



GreenvilleWater

**MINUTES OF REGULAR MEETING
COMMISSIONERS OF PUBLIC WORKS
407 West Broad Street
Commission Room, Level Two
Greenville, South Carolina
July 27, 2021
8:15 a.m.**

Commissioners of Public Works in attendance:

Chairman Phillip A. Kilgore, Vice-Chairman James W. Bannister, Debra M. Sofield, and Wil Brasington (via Microsoft Teams). Absent: Mayor Knox H. White. A quorum was present.

Greenville Water Senior Staff in attendance:

Chief Executive Officer David H. Bereskin, Chief Financial Officer Phil Robey, Chief Operations Officer Jeff Boss, Chief Administrative Officer Dr. Bob Schmidt, Director of Water Resources Jeff Phillips, Director of Strategic Initiatives Dr. Jane Arrington, Director of Engineering Mark Hattendorf, Director of Human Resources Richard Posey, Manager of Field Operations Wayne Benson, Public Relations Manager Emerald Clark, Controller Brian Bearfield, Facility Maintenance Manager Allen White, Maintenance and Protection Team Members Austin Williams and Joe Brazelton, and Attorney Adam Bach.

The Regular Meeting of the Commissioners of Public Works was called to order at 8:15 a.m. by Chairman Kilgore.

1. WELCOME

2. PUBLIC COMMENT

No comments were presented.

3. CONSENT AGENDA

Chairman Kilgore asked for questions pertaining to the consent agenda items. There being none, he called for approval of the items of the Consent Agenda which were the meeting minutes of the Regular Commission Meeting June 1, 2021, the Water Resources Report, the Finance Update, New Development, and New Annexations. Vice-Chairman Bannister moved, seconded by Commissioner Sofield, to approve the items of the consent agenda. The motion passed unanimously.

4. LEGISLATIVE UPDATE

Chairman Kilgore welcomed Legislative Liaison Bob Knight to provide a legislative update. Mr. Knight mentioned the general assembly ended and regrettably did not pass Greenville Water's retirement bill. The vote was very close but was lost in the Senate. Greenville Water is debating whether to move forward next year with a slightly different strategy. Representative Bannister is willing to make another run at it.

Reapportionment will start in the first week of August. The Senate will be reapportioned and have public hearings around the State.

The Federal money has arrived in Columbia, South Carolina, or at least half of it. Greenville County has also received Federal money. The cities are upset that the State government has not released their money. The House and Senate have appointed sub-committees to determine how the funds will be distributed. Greenville County is ready to move forward with distribution of the funds received but has not developed plans yet.

The Federal government has an infrastructure bill in play currently. Mr. Knight added he had heard ads from the Business Roundtable in Greenville promoting the Federal Infrastructure Bill. This bill is a work in progress.

