard up to 30 to 40 percent, which means, that downstream we don't have to buy a \$20 million pump. We could get away with a \$10 million pump. Now, that's my Long Savannah story for tonight.

The original plan, and I think Mr. deSaussure was involved with back in January, Councilmember Moody also mentioned, was actually trying to take all of Long Savannah and however many acres, while it was worth \$10 a foot, as opposed to something that will occur in the future, which it will be worth about four or five times what it's worth here today. Run that into a TIF District itself and generate millions and millions and millions of dollars for infrastructure, period, and that's what that piece of the puzzle was about. So, we've got two or three things going here, and I think Charlton could help me understand it a little bit better, too, and we need Bob Horner here to help us all understand it. So, I would not be real uncomfortable waiting two weeks on this one, per Councilmember Griffin's discussion, but what do you all think?"

Mayor Tecklenburg recognized Councilmember Seekings.

Councilmember Seekings said, "Thank you, Mr. Mayor. I just have a couple of very quick questions for Mr. Lindsey, just at the root of all of this. How did you come up with the boundaries

of the map to define the TIF District? Because I think it's sort of what we're all working around here. How did you come up with that?"

Mr. Lindsey said, "A very good question. So, the staff looked very closely at these parcels, and they just selected the parcels which we felt could be most beneficial to collect funds to go into a TIF. I think it's very important to point out, to address Councilmember Moody's earlier question, the funds for a TIF don't have to be spent exactly within the properties that are in the TIF. They have to be spent to benefit those properties, so there could be benefit to those surrounding neighborhoods. The other thing is that the boundaries aren't fixed. If you all decide you want to include another parcel or take one out, you could certainly do that, but we selected the ones we thought would be most beneficial. The last thing I'll say, in that regard, is that the six percent Commercial properties are the ones that really benefit a TIF. The four percent residences don't necessarily do a whole lot for you. You need to find the basic services for those residences. You don't get a ton of money from a single house. So, it's the Commercial properties that are near the drainage basin that can benefit the most."

Councilmember Seekings said, "Then, just one other question or comment, Mr. Mayor, if we, in fact, do issue this resolution, and we go forward and get Mr. Lindsey and everybody else working on this, Mr. Horner's report is out there, but that's not going to be the Bible of this, right? We're going to be able to go well beyond or in addition to that because, I think, there is still more that needs to be done other than that report out there that will be funded in."

Mayor Tecklenburg said, "Correct. I actually was just saying that I think the language needs to be broad enough. That would be a starting point, but to be able to include other drainage projects, as well."

Councilmember Seekings said, "Okay. Thank you."

Mayor Tecklenburg recognized Councilmember Shahid.

Councilmember Shahid said, "Thank you, Mr. Mayor. Let me just make sure I'm clear on this, as well. This resolution is only a springboard for us to start the discussion to get this up and running to have this TIF started. So, we're expressing our intent and our desire that staff is empowered to go perform this work for us to get this off the ground. That's an important point that I think we all need to be aware. This is a starting point. It is not the ending point. This is a starting point to have that done. The second point, and Mr. deSaussure may have alluded to this, and I want to make sure we're clear on this, that if we don't create this TIF, the increase in the value of this land that we don't and, I think you used the word 'intercept', which is a great term, we will lose out on the opportunity to intercept that increase in money, which is \$4 million roughly per year over the life of the TIF. So, if we don't pass this resolution, and we don't create this TIF, then we lose out on that intercepted money, potentially."

Mr. deSaussure said, "The ratio of School District, City, County taxes, the School District's probably got 50 percent of the tax bill, the City maybe 30 to 35, the County being the balance, so the City would always get its 30 to 35. You're able to intercept the taxes which would otherwise go to the County and School District to help cities undertake these capital improvements that ultimately, at the end of the TIF term, do benefit all taxing entities."

Councilmember Shahid said, "Okay. I just wanted to make sure I was clear about that."

Councilwoman Jackson said, "What is the ratio?"

Mr. deSaussure said, "Amy may know the millage."

Councilmember Moody said, "Half is the school, 35 percent is the City, and the other 20 percent is--"

Mr. deSaussure said, "Yes, if you just look at the total millage. How much is the School District versus the City and the County."

Councilmember Shahid said, "I just wanted to make sure those points were clear and you clarified that language for us. Thank you, Mr. Mayor."

Mayor Tecklenburg recognized Councilmember Griffin.

Councilmember Griffin said, "I want to make one more point. I'm okay taking my motion off the floor for deferral if we want to move forward to get the ball rolling, so that staff can reach out to the County, but we are going to be the ones that have to reach out to the County and the School Board with the relationships that we've made. We have to feel, as a Council, that we are really behind this thing in order to do that because we have to sell this. So, here's one more point that I want to make that I've been thinking about a lot while we've been talking about this. I think the projections were kind of on the conservative side. I think that this TIF could make more money than what we originally said. It could be \$50 million. I think we're doing a disservice to our citizens that are here today and that are going to be here tomorrow by not having some sort of infrastructure component to this money because there's so much traffic that's created, and there are going to be so many homes that are built, and so much Commercial activity. We might fix this flooding problem, but I can tell you, as somebody who lives in Shadowmoss today, it takes me an hour and a half to get to work, and I only go ten miles down the road. That could be something that the County, it could be a good thing for them because a lot of the flooding problems, we've taken the responsibility on that, because it's a lot of City property, but the County really stepped up with infrastructure. It's going to take a team approach here, and I just don't know if we can pigeonhole ourselves to take all of this money that we're going to create and just put it toward the flooding problems, when we only really have Glenn McConnell Parkway and Highway 61 to get all the way downtown. It's just going to be really, really tough with the number of cars we already have on the road, and we're going to be putting thousands more."

Mayor Tecklenburg said, "Thank you. Would anyone else like to be heard on this matter?"

Councilmember Waring said, "Yes, Mr. Mayor."

Mayor Tecklenburg recognized Councilmember Waring.

Councilmember Waring said, "Mr. deSaussure, could you come to the microphone, sir?"

Mr. deSaussure said, "Yes, sir."

