

COMMITTEE ON WAYS AND MEANS

August 16, 2016

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

PRESENT (12)

The Honorable John J. Tecklenburg, Mayor

Councilmember White	District 1	Councilmember Waring	District 7
Councilmember Williams (<i>arrived at 4:46 p.m.</i>)	District 2	Councilmember Seekings	District 8
Councilmember Lewis	District 3	Councilmember Shahid	District 9
Councilmember Mitchell	District 4	Councilmember Riegel -- <i>absent</i>	District 10
Councilmember Wagner	District 5	Councilmember Moody	District 11
Councilmember Gregorie	District 6	Councilmember Wilson	District 12

1. INVOCATION:

The meeting was opened with a moment of silence provided by Councilmember Seekings.

2. APPROVAL OF MINUTES:

On a motion of Councilmember White, seconded by Councilmember Seekings, the Committee on Ways and Means voted unanimously to approve the July 19, 2016 Committee on Ways and Means minutes.

3. BIDS AND PURCHASES:

Councilmember Williams arrived to the Chamber at 4:46 p.m.

On a motion of Councilmember Wilson, seconded by Councilmember Gregorie, the Committee on Ways and Means voted unanimously to approve the Bids and Purchases as follows:

BFRC: ACCOUNT: 900000-52906 APPROPRIATION: \$9,000

Approval to process change order to add additional funds for previously approved Aquatics Feasibility Study with LS3P, 205 ½ King Street, Charleston, SC 29401. This is for an Aquatic

Computer Model; Solicitation #15-P022R. The total amount of the model is \$19,000. The SC Department of Parks, Recreation and Tourism will be contributing \$10,000, and the City will contribute \$9,000. With approval, Council will approve the transfer of funds from the emergency fund to cover this expense.

4. CARTA FY2017 Budget

Chairman Moody asked Councilmember Seekings, the Chairman of the Board of Directors for CARTA, to address the Committee. Councilmember Seekings said it was an honor to serve as the Chairman of CARTA on behalf of the City of Charleston. He said that they had come a long way at CARTA within the past year, and he thanked Mayor Tecklenburg and City Council for their support, including the members of the Council who sat on the CARTA Board, in particularly Councilmember Lewis. Councilmember Seekings stated that CARTA was an essential part of what happened in the County and City and that it was the core of public transportation. He said that Mr. Ron Mitchum had been serving as their Executive Director for 15 months, and he had done a great job both in the way CARTA budgeted itself and the manner in which it would go forward in the future and be more relevant than they were today. He reminded the Committee that through no fault of their own or anyone else's, CARTA operated the oldest fleet of buses in America. They currently had three buses that had over 1,000,000 miles on them, and the expected life on a perfect bus was half of that time. He said they were doing heroic work at the maintenance shed and with the budget to make sure that the buses ran. They just underwent a major rerouting process and after going to the public, they streamlined their service. Councilmember Seekings asked Mr. Mitchum to address the Committee and reminded the Committee that he was serving for no fee and that it was more than a full-time job.

Ron Mitchum, Executive Director of CARTA, stated that before the Committee was the proposed budget for October 1st through September 30th, which was CARTA's fiscal year. He said the budget had been before the CARTA Board and had been given preliminary approval. He said they were still a couple of months away from final approval, so they may still make adjustments, but they should not be significant. He said that a summary had been provided with each line item that explained why the amount may have gone up or down. He said that if the Committee had any questions about them, he would be happy to answer them.

He explained that CARTA was making a good bit of progress, they were taking care of all of the liabilities of CARTA, and were operating in the black. They expect to finish the year in the black on September 30th. He said it probably would not be a significant number because they have some outstanding Federal dollars that need local matches. He said if they could free up some of the local dollars, they could grab some of the Federal dollars to take care of items in the applications that have not yet been completed. These included new camera systems on the buses, new shelters and benches, and a new AVL (Automatic Vehicle Location) system. He said they were making good progress and had seven replacement vehicles coming for the trolleys. The first three were scheduled for inspection on September 12th, and the rest would be finished by the end of the month. He said they hoped to have them in service pretty quickly

after this. He said they would not be trolleys, but more modern buses. They will still have a Charleston green color and would still be free. They will have a low floor, so they will be easier to enter and exit, faster to load, and quicker to move. He said that, most importantly, they would be narrower as they had issues with mirrors clipping big trucks, and this disrupted the flow of the system when a bus had to stop to deal with a minor accident. He said they were hoping that the narrower bodies of the buses would allow them to move a little easier through the streets of downtown. In addition, they replaced 15 other buses. They had another 22 vehicles that were scheduled for replacement, hopefully before the end of the year. They would also be updating the website, working on developing a mobile app, and improving the AVL system, which would tell people when the bus was coming, so that they would be able to more clearly tell people when they needed to be at the bus stop.