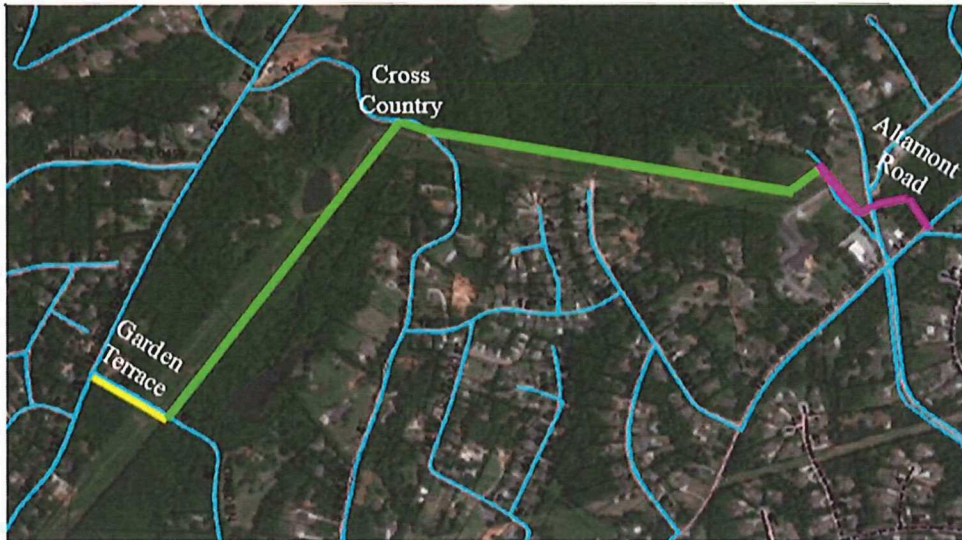
5. INTERGOVERNMENTAL AGREEMENT

Chairman Kilgore asked Chief Operations Officer Jeff Boss to tell the Commission about the Intergovernmental Agreement between Greenville Water and the Greenville Airport Commission. Mr. Boss explained when there is a main break in the road clean fill is generated but is usually too wet to meet compaction requirements. Up until 2017 these spoils were stockpiled at Greenville Water's Mayberry facility. In January 2018 an MOU was executed with Greenville County Parks and Recreation to store spoils on a site at Arcadia Road, in 2020 the Arcadia Road site was transferred to Greenlink. Greenlink allowed the Arcadia site to be used on a monthly basis until a new site could be found. Gene McCall with McCall Environmental assisted Greenville Water in finding the Greenville Airport Commission site where a taxiway is going to be expanded. In addition, the Greenville Airport Commission is going to make improvements so there is a possibility of more space to stockpile spoils. The current agreement is for 20-years. This is a mutual agreement. The Airport Commission needs the fill and Greenville Water can provide the fill.

6. CONDEMNATION RESOLUTION

Chairman Kilgore invited Director of Engineering Mark Hattendorf to present on the Condemnation Resolution for the Hillandale Area Transmission Main. Mr. Hattendorf provided a brief outline of the improvements completed to bring the Rutherford Road pressure zone online. The last segment of the improvements is the Hillandale Area Transmission Main to improve the hydraulics by bringing additional capacity to the zone expanded to cover the Rutherford Road area.

The transmission main is just under 7,000 feet of 20" pipe total, broken down into three primary segments. The first segment along Garden Terrace is 650 ft. requiring standard encroachment permits along Department of Transportation (DOT) right-of-way. The second segment follows a set of Duke Energy power lines cross country along private property. Recently Greenville Water has been in contact with all the property owners. The last segment along Altamont at State Park Road is 1,000'. This segment is a mix of Greenville County right-of-way, DOT right-of-way and then a small area of private property. Mr. Hattendorf provided an aerial view of the three segments.



The cross-country segment involved only seven property owners and is about a mile in length. Greenville Water was able to successfully negotiate with all the owners except one. Mr. Hattendorf provided a map showing the property line involved and the below aerial view of the easement cleared by Duke Energy where Greenville Water will skirt the bottom of the tree line on the right of the easement.



Chairman Kilgore asked if the proposed pathway for the water line was immediately adjacent to the Duke Energy right-of-way. Mr. Hattendorf explained Greenville Water cannot overlap the Duke Energy right-of-way but will share a boundary. The pipeline will be laid as close to the edge of the right-of-way as possible to avoid getting into the trees. Survey exhibits were provided to the homeowners noting specific trees that might be impacted. Chairman Kilgore questioned the width of the permanent easement and the temporary construction easement

along the property line. Mr. Hattendorf answered the permanent easement is 15' and the temporary construction easement is on the Duke Energy side. Chairman Kilgore asked if staff was aware of any active use of the property by the owner. Mr. Hattendorf responded no. Chairman Kilgore asked the length of the portion of the easement that goes through the property in question. Mr. Bereskin stated the length is approximately 1,320 ft. The permanent easement is roughly half an acre.

