

COMMITTEE ON WAYS AND MEANS

March 14, 2019

A meeting of the Committee on Ways and Means was held this date beginning at 5:11 p.m.

PRESENT (13)

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	District 6	Councilmember Jackson	District 12

1. INVOCATION:

The meeting was opened with a moment of silence provided by Chairman White.

2. APPROVAL OF MINUTES:

On a motion of Councilmember Moody, seconded by Councilwoman Jackson, the Committee on Ways and Means voted unanimously to approve the minutes of the February 12, 2019 Committee on Ways and Means meeting.

The minutes of the February 26, 2019 Committee on Ways and Means meeting were deferred.

3. BUDGET FINANCE AND REVENUE COLLECTIONS: APPROVAL OF THE 2019 MASTER LEASE PURCHASE FINANCING AGREEMENT IN THE AMOUNT OF \$7,923,270 WITH BANC OF AMERICA PUBLIC CAPITAL CORP., RICHMOND, VA; SOLICITATION #19-B002C [ORDINANCE]

On a motion of Councilmember Lewis, seconded by Councilmember Shahid, the Committee on Ways and Means voted unanimously to approve the 2019 Master Lease Purchase Financing Agreement in the amount of \$7,923,270 with Banc of America Public Capital Corp. and recommended giving first reading to the following ordinance:

An ordinance to authorize the execution and delivery of Lease/Purchase Agreements with Banc of America Public Capital Corp. in order to provide for the acquisition of certain Police, Fire, Public Service, Fleet, Stormwater and various other vehicles and equipment; to provide the terms and conditions of such Lease/Purchase Agreements; to provide for the granting of a security interest to secure all obligations of Lessee under the Lease/Purchase Agreements; to authorize the execution and delivery of all documents necessary or appropriate to the consummation of such Lease/Purchase Agreements; and to provide for other matters related thereto.

4. BIDS AND PURCHASES:

Chairman White explained that the Procurement Department and Fire Department had asked to remove Item '4f,' which was the purchase of seven 2019 Ford Explorers.

On a motion of Councilmember Mitchell, seconded by Councilwoman Jackson, the Committee on Ways and Means voted unanimously to approve the bids and purchases as follows:

LIVABILITY/TOURISM: ACCOUNT:100000-52939 APPROPRIATION: \$210,000

Approval to establish a contract for Equine Waste Management with DoodyCalls, 1608 Balsam St., Charleston, SC 29407; Solicitation #19-P006R

BFRC: ACCOUNT:050380-52206/050381-52206 APPROPRIATION: \$79,953.08

Approval to establish a contract for Demolition of properties in Lot 1 with Action Abatement, PO Box 1235 Moncks Corner, SC 29461; Solicitation #1-B011R

PARKS DEPARTMENT/CAPITAL PROJECT: ACCOUNT:051566-58240 APPROPRIATION: \$102,567.91

Approval to remove and replace the existing gymnasium and aerobics room flooring at the James Island Recreation Center by Sport Court Carolina, 418 Crompton St., Charlotte, NC 28273; Sourcewell Contract (formerly NJPA) #060518-CSC

PARKS DEPARTMENT/CAPITAL PROJECTS: ACCOUNT:051448-52725 APPROPRIATION: \$45,056.40

Approval to purchase interior furnishings for Police Forensics at Executive Hall with PMC Commercial Interiors, 1505 King St., Ste. 200, Charleston, SC 29405; SC Contract #4400018298 & #4400018294

PUBLIC SERVICE: ACCOUNT:193010-53036 APPROPRIATION: \$24,990

Approval to increase the work at Pump 4 at Concord St. Pump Station as a result of biennial pump servicing with RCI Enterprises, Inc. from \$26,880 to \$51,870 to cover the additional repairs.

POLICE DEPARTMENT: ACCOUNT:062019-58010 APPROPRIATION: \$893,100

Approval to purchase thirty (30) 2019 Ford Interceptor SUV Vehicles from Vic Bailey Ford, 501 E. Daniel Morgan Ave., Spartanburg, SC 29302; Solicitation #19-B005R

POLICE DEPARTMENT: ACCOUNT:062019-58010 APPROPRIATION: \$247,215.28

Approval to purchase thirteen (13) 2019 Ford Fusion Vehicles from Worldwide Ford, 1520 North Main St., Marion, VA 24354; Solicitation #19-B008R; 2019 Lease Purchase Funds

POLICE DEPARTMENT: ACCOUNT:062019-58010 APPROPRIATION: \$49,930

Approval to purchase two (2) each 2019 Ford 150 Low Roof Transit Vans from Vic Bailey Ford, 501 E. Daniel Morgan Ave., Spartanburg, SC 29302; SC Contract #4400019813

FLEET MANAGEMENT: ACCOUNT:062019-58010 APPROPRIATION: \$173,442.50

Approval to purchase a 2020 CV515 SFA Chassis w/ Versalift VST-36 MHI from Carolina International Truck, Inc., 1619 Bluff Rd., Columbia, SC 29201; Sourcewell (NJPA) Contract #C-1332C; 2019 Lease Purchase Funds