They also revised the routes on May 1st to streamline them and increase efficiency. He said they received more compliments than complaints and that was always a good sign. He said they probably still had some future work to do as they put more technology in place to give them better information on specific stops and locations, and they would probably do some additional tweaking. He said they were very much aiming at trying to be as efficient as possible including right-sizing vehicles such as their Tel-A-Ride vehicles which would be smaller as their trip volume seemed to be smaller. He explained that Tel-A-Ride was specific for individuals who were certified as having a disability. They couldn't just put anybody on there, and that's why sometimes people would see a bus with just two or three people on it.

He concluded by stating CARTA had a lot happening, and he appreciated the Chairman's, the Council's, and the Mayor's support and continued participation. He stated that the budget was a little higher this year because the Intermodal Center in North Charleston would go to construction in the next fiscal year, so they would see the expenditure of funds that are covered by grant funds and is also reflected in the budget. He said this did not require any local funds at this point.

Councilmember Gregorie stated that he took the bus for the first time in about five to six years, and he wanted to find out where it was, so that he would not have to spend a lot of time at the stop. He said he was able to determine when the bus would be at the stop, and the bus hit the stop on the money and was an unbelievable improvement. He said it made him want to take the bus more.

Mr. Mitchum thanked Councilmember Gregorie and said that he was hearing more and more good comments. He said they just went through the procurement process, and they picked the same contractor because they had the best price. The contractor had a 99 percent on-time performance rate in Cobb County, Georgia, they were working hard on getting the on-time performance up, and constantly looking at improving technology. They also looked at text messaging where citizens would be alerted about delays. He said that if it floods, the buses can't go through it, and if traffic is directed around it, they go around it and do not get special treatment. These were issues they had to deal with, but he thought they could do a better job of communicating with people about what was happening and how it affected the

stop. He said that there was a number in the right-hand corner of the bus stops, which people would also eventually see on their shelters, so that people would be able to call and give CARTA the number in case they saw anything wrong with the bus or shelter.

On a motion of Councilmember Seekings, seconded by Councilmember Mitchell, the Committee on Ways and Means voted unanimously to approve the CARTA FY2017 Budget.

5. POLICE DEPARTMENT: APPROVAL TO SUBMIT THE 2016 HAZARD MITIGATION GRANT PROGRAM (HMGP) APPLICATION TO THE SC DEPARTMENT OF EMERGENCY MANAGEMENT IN THE AMOUNT OF \$128,078 FOR FLOOD ALERT CAMERAS AND BARRIERS. A CITY MATCH IS REQUIRED IN THE AMOUNT OF \$42,693.

On a motion of Councilmember Gregorie, seconded by Councilmember Lewis, the Committee on Ways and Means voted unanimously to approve to submit the 2016 Hazard Mitigation Grant Program (HMGP) Application to the SC Department of Emergency Management in the amount of \$128,078 for flood alert cameras and barriers.

6. MAYOR'S OFFICE FOR CHILDREN YOUTH & FAMILIES: APPROVAL TO SUBMIT THE AMERICORPS CONTINUATION GRANT (11VSSC002) TO THE CORPORATION FOR NATIONAL AND COMMUNITY SERVICE IN THE AMOUNT OF \$13,250 FOR PROJECT SPONSORSHIP. THE GRANTEE SHARE OF \$138,711 WILL COME FROM SITE FEES THAT EACH SELECTED SITE HOSTING A VISTA PAYS TO THE CITY. DUE TO TIME CONSTRAINTS, THIS GRANT APPLICATION WAS SUBMITTED ON AUGUST 1, 2016. THIS IS AN AFTER-THE-FACT APPROVAL.

On a motion of Councilmember Gregorie, seconded by Councilmember Mitchell, the Committee on Ways and Means voted unanimously to approve to submit the AmeriCorps Continuation grant (11VSSC002) to the Corporation for National and Community Service in the amount of \$13,250 for Project Sponsorship.

7. OFFICE OF CULTURAL AFFAIRS: APPROVAL TO ACCEPT THE AWARD FROM THE JERRY AND ANITA ZUCKER FAMILY ENDOWMENT FUND IN THE AMOUNT OF \$2,500 FOR THE 2016 PICCOLO SPOLETO FESTIVAL OUTREACH PROGRAMS. NO CITY MATCH IS REQUIRED.

On a motion of Councilmember Lewis, seconded by Councilmember Mitchell, the Committee on Ways and Means voted unanimously to accept the award from the Jerry and Anita Zucker Family Endowment Fund in the amount of \$2,500 for the 2016 Piccolo Spoleto Festival Outreach Programs.