Councilmember Waring said, "Thank you. I may ask a bad question, but when it comes to flooding, I don't think there is a bad question. The City has a number of TIFs. Some are more mature, certainly, than others. We're talking about one here that may be in its infancy. If, hypothetically, we have a TIF that is maturing that has a project that everybody wants to do, but we don't have enough money to do it, while we go about putting together the menagerie of dollars like Septima Clark, for example, where it's going to take Federal, State, Municipal dollars, could one TIF borrow money from a TIF that's a little bit mature?"

Mr. deSaussure said, "No, sir, sorry."

Councilmember Shahid said, "Good question."

Councilmember Waring said, "Nobody said I asked that in a smoke-filled room, right?"

Mr. deSaussure said, "The TIF that is reaching maturity can be extended. City Council established the West Ashley TIF, so that's got its baseline as of the year of creation. As values rise, that's going to apply the millage when we look at overlapping taxing entities to that increase in assessed value, and then that amortizes debt. When \$5 million might come in, in a year, that could be the amount of debt service on a \$50 million bond. So, what can happen is, you can extend the TIF District, if the County and the School District will join in with you, and the other example I gave is of the King Street Gateway. An opportunity presented itself to take advantage of \$71 million in private contributions, as well as doing more on the Septima Clark and some other projects that came up at that time, and so the logic of using that income stream appealed to City Council and County Council, and additional monies were borrowed, \$32 million, to do those additional projects."

Councilmember Waring said, "Thank you, Mr. deSaussure. I understand your concerns, Councilmember Griffin, and they're well-founded, but there's no doubt about it. I know you feel this way, so it's going to take a unified effort to create dollars wherever we can, legally, to solve our drainage problems. As a matter of fact, I wanted to thank, pro and con, the people that came out and spoke at Citizens Participation. You all made some very good points. I know some of it's emotion-based, and particularly when you're talking about children, but believe it or not, we are all on the same page on trying to solve these problems. You don't have a person, I don't think, in this room that says, 'you know what, I'm not for solving drainage.' We have huge problems and little money to accomplish the goals. So, when we can work with our allies like, obviously, City Council, our bond attorney, the Mayor, our staff, in particular our allies on County Council, which we know we need to reach out to, Mr. Mayor, in unison on that, because the City of Charleston is a city, but we reside in the County. We are all joined at the hip around this place. I'm for initiating the process, so I think we should go forward in a unanimous way to get this done because it's the out-of-box thinking that creates the dollars to solve our flooding and pay for it, in particular. It's going to take us pushing in the same direction, and I still say fee income is out there, Mr. Mayor and Councilmember Seekings, from tourism on this cruise ship thing. Fee income is the way to go. Thank you."

Mayor Tecklenburg said, "Gotcha."

Councilmember Seekings said, "Do we have a motion?"

Councilmember Shahid said, "I move that we approve the resolution."

Councilwoman Jackson said, "I'll second."

Mayor Tecklenburg said, "We have a motion to approve and a second. Is there any further discussion? We'll get the ball rolling."

No one else asked to speak.

On a motion of Councilmember Shahid, seconded by Councilwoman Jackson, City Council voted unanimously to approve a resolution expressing the intention to establish the Church Creek Drainage Redevelopment Project Area; authorizing staff to prepare an overall Redevelopment Plan; providing for notice and public hearing in connection with the foregoing; and other matters related thereto.

Mayor Tecklenburg said, "Thank you very much. Appointments to both the West Ashley Revitalization Commission and Resiliency & Sustainability Advisory Committee."

Councilmember Griffin said, "Move for approval."

Councilmember Waring said, "Second."

Mayor Tecklenburg said, "We have a motion to approve, and I have a second. Is there any discussion?"

No one asked to speak.

On a motion of Councilmember Griffin, seconded by Councilmember Waring, City Council voted unanimously to approve the appointments to the West Ashley Revitalization Commission and Resiliency & Sustainability Advisory Committee.

--INSERT APPOINTMENT MEMOS--

Mayor Tecklenburg said, "Next, is our Council Committee Reports. First, is our Committee on Community Development, Councilmember Mitchell."

Councilmember Mitchell said, "Yes, the Community Development Committee met on Monday, September 17th. I don't think Ms. Geona Johnson is here, but we approved everything that the staff recommended for us in Community Development, in so far as dealing with the Cooper River Bridge site with Grace Homes and also with the TIF to be generating an area to use money that the TIF belongs to, to help with the development of all of the site and also put the RFP out by October for that same site that's dealing with another 57 plus units on that particular site. This was approved by the Community Development Committee, and if you have any questions I think--"

Councilmember Seekings said, "Move for adoption of the report."

Councilmember Griffin said, "Second."

Mayor Tecklenburg said, "We've got a motion to approve and a second. Is there any discussion or questions?"

No one asked to speak.

On a motion of Councilmember Seekings, seconded by Councilmember Griffin, City Council voted unanimously to adopt the Committee on Community Development Report as presented:

---INSERT COMMITTEE ON COMMUNITY DEVELOPMENT REPORT---

a. Future Strategy for the Cooper River Bridge Redevelopment Area

Mayor Tecklenburg said, "Next, is our License Committee. Who was chairing that?"

Councilmember Lewis said, "I'd like to hear the update on the Huger Street drainage."

Mayor Tecklenburg said, "Did I miss something?"

Councilmember Waring said, "That's under Public Works. We'll get to that."

Mayor Tecklenburg said, "That's coming up in a minute. The License Committee is next."

Councilmember Griffin said, "Move for adoption of the report."

Councilmember Mitchell said, "Second."

Councilmember Griffin said, "Councilmember Gregorie is the Chair, and he is not here."

Mayor Tecklenburg said, "Councilmember Gregorie was the Chair."

Councilmember Mitchell said, "I think I'm the Vice-Chair."

Mayor Tecklenburg said, "Do you want to make a report regarding the License Committee?"

Councilmember Mitchell said, "The report is that we are having staff work with the individual who came back to the License Committee. They are going to work together and do some things as for the penalty that he has received. So, everything was approved at that time to give staff attorneys to work with the gentleman to be able to come up with a compromise and to work in so far as the penalty is concerned."

Councilmember Griffin said, "Move for adoption of the report."

The Clerk said, "This is information only."