FLEET MANAGEMENT: ACCOUNT:062019-58010 APPROPRIATION: \$173,442.50

Approval to purchase a 2019 MV607 SBA Chassis w/ Versalift VO-270-REV from Carolina International Truck, Inc., 1619 Bluff Rd., Columbia, SC 29201; SC Contract #4400019807; 2019 Lease Purchase Funds

FLEET MANAGEMENT: ACCOUNT:062019-58010 APPROPRIATION: \$42,255.32

Approval to purchase two (2) 2019 Nissan Frontier 4x2 Vehicles from Hudson Nissan Charleston, 1714 Savannah Hwy., Charleston, SC 29407

FLEET MANAGEMENT: ACCOUNT:062019-58010 APPROPRIATION: \$54,556

Approval to purchase two (2) 2019 Ford F250 4x2 Pick-Up Trucks from Vic Bailey Ford, 501 E Daniel Morgan Ave., Spartanburg, SC 29304; SC Contract #4400019874; 2019 Lease Purchase Funds

FLEET MANAGEMENT: ACCOUNT:062019-58010 APPROPRIATION: \$194,142.45

Approval to purchase a 2019 SBA 4300 4x2 Chassis with Peterson Route Assist Hardbox from Carolina International Truck, Inc., 1619 Bluff Rd., Columbia, SC 29201; SC Contract #4400019807; 2019 Lease Purchase Funds

FLEET MANAGEMENT: ACCOUNT:062019-58010 APPROPRIATION: \$43,834

Approval to purchase a 2019 Ford F450 w/ 8x12 Stake Bed from Vic Bailey Ford, 501 E Daniel Morgan Ave., Spartanburg, SC 29304; SC Contract #4400019874; 2019 Lease Purchase Funds

POLICE DEPARTMENT: ACCOUNT:200000-52023 APPROPRIATION: \$94,360.43

Approval to purchase lighting for the 2019 Ford Interceptor SUV vehicles from Campbell-Brown, Inc., 3814 North Graham St., Charlotte, NC 28206; SC Contract #4400012370

5. OFFICE OF CULTURAL AFFAIRS: APPROVAL TO APPLY FOR \$2,000 IN FUNDING FROM THE JERRY AND ANITA ZUCKER FAMILY ENDOWMENT FUND OF THE COASTAL COMMUNITY FOUNDATION. FUNDS WILL BE USED TO SUPPORT OUTREACH PROGRAMMING OF THE 2019 PICCOLO SPOLETO FESTIVAL. NO CITY MATCH IS REQUIRED.

On a motion of Councilmember Mitchell, seconded by Councilmember Lewis, the Committee on Ways and Means voted unanimously to apply for \$2,000 in funding from the Jerry and Anita Zucker Family Endowment Fund of the Coastal Community Foundation.

6. POLICE DEPARTMENT: APPROVAL TO SUBMIT THE FY19 SCDPS EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT APPLICATION TO FUND THE SALARY OF ONE (1) FORENSIC CRIMINALIST FOR THE PURPOSE OF PLANT MATERIAL ANALYSIS IN THE CPD FORENSIC LABORATORY. THE APPLICATION FOR THIS GRANT IS DUE 3/15/2019. THIS GRANT REQUIRES A CITY MATCH OF 10%. (\$66,357 - \$41,666 SALARY, \$20,248 FRINGE BENEFITS, AND \$4,443 EQUIPMENT – CITY MATCH OF \$6,636)

On a motion of Councilwoman Jackson, seconded by Councilmember Waring, the Committee on Ways and Means voted unanimously to approve to submit the FY19 SCDPS Edward Byrne Memorial Justice Assistance Grant application to fund the salary of one (1) Forensic Criminalist for the purpose of plant material analysis in the CPD Forensic Laboratory.

7. MAYOR'S OFFICE FOR CHILDREN YOUTH AND FAMILIES: APPROVAL TO ACCEPT THE AMERICORPS VISTA GRANT AWARD TO PLACE 26 VISTA MEMBERS AT AGENCIES/ORGANIZATIONS SERVING THE CHARLESTON COMMUNITY, AND 2 VISTA LEADER POSITIONS TO SERVE WITH MOCYF. NO CITY MATCH IS REQUIRED. THIS IS AN AFTER-THE-FACT APPROVAL.

On a motion of Councilmember Mitchell, seconded by Councilmember Lewis, the Committee on Ways and Means voted unanimously to approve to accept the AmeriCorps VISTA Grant award to place 26 VISTA members at agencies/organizations serving the Charleston community, and 2 VISTA Leader positions to serve with MOCYF.

8. POLICE DEPARTMENT: APPROVE CONTRACT BETWEEN THE CITY AND TURNING LEAF PROJECT. TURNING LEAF PROVIDES A POST RELEASE RENTRY PROGRAM FOR RECENTLY RELEASED INMATES. THE AMOUNT TO BE PAID BY THE CITY IS \$85,000.

Councilmember Moody asked for the total amount of the contract and if it was included. Amy Wharton, Chief Financial Officer, stated this was the amount that was budgeted.