8. PARKS-CAPITAL PROJECTS: APPROVAL OF A FEMA HAZARD MITIGATION GRANT APPLICATION (FEMA HMGP 4241) FOR THE STRUCTURAL RETROFIT OF THE HUGER STREET FIRE STATION (FS#8). THIS GRANT WOULD RESULT IN THE FULL STRUCTURAL RETROFIT OF THE HUGER STREET STATION TO MEET OR EXCEED CURRENT BUILDING CODE REQUIREMENTS INCLUDING SEISMIC, WIND AND

FLOODING. NEW M/E/P SYSTEMS WOULD BE INSTALLED IN THE PROCESS. ALL WORK WOULD MEET THE SECRETARY OF INTERIOR'S REQUIREMENTS FOR HISTORIC PROPERTIES. THE GRANT PROGRAM IS A 75/25 GRANT AND WOULD PROVIDE \$2,902,232 IN FUNDING REQUIRING A MATCH OF \$967,411 (\$3,869,643 PROJECT TOTAL). IF SELECTED, FUNDING WOULD BE AVAILABLE THE 1ST QUARTER OF 2017. THERE IS NO FISCAL IMPACT FOR THIS ACTION. AN APPROVAL OF THE GRANT APPLICATION WILL ONLY ALLOW THE PARKS DEPARTMENT TO SUBMIT THE DOCUMENT TO FEMA VIA THE SC EMERGENCY MANAGEMENT DIVISION. HOWEVER, THE FISCAL IMPACT WILL OCCUR IF THE GRANT APPLICATION IS APPROVED FOR AWARD.

On a motion of Councilmember Shahid, seconded by Councilmember Gregorie, the Committee on Ways and Means voted unanimously to approve a FEMA Hazard Mitigation Grant application (FEMA HMGP 4241) for the structural retrofit of the Huger Street Fire Station (FS#8).

9. PARKS-CAPITAL PROJECTS: APPROVAL OF A FEMA HAZARD MITIGATION GRANT APPLICATION (FEMA HMGP 4241) FOR PERMANENT BACK-UP POWER GENERATORS AT FOUR FIRE STATIONS: 2&3 (CANNON STREET), 8 (HUGER STREET), 12 (OLD TOWNE ROAD) AND 17 (JOHNS ISLAND.) THIS GRANT WOULD RESULT IN NEW DIESEL GENERATOR SETS WITH SUPPLEMENTAL TANKS SUITABLE FOR AT LEAST ONE WEEK OF FULL POWER FOR EACH OF THE STATIONS. THIS INCLUDES ALL DESIGN/PERMITTING, REQUIRED EQUIPMENT AND INSTALLATION COSTS FOR THE PROJECT. THE GRANT PROGRAM IS A 75/25 GRANT AND WOULD PROVIDE \$283,514 IN FUNDING REQUIRING A MATCH OF \$94,505 (\$378,018 PROJECT TOTAL). IF SELECTED, FUNDING WOULD BE AVAILABLE THE 1ST QUARTER OF 2017. THERE IS NO FISCAL IMPACT FOR THIS ACTION. AN APPROVAL OF THE GRANT APPLICATION WILL ONLY ALLOW THE PARKS DEPARTMENT TO SUBMIT THE DOCUMENT TO FEMA VIA THE SC EMERGENCY MANAGEMENT DIVISION. HOWEVER, THE FISCAL IMPACT WILL OCCUR IF THE GRANT APPLICATION IS APPROVED FOR AWARD.

On a motion of Councilmember Mitchell, seconded by Councilmember Gregorie, the Committee on Ways and Means voted unanimously to approve a FEMA Hazard Mitigation Grant application (FEMA HMGP 4241) for permanent back-up power generators at four fire stations: 2&3 (Cannon Street), 8 (Huger Street), 12 (Old Towne Road) and 17 (Johns Island).

10. PARKS-CAPITAL PROJECTS: APPROVAL OF FEE AMENDMENT #1 TO THE DESIGN CONTRACT WITH WALKER CONCEPTS ARCHITECTURE, LLC IN THE AMOUNT OF \$15,500 FOR THE CHARLESTON POLICE DEPARTMENT TEAM 4 OFFICE BUILDING. THE AMOUNT INCLUDES STUDIES AND FINAL DESIGN FOR MODIFYING ONE BATHROOM IN A UNISEX DESIGNATION, PROVIDING FULL SPECIFICATIONS IN THE PROJECT MANUAL BOOKLET, ORIGINALLY DIRECTED TO BE OUTLINED SPECIFICATIONS INCLUDED AS PART OF THE DRAWINGS, REPLACING EXISTING HVAC EQUIPMENT AND DESIGN MODIFICATIONS OF DUCTWORK, AND A \$500 INCREASE TO THE ORIGINAL \$1,000 REIMBURSABLE AMOUNT. APPROVAL OF FEE AMENDMENT #1 WILL INCREASE THE DESIGN CONTRACT WITH WALKER CONCEPTS ARCHITECTURE.

LLC BY \$15,500 FROM \$31,660 TO \$47,160 AND THUS OVER THE \$40,000 THRESHOLD. THE FUNDING SOURCE FOR THIS PROJECT IS THE 2015 INSTALLMENT PURCHASE REVENUE BOND (\$1,750,000) AND 2015 GENERAL FUND RESERVES (\$323,211).