Councilmember Moody said, "Yes, and I want to be sure we weren't approving something here because I just happened to be at the Committee meeting. I was listening to the arguments, and it had to do with whether somebody was an independent contractor or an employee, and they didn't want to pay license fees on their payments to independent contractors. They wanted to subtract them out. Well, we've got a lot of contractors. This happened to be, I think, court reporters that were independent contractors. We've got a lot of folks around here that pay independent contractors, where both of them have to have a license fee. I didn't want us to do something here."

Mayor Tecklenburg said, "The bottom line, if I may interject, is that we denied the appeal. Isn't that correct?"

Ms. Herdina said, "That's correct."

Councilmember Mitchell said, "Yes, we did."

Mayor Tecklenburg said, "The appeal was denied."

The Clerk said, "This is information only."

Councilmember Moody said, "Okay. So, are we reporting that it was denied, or are we going forward?"

Councilmember Mitchell said, "The appeal was denied, and we are working with him, in so far as his penalty is concerned. We sent it to the staff attorneys to work on the penalties."

Councilmember Moody said, "Not on the license, but maybe on the penalties. Okay, so, that's just for information. Alright. I just wanted to be sure we weren't doing something that was going to get us--"

Mayor Tecklenburg said, "The appeal was denied."

Councilmember Moody said, "That was not said, or I didn't hear it."

Mayor Tecklenburg said, "Are there any other questions or comments?"

No one else asked to speak.

On a motion of Councilmember Griffin, seconded by Councilmember Mitchell, City Council voted unanimously to accept the License Committee Report as information only:

---INSERT LICENSE COMMITTEE REPORT---

- a. The appeal of A. Williams Roberts, Jr. & Associates (***Denied by the License Committee***) [***Information Only***]

Mayor Tecklenburg said, "Next, is our Committee on Human Resources, Councilmember Lewis."

Councilmember Lewis said, "The same report stands that we gave in the Ways and Means Committee Report. The Committee approved the short term disability, and the City will be implementing that probably the first of the year."

Mayor Tecklenburg said, "Terrific. We have an approval of the short term disability added to our Employee Benefit Packet."

The Clerk said, "I need a second on that motion."

Mayor Tecklenburg said, "We need a second."

Councilmember Waring said, "Second."

Mayor Tecklenburg said, "We've got a second."

On a motion of Councilmember Lewis, seconded by Councilmember Waring, City Council voted unanimously to adopt the Committee on Human Resources Report as presented:

---INSERT COMMITTEE ON HUMAN RESOURCES REPORT---

- a. New Business:

Discussion of the Employee Survey (*Deferred*)

Discussion of the 2019 Budget and non-sworn pay plan (*Deferred*)

- b. Old Business:

Approval of the CIGNA disability and life insurance

Mayor Tecklenburg said, "Next is our Committee on Recreation. They met this afternoon, Councilmember Shealy."

Councilmember Shealy said, "Yes, sir. Thank you, Mr. Mayor. Yes, we met at 3:00 o'clock this afternoon. We got an update on Johnson Controls Energy Performance Work, and no action was taken."

Councilmember Waring said, "Move for approval."

Councilmember Griffin said, "Second."

The Clerk said, "I think he said no action was taken."

Councilmember Shealy said, "Right."

Mayor Tecklenburg said, "We received the report."

Councilmember Shealy said, "Yes, we just received the report. That's all."

The Clerk said, "We received it as information."

Mayor Tecklenburg said, "The main news of the report was the improvements at the Martin Luther King pool are basically, rather than starting last month, are going to start next August."

Councilmember Lewis said, "Next year?"

Councilmember Mitchell said, "Next August?"

Mayor Tecklenburg said, "Next August is when we can start. So, we're going to put the bubble up again this time."

Councilmember Mitchell said, "Can you give me the reason why the extension is that long?"

Jason Kronsberg said, "So, when Johnson Controls and their consultants started on the project, and they presented it to the City, there were some assumptions made on the wind and seismic requirements. There was some additional design that had to take place that was unanticipated due to the soil conditions and the loads that the building was going to have to carry. In addition, we found out that the design of aluminum structures is a very small discipline, and their engineer had a near-fatal accident, so they had to re-engage a whole new design team because the new engineers weren't going to take the studies that the original engineer had conducted. So, they had to restart that whole engineering process. That's kind of some of the basics on what delayed the project, and so we met, and it was--"

Mayor Tecklenburg said, "So, if I may add, that would delay things about three or four months, but because of our programming and use of the pool, the reason we originally decided to start this in August was that would be the least disruptive to our different swimming programs. If you pushed it back four months, you were going to disrupt all of these programs, so we just thought it was best to push back a year and have everything ready to go, and next August, we'll start."

Councilmember Mitchell said, "I understand what's going on, but the reason why I asked is because when we sell it to the community, and we told them one thing. Now they're saying this, and they're not aware of it. When I go to the neighborhood meetings, and they hear about this, they're going to be all over me because we fought for this a long time, trying to upgrade this area. We knitted this community back together with all of the housing and the community center. We met with the community, as you know we did, and informed them that this was going to happen. Then, all of a sudden, they heard that it was going to be delayed for a couple of months, which were the summer months, when it was supposed to close. Now, they've heard it's going to happen next month. So, I think that staff needs to go out to the neighborhood communities and let them know that this is going to happen, so when they come to me, I can ask 'did Staff come out and inform you?' So, you need to go and reach out to the Eastside Neighborhood Association, explain to them, and then let them ask you all questions."

Mayor Tecklenburg said, "Sure. We can do that. Alright. Thank you. Next, is our--"

Mayor Tecklenburg recognized Councilmember Waring.

Councilmember Waring said, "Is the price going to stay the same?"

Mr. Kronsberg said, "Yes, sir."

Mayor Tecklenburg said, "Yes, sir."

Councilmember Waring said, "Thank you."

There was laughter in Blackmer Hall.

Mayor Tecklenburg said, "Again, this was just to make this report to Council, so in fact you would be aware of what is happening, and we'll let the Neighborhood Association know. Next, is our Committee on Public Works, Councilmember Waring."