Mr. Bereskin explained since the item had been added to the agenda, the property owner had presented a counteroffer. Greenville Water's attorney had recommended the resolution be presented to the Commission for approval so the process would continue to move forward while negotiations are still open. Condemnation may not be necessary. Commissioner Bannister asked that the condemnation process be explained. Mr. Hattendorf reviewed the primary steps which include notification of the property owner, with the notification a third-party appraised value is provided. Once the notice is received and the resolution is passed, the owner is formally notified the property is being condemned which is filed in the local court. Once the condemnation is filed a thirty-day window begins where motions may be filed to object the condemnation and negotiations can continue. At the end of the thirty days Greenville Water can begin construction. The court will decide the amount of money the property owner receives. Negotiations can continue until the court determines the value. Commissioner Sofield asked if the court must determine the value within the thirty days or can that drag on. Mr. Hattendorf stated the value does not have to be determined within the thirty days. Mr. Bereskin added that construction could move forward even though the amount has not been determined. Commissioner Sofield stated ideally Greenville Water never wants to condemn property. Mr. Bereskin agreed and added Greenville Water has been very fair with all the property owners. Appraisals were acquired from the beginning and made initial offers based on the appraisals. Six of the property owners came back with a counteroffer, discussion took place, and a price was agreed upon. Six of the property owners have signed the easements. There is only one remaining.

Mr. Bereskin asked the Commission to consider the resolution to give Greenville Water the authority to proceed with the project and condemnation of the property in question. Chairman Kilgore stated the resolution had been provided to each Commissioner, gave an opportunity for review of the document and asked if there was a need for any further elaboration. Commissioner Sofield stated it is the will of the Commission that Staff try to find a resolution before condemning the property. Mr. Bereskin agreed. Commissioner Sofield moved, seconded by Vice-Chairman Bannister, to approve the resolution. The motion passed. Vice-Chairman Bannister abstained on the final vote.

7. WATERSHEDS UPDATE AND APPROVAL OF SC FORESTRY COMMISSION MOU

Chairman Kilgore welcomed Chief Administrative Officer Dr. Bob Schmidt to talk about the watersheds. Dr. Schmidt introduced Austin Williams and Joe Brazelton who would be presenting much of the update. The presentation covered re-examining Staff's plan moving forward. The plan presented would be longer in length than the typical one to two-year capital investment plans and would be considered five-year, ten-year, twenty-year, and multiple generation investments.

Dr. Schmidt reviewed the traditional role of the watersheds and then presented the expanded role which includes:

- Management Programs
 - Aquatic Resources
 - Aquatic Census
 - Brook Trout
 - Tail Race Fishery
 - Forestry Management
 - Prescribed Fire
 - Invasive Species Control
 - Hemlock Parasite Control
 - Feral Hog Removal
 - Infrastructure/Resource Management
 - Access Roads
 - Firebreaks/fire roads
 - Trails
 - Mapping
 - Horticulture
 - Community Outreach/ Cultural Resources

Mr. Williams presented details for the projects for aquatic resources and forestry management, including benefits from partnering with the South Carolina Forestry Commission. A Memorandum of Understanding with the South Carolina Forestry Commission would provide liability protection, standardized training, a network of burn assistance available, and access to ongoing training for staff.

Mr. Brazelton presented more of the forestry management and infrastructure/resource management which included access roads, trails program to provide additional access during a fire, mapping, parasites, pests, pathogens, invasive species control, and horticultural stewardship. Commissioner Sofield thanked Mr. Williams and Mr. Brazelton for a great, informative presentation. Dr. Schmidt wrapped up by presenting on Cultural Resource Management, Community relations, and Natural Resource Management Updates.

Dr. Schmidt explained Greenville Water has 20 Maintenance and Protection Workers: 7 of them work on Right-of-Way and 13 of them work in the watersheds. This leaves very few workers for programs, which requires outside assistance at times. Greenville Water relies on the SC Forestry Commission, Universities, and sometimes Senior Management provides additional people and resources. Mr. Bereskin requested approval of the cooperative agreement with the SC Forestry Commission. Chairman Kilgore asked for comments or questions regarding the agreement. Commissioner Sofield moved, seconded by Vice-Chairman Bannister, to approve the cooperative agreement with the South Carolina Forestry Commission. The motion passed unanimously. Commissioners thanked the team for their work.

Chairman Kilgore mentioned a comment Dr. Schmidt had made regarding staffing and asked if feedback was needed from the Commission. Mr. Bereskin explained that Dr. Schmidt had outlined the entire program of the watersheds. The first thing needed is to know if the items presented are of interest to the Commission and if the Commission wants Staff to commit

financial resources and plan to continue developing and growing the programs. Chairman Kilgore and Commissioner Sofield fully endorse the direction presented. Commissioner Sofield would like Greenville Water's partners brought along so they can see what is being accomplished. Commissioner Bannister added he was fairly certain everything being done follows along with The Nature Conservancy's projection and plan for the watersheds.