On a motion of Councilmember Mitchell seconded by Councilmember Gregorie, the Committee on Ways and Means voted unanimously to approve a Fee Amendment #1 to the Design Contract with Walker Concepts Architecture, LLC in the amount of \$15,500 for the Charleston Police Department Team 4 Office Building.

11. PARKS-CAPITAL PROJECTS: APPROVAL OF A PROFESSIONAL DESIGN CONTRACT WITH EVANS AND SCHMIDT ARCHITECTS IN THE AMOUNT OF \$242,050 FOR THE FIRE STATION #6 (CANNON STREET) RETROFIT. THE PROFESSIONAL DESIGN CONTRACT WILL OBLIGATE \$242,050 OF THE \$375,349 PROJECT BUDGET. THE FUNDING SOURCE FOR THIS PROJECT IS: 2015 FEMA HAZARD MITIGATION GRANT (\$281,512) AND 2015 INSTALLMENT PURCHASE REVENUE BOND (\$93,837).

On a motion of Councilmember Lewis, seconded by Councilmember Mitchell, the Committee on Ways and Means voted unanimously to approve a Professional Design Contract with Evans and Schmidt Architects in the amount of \$242,050 for the Fire Station #6 (Cannon Street) Retrofit.

12. PARKS-CAPITAL PROJECTS: APPROVAL OF A CONSTRUCTION CONTRACT WITH KMD CONSTRUCTION, LLC IN THE AMOUNT OF \$3,381,009 FOR THE CONSTRUCTION OF A NEW FIRE STATION IN WEST ASHLEY IN THE CAROLINA BAY NEIGHBORHOOD. WITH THE APPROVAL OF THE PROJECT BUDGET, STAFF IS AUTHORIZED TO AWARD AND/OR AMEND CONTRACTS LESS THAN \$40,000, TO THE EXTENT CONTINGENCY FUNDS EXIST IN THE COUNCIL APPROVED BUDGET. APPROVAL OF THIS ACTION WILL INSTITUTE A \$4,372,059 PROJECT BUDGET, OF WHICH THE \$3,381,009 CONSTRUCTION CONTRACT WILL BE FUNDED. THE FUNDING SOURCES FOR THIS PROJECT ARE: 2015 INSTALLMENT PURCHASE REVENUE BOND (\$3,500,000), 2015 GENERAL FUND RESERVES (\$269,000), 2014 GENERAL OBLIGATION BOND (\$400,000) AND 2013 BUDGET AMENDMENT (\$203,059).

On a motion of Councilmember Lewis, seconded by Councilmember White, the Committee on Ways and Means voted unanimously to approve a Construction Contract with KMD Construction, LLC in the amount of \$3,381,009 for the construction of a new fire station in West Ashley in the Carolina Bay neighborhood.

13. PUBLIC SERVICE: APPROVAL OF AMENDMENT #4 OF THE PROFESSIONAL SERVICES CONTRACT WITH THOMAS & HUTTON FOR CONSTRUCTION ENGINEERING & INSPECTION (CEI) OF PHASE 1 OF THE FOREST ACRES DRAINAGE IMPROVEMENT PROJECT IN THE AMOUNT OF \$579,175. TASKS INCLUDE PROJECT MANAGEMENT & ADMINISTRATION, CONSTRUCTION OBSERVATION, MATERIAL TESTING,

PRE-CONSTRUCTION SURVEY AND MONITORING, AND PUBLIC OUTREACH AND EDUCATION.

On a motion of Councilmember Mitchell, seconded by Councilmember Gregorie, the Committee on Ways and Means voted unanimously to approve Amendment #4 of the professional services contract with Thomas & Hutton for Construction Engineering & Inspection (CEI) of Phase 1 of the Forest Acres Drainage Improvement Project in the amount of \$579,175.

14. PUBLIC SERVICE: APPROVAL OF AMENDMENT #5 OF THE PROFESSIONAL SERVICES CONTRACT WITH THOMAS & HUTTON FOR DESIGN OF PHASE 2 OF THE FOREST ACRES DRAINAGE IMPROVEMENT PROJECT IN THE AMOUNT OF \$657,850. TASKS INCLUDE GENERAL CONSULTING AND PROJECT MANAGEMENT, SURVEYING, STUDY PHASE, ANALYSIS PHASE, DESIGN PHASE, PERMITTING, AND PROPERTY ACQUISITION.

On a motion of Councilmember Gregorie, seconded by Councilmember Lewis, the Committee on Ways and Means voted unanimously to approve Amendment #5 of the professional services contract with Thomas & Hutton for design of Phase 2 of the Forest Acres Drainage Improvement Project in the amount of \$657,850.