On a motion of Councilmember Shahid, seconded by Councilwoman Jackson, the Committee on Ways and Means voted unanimously to approve a contract between the City and Turning Leaf Project

9. PARKS-CAPITAL PROJECTS: APPROVAL OF INTERNATIONAL AFRICAN AMERICAN MUSEUM CONSTRUCTION MANAGER AT RISK (CMAR) FEE AMENDMENT #1 IN THE AMOUNT OF \$95,000 FOR VALUE ENGINEERING AND EXTENDED PRE-CONSTRUCTION SERVICES AND EXTENDS THE CONTRACT COMPLETION DATE BY 138 DAYS. APPROVAL OF FEE AMENDMENT #1 TO THE PROFESSIONAL SERVICES CONTRACT WILL OBLIGATE \$95,000 OF THE \$12.5 MILLION DESIGN AND ENGINEERING PHASE OF THE PROJECT FUNDED BY THE CITY COUNCIL'S PREVIOUSLY APPROVED ACCOMMODATIONS TAX BONDS.

On a motion of Councilmember Griffin, seconded by Councilwoman Jackson, the Committee on Ways and Means voted unanimously to approve International African American Museum Construction Manager at Risk (CMAR) Fee Amendment #1 in the amount of \$95,000 for value engineering and extended pre-construction services and extends the contract completion date by 138 days.

10. PARKS-CAPITAL PROJECTS: APPROVAL OF THE LOUIS WARING, JR. SENIOR CENTER FEE AMENDMENT #5 TO THE PROFESSIONAL SERVICES CONTRACT WITH LIOLLIO ARCHITECTURE IN THE AMOUNT OF \$45,000 FOR AN ADDITIONAL 213 DAYS OF CONSTRUCTION ADMINISTRATION THROUGH APRIL 1, 2019 DUE TO DELAYS IN CONSTRUCTION . THE CONSTRUCTION CONTRACTOR HAS AGREED TO ISSUE A CHANGE ORDER CREDIT FOR THESE SERVICES UPON COMPLETION OF THE PROJECT. THIS IS FORMATTED AS A NOT-TO-EXCEED FEE IN THE EVENT THE CONTRACTOR LIMITS THE AMOUNT OF CONSTRUCTION ADMINISTRATION WORK NEEDED. THIS APPROVAL WILL RESULT IN A BUDGET TRANSFER OF \$45,000 TO THE PROFESSIONAL SERVICES CONTRACT FROM THE PROJECT CONTINGENCY. APPROVAL OF FEE AMENDMENT #5 WILL RESULT IN A \$45,000 INCREASE TO THE PROFESSIONAL SERVICES CONTRACT (FROM \$709,044.20 TO \$754,044.20). THE FUNDING SOURCES FOR THIS PROJECT ARE: 2012 GENERAL FUND RESERVES, 2014 GO BOND, 2013 GENERAL FUND RESERVES, 2014 GENERAL FUND RESERVES, AND CAPITAL CONTRIBUTION FROM ROPER ST. FRANCIS.

On a motion of Councilmember Griffin, seconded by Councilmember Shealy, the Committee on Ways and Means voted unanimously to approve the Louis Waring, Jr. Senior Center Fee Amendment #5 to the Professional Services Contract with Liollio Architecture in the amount of \$45,000 for an additional 213 days of construction administration through April 1, 2019 due to delays in construction.

11. PUBLIC SERVICE: APPROVAL OF HIGH BATTERY STONE REVETMENT REPAIR CHANGE ORDER #1 WITH S.J. HAMILL CONSTRUCTION COMPANY, LLC IN THE AMOUNT OF \$35,000 FOR ADDITIONAL CLASS B ROCK TO FINISH WORK ALONG THE HIGH BATTERY REVETMENT. ADDITIONAL EXTENSION OF CONTRACT TIME OF 21 DAYS DUE TO THE TIDAL NATURE OF THE JOB AND INCLEMENT WEATHER DAYS AND AN EXTENSION OF THE REPAIR WORK BY AN ADDITIONAL 50FT. APPROVAL OF CHANGE ORDER #1 WILL INCREASE THE CONSTRUCTION CONTRACT BY \$35,000 (FROM \$935,506 TO \$970,506). FUNDING FOR THIS IS FROM THE EMERGENCY FUND.

On a motion of Councilmember Seekings, seconded by Councilmember Shahid, the Committee on Ways and Means voted unanimously to approve of High Battery Stone Revetment Repair Change Order #1 with S.J. Hamill Construction Company, LLC in the amount of \$35,000 for additional Class B rock to finish work along the high battery revetment.

12. PUBLIC SERVICE: APPROVAL OF LOW BATTERY SEAWALL REPAIRS CHANGE ORDER #1 WITH PALMETTO GUNITE CONSTRUCTION CO., INC. IN THE AMOUNT OF \$116,816 FOR THE REPAIR OF CONTINUED CONCRETE DAMAGE ALONG 298 LINEAR FEET OF THE LOW BATTERY WALL INCLUDING SEVERAL DAMAGED POSTS THAT WERE IDENTIFIED IN A FEBRUARY 19, 2019 SITE VISIT. THIS EXTENDS THE CONTRACT COMPLETION DATE BY 45 DAYS. APPROVAL OF CHANGE ORDER #1 WILL INCREASE THE CONSTRUCTION CONTRACT BY \$116,816 (FROM \$359,976 TO \$473,792) WHICH WILL BE PAID WITH FUNDS CURRENTLY RESERVED FOR THE SEAWALL PROJECT.