8. PROGRAM PARTNERING WITH SC VOCATIONAL REHAB

Chairman Kilgore called on Chief Financial Officer Phil Robey to present a proposed program partnering with SC Vocational Rehab. Greenville Water would like to add a second custodial position. Mr. Robey provided a brief overview of the current custodial arrangement for facilities and grounds.

The addition of a second custodian would provide for a position that would be responsible for cleaning of the Administrative Building. The scope of the current cleaning company would be coordinated with the addition of a new custodian. The position gives Greenville Water an opportunity to expand community engagement by providing an employment opportunity for a disabled individual. The position would start off as part-time with the intention to grow into a full-time opportunity. To assist in finding the right person, Greenville Water will work with SC Vocational Rehabilitation (VR) to find disabled individuals to fill the position. VR works with individuals with a wide range of disabilities. VR will identify Greenville Water's needs and match the needs up with candidates having the appropriate skills and ability who would also be a good fit.

VR's employment mission is to create job ready candidates who do not need extra supervision. The candidates will come trained, skilled, and capable to perform the job they are hired for. Companies are required to have a good work plan, so the candidates know what they must do when they walk in the door. The process will be as follows:

- Candidates will be identified
- Interviews will be conducted
- VR provides up to four weeks for "job tryout"
- Once the right individual is found, they are hired as a Greenville Water employee

At this time the job checklist is being developed for the new position. VR will match up candidates once the checklist is developed, and interviews will then be scheduled. Mr. Bereskin added this is part of Greenville Water's commitment to another part of the community to provide an opportunity for an individual to have gainful employment.

9. BILLING CHARGE UPDATE

Chairman Kilgore asked Mr. Robey to present an update to Greenville Water's billing charge. Mr. Bereskin provided a precursor to the presentation. Mr. Bereskin had been informed earlier that Renewable Water Resources (Re-Wa) met at their Commission meeting the night before and declined to move on the offer of sharing in the updated cost.

Mr. Robey explained the billing charge is the charge on a per-bill basis to Greenville Water's seven billing partners which are:

- ReWa
- MetroConnects
- Berea
- Travelers Rest
- Mauldin
- Simpsonville
- Fountain Inn

This charge recovers costs for billing, customer service, and collection on the partners behalf. The City of Greenville is not charged a fee but for purposes of calculating a charge they are included in the process. Mr. Robey provided a detailed review of costs shared by the billing charge, explaining all eligible costs are not recovered but the cost share is very fair among billing partners. If it were not for billing partners all costs would be borne by Greenville Water alone. Partnering is a benefit for all involved.

Mr. Robey reviewed the billing charge history since 2011, noting in 2019 MetroConnects started billing customers on Greenville Water's bill resulting in a significant shift in allocation of costs. A chart was provided detailing the impact of MetroConnects billing change and results from the updated charge:

IMPACT OF METROCONNECTS BILLING CHANGE

Entities on Bill	Number of Bills	
	2013	2020
GW Only	449,532	492,816
GW & ReWa	875,580	437,174
GW, ReWa & Berea	72,264	80,387
GW, ReWa & Greenville Sewer	59,904	80,989
GW, ReWa & Simpsonville	74,856	97,587
GW, ReWa & Mauldin	88,512	92,269
GW, ReWa & MetroConnects	0	549,588
GW, ReWa & Travelers Rest	22,080	23,466
GW, ReWa & Fountain Inn	33,516	45,251
GW, Rewa, Greenville Sewer & Solid Waste	192,348	193,375
Total	1,868,592	2,092,902

IMPACTS RESULTING FROM UPDATED CHARGE

	Current Rates	Proposed Rates	Increase/ (Decrease)	% Increase/ (Decrease)	Annual Impact
Greenville Water	\$1.84	\$1.86	\$0.02	1.1%	\$50,290.00
Rewa	\$1.39	\$1.34	-\$0.05	-3.6%	-\$87,420.00
Sewer Subdistricts	\$1.02	\$1.16	\$0.14	13.7%	\$167,878.00
Greenville Solid Waste	\$0.51	\$0.53	\$0.02	3.9%	\$3,046.00
NET OVERALL IMPACT					\$133,794.00

Recognizing costs being incurred by sewer districts as part of Re-Wa's Wet Weather program, Greenville Water suggested to Re-Wa that they absorb the slight increase and allow other sewer districts to stay at the current fee amount. As Mr. Bereskin explained at the beginning of the presentation, Re-Wa declined. Greenville Water will move forward with the proposed rates and meet with the other billing partners to inform them of the change to come.