15. POLICE DEPARTMENT: APPROVE AGREEMENT BETWEEN CITY OF CHARLESTON AND JAMES ISLAND CHARTER HIGH SCHOOL FOR ONE (1) CITY OF CHARLESTON POLICE DEPARTMENT SCHOOL RESOURCE OFFICER TO BE ASSIGNED TO THE JAMES ISLAND CHARTER HIGH SCHOOL FOR THE 2016-2017 SCHOOL YEAR. JAMES ISLAND CHARTER HIGH SCHOOL SHALL REIMBURSE THE CITY OF CHARLESTON FOR THE COSTS ASSOCIATED WITH THE SCHOOL RESOURCE OFFICER.

On a motion of Councilmember Lewis, seconded by Councilmember Williams, the Committee on Ways and Means voted unanimously to approve an Agreement between City of Charleston and James Island Charter High School for one (1) City of Charleston Police Department School Resource Officer to be assigned to the James Island Charter High School for the 2016-2017 School Year.

16. POLICE DEPARTMENT: APPROVE AGREEMENT BETWEEN CITY OF CHARLESTON AND BERKELEY COUNTY SCHOOL DISTRICT FOR ONE (1) CITY OF CHARLESTON POLICE DEPARTMENT SCHOOL RESOURCE OFFICER TO BE ASSIGNED TO DANIEL ISLAND ELEM./MIDDLE SCHOOL FOR THE 2016-2017 SCHOOL YEAR. BERKELEY COUNTY SHALL REIMBURSE THE CITY OF CHARLESTON FOR THE COSTS ASSOCIATED WITH ASSIGNING THE SCHOOL RESOURCE OFFICER TO THE SCHOOL.

On a motion of Councilmember Lewis, seconded by Councilmember Williams, the Committee on Ways and Means voted unanimously to approve an Agreement between City of Charleston and Berkeley County School District for one (1) City of Charleston Police Department School Resource Officer to be assigned to Daniel Island Elem./Middle School for the 2016-2017

school year.

17. POLICE DEPARTMENT: AGREEMENT BETWEEN CITY OF CHARLESTON AND CHARLESTON COUNTY SCHOOL DISTRICT FOR NINE (9) CITY OF CHARLESTON POLICE DEPARTMENT SCHOOL RESOURCE OFFICERS TO BE ASSIGNED TO VARIOUS CHARLESTON COUNTY SCHOOLS FOR THE 2016-2017 SCHOOL YEAR. CHARLESTON COUNTY SCHOOL DISTRICT SHALL REIMBURSE THE CITY OF CHARLESTON FOR THE COSTS ASSOCIATED WITH SIX (6) SCHOOL RESOURCE OFFICERS.

On a motion of Councilmember Lewis, seconded by Councilmember Williams, the Committee on Ways and Means voted unanimously to approve an Agreement between City of Charleston and Charleston County School District for nine (9) City of Charleston Police Department School Resource Officers to be assigned to various Charleston County Schools for the 2016-2017 school year.

18. BUDGET FINANCE AND REVENUE COLLECTIONS: APPROVAL OF \$5,000 CONTRIBUTION TO HELP FUND A MONUMENT HONORING THE FAMILIES OF THOSE WHO HAVE LOST A LOVED ONE WHILE PROTECTING OUR FREEDOM. THE MONUMENT WILL BE PLACED AT PATRIOTS POINT. BY APPROVAL OF THIS CONTRIBUTION, COUNCIL IS ALSO APPROVING A BUDGET TRANSFER IN THE AMOUNT OF \$5,000 FROM COMMUNITY PROMOTIONS (620000 52924) TO THE ABOVE LISTED ACCOUNT.

On a motion of Councilmember Mitchell, seconded by Councilmember Gregorie, the Committee on Ways and Means voted unanimously to approve a \$5,000 contribution to help fund a monument honoring the families of those who have lost a loved one while protecting our freedom. The monument will be placed at Patriots Point. By approval of this contribution, Council is also approving a budget transfer in the amount of \$5,000 from Community Promotions (620000 52924) to the above listed account.

19. BUDGET FINANCE AND REVENUE COLLECTIONS: APPROVAL TO TRANSFER FUNDS IN THE AMOUNT OF \$350,000 BUDGETED FOR A CITY-WIDE TRAFFIC STUDY IN THE TRAFFIC & TRANSPORTATION DEPARTMENT TO THE PLANNING, PRESERVATION AND SUSTAINABILITY DEPARTMENT FOR THE WEST ASHLEY MASTER PLAN. FUNDS ALLOCATED FOR THE CITY-WIDE TRAFFIC STUDY WILL BE REPURPOSED TO FUND THE COST OF THE WEST ASHLEY MASTER PLAN. ADDITIONAL FUNDS WILL BE BUDGETED IN 2017 FOR THE ANTICIPATED ADDITIONAL COSTS OF THE MASTER PLAN.