Councilmember Lewis asked if the Committee could receive a copy of what was left in the budget for the seawall.

On a motion of Councilmember Gregorie, seconded by Councilmember Waring, the Committee on Ways and Means voted unanimously to approve Low Battery Seawall Repairs Change Order #1 with Palmetto Gunitite Construction Co., Inc. in the amount of \$116,816 for the repair of continued concrete damage along 298 linear feet of the low battery wall including several damaged posts that were identified in a February 19, 2019 site visit.

13. PUBLIC SERVICE: APPROVAL OF EMERGENCY REPAIR WORK WITH B&C LAND DEVELOPMENT, LLC, IN THE AMOUNT OF \$55,218 DUE TO THE FAILURE OF A BRICK ARCH ON LAMBOLL ST. CAUSING A SINKHOLE TO FORM ADJACENT TO A RESIDENCE WITH POTENTIAL TO CAUSE FURTHER DAMAGE TO THE STREET AND PROPERTY. THE FUNDING SOURCE IS THE DRAINAGE FUND.

On a motion of Councilmember Seekings, seconded by Councilwoman Jackson, the Committee on Ways and Means voted unanimously to approve of emergency repair work with B&C Land Development, LLC, in the amount of \$55,218 due to the failure of a brick arch on Lamboll St. causing a sinkhole to form adjacent to a residence with potential to cause further damage to the street and

property.

14. EXECUTIVE SESSION IN ACCORDANCE WITH SECTION 30-4-70(A)(2) OF THE SOUTH CAROLINA CODE TO RECEIVE LEGAL ADVICE REGARDING PENDING LITIGATION INVOLVING THE ANNEXATION OF PROPERTIES IN THE PLANTATION DISTRICT, OFF ASHLEY RIVER ROAD, IN WEST ASHLEY. THE COMMITTEE MAY OR MAY NOT TAKE ACTION AFTER RETURNING TO OPEN SESSION.

The Committee on Ways and Means skipped Item 14 on the agenda in order to receive the Committee on Real Estate Report.

15. THE COMMITTEE ON REAL ESTATE: (MEETING WAS HELD ON FEBRUARY 26, 2019 AT 3:00 P.M., CITY HALL, 80 BROAD STREET, FIRST FLOOR CONFERENCE ROOM)

- a. Request approval of the Memorandum of Understanding whereby the term of the City's leased space located in the MUSC Children's Hospital for police forensics is extended to May 31, 2020 in the amount of \$1,905.50 per month. The property is owned by The Medical University Hospital Authority (MUHA). (TMS: 460-15-01-043; 171 Ashley Avenue)
- b. Request approval of the Second Amendment to Lease Agreement whereby the term of the Lease for City Fire Station #20 is extended to December 31, 2021, with the option to renew for two additional terms of one year each. The property is owned by Hidden Cove Associates, Inc. The rent will be \$5,701.13 for the first year. (TMS: 271-00-01-084; 1006 Pinefield Drive)
- c. Request approval of Bus Stop License Agreement with the Charleston Area Regional Transportation Authority for CARTA Stop ID No. 567-201 President Street (TMS: 460-07-03-001; 201 President Street)
- d. Request approval of Bus Stop License Agreement with the Charleston Area Regional Transportation Authority for CARTA Stop ID No. 589 – Savannah Highway at Wappoo Road (TMS: 350-05-00-073; Savannah Highway at Wappoo Road)
- e. Request approval of the First Amendment to Lease whereby the City is extending its Lease with 160 St. Phillips St., LLC to allow for the Leased Premises to be used as a construction laydown area for the installation of the shaft of the Calhoun West Drainage Project. The property is owned by 160 St. Phillips St., LLC. (TMS: 460-12-02-052, 460-12-02-054, 460-12-02-055, 460-12-02-056; 16 Morris Street, 158-160 St. Philip Street, 162 St. Philip Street and 164 St. Philip Street)
- f. Request authorization for Mayor to execute an Easement Agreement, together with appropriate easement drawing, under which the City will grant a permanent easement to Flyway, LLC, at property designated as Charleston County TMS Nos. 458-09-02-068, to install, maintain, replace and repair certain personal property servicing the grantee's property. The property is owned by the City of Charleston. (TMS: 458-09-02-068; adjacent to City

Parking Structure and to 5 Cumberland Street)

- g. Request approval of a Parking Lot Agreement between the City of Charleston and The United States Golf Association in the amount of \$5,000 for the rental and exclusive use of the Municipal Golf Course as a parking lot during the 2019 U.S. Women's Open Championship. [Ordinance]

Councilmember Moody, Chair of the Real Estate Committee, reported that Items 'a' through 'd' were approved unanimously. Items 'e' and 'f' were deferred, and item 'g' was not approved. The Committee wanted additional information on Items 'e' and 'f.'

Councilmember Griffin asked Councilmember Moody why item 'g' was voted down. Councilmember Moody said the main problem was the cost. During the week of the tournament from Monday through Sunday, there would be no golf, which amounted to around \$50,000 of lost revenue. BFRC had already budgeted that amount into the projections for the year. The USGA had agreed to make repairs for any damage, and they would be using nine holes, but the City did not know how long it would take for them to repair those. In addition to the week lost during the tournament, they could lose additional revenue. They initially thought the down time for the tournament would be followed immediately by the reconstruction of the course, but that was being pushed off by four or five months.