Councilmember Waring said, "Thank you, Mr. Mayor. As you see on the agenda, we had a good meeting. I think I'd like to ask Ms. Cabiness, if we were to go down to the Miscellaneous Items, the Acceptance and Dedication went through in good order, but if you would come explain, in particular some of the verbiage that was required by FEMA/DNR, well, I'm going to say FEMA, to be added, and the way that it was added is required. I think some of that needs to be explained, if you could, the Cliffs Notes version, if you will, just to address, in some way, some of the public comments as earnest as they were. We're not coming up with these creative terminologies or these vague terminologies. Part of that is a requirement for us to update our management."

Laura Cabiness said, "That's right. So, periodically, the Department of Natural Resources will visit different jurisdictions and review our activities under the National Flood Insurance Program. The language that's coming before the Chapter 27 proposed changes tonight came directly from that visit and from the model ordinance written by FEMA. So, they require the changes to the ordinance. It doesn't mean we have not been undertaking these activities through other regulations and rules, such as our Stormwater Manual, but this is language that they asked us to put in there. So, in particular, I think one that's raised a lot of questions, and I don't have it verbatim in front of me right now, but it's the one about ensuring that any building site should be reasonably safe from flooding. Then, you have to take that language and that definition out of the Federal Code of Regulations. They explain that 'reasonably safe from flooding' means that the building is going to be built above base flood elevation and that buildings will be properly anchored and tied down and so forth, and there are other things in there."

Councilmember Waring said, "Ms. Cabiness, if we didn't put it in that way, what would happen?"

Ms. Cabiness said, "So, because it's not in there now, they're claiming that we're non-compliant."

Councilmember Waring said, "So, we would be non-compliant if we didn't update it with those vague words."

Ms. Cabiness said, "Simply, right, that wording came directly from DNR and from FEMA."

Councilmember Waring said, "Thank you. I think the public needed that explanation because, obviously, that wasn't in the article. Can you touch on the update on the Huger Street Drainage?"

Ms. Cabiness said, "Sure. So, we've got JMT Engineering working on the Huger Street project. They are about 95 percent complete with their survey work. They will have a report to us in about a month, and they are looking at three options or a combination, thereof, to provide the results that we want, which would be maintenance, bypass piping for drainage, and a pump station. Like I said, it could be one or a combination of any of those things, and we should have that within about a month."

Councilmember Waring said, "Councilmembers Griffin, Moody and Jackson."

The Clerk said, "Okay. If they're going to talk, they need the microphone."

Councilmember Waring said, "Yes, you're right."

Councilmember Griffin said, "Ms. Cabiness, can you talk a little bit about what our plan is going to be for the next month, so that our taxpayers don't lose their 20 percent discount on flood insurance?"

Ms. Cabiness said, "So, we are responding to the information requests adopting the changes to Chapter 27 of the Code. This is the first part. Then, the other thing that they've asked us to do is provide copies of documents related to certain buildings. We've already gathered all of that information. That will be packaged up and sent to DNR ahead of the deadline, and I expect that, based on that, there will be no effect on our CRS rating. In fact, I've had, we've had, not me, but Stephen Julka, our Floodplain Manager, informal conversations with DNR indicating such."

Mayor Tecklenburg recognized Councilmember Moody.

Councilmember Moody said, "Mr. Chairman, I just noticed that there was an absence of the additional outfall for the Old Windermere drainage problems. Do I need to get concerned again that it's falling off of the radar?"

There was laughter in Blackmer Hall.

Councilmember Waring said, "Duly noted."

Councilmember Moody said, "It used to be on here, and I didn't get an update on it."

Councilmember Waring said, "It was on the last report. Duly noted. We'll put it back."

Mayor Tecklenburg recognized Councilwoman Jackson.

Councilwoman Jackson said, "Thank you. Mr. Chairman, yes, I think that we are conscientious to be looking at this ordinance amendment tonight because it was written about, pretty pointedly, to the public in our local paper today. So, I appreciate that. The way that I understand this phrase, 'will be reasonably safe from flooding', is what they call an 'art term', a state of the art term, and then underneath that are all of the detail requirements that would go into a definition like this. You used a couple of the most obvious, that you have to comply with the flood zone in order to determine the elevation, requiring a new structure, and also any subdivision. Then, we have all of the other things that are already in our permitting process. I think that really needs to be made clear. We're not talking about standing on the current regulations as being satisfactory, knowing the science and the engineering and all of the Watershed Management that we are participating in with all of the experts from the sea grant and the colleges and the universities. We are rapidly trying to get to new ground in the way that we will regulate the kind of building that is referred to here in this ordinance. Even in the short term of still having our current regulations in place, there is no way that we are abdicating our responsibilities to make sure that we're achieving a much higher standard that is reasonably safe from flooding. So, I have sat down in detail. Just as an example, with the staff, your staff Ms. Cabiness, the outside engineers that we rely on, the sea grant people, all of the Charleston resiliency network people, and I know that none of us are happy with the way things exist today. I think we need the residents of our community to understand that. We're putting money together to be able to improve everything. We've got this draft of the Stormwater Standards Manual in process. That's going to be delivered. The public will know the content of that manual long before we adopt it, and we are working hard, but this document is literally a 'check the box' in order to get ourselves off the short term list of not being in compliance with the new regulations that FEMA has put together

since we last wrote this ordinance. I think, to think that we are being negligent of our duty or anything less than what we are trying to accomplish as a City and a staff and a community of experts, growing experts, would really do a disservice. So, I hope that we can set the record straight, and I would agree to approve this report, or whatever you're going to ask of us, Mr. Chairman."

Councilmember Waring said, "Alright. Thank you."

Mayor Tecklenburg recognized Councilmember Lewis.

Councilmember Lewis said, "Yes, Ms. Cabiness, on the Huger Street study, once the engineers have completed and made their recommendations to you, when do you think that we'll have the money to get the work started to solve that problem on that particular street?"

Ms. Cabiness said, "So, that's really a question for Ms. Wharton, but we do have TIF money."

There was laughter in Blackmer Hall.

Ms. Cabiness continued, "We do have TIF money, and of course, it will depend on what the price of the contract is, but we've got some money set aside or a source of money already identified."