10. CHIEF EXECUTIVE REPORT

Mr. Bereskin announced Greenville Water, along with guidance from Attorney Adam Bach and Vice-Chairman Bannister, successfully concluded the insurance settlement in regard to

the cyberattack. Chairman Kilgore congratulated the entire team, adding the team's perseverance was appreciated.

Closing on the Dover property on Old Hwy 25 will be held Thursday, July 29, 2021.

Mr. Bereskin recognized Austin Williams, Joe Brazelton, and Dr. Bob Schmidt for their work in creating a Watershed Based Plan in two weeks vs. a year, as well as preparing an award winning 319 Grant Application which will provide \$245,000 this year for the North Saluda stream restoration project. Mr. Robey was also recognized for being instrumental in Greenville Water receiving approval for a State Revolving Fund (SRF) \$8 Million loan at 1.6 percent for 30-years. Mr. Hattendorf will complete paperwork to get the loan through the system. A lot of closing costs will be saved. Chairman Kilgore added this is a well-recognized substitute for bonded indebtedness.

Greenville Water awarded the quinquennial financial awards to employees that had five year or multiple anniversaries and informed the workforce that social events will begin again once Greenville Water reaches 75% vaccination rate or COVID-19 comes to an end. Currently Greenville Water's vaccination rate is at 52%. Chairman Kilgore asked what the vaccination rate is for the industry. Mr. Bereskin responded the utility industry's rate is 20-35% for South Carolina.

11. COMMISSION COMMENTS

No comments presented at this time.

12. ADJOURNMENT

There being no further business, the meeting was adjourned 9:45 a.m.



Phillip A. Kilgore, Chairman



Kimberly Haulter, Executive Assistant

COMMISSIONERS OF PUBLIC WORKS

RESOLUTION

Project: Hillandale Area Main Improvements CIP-196

Rights of Way Acquisition

WHEREAS, the Commissioners of Public Works of the City of Greenville, South Carolina ("the Commission"), after research, study, and receipt of recommendations from its consulting engineer, Goodwyn Mills Cawood (GMC), has found that the HILLANDALE AREA MAIN IMPROVEMENTS CIP-196 is necessary in order to provide capacity for future growth and development; and

WHEREAS, based upon the recommendations of the Board's engineers and the Staff, the Board has determined it is necessary to acquire rights-of-way over multiple properties either by way of gift, purchase, or by the exercise of eminent domain to install the new water line;

NOW, THEREFORE, BE IT RESOLVED that the Chief Executive Officer and/or his designee are directed to proceed with this project and acquire through gift, purchase, or by exercise of eminent domain, rights-of-way over properties needed to construct, operate, and maintain the proposed infrastructure. This authority is to include, but not be limited to, the institution of any and all other actions reasonably associated with acquiring rights-of-way for construction.

BE IT FURTHER RESOLVED that in the event the rights-of-way cannot be acquired by gift or purchase, the Chief Executive Officer and/or his designee shall cause to be instituted condemnation proceedings to exercise the Commission's right of eminent domain under the provisions of S.C. Code Ann. Section 28-2-10, *et. seq.* by way of trial as set forth in S.C. Code Ann. Section 28-2-240, as amended.


BE IT FURTHER RESOLVED that the Chief Executive Officer and/or his designee are authorized to negotiate special terms and conditions with property owners as part of such acquisition, where appropriate, which are not inconsistent with the needs of the Commission.

The above Resolution, upon motion duly made, was passed and approved by the Commissioners of Public Works of the City of Greenville, South Carolina, at a regular meeting held on the 27th day of July 2021.


Chairman

Print Name: Phillip A. Kilgore

Attest:


Secretary/Treasurer

Print Name: Kimberly J. Haulter