



GreenvilleWater

**MINUTES OF REGULAR MEETING  
COMMISSIONERS OF PUBLIC WORKS  
407 West Broad Street  
Commission Room, Level Two  
Greenville, South Carolina  
December 3, 2013  
8:00 a.m.**

Commissioners of Public Works in attendance:

Vice-Chairman Phillip A. Kilgore, James W. Bannister, J. David Sudduth and Knox H. White

Absent: Chairman Debra M. Sofield. A quorum was present.

Greenville Water Staff in attendance:

Chief Executive Officer David H. Bereskin, Chief Operations Officer Murray Dodd, Chief Financial Officer Phil Robey, Chief Administrative Officer Dennis Porter, Director of Engineering Mike Sharpless, Director of Water Resources K.C. Price, Director of Human Resources Susan Rector, Controller Jondia Berry, Information Technology Director Joe Beineke and Commission Attorney David Ward.

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The Regular Meeting of the Commissioners of Public Works was called to order at 8:00 a.m. by the Vice-Chairman, Commissioner Kilgore.

**1. APPROVAL OF MINUTES**

Commissioner Bannister moved, seconded by Commissioner Sudduth, to approve the regular meeting minutes of November 5, 2013. The motion carried unanimously.

**2. PUBLIC COMMENT**

No comments were presented.

**3. WATER RESOURCES UPDATE**

Director of Water Resources K.C. Price presented highlights from the Water Resources Report as provided in the Commissioner's Agenda packet. Mr. Price stated Table Rock and North Saluda are at full pond. Production is 30 MGD at the Stovall Plant and 23 MGD at the Adkins Plant. Production at the Adkins Plant will be reduced to 17 MGD to save on power costs and to help the Stovall Plant operate more effectively. Table Rock has received 101" of rain for the year so far, exceeding the maximum rainfall record of 84.5". North Saluda is also approaching record level for rain fall.

**4. FINANCIAL UPDATE**

Chief Financial Officer Phil Robey presented highlights from the October Financial Report, making special note that included in our budget this year is an assumption of a 3% rate adjustment that will be effective February 1, 2014. The Finance Committee has met and reviewed this recommendation. The plan is to proceed with the public notification of the increase.

**5. APPROVAL OF REVISION OF MULTI-FAMILY (SUB-METERING) POLICY**

Chief Operations Officer Murray Dodd gave a brief presentation on the multi-family metering policy regarding sub-metering as provided in the Commissioner's Agenda packet. Over the years developers have approached Greenville Water requesting sub-metering for apartment complexes declaring conservation as the key reason. When a tenant has a bill associated with their usage they will conserve water. Another benefit would be cost recovery for the owner, where they are able to directly recover the cost for the water that we are billing, not the tenant but the owner.

The owner of the facility will have a way to divvy up the bill for each unit, rather than using R.U.B.S. (Ratio Utility Billing System). A RUB system allocates the property's actual utility bill to the residents based on occupant factors, square footage of the unit, or a combination of both which is not always fair to the tenant.

Greenville Water has always denied these requests based on our Rules and Regulations for the following reasons:

1. Reduced "buy-in" rate for the developer.
2. There would be a Landlord between Greenville Water and our Customer.
3. Increased cost for the consumer due to third party billing.

Commissioner Kilgore asked if we have one customer at an apartment complex or do we have multiple customers. Mr. Dodd answered that we have one customer, the property owner. Commissioner Kilgore then asked if there is a problem with us having a direct relationship with the tenants. Chief Executive Officer, David Bereskin said there is not. The issue is higher upfront costs for the developer. Mr. Dodd then referred to the scenario of Rhett and Wardlaw apartments provided in the Commissioner's Agenda Packet.

Mr. Dodd mentioned the other discussion involved in sub-metering concerns Greenville Water's policy. Developers ask to see our Rules and Regulations where it states we don't allow sub-metering. The statement "unless expressly authorized by the Commission" in Articles 6.51 and 6.52 gives developers the impression that they can appeal to the Commission to authorize sub-metering. Mr. Dodd stated that management recommends that wording be taken out of the Rules and Regulations. If someone wants to refute our Rules and Regulations they always have the option of appealing to the Commission and requesting reconsideration. Commissioner Sudduth stated the wording is redundant because every one of the rules is subject to change by the Commission.

Mr. Dodd reviewed the recommendations requested to be approved:

1. Affirmation to continue the practice of not allowing sub-metering within our service area.
2. Removal of "without prior written permission of the Commission" from articles 6.51 and 6.52.
3. Explore alternate methods of metering future multi-family developments.

After discussion, Commissioner Sudduth motioned to approve the recommendations, seconded by Commissioner Bannister. The motion carried unanimously.

#### **6. REVISION OF RULES AND REGULATIONS TIMELINE**

Mr. Dodd provided a general review of Greenville Water Rules and Regulations and listed recent changes that have been approved. Mr. Dodd then presented a timeline for the next year depicting a proposed schedule for updating specific articles per quarter. Mr. Bereskin asked Commissioner Kilgore, to appoint one or two members of the Commission to work with staff on this project. Commissioner Kilgore suggested staff take the next couple weeks to perform a general review and come up with a priority for articles to be updated. Commissioner Bannister volunteered to Chair the review committee and Commissioner Kilgore volunteered to be a committee member.

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**7. EXECUTIVE SESSION**

Commissioner Bannister moved, seconded by Commissioner Sudduth, to go into executive session for the purpose of discussing Contractual Matters. The motion carried unanimously.

(Executive Session)

Upon exiting Executive Session, Commissioner Kilgore announced no action had been taken.

**8. CHIEF EXECUTIVE REPORT**

Mr. Bereskin reminded everyone the next Commission Meeting will be January 7<sup>th</sup> at 8:15 a.m. It should be noted that the time has been changed for the new year.


**9. COMMISSION COMMENTS**

Commissioner Sudduth announced he will be leaving Bon Secours St. Francis Health System and going to Greenville Health System.

**10. ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:55 a.m.

  
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Debra M. Sofield, Chairman

  
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Kimberly J. Haulter, Executive Assistant