Councilmember Gregorie said that he knew the intent was to transfer the funds for a Citywide Transportation Study to the West Ashley Transportation study, but what he did not understand is if they were one City, why they were piecemealing it. He said if they did a Citywide study, it would incorporate West Ashley. He said as they look at DuWap in West Ashley, they also needed to look at transportation. He asked why they weren't doing a total transportation study for the City of Charleston. He thought piecemealing it did not give one the

full picture. They would not be looking at how West Ashley transportation correlates or doesn't correlate to transportation in its entirety, not just in the City, but in the region. He said he questioned why there was a push to transfer money from a Citywide study to just West Ashley.

Mayor Tecklenburg said this was a good question, and during one of the City Council workshops, they discussed a comprehensive plan for West Ashley. The plan would look at more than just the traffic in West Ashley, but revitalization efforts to include drainage, parks and recreation, traffic and transportation, and would be a holistic view, so they could create a blueprint for the future of this part of the City. He said in looking for funding to be able to move forward, the sense was they all knew they had a traffic and transportation issue, not just in the City, but in the region. CHATS and COG really did the regional transportation study and planning. He said he would make the case that they should rely more on their dollars to do this type of study, as opposed to City dollars. He said to answer Councilmember Gregorie's question, the transfer was intended for a more holistic view for a blueprint of West Ashley going forward.

Councilmember Gregorie asked if the transfer was for the entire plan and not just the transportation aspect, and Mayor Tecklenburg confirmed. Councilmember Gregorie asked at what point the City would have the funds to do an overall transportation study for the City. He said he knew that the COG had been having some workshops, not just downtown, but all over, and they did have some recommendations and a number of projects. He said he still raised the question if they would be allocating funds in the 2017 budget for the entire transportation study for the City. Mayor Tecklenburg said they were planning to include funding in their budget next year for transportation planning, but he wanted to do this in concert with COG and CHATS.

Chairman Moody said it seemed to him like the City had \$300,000 in the West Ashley planning process and moved it around, but the original intent was to do West Ashley first because it had not been looked at.

Councilmember Seekings said that this money had a little bit of a tortured history. He said he believed it started out as an approval of \$300,000 for West Ashley on a traffic study. The City then decided that a traffic study couldn't just be done on West Ashley, and they needed to look at the City. He said the region also needed to be looked at, so then it became \$350,000 for a traffic study, and now it was getting sent back to West Ashley before the City had completed any of the traffic study. He said if the City was going to have a Master Plan for West Ashley, how could the City have a plan for anywhere before it had a Master Plan and understanding of not just local, but regional movement and transportation habits. He said they had spent a lot of time in Council talking about the West Ashley Revitalization Commission. He said it seemed to him that these monies should go with this Commission for a discussion as to how they would be spent in conjunction with other things happening in the City. He said there was nothing more important in the City today after public safety than its transportation needs. He agreed with the Mayor that the COG and CHATS should be involved, but the City needed to lead the regional effort to understand its transportation needs. He said the way to do this was to show up with their funded transportation study and challenge everyone else out there to join and partner with

the City. He said there was no way one could master plan West Ashley without this. He commended Councilmember Shahid for wanting to head the Commission as he had a long road ahead of him, and transportation was their challenge. He said that if one looked at this item in their packets, it indicated that the City would be looking for more money later. He said there was not a line item stating that the City would replace the monies that were designated for the transportation study, and this needed to be done. He said he could not vote for this unless there was some assurance that they would do this. He asked how the money would be spent, if it would be spent on a consultant or funding for a West Ashley Department, which he thought would be a good idea. He said there was no explanation as to how this money would be spent other than a Master Plan for West Ashley. He thought they were a little ahead of themselves. The budgeting process would catch up with this, but would only do so if they started thinking about transportation regionally in their budget for next year. He said this money could not be spent wisely or properly until the City did this, and he hoped that they would have an idea of where this money would be going, when, and how. His recommendation was to spend the money in Planning Preservation and Sustainability and get staff directly looking at West Ashley, rather than spending it outside. He said they were taking money away from a current need for something in the future that was going to fit into this need. He thought they should think more regionally first. When they had the workshop, he expressed his concern about this, and his concern had not been allayed because there was nothing specific in the budgeting process that showed how this money would be spent. He said his hope was that once the West Ashley Revitalization Commission was constituted, they could tell the City how the money should be spent and that Planning Preservation and Sustainability would have the resources, possibly this money, to spend it wisely. Every dollar they took away from traffic and transportation contributed to a problem, and he hoped they would see something sooner rather than later to include a regional transportation plan.