Chairman White said the key issue was they were looking at parking up to 2,700 cars on the fairways, and it was not in a position to park 2,700 cars on it. Although the USGA agreed to bring it back to the current condition or better, the reality was it would likely be damaged, and when it was, the City would have further down time. It did not make a lot of sense because of the change in the schedule for the repairs.

Councilmember Moody said the USGA had been great, and they told the Committee they were approached by the City, which offered them the golf course. The last thing they wanted to do was mess up a golf course. He said he was sure they would put it back, and it had nothing to do with the golf association.

Mayor Tecklenburg asked if they could vote on the matter separately from the Real Estate Committee report because the community of Charleston had a terrific opportunity by hosting the LPGA Women's Tournament. He said the economic benefit of the tournament being in Charleston was remarkable. They looked at the tournament as being a partnership with the City. They were a sponsor with the tournament, along with the County of Charleston and the CVB. As part of the agreement, they agreed to let them use the Country Club of Charleston for a major tournament to raise money for the renovation of the Municipal Golf Course. He realized there was some risk of damage to the course, but LPGA would use good judgment in not using the course if they believed they would create a liability for themselves. He added an amendment to the agreement whereby the City would have last say-so if they felt like the parking would endanger the course. He thought it was very reasonable to approve the agreement as it showed the spirit of their partnership and their thankfulness for bringing the tournament here as they could have gone to any other place in the country. They would not be charging fees that week, but they would get resounding support from the players at the golf course for the LPGA Tournament. Likewise, they would save some expenses during that week when the City would not be operating. It would not make up for the loss in

revenue, but it would not strictly be a loss of fees. He asked Council to consider approving the agreement.

Councilmember Shahid asked what the estimated renovation cost was of the Municipal Golf Course. Mayor Tecklenburg said the estimated cost was around \$3 million. The City had envisioned \$1.5 million coming from the Recreation Bond they had already approved. They also approved about \$350,000 from Hospitality Funds for the project because they had been tracking the zip codes of everybody that played golf at the course. So, they would probably need to raise about \$1 million to \$1.2 million. He said he had been working diligently with volunteers, and they already had commitments well over \$250,000 towards that goal. Councilmember Shahid asked if they had an estimate as to the extent of damage that would be done when the parking was put on the course. Councilmember Moody said they did not know what the weather was going to be like. If the weather was rainy or had been raining, the USGA may elect not to park on the course because they may not want to subject themselves to the fees to fix it. They could move it off, but if it was sunny and they used the area for parking, they did not know what the estimate would be.

Councilmember Seekings said what he heard in the report was that the City approached the USGA and offered the parking. The City was now two months away from the tournament occurring, and they were not saying they were going to do what they said they would do. He asked if they were not parking at the golf course where they would be parking. Chairman White said there were two other sites that were identified, the VA Hospital and Citadel Mall. Keith Benjamin, Director of Traffic and Transportation, confirmed. There was an original ask about utilization of Brittlebank Park, and the Department did not want to damage to the park space. He said it was something USGA would have to identify. They also looked at McLeod Plantation, but there was only a small portion that they would have been able to use. Councilmember Seekings said the VA lot would not be available during the week because they would be operational during that time, so Citadel Mall was most likely where the cars would go. They would be adding an enormous amount of traffic in an already overcrowded area having told the USGA they could use the space at the golf course, and two months before the event, the City was changing its mind. He said they knew of all of these issues, and he thought they should have thought about this a little more in advance and not brought it up at the last minute. He understood they could be damaging the golf course, which they should not be doing. He asked if there was a representative from the USGA at the Real Estate Committee meeting. He said they did this for a living and used golf courses for golf and parking wherever they went all over the world, and to the extent that they said they would put it back, they should have some faith that this was a world class event that would bring all sorts of people to the City. He thought the Committee was putting the City in a bad spot.

Councilmember Waring said that Councilmember Seekings made a good point about it being at the last minute. The City's budget made an exception to consider the \$50,000 in income the City would lose. No members of the Ad Hoc Budget Advisory Committee were told that, and the item was last minute because of the Mayor and his team. He said there would be 2,700 cars going back and forth over the public space for \$5,000. He did a calculation of \$1.87 a day. They did not know that until the Real Estate Committee met that afternoon, and the transparency had been terrible. He said it came to them last minute because it was such a bad idea, they did not want to discuss the pros and cons. He said many of them had been to golf tournaments, and they did not even park on their practice field in Augusta. The City approached the USGA with this idea, and there was no protection for the City. The damage was discretionary. The tournament would not go away if they

had to find alternative parking. He said it was a bad idea, and there should be more respect for the public space because it was a municipal golf course. He said if the Budget Committee had known this last fall, they could have had discussion about it. He asked why this was just coming before them for consideration. He believed the people holding the tournament respected the game and golf course. He said if they had high parking needs and went to the Country Club to ask to park on their fairways, he wondered what the answer would be.