Councilmember Lewis said, "Being it's a part of the streetscape of Huger and King, have you looked into the DOT to help you with any assistance on that particular street?"

Ms. Cabiness said, "So, that can come further down the road. Typically, we have to get the preliminary engineering done so that we can make a case for what skin the DOT might have in the game."

Councilmember Lewis said, "Okay. Thank you."

Mayor Tecklenburg recognized Councilmember Griffin.

Councilmember Griffin said, "Before I ask my question, Councilmember Lewis, we did ask Mr. O'Brien to provide us with some results and feedback from the engineers when that's completed. So, they're going to send that out to all of us because I know you're going to keep asking. Ms. Cabiness, one thing that we haven't mentioned yet is that report did mention that the role of the Floodplain Manager needed to be tinkered at a little bit. Then, I also wanted to say that I saw in the report that it mentioned that we need some more staff for you. So, that's going to be an opportunity for us to come to bat for you towards the end of the year. What are they looking for, in terms of tinkering that role for the Floodplain Manager?"

Ms. Cabiness said, "I think that they want to make sure that he has a role up front in the planning and the preliminary review and permitted projects, which actually, they may not have known that, but he's already doing that. He attends our TRC review meetings with us on a regular basis, so I feel confident we're going to be able to meet these recommendations, and the fact that we hired a Floodplain Manager, dedicated this year, puts us ahead of the game."

Councilmember Waring said, "Councilwoman Jackson. We're going to vote on this--"

Councilwoman Jackson said, "Yes, sorry, I apologize, but I do think this is worth it. This report was dated August 30th. We would have received it if we had met on September 11th. We had so much business before us on the 18th that the receipt of the report was pushed back until tonight, so that's one point. The other one that just occurred to me was if you read the report for what it says, that we were deficient on our inspections or some paragraph like that and in fact you made very clear

clarifications about that at the Public Works meeting today. We have been inspecting for the accumulation of damages that have occurred from flooding as FEMA has taken care of them in any claims. Then, when you get to a point where damages have accumulated over a period of time, you've gotten to the place where you're over 50 percent of the value of the property, and that's a significant milestone for FEMA. So, we have been cooperating and making sure that we are accumulating those inspections and adding the values together. We just hadn't done it with the office that FEMA expected to be in charge of that. We've been doing it through the building inspection office, correct, with our building official. Then, we had been certifying it, but not actually putting eyes on the ground from the Floodplain Management Office. That's what we're correcting, in response to their statement in their letter."

Ms. Cabiness said, "Right, with one minor correction to that. So, we had been measuring the accumulated investments in either damage or renovations of properties through the permit process. So, when they came in and told us what the value of the work was, that's when we were determining whether it was substantially damaged or a substantial improvement, that it had to come into compliance by elevation or some other method. Then, regarding after the act, we were going out and still doing inspections after every flood. We were doing it to meet the requirements for individual assistance and FEMA assistance, and then, once we got to that point, we didn't go to every property. We were relying on this permit process, and that was brought to our attention that that was not sufficient. So, since then, earlier this summer, we got the software that we need to actually do these estimated damage reports ourselves for every property, and all of our inspectors have been trying to do that."

Councilwoman Jackson said, "Great. Thank you."

Councilmember Waring said, "Ms. Cabiness, thanks for your detailed explanation, and we all thank you for your professional demeanor tonight explaining this. Thank you."

Councilmember Shahid said, "Amen."

Councilmember Waring said, "We're going to take three motions. First, the Acceptance and Dedication of the Gadsdenboro Dedication Streets and Right-of-Way."

Councilmember Griffin said, "So moved."

Councilmember Shahid said, "Second."

Councilmember Waring said, "It's been properly moved and seconded."

Mayor Tecklenburg said, "We have a motion to accept the Dedication of Rights-of-Way and Easements, and it's been seconded. Is there any discussion?"

No one else asked to speak.

On a motion of Councilmember Griffin, seconded by Councilmember Shahid, City Council voted unanimously to adopt Item 'a' of the Committee on Public Works and Utilities Report:

a. Acceptance and Dedication of Rights-of-Way and Easements

Gadsdenboro- Acceptance and Dedication of Gadsdenboro Street (320LF) All infrastructure with the exception of sidewalks has been completed. The Sidewalks have been bonded.

- Title to Real Estate

- Affidavit for Taxable or Exempt Transfers
- Plat

Councilmember Waring said, "The second motion is to give first reading to the ordinance amending Chapter 27."

Councilmember Shahid said, "So moved."

Councilwoman Jackson said, "Second."

Mayor Tecklenburg said, "We have a motion and a second to approve the ordinance which would amend our Flood Hazard Prevention and Control requirements. Is there any further discussion?"

No one else asked to speak.

On a motion of Councilmember Shahid, seconded by Councilwoman Jackson, City Council voted unanimously to adopt Item 'b(i)' of the Committee on Public Works and Utilities Report:

**b. Miscellaneous or Other New Business
(Action may or may not be taken)**

- (i) An ordinance amending Chapter 27 of the Code of the City of Charleston, by amending Flood Hazard Prevention and Control Requirements in Section 27-103, Section 27-105, Section 27-116, Section 27-119, Section 27-120, and Section 27-121

First reading was given to the following bill:

An ordinance amending Chapter 27 of the Code of the City of Charleston, by amending Flood Hazard Prevention and Control Requirements in Section 27-103, Section 27-105, Section 27-116, Section 27-119, Section 27-120, and Section 27-121

Councilmember Waring said, "The third part of our report that had a lot of discussion, which they were certainly in unison, those of us who were on Council in 2015 may remember we had \$3 million that was provided as a result of the Mitigation Agreement between the Federal Highway Transportation Authority and the South Carolina Department of Transportation, as well as the City of Charleston, a three-way agreement. Out of those dollars, there are slightly more than \$2.2 million or so remaining that was supposed to be spent, and we voted, as a Council, to spend it for streetscape maintenance on Huger Street. As we all know, a lot of private sector development is going on, on Huger Street, and those private developers will do, in part, those streetscapes. In that agreement, it is written that one of the uses, and there are seven or eight uses that you can spend those dollars on. One is affordable housing. There were several conversations. We were told 'no', that we can't use it for affordable housing. Affordable housing dollars is something we have to fight for, but we all agree. The Mayor agrees with this. We all agree but, as a Council, we voted in 2015 to spend those dollars on streetscapes. So, we took a motion in Public Works to rescind that to put a formal request, along with the agreement in writing, that says those dollars can be used for affordable housing, one of the allowed uses to be spent at \$2.2 million or whatever, the net amount is for affordable housing. So, we can actually send that as a Council, as a Mayor and Council, to the Department of Transportation, along with the recorded agreement or whatever our Legal Counsel recommends. So, that motion, I put on the floor."