Councilmember Waring stated that he appreciated Councilmember Seekings' comments, but he wished the amount was the \$3,000,000 or the \$30,000,000 that he probably envisioned. This was \$300,000. Councilmember Waring said the Mayor did not lay out specifics because those would come later. Issues in West Ashley such as transportation, drainage, and parks and recreation were already known. He said that to appropriate money to a Committee that had not even been named yet would not be accurate. He said the reasoning the Mayor provided as to why there were broad categories were the same that were provided when the money was appropriated last year prior to him coming into office. At the time, \$50,000 was allotted for the whole City, and at the time, they knew it would not be enough money to cover the whole City. He said part of it would be delayed because the City would have to seek funding from partners like the City of North Charleston and the County, possibly even the State, to get the comprehensive study that was being discussed. He said if this were done, West Ashley would be delayed. They wanted to get something going, and he thought this was discussed during the workshop when it was first proposed earlier in the year.

Councilmember Gregorie asked how the City came up with the figure of \$350,000. Councilmember Seekings stated this was money already appropriated. Councilmember Gregorie said he knew this, but how did the City know that \$350,000 is what they needed to

start. Would they need another \$350,000? He said this was his point, and they were flying blind.

Mayor Tecklenburg said he appreciated the points made by Councilmember Gregorie and Councilmember Seekings. He said that part of why this was being brought before the Committee this evening was the fact that they had discussed at the workshop about having Requests for Proposals (“RFPs”) from a consultant to help guide the City in crafting a blueprint for West Ashley and working with the West Ashley Revitalization Commission. He said that this process would help guide them to know how much the cost would be. He said that when the City’s procurement process began, and they currently have an RFP ready, they came to the realization that they had not allocated any funds yet for the consulting work to occur. He said this is why they were asking the Committee to approve this officially tonight, so they could proceed with the RFP. They then would be able to come back to the Committee with more specifics on what the cost would be once they heard back from the prospective consultants. He added that the City had a full-time, dedicated West Ashley employee in the Department of Planning Preservation and Sustainability, Amanda Herring. Mayor Tecklenburg said she did an incredible job and had already brought before Council work that had been done on the TIF District. He said there was a real focus in the department already, but as comprehensive as they wanted the plan to be and to work with the citizens and new Commission, they felt like they needed some outside help and wanted to proceed with the RFP.

Councilmember Seekings said one of the things he suspected they would hear from their outside consultants is that the City needed to know what the traffic was going to look like in that area before conducting a Master Plan. He said he just wanted to make sure they were prepared for this and that they would need to replace this with a bigger picture traffic study where the City would take the lead regionally and prepare to be the leader, notwithstanding what the COG and CHATS were doing. He said they needed to get going on this, and they should start in the middle of West Ashley at DuWap and go from there.

Councilmember Gregorie asked if the City had the capacity in-house to do this since the City had someone in-house designated specifically for West Ashley already. He said the City did the Century V Plan of which West Ashley was an integral component. He said he was not sure what the consultant would bring to the table that staff had not already brought to the table, not just with West Ashley, but all the various parts of the City. He said he knew that the Century V Plan lacked specificity, but there was still a large segment of the plan that dealt with not just revitalization of West Ashley, but the whole economic development of the City and each neighborhood. He said he did not know what a consultant would do other than go to the City’s Century V Plan and many of the City’s other plans and mimic them. He thought the City had the capacity to do this in-house, and they did this all the time. He said if this was the way they were going to go, he would support it.

Mayor Tecklenburg said the City had the best Planning Department, but the City often relied on outside people to help, and the City needed help in this regard.

On a motion of Councilmember Mitchell, seconded by Mayor Tecklenburg, the Committee on Ways and Means voted unanimously to approve to transfer funds in the amount of \$350,000 budgeted for a City-wide traffic study in the Traffic & Transportation Department to the Planning, Preservation and Sustainability Department for the West Ashley Master Plan.

20. PLANNING, PRESERVATION AND SUSTAINABILITY: APPROVAL TO ESTABLISH A CONTRACT IN THE AMOUNT OF \$47,000 WITH DPZ PARTNERS TO REVIEW AND REVISE, AS NECESSARY, THE HEIGHT ZONES FOR NEW DEVELOPMENT WITHIN THE HISTORIC DISTRICT. APPROVAL IS REQUIRED AT LEAST 5 DAYS BEFORE PAYMENT CAN BE MADE PER STATE LAW.

Chairman Moody asked Jacob Lindsey, Director of Planning, Preservation, and Sustainability to speak on this item. Mr. Lindsey explained that the intent was to have a consultant help the City realign the height districts, primarily downtown. He explained that the height districts were dated, they did not presently serve the needs of the City, and staff felt like there was a need to bring them up to speed with the current development that the City had. He said an example was that the City's height districts go to 50 feet, 55 feet, and then it jumped to 80 feet. He said they did not have any height districts in between, and they had identified many discrepancies that needed to be corrected. He said this was something they wanted to do quickly and with expert guidance, which is why they thought a consultant was needed. Chairman Moody asked if the consultant would be looking for these opportunities. Mr. Lindsey said they would also be looking at analyzing existing conditions such as looking at places where there were two story streets that were zoned for 55 feet in height, and they needed to go lower. He said they needed a full evaluation of how well the height districts were working for downtown. Chairman Moody said his office used to be in the Bank of America building on the fourth floor, and he would have liked to have seen some variation.