Councilmember Wagner asked when the tournament was. Councilwoman Jackson said it was the end of May to early June. Councilmember Wagner said he knew what it cost to repair a golf course from previous work, and there were six holes that were a part of the agreement, including where the parking was by the club house. There would be parking on both sides of the road, and the tunnel under Maybank Highway stayed flooded. He was concerned about the cost on the backside because fairways were \$10,000 to \$20,000 apiece, the greens were \$20,000 to \$25,000 a piece, and then they could have lost revenue for one to three months. He thought another week or two of thinking about it would be good because it was a very low golf course. Councilmember Griffin said it never came up at the Golf Commission. Councilmember Wagner said he thought that would be the first place they would have seen it and suggested having a special meeting of the Golf Commission to find out where the numbers came from. Councilmember Wagner said he knew when someone bought a parking space at any special venue, it cost \$30 to \$50 a day, and asked why the City was only getting \$5,000 in total. He asked where the rest of the money would be going because those parking would be charged for it.

Chairman White asked Councilmember Moody if the item had gone to the Golf Commission. Councilmember Griffin said it never came up. Chairman White said he thought someone said that it had. Councilmember Moody said the Mayor had referenced the golf community.

Councilmember Griffin said the City would be charging \$1.87 a spot for the whole week per day, and it cost \$2.00 to park on the streets of Charleston for one hour. He asked what they were doing only receiving \$5,000 for 2,700 spots. He said he would love to see this item come to the Golf Commission because it never came up. Councilmember Griffin said he understood what Councilmember Seekings was saying about it not being fair to park people at Citadel Mall and bus them to the event, but they just bused over many from the community for the USS Charleston ceremony from Citadel Mall. They did not have any problems, and it was a packed house. He said it could be done and suggested the old Piggly Wiggly site as they had spent \$3,000,000, and it was just sitting there. He said they had spaces in Charleston, and if the tournament was happening in a bigger city, a shuttle service of 15 to 30 minutes was not that big of a deal. He said they were doing a disservice to their residents, the golf community, and they were going off of hearsay. He said it never came up at the Golf Commission, so how would they know. He understood why they were doing it because it would create revenue for the City through tourism, but they had spent millions of dollars on public spaces that were sitting vacant, and he asked why they would not utilize them in these sorts of circumstances.

Councilmember Shealy said there was a lot of open land on Johns Island, and he thought they could certainly find space on Johns Island to park cars with all of the open land the City had. He thought Citadel Mall could help, but he thought there were other options.

Councilmember Gregorie said this was a World Golf tournament, and the fairways, to a golfer, were a sacred space. He did not understand why the tournament would consider utilizing a golf

course for parking. He asked Legal what liability the City would have if the agreement was not approved, because his understanding was that the agreement should go through the proper committees before it came before the Committee as a whole. He asked about the liability because an initial agreement may have been reached. Ms. Herdina said she could not answer because she was not involved in the initial negotiations. She said the agreement was subject to Council's approval, and she could not speak as to why it did not go through a different commission initially, but she knew from Legal and Rick Jerue's point of view, the City was attempting for months to negotiate the deal, and it took a while to get to this point. Up to this point, they did not have anything to present because the USGA was unsure of what they wanted. She said the reason it was not presented earlier was not due to staff's lack of diligence. They were trying to bring the agreement forward.

Councilmember Lewis asked Jason Kronsberg if there was a City policy that cars were not parked on City recreational facilities such as parks. Mr. Kronsberg said that typically vehicles were not allowed outside of parking areas. Councilmember Lewis asked if the golf course was considered a recreational field, and Mr. Kronsberg confirmed. Councilmember Lewis said he asked because the Baptist Church on Rutledge Avenue wanted to install a pastor and wanted to use the park and would have paid for any liability, but they were told they could not rent recreational fields. He said they had to go to North Charleston to install the pastor for their Church downtown.

Councilmember Shahid asked Councilmember Moody if people would be charged to park on the golf course. Councilmember Moody said his understanding was they weren't, that they would be mostly volunteers that would be working the tournament. Chairman White added there would also be VIPs. Councilmember Shahid said they would be coming from all different parts of the City and asked if the volunteers would be locals. Councilmember Moody said that at a lot of tournaments, there were a lot of non-local people. Councilmember Shahid asked what the expectation was for the number of spectators and where they would be parking. Councilmember Seekings said the projection was 20,000. Councilmember Shahid asked how they were being bused in. Councilmember Shahid suggested deferring the item and sending to the Golf Course Commission or the Recreation Committee. He thought they had a number of unanswered questions. He made a motion to defer the item.

Chairman White said the item was denied at Real Estate. Mayor Tecklenburg said the item had not been denied by Council. The Clerk said the item was denied by the Real Estate Committee. The Clerk asked Councilmember Moody if he expected to bring it back. Councilmember Moody said they needed to vote on the remainder of the report. Item 'g' was denied, and that was the recommendation to the Committee on Ways and Means from the Real Estate Committee that they denied that as a body. The Clerk added that items 'e' and 'f' were also deferred. Councilmember Moody said those items were deferred at the Committee, and they were not bringing them forward.

Councilmember Shahid asked since it was denied by the Real Estate Committee, could it be deferred for consideration by the Committee on Ways and Means. Chairman White said that was his question, as well. Councilmember Seekings said they could defer taking action. The Clerk said she thought they could because it was the Committee as a whole. Chairman White suggested considering items 'a' through 'f.'