Councilmember Moody said, "I'll second it."

Mayor Tecklenburg said, "We have a motion and a second."

Mayor Tecklenburg recognized Councilmember Lewis.

Councilmember Lewis said, "You're saying Public Works and Utilities voted to rescind?"

Councilmember Waring said, "Yes, the City, remember now, our Council voted in 2015 because, remember, when this same issue, I brought it up in 2015, and we were told that if we didn't spend the money, the fear was the Federal Government would take the monies back. That was in 2015. It's 2018. We still have those dollars, and what we're going to ask is to use those dollars towards an allowed use in the Mitigation Agreement that everybody signed way back when."

Councilmember Lewis said, "It's going to be specified, specifically, for affordable housing?"

Councilmember Waring said, "Yes, in the agreement it says we can spend it for affordable housing."

Councilmember Lewis said, "There are a lot of things in the agreement. It never did work because, you know where I'm going. We gave the Building Arts people a piece of property that was in the Mitigation Agreement. It was for affordable housing. We just gave it away."

Councilmember Waring said, "You're right about that."

Councilmember Lewis said, "I'll support this if this money can be specifically for affordable housing because there's a lot of development going from East Bay Street all the way down to King Street on Huger Street. A lot of those developers could help pay for some of that streetscape over there, just as the Post and Courier did on a portion of Meeting Street. They did the streetscape work after they were finished with their project. I think that is a requirement now. Mr. Lindsey, when these big developers come in and do these big projects, does some of this money go towards streetscape, or do they have a requirement to help with all of this equipment that they're riding up and down these streets? I think you are aware of what's happening on Huger Street between East Bay and King. Can some of those developers help in front of their buildings by doing some streetscape once they finished with the work, because there is a lot of stuff going on over there."

Mr. Lindsey said, "Right. Well, when developers build on a site they are required to rebuild the sidewalk and the streetscape in front of their parcel with shade trees, lights, and things of that nature, but they aren't always necessarily required to build what's in the roadway itself or other improvements that go above and beyond that, but they do have to rebuild the portion that's in front of their parcel."

Susan Herdina said, "Mayor, may I? I recall, when we talked about this in the Committee meeting that it was going to be subject to Legal review, so that we could provide advice on what terms were included in the agreement that would allow us to proceed the way that you wanted to proceed."

Councilmember Waring said, "You're correct. You're right."

Ms. Herdina said, "So, we would like the opportunity to do that. No one had the agreement in front of them when we talked this afternoon, and I think you had mentioned it was from 2015, so we would like the opportunity to do that."

Mayor Tecklenburg said, "Thank you, and for full disclosure I do want to advise Council that, based on the conversation we had earlier this year or late last year about this matter, I, you might

say unofficially, went ahead and asked the DOT if we could make this kind of swap. They maybe, unofficially, were not agreeable to allowing it, as you might not be surprised, but if we pass this motion tonight, then I will certainly make it an official request and ask for an official reply.”

Councilmember Waring said, “Thank you.”

Mayor Tecklenburg said, “Yes, sir. Is there any other discussion?”

Mayor Tecklenburg recognized Councilmember Lewis.

Councilmember Lewis said, “Yes, I think you really need, too, to get in contact with the State representatives, Gilliard and Kimpson, to make sure that they help us with this, because this project is right in the heart of their district. We’ve been dealing with this, I guess, 15 years or so between the Cooper River Bridge transfer of property. All of us, I think, need to do something with this money, and hopefully they will review it. I’d like to make sure, when they go and review it, I’m aware of what they come out with because I’m very interested in this. We’ve been dealing with this thing for at least 15 or so years, but the more money that we can put into affordable housing, the better it will be for the City, so I’m for that. Thank you.”

Mayor Tecklenburg said, “Is there any other discussion?”

No one else asked to speak.

On a motion of Councilmember Waring, seconded by Councilmember Moody, City Council voted unanimously to adopt Item ‘b(iv)’ of the Committee on Public Works and Utilities Report, as amended to rescind remaining funds from the Mitigation Agreement between the Federal Highway Transportation Authority, the South Carolina Department of Transportation, and the City of Charleston, which were designed for streetscape maintenance, and apply those funds towards affordable housing, subject to review by the City’s Legal Department and an agreement with the South Carolina Department of Traffic and Transportation.

(ii) Update on the Ravenel Bridge Site Mitigation Agreement **(AS AMENDED)**

Mayor Tecklenburg said, “Next, is our Committee on Ways and Means.”

Councilmember White said, “Move for the adoption of the report.”

Councilwoman Jackson said, “Second.”

Mayor Tecklenburg said, “Is there any discussion?”

No one asked to speak.

On a motion of Councilmember White, seconded by Councilwoman Jackson, City Council voted to adopt the Committee on Ways and Means Report as presented:

---INSERT COMMITTEE ON WAYS AND MEANS REPORT---

(Bids and Purchases

(Police Department: Approval of the attached independent contractor agreement in the amount of \$10,000 with Kylon Middleton Ministries, LLC to perform consulting services in connection with the 2018 Illumination Project. **(Councilmember Mitchell abstained**

from voting on this item. A Conflict of Interest Form is on file in the office of the Clerk of Council.)