Councilmember Gregorie asked if this work could be completed in-house. Mr. Lindsey said they could do this work in-house, but it would take the City some time. He said this was going to be a pretty significant effort, and they would have to look at every single street on the entire Peninsula and evaluate the height and how well it was working. He said they could do it, but it would take them a lot of time, and it would not be able to be done this year.

Councilmember Waring asked if the consultant would only be dealing with the Peninsula because they were dealing with some questions in West Ashley with the Homewood Suites Hotel. Mr. Lindsey explained that this would pertain to the Board of Architectural Review's jurisdiction, but he thought if they received some good solutions, they could easily extrapolate the same things out to sites in West Ashley.

On a motion of Councilmember Williams, seconded by Mayor Tecklenburg, the Committee on Ways and Means voted unanimously to Approval to establish a contract in the amount of \$47,000 with DPZ Partners to review and revise, as necessary, the height zones for new development within the Historic District.

21. THE COMMITTEE ON REAL ESTATE: (MEETING WAS HELD AUGUST 15, 2016 AT 5:00 P.M., CITY HALL, 80 BROAD STREET)

- a. Request approval for the Mayor to execute the attached Third Amendment to Agreement to Buy and Sell Real Estate whereas Flournoy Development Company, LLC and the City agree to extend the time for closing on the property. The property owner is Flournoy Development Company, LLC. (TMS: 421-11-00-058, 421-11-00-063; 19 Folly Road, 25 Folly Road)
- b. Request approval for the Mayor to execute the attached Third Lease Amendment whereby the Lease between the City and Dee Norton Lowcountry Children's Center, Inc. shall terminate 30 years following the execution of this Amendment. The property owner is the City of Charleston. (TMS: 463-15-02-096; 1061 King Street) [Ordinance]
- c. Request approval for the Mayor to execute the attached Purchase and Sale Agreement whereas the City intends to purchase 113 Calhoun Street from Sustainability Institute in accordance with the Removal of Right of Reverter with Conditions Agreement for the amount which shall not exceed \$300,000. The property owner is the Sustainability Institute. (TMS: 458-01-01-086; 113 Calhoun Street)
- d. Request approval of the Ordinance and related Public Infrastructure Improvements Agreement between the City of Charleston and Horizon Project Foundation, Inc. The property owners are City of Charleston and MUSC Foundation. (TMS: Multiple; WestEdge District (aka Horizon District) (Ordinance) **[Councilmember Lewis voted nay.]**
- e. Request approval for the Mayor to execute the attached Parking Agreement with the South Carolina State Ports Authority (SCSPA) relating to the Concord Garage. The property owner is City of Charleston. [TMS: 458-09-02-068; 1 Cumberland Street (Concord Parking Garage)] (Ordinance)
- f. Consider the following annexations:
 1. 4 Forest Creek Court (TMS# 358-07-00-034) 0.34 acre, West Ashley (District 10). The property owners are James Lynch and Hannah Lynch.
 2. 303 Stinson Drive (TMS# 350-09-00-100) 0.35 acre, West Ashley (District 5). The property owner is Richard Benson.

Councilmember White, Chairman of the Real Estate Committee, reported that all items on the report had been approved unanimously, including two annexations.

On a motion of Councilmember Gregorie, seconded by Councilmember Mitchell, the

Committee on Ways and Means voted to approve the Committee on Real Estate Report. The vote was not unanimous. Councilmember Lewis voted 'nay' on item 'd' of the report.

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

An ordinance authorizing the Mayor to execute on behalf of the City a Third Lease Amendment with the Dee Norton Lowcountry Children's Center, Inc. pertaining to property located in the City at 1021 King Street.

An ordinance authorizing the Mayor to execute on behalf of the City a Public Infrastructure Improvements Agreement with Horizon Project Foundation, Inc. pertaining to the funding of certain public improvements in the Horizon Redevelopment Project Area (sometimes referred to as "Westedge") with tax increment financing revenues or borrowings secured by a pledge of revenues generated by the Horizon Redevelopment Project Area Tax Increment Financing District.

An ordinance authorizing the Mayor to execute on behalf of the City a Parking Agreement with the South Carolina State Ports Authority pertaining to the parking garage located at 1 Cumberland Street.

An ordinance to provide for the annexation of property known as 4 Forest Creek Court (0.34 acre) (TMS# 358-07-00-034), 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 10.

An ordinance to provide for the annexation of property known as 303 Stinson Drive (0.35 acre) (TMS# 350-09-00-100), West Ashley, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 5.

There being no further business presented, the Committee on Ways and Means adjourned at 5:22 p.m.

Jennifer Cook
Assistant Clerk of Council