Councilmember Moody made a motion to approve items 'a' through 'd' of the Real Estate Committee report. Councilmember Shahid seconded the motion.

On a motion of Councilmember Moody, seconded by Councilmember Shahid, the Committee on Ways and Means voted unanimously to approve items 'a' through 'd' of the report of the Committee on Real Estate report.

Councilwoman Jackson said this had been a difficult discussion, and she thought Councilmember Seekings had a lot of insight with regards to the timing. Her understanding was the Charleston Police Department was asked to weigh-in about likely good places to park where they could provide the best public safety services to the people that were attending that needed to be close to the course. She thought they should consider the bigger picture, and it pained her that they could see some loss of revenue beyond the \$50,000 that had been budgeted, since they would not be able to host golfers that week of the tournament. She said the Mayor had asked to amend the recommendation, and she thought that should be part of their current vote. She said the amendment was that they would have the ability to decide as a City if the conditions of the course at that particular moment in time were favorable enough to park there. She said that was not in the current agreement that the staff negotiated with the USGA, but she thought that was a wise addition to any legal agreement. She said they were asking a major event to take place in their City, and it would bring money that would be part of their revenue stream as they prepared to budget for next year. She said this was originally grabbed onto as a great idea because the City was going to shut the Municipal Golf Course down immediately after and go into construction. She said there would have been a disruption in the course anyway. That is how they started on the extended negotiation. She said the fact they were behind schedule in being able to start the reconstruction of the course was not the fault of the USGA. They were acting in good faith when they started planning more than a year ago. She said that was on the City that that had not happened. She thought they should defer it and look at it more carefully. She thought the fundraising committee for the Municipal Golf Course was very excited to host a tournament as a fundraiser at the Country Club, and she did not want to put that opportunity in jeopardy by not approving the contract.

Mayor Tecklenburg said when the agreement was originally conceived, they did think they would be tearing up the golf course afterwards, and that situation had changed. He asked the Committee to approve the deferral to give them an opportunity of good faith to work something out with the USGA. It was a matter of good will, and they did support the tournament coming to Charleston. He said they would be glad to look at every other spot they had where they could park cars. Part of the equation was USGA wanted to accommodate their VIPs as close to the tournament as possible. It was also occurring during Spoleto, and a lot of the City's other parking facilities were maxed out. This was a very busy time for the City. He asked Council to approve the deferral, so they could work something out.

Councilmember Wagner said the dates of the event were eight workdays, and people would be trying to get to work from Johns Island, and right in the middle, they would have 2,700 cars going in and out. The other choke point was Folly Road, so they would have the same problem with people from James Island. It would be making life difficult for eight days for at least 30,000 to 40,000 travelers. He said that needed to be addressed, as well.

Councilmember Griffin said a deferral might be okay, but voting the item down would be better. If they voted it down, the USGA would come back with a more competitive offer and alternative parking spots. The tournament would generate millions of dollars in revenue, and he thought they could come up with a better offer than \$1.87 day when residents were paying \$2.00 an hour in the rest of the City.

Councilmember Lewis said the motion to defer superseded any other motion on the floor. He said if they were going to defer the item, the City had a great Police Department, a Recreation Commission, and a Traffic and Transportation Director that knew the City. They needed to look around the City to see if there were places where they could park while the item was deferred. He said someone had to take the responsibility if they were deferring it.

Councilmember Waring said it was the City's ordinance that they could not park in recreational areas, and they told religious people they could not park on it, but they were going to let a golf area be used as a parking lot. One of the best gifts Mayor Riley and his team left for the City was a AAA bond rating. He said they were getting ready to go out for a Recreation Bond. If they played with the revenue stream, they would have a downgrading of their credit rating. He said that's why something like this should not be last minute. He said he appreciated Counsel's comments that it took a while to complete, but the Budget Committee and Council did not know about it. When they planned for the revenue and expenses in 2019, it was not discussed that they would not have \$50,000 in revenue because from May 22nd to June 2nd, the golf course would be used as a parking lot. They knew the hard work that Council had put into getting a balanced budget. The tournament would happen without the parking spaces as there were alternative places to go. If they deferred it, it just delayed the alternative parking decision. If they denied it, tomorrow people would start working on alternative parking. He said that was where they should really help. He said he would vote against the deferral.

Councilmember Seekings said once the City identified where it was going to put lots of people, not only was it a logistics issue, it was a security issue. He thought they needed to make sure they included the Police Department because they could blow \$50,000 in two seconds on logistics and police. He agreed with everything that had been said, and there was a lot to say. They were late to the game, people had relied on it, the Police Department had not planned for it, and they were eight weeks away. He said they should defer it and come up with a plan.

Chairman White said he was going to vote against the deferral because of traffic, destroying the course, and the reality was, if they deferred it and moved the item forward, the tournament would not wait until six weeks before the tournament to make a decision. They would move on. He thought they owed it to them to say they needed to find an alternative, and they should give them as much time as possible to do that. The City could certainly help out with the staff that were knowledgeable about the City and the opportunities that they might be able to offer as alternatives.