- (Parks-Capital Projects: Approval of an increase to the JPR Ballpark Field Improvements Change Order to Purchase Order #152799 with AECOM Technical Services, in the amount of \$10,000 for additional engineering and permitting which was unforeseen after the initial communications with the City. The cost of the additional engineering and permitting is \$8,100, in accordance with the attached proposal dated 9/5/18 from AECOM Technical Services. We request that this amount be added to the existing purchase order along with an additional \$1,900 contingency to cover other possible changes. The change order will result in a \$10,000 increase to the AECOM Technical Services Purchase Order from \$37,750 to \$47,750. The funding source for this work is the general maintenance line-item in the JPR Ballpark division.
- (Public Service: Approval of the Church Creek 2017 Flood Reduction Study Fee Amendment #1 with Weston & Sampson Engineering, Inc., in the amount of \$73,000 for the design, permitting, preparation of bid documents, bidding assistance and construction administration for the Hickory Farms Stormwater Diversion. Approval of Fee Amendment #1 will increase the Weston & Sampson Engineering, Inc. contract by \$73,000 (from \$300,000 to \$373,000). Funding for this project is the Drainage Fund.
- (Traffic and Transportation: Approval for Bihl Engineering to develop a microsimulation model in the amount of \$98,000 for the area around Hagood Ave. to determine the feasibility of extending the road across the Septima P. Clark Parkway into the Medical District. While the total project cost is \$98,000, it will be divided equally between the City, West Edge Foundation and the Medical University of South Carolina.
- (Approval of the CIGNA disability and life insurance

Councilmember Mitchell abstained from voting on Item #4 of the report and completed a Conflict of Interest Form which is on file in the Office of the Clerk of Council.

Mayor Tecklenburg said, "Next, is our bills up for second reading."

Councilmember Mitchell said, "Mr. Mayor. The bills up for second reading, I think it's K-1, K-2, and K-3, and I still want those particular items to be deferred until such time--"

The Clerk said, "Is it K-1, K-2, and K-3, or just K-1 and K-2?"

Councilmember Mitchell said, "Yes, well, it's K-1 and K-2, but now I'm adding K-3 because K-3 is in the same area, right next door."

The Clerk said, "Okay."

Councilwoman Jackson said, "And K-4."

Mayor Tecklenburg said, "And K-4, K-1, K-2, K-3, and K-4. They kind of go together."

The Clerk said, "He initially told me two. That's what I'm trying to clarify."

Councilmember Mitchell said, "Yes, I did initially, but I want them all deferred now because I wanted them to get in touch with me, with the homeowners in that area, and inform them what's going on. I want letters to be sent to them and a meeting probably at the fire station, or wherever they want to have the meeting, to inform that neighborhood exactly what is being proposed in that area. If you're going to go up eight to ten stories in that area, I'm not going to support that anyway. If they can kind of compromise and bring it down to four stories or something, I might agree with that, but inform that community. That's an old community, and there are homeowners back there.

They've owned their homes a long time. This is what I want to be done, and I'm asking staff to reach out and send letters out to these homeowners. Also, have a meeting at the fire station, and inform them of exactly what's being proposed there."

Councilwoman Jackson said, "Second."

Mayor Tecklenburg said, "We've got a motion to defer K-1 through K-4, and we've got a second. Is there any discussion?"

Mayor Tecklenburg recognized Councilmember Moody.

Councilmember Moody said, "These four items, and there are three or four other things that I thought we had scheduled or talked about having a joint meeting with the Planning Commission and staff. This whole Upper Peninsula was one of those, and the 75 percent vote on the override, and there were about two others. I don't know whether staff has tried to schedule such a meeting, but I know we've asked for it, and nothing seems to be happening. I think we're wasting a lot of time and the staff doesn't understand exactly what we're trying to do. We're kind of at odds. I think we could work through these things and get a lot of this stuff off the table. The problem is, this has been going on, it seems like, every meeting for the last four or five. The 75 percent, it's been batted around for years, and it's just languishing out there somewhere."

Mayor Tecklenburg recognized Councilmember Griffin.

Councilmember Griffin said, "To kind of expand on your point a little bit, look at K-8, an ordinance to amend 54 for Light Industrial and Heavy Industrial. Why is it deferred again? We were ready to vote on this last week. It was deferred, and here it is deferred again, and we have no reason why. We're not deferring it. We're ready to vote on it. The same thing with K-10, and with K-11. I just think we need to figure out where we're trying to go here. Look at K-11. It's a Church Creek Temporary Moratorium that would have expired two weeks ago. We've just got to figure out where we're going here and clean this thing up a little bit and figure out what we're going to vote on and what we aren't, and if we're going to defer it for six months, just take it off."

Mayor Tecklenburg said, "I think there is a natural limit of 12 months when things are deferred, and I will entertain, I think, a motion from you to withdraw K-11, because that is moot now. You are correct. Councilmember Shahid, did you want to be recognized? Anybody else want to be recognized on the motion to defer K-1 through K-4?"

No one else asked to speak.

On a motion of Councilmember Mitchell, seconded by Councilwoman Jackson, City Council voted unanimously to defer K-1 through K-4:

An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 1335 King Street Extension (Peninsula) (0.37 acre) (TMS #464-14-00-079) (Council District 4), be rezoned from Light Industrial (LI) classification to Upper Peninsula (UP) classification. The property is owned by Joe Singleton. (DEFERRED)

An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 1335 King Street Extension (Peninsula) (0.37 acre) (TMS #464-14-00-079) (Council District 4), be rezoned from the 2.5 Old City Height District classification to the 4-12 Old City Height District classification. The property is owned by Joe Singleton. (DEFERRED)

An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that property located on King Street Extension and Montford Avenue (Peninsula) (0.10 acre) (TMS #464-14-00-080) (Council District be rezoned from Single-Family Residential (SR-1) classification to Upper Peninsula (UP) classification. The property is owned by Horace A. Rooke. (DEFERRED)

An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that property located on King Street Extension and Montford Avenue (Peninsula) (0.10 acre) (TMS #464-14-00-080) (Council District 4), be rezoned from the 2.5 Old City Height District classification to the 4-12 Old City Height District classification. The property is owned by Horace A. Rooke. (DEFERRED)

Mayor Tecklenburg said, "Next, is K-5."

The Clerk said, "Well, I don't know what they're going to do the two remaining, K-5 and K-6."

Mayor Tecklenburg said, "We have two--"

Councilmember Griffin said, "Move to take K-5 and K-6 together."

Councilmember Mitchell said, "Second."

