

MINUTES
FINANCE COMMITTEE MEETING
6:30 P.M., MAY 1, 2023
AV ROOM #308, CITY HALL

Joseph Jenkins, Chairperson, called the meeting of the Charleston City Council Committee on Finance to order at 6:30 p.m., May 1, 2023.

A silent roll was taken by the Clerk and a quorum was established. The following committee members were present:

Joseph Jenkins, Chair
Brent Burton, Vice Chair
Becky Ceperley
Mary Beth Hoover
Larry Moore
Chad Robinson
Shawn Taylor

Absent:

Other Councilmembers present:

Beth Kerns
Joe Solomon
Frank Annie
Chelsea Steelhammer
Emmett Pepper
John Gianola

I. DISCUSSION:

a. Approval of Previous Minutes - Councilmember Burton asked for unanimous consent to dispense with the reading of the minutes for the April 17, 2023 meeting and that they be approved as distributed. There were no objections, and the minutes were approved.

II. RESOLUTIONS:

- a. Resolution No. 798-23 – Authorizing the Mayor or City Manager to execute the Stadium License, Lease and Service Agreement First Amendment between the City of Charleston and Charleston Professional Baseball Company, LLC, as contained in the attached exhibit, relating to the lease of the baseball stadium located at 601 Morris Street.

Now, therefore, be it Resolved by the Council of the City of Charleston, West Virginia:

That the Mayor or City Manager is hereby authorized to execute the Stadium License, Lease and Service Agreement First Amendment between the City of Charleston and Charleston Professional Baseball Company, LLC, as contained in the attached exhibit, relating to the lease of the baseball stadium located at 601 Morris Street.

City Manager, Ben Mishoe, added that the resolution is to modify the existing lease from a flat rent of \$60,000 per quarter to a revenue sharing model, which includes:

- \$1 per ticket
- \$1 per beer
- 5% of merchandise and advertising sales
- 4% of net profits on all other special events

The lease would have a 10-year term, effective from January 1, 2023 until January 1, 2033. If the revenue to the City would ever drop below \$200,00/year, the City could renegotiate the formula. It also reduces the maximum utilities the City would pay.

Councilmember Jenkins added that it would make the City more as partners with the company. He asked if the City had assessed the past few years to see what the revenue sharing would have been. Mishoe replied that a rough estimate for last year shows that it would have been about \$208,000. He added that they have already exceeded their last quarter of 2022 this year.

Chief of Staff, Matt Sutton, added that the goal is to make a 12-month facility of the ballpark.

Councilmember Taylor asked if these terms were the same for similarly sized cities. Sutton replied that when they first started discussing this, before the team went into the Atlantic League, it was determined that a revenue model is preferred as it's most beneficial to teams in the Atlantic League.

Councilmember Ceperley spoke in favor of the resolution.

Councilmember Burton moved to approve the Resolution. With members present recorded thereon as voting unanimously in the majority as affirmative, Chairperson Jenkins declared Resolution No. 798-23 approved.

- b. Resolution No. 799-23 – Authorizing approval of Amendment No. 6 of the FY 2022-2023 General Fund Budget as indicated on the attached list of accounts.

Be it Resolved by the Council of the City of Charleston, West Virginia:

That Amendment No. 6 of the FY 2022-2023 General Fund Budget as indicated on the attached list of accounts is approved.

Finance Director, Andy Wood, added that the amendment recognizes revenue that the City has received year to date that were more than expected due to a change in interest rates. The funds will go into the Contracted Service account for the Building Commission, which is primarily used for demolitions and asbestos abatement.

Councilmember Jenkins spoke in favor of the resolution.

Councilmember Burton moved to approve the Resolution. With members present recorded thereon as voting unanimously in the majority as affirmative, Chairperson Jenkins declared Resolution No. 799-23 approved.

- c. Resolution No. 800-23 – Authorizing the Mayor or City Manager to purchase Pulsar swimming pool chemicals from Main Line Commercial Pools in the amount of \$56,370 for the Parks and Recreation Department to be used in City-operated pools with Pulsar equipment. The vendor is a sole source provider.

Be it Resolved by the Council of the City of Charleston, West Virginia:

That the Mayor or City Manager is authorized to purchase Pulsar swimming pool chemicals from Main Line Commercial Pools in the amount of \$56,370 for the Parks and Recreation Department to be used in City-operated pools with Pulsar equipment.

Mishoe added that the chemicals will be used for 3 out of the four City pools that used Pulsar Brand chlorinators and pumps. It is a sole source purchase. He added that the purchase is more than last year, because the price of the chemicals has increased, and the Department had a stockpile to use.

Councilmember Jenkins confirmed with Director Poore that the pool not included was Cato pool. It uses a different pump that requires different chemicals. They are working on switching that pump to Pulsar as the chemicals are cheaper and the system is more efficient.

Councilmember Robinson confirmed with Poore that all pools are scheduled to be open for the season. Poore added that currently, one kiddie pool at MLK is malfunctioning.

Councilmember Burton moved to approve the Resolution. With members present recorded thereon as voting unanimously in the majority as affirmative, Chairperson Jenkins declared Resolution No. 800-23 approved.

- d. Resolution No. 801-23 – Authorizing the Mayor or City Manager to enter into a contract with Specialty groups, Inc. in the amount of \$650,945 for the 5-Corners Intersection Construction Project to include lighting and paving as a result of a competitive bidding process.

Be it Resolved by the Council of the City of Charleston, West Virginia:

That the Mayor or City Manager is authorized to enter into a contract with Specialty groups, Inc. in the amount of \$650,945 for the 5-Corners Intersection Construction Project to include lighting and paving as a result of a competitive bidding process.

Mishoe added that the City received two bids for the project at the 5-Corners intersection that will include new traffic signals, poles, paving for streets and sidewalks, new signage, etc.

Mayor Goodwin thanked the Committee for its approval, adding that it's a unique, historic intersection with safety concerns. The project is important for business development.

Councilmember Burton moved to approve the Resolution. With members present recorded thereon as voting unanimously in the majority as affirmative, Chairperson Jenkins declared Resolution No. 801-23 approved.

Councilmember Burton motioned to adjourn the meeting.
Meeting adjourned.