On a motion of Councilmember Shahid, seconded by Mayor Tecklenburg, the Committee on Ways and Means considered deferring Item 'g' of the Real Estate Committee Report. The motion failed 7 to 6.

The vote was not unanimous. Mayor Tecklenburg, Councilmember Lewis, Councilmember Mitchell, Councilmember Seekings, Councilmember Shahid, and Councilwoman Jackson voted in favor of the deferral.

Chairman White asked if they needed to consider the recommendation of the Real Estate Committee. The Clerk confirmed, and said the recommendation of the Real Estate Committee was to deny the item.

Councilmember Moody made a motion to accept the recommendation of the Real Estate

Committee Report. Councilmember Waring seconded the motion.

On a motion of Councilmember Moody, seconded by Councilmember Waring, the Committee on Way and Means voted to accept the recommendation of the Committee on Real Estate to deny Item 'g.'

The vote was not unanimous. Mayor Tecklenburg, Councilmember Lewis, Councilmember Mitchell, Councilmember Seekings, Councilmember Shahid, and Councilwoman Jackson voted against the denial.

Councilmember Griffin made a motion to go into Executive Session. The motion did not receive a second.

Councilmember Seekings asked if they could discuss Items 'e' and 'f,' even though they were deferred by the Real Estate Committee. He said he understood Item 'e' was the extension of a lease for a piece of property on St. Philip's Street, which would work as the laydown for where the City would put the northern access shaft for the Calhoun West Drainage Project. He asked why it was deferred and if there was anything else that needed to be done because the City was going to lose the piece of property at some point.

Councilmember Moody said the lease expired in October, so the City had at least until then, and they had until July 31st to either extend it or not. They thought it was the right place for the shaft, but it was pretty expensive to rent the property, and they knew there was some discussion by the staff, and they did not know where they were going to get the money. If the City was not going to put the shaft down today, they did not need to pay that much money. They wanted a clarification on that, and they would be having a meeting of the Ad Hoc Budget Advisory Committee to discuss drainage, and that would be part of the discussion.

Councilmember Seekings asked if it was deferred with instruction to come back in a short period of time. Councilmember Moody said they would be bringing it back. They just weren't ready to make a decision. Councilmember Seekings said he thought they should definitely talk about it at the Ad Hoc Committee meeting. Chairman White said what began the conversation was they knew Phase V of Spring-Fishburne had a significant hole that needed to be filled, and the Ad Hoc Budget Committee was in the process of meeting to help identify funding sources that potentially kept the City from draining the drainage fund and to start having conversations about Phase V. He said it felt like it did not make sense for them to get too far out on the item with Calhoun West because that tunnel alone was \$6,000,000, but it did not go anywhere. It acted as a retention pond, but that was it. The lease was \$54,000 a month, \$685,000, so they just felt like it was appropriate to pump the brakes until they had that discussion.

Councilmember Seekings asked if there was a source of funding identified to the extent the Committee had the ability to approve it and asked if it was coming from the TIF. Chairman White confirmed. Mayor Tecklenburg said there were sources for this project and for the lease. He said it was just a matter of whether or not Council wanted to prioritize the money somewhere else. He advised Council that there was a provision in the Lease Amendment that would let the City back out by July 31st. He said it was really anticipated and communicated to the owners that if Council did not approve the funding to put the shaft in place, the City would be giving them notice that they would not proceed with the Lease Amendment.

The Clerk said that Councilmember Moody had recommended deferral. Councilmember Moody said the Real Estate Committee had just decided not to bring the items to Council. They weren't ready to vote on them, so they did not have a recommendation. Chairman White said they would need a motion for Items 'e' and 'f.'

Councilmember Waring made a motion to defer Items 'e' and 'f.'

Councilmember Seekings said there needed to be a provision that it come back sooner rather than later.

Chairman White said the motion was to defer based on the recommendations of the Real Estate Committee.

Councilmember Lewis seconded the motion.

On a motion of Councilmember Waring, seconded by Councilmember Lewis, the Committee on Ways and Means voted to defer Items 'e' and 'f' on the Committee on Real Estate Report.

The vote was not unanimous. Mayor Tecklenburg voted nay.

Chairman White said they needed to go into Executive Session.

Councilmember Lewis said the item under Executive Session was something that would probably come up in the regular City Council meeting. He asked if they could finish the Council agenda and go into Executive Session as they were making people wait. He said the item did not seem like was something that dealt with Ways and Means.

Susan Herdina, Corporation Counsel, said they had requested this as a courtesy to Frances Cantwell, former Corporation Counsel, but if the Committee was inclined to move it until the end of City Council, they could do that, as well.

Councilmember Mitchell said they had students present that needed to go home.

The Committee on Ways and Means meeting recessed at 6:08 p.m.

The Committee on Ways and Means reconvened at 9:46 p.m.

On a motion of Councilmember White, seconded by Councilmember Griffin, the Committee on Ways and Means voted to go into Executive Session at 9:46 p.m.

On a motion of Councilmember White, seconded by Councilmember Mitchell, the Committee on Ways and Means voted to come out of Executive Session at 9:57 p.m.

No action was taken.

There being no further business presented, the Committee on Ways and Means adjourned at 9:57 p.m.

Jennifer Cook
Assistant Clerk of Council