Mayor Tecklenburg said, "This is for second reading. Is there any discussion?"

Mayor Tecklenburg recognized Councilmember Moody.

Councilmember Moody said, "Yes, on K-5, when was the first reading on that?"

Mayor Tecklenburg said, "At the last meeting, I'm pretty sure."

Councilmember Moody said, "I couldn't find it."

Councilmember Shahid said, "If I may, Mr. Mayor, that was on the Recreation Committee meeting that we had regarding trespassing at certain parks."

Councilmember Moody said, "Okay, it was under the Recreation Committee. It wasn't in the first readings. I kept going back and tried to figure it out. I wanted to look at the document that's on what it was, but there's no documents in this package here, and I couldn't figure it out. So, maybe I'm not prepared necessarily to vote, unless somebody can tell me really quick what all of this Chapter 21, and everything is."

Mayor Tecklenburg said, "I think Janie Borden is most qualified to answer that question."

Councilmember Moody said, "At least refresh my memory."

Janie Borden said, "Councilmember Moody, this was at the request of our prosecutor's office to establish an appeal process for when somebody receives the trespass notice in a public park."

Councilmember Moody said, "Okay, I just couldn't remember what it was. I was trying to read the documents, a senior moment. Thank you."

Councilmember Lewis said, "I have a question."

Mayor Tecklenburg recognized Councilmember Lewis.

Councilmember Lewis said, "Janie, what constitutes a trespass notice on a public park? Tell me."

Ms. Borden said, "It's actually a written notice that we hand to an individual when they are breaking an ordinance, and we do not want them back in the park. So, it's a written document that we provide to them. This ordinance then gives them the procedure for how they can appeal that notice by coming to the Recreation Committee to have that appeal heard. Originally, it was being heard by the Municipal Court, and the Judges asked if we could shift the appeal to a Committee because of a conflict."

Councilmember Lewis said, "Thank you."

Mayor Tecklenburg said, "Is there any further discussions on K-5 or K-6?"

No one else asked to speak.

On a motion of Councilmember Griffin, two (2) bills (Items K-5 and K-6) received second reading. They passed second reading on motion by Councilmember Mitchell and third reading on motion of Councilmember Shahid. On further motion of Councilmember Mitchell, the rules were suspended, and the bills were immediately ratified as:

2018-126 AN ORDINANCE TO AMEND THE CODE OF THE CITY OF CHARLESTON, SOUTH CAROLINA, CHAPTER 21, SECTION 113 TO AMEND THE APPEAL PROCESS FOR A PUBLIC PROPERTY OR PROPERTY OPEN TO THE PUBLIC TRESPASS NOTICE.

2018-127 AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 6 TOVEY ROAD (0.17 ACRE) (TMS# 418-10-00-020), 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 HARLOW.

Mayor Tecklenburg said, "I think Councilmember Griffin made a good point that K-11 is moot."

Councilmember Griffin said, "Move to withdraw K-11."

Councilwoman Jackson said, "I'll second."

Mayor Tecklenburg said, "We've got a motion to withdraw and a second. Is there any discussion?"

No one asked to speak.

On a motion of Councilmember Griffin, seconded by Councilwoman Jackson, City Council voted unanimously to withdraw Item K-11 from the agenda:

An ordinance to amend Ordinance No. 2017-060 that established a Temporary Moratorium on the acceptance or processing of applications for new construction on properties located in the 100 year floodplain within the Church Creek Drainage Basin, as amended by Ordinance No. 2018-078, extending the moratorium until August 29, 2018, to extend the moratorium for an additional period of fourteen days until September 12, 2018 or the day

following the ratification of the Stormwater Design Standards Manual Amendment for the Church Creek Drainage Basin. (WITHDRAWN).

Mayor Tecklenburg said, "So, we have one bill up for first reading. This is regarding a rezoning of what we call Parcel B of the Cooper River Bridge District in preparation for our RFP that the Community Development Committee approved."

Councilmember Mitchell said, "Move for approval."

Councilmember Lewis said, "Second."

Mayor Tecklenburg said, "Is there any discussion?"

No one asked to speak.

On a motion of Councilmember Mitchell, seconded by Councilmember Lewis, City Council voted unanimously to give first reading to the following bill:

An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that portions of three parcels on Hanover, Lee, Nassau, and Aiken Streets (East Side - Peninsula) (approximately 2.25 acres) (TMS #459-05-04-197, 459-05-04-208, and 459-05-04-209) (Council District 4), be rezoned from the Old City Height District 4 Classification to the Old City Height District 5 Classification. The property is owned by the City of Charleston.

Mayor Tecklenburg said, "Next, we have a call for an Executive Session."

Councilmember Shahid said, "Mr. Mayor."

Mayor Tecklenburg recognized Councilmember Shahid.

Councilmember Shahid said, "Before we do that, I just want to recognize two folks who are here. Imogene Thomas is the recently re-elected President of the Wespanee Civic Association, and she has been at this meeting. Thank you for coming, and our new member of the West Ashley Revitalization Commission, Teresa (Tidestrom), whom we all know very well with West Ashley United, is now a member of our Revitalization Commission. So, welcome, Teresa, to that Commission."

Mayor Tecklenburg said, "Great. Thank you. So, since we don't have our Mayor's Office to go run to for our Executive Session, not to be rude, but if I could ask you all to excuse us. You're welcome to hang around after our Executive Session for the close of the meeting, officially, but for right now, can I entertain a motion to go into Executive Session?"

Councilmember White said, "So moved."

Councilmember Mitchell said, "Second."

Mayor Tecklenburg said, "We have a motion and a second."

On a motion of Councilmember White, seconded by Councilmember Mitchell, City Council voted unanimously to go into Executive Session at 7:26 p.m.

On a motion of Councilmember Mitchell, seconded by Councilmember Shahid, City Council voted unanimously to come out of Executive Session at 7:46 p.m.

Mayor Tecklenburg said, "Let the record show that no action was taken during the Executive Session. Is there any further business?"

No one asked to speak.

Mayor Tecklenburg said, "Hearing none, this meeting is adjourned. Thank you."

There being no further business, the meeting adjourned at 7:46 p.m.

Vanessa Turner Maybank
Clerk of Council