



**MINUTES OF REGULAR MEETING
COMMISSIONERS OF PUBLIC WORKS
407 W. Broad Street, Level 2,
Greenville, South Carolina
September 12, 2023
8:15 a.m.**

GreenvilleWater

Commissioners of Public Works in attendance:

Chairman Phillip A. Kilgore, Vice-Chairman James W. Bannister, Deb Sofield, Wil Brasington and Mayor Knox H. White. A quorum was present.

Greenville Water Senior Staff in attendance:

Chief Executive Officer Jeff Boss, Chief Financial Officer Phil Robey, Chief Administrative Officer Dr. Bob Schmidt, Chief Operations Officer Jeff Phillips, Director of Operational Technical Services Dr. Jane Arrington, Director of Information Technology Brad Treas, Manager of Field Operations Wayne Benson, Internal Auditor Jacob Polson, 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

Chairman Kilgore congratulated Jeff Phillips on his promotion to Chief Operations Officer of Greenville Water, adding the Commission is excited about his leadership in helping to steer the organization. Mr. Phillips thanked the Commission for the opportunity.

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 Meetings June 6, 2023 and July 26, 2023, 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. GREENVILLE WATER LAND TRUST

Chairman Kilgore invited Chief Administrative Officer Dr. Bob Schmidt to present information regarding formation of the Greenville Water Land Trust. Dr. Schmidt explained a conservation land trust is a community based non-profit organization that works mainly to conserve lands and also to restore lands once they are formed. Existing land trusts recognized in the area were listed, such as The Nature Conservancy, Naturaland Trust, and Upstate Forever. Eighty percent of land trusts actually provide public access, however, not all are required to do so. The focus of the land trust will be to acquire and protect adjacent properties or sensitive areas in the Upstate. Whenever appropriate, Greenville Water is interested in working with the South Carolina Conservation Bank (SCCB) which provides

funds for land conservation. The SCCB Board meets four times a year to award grant based upon a varied and detailed set of criteria, such as criteria related to the importance of or endangerment of a particular species within SC geography, as well as geological considerations, forestry considerations, et cetera. The Board also looks at the unique value to South Carolina of a particular parcel as well as leveraging of other types of funds from a variety of public and private agencies and/or individuals or corporations.

The organizational formation documents were drawn up by Greenville Water's attorney and provided to the Commission for review. Dr. Schmidt recommended the formation of a Greenville Water Land Trust for consideration. Chief Executive Officer Jeff Boss added Staff was seeking action to form the land trust. Chairman Kilgore summarized the motion was to form the 501(c)(3), to designate the Commissioners as members of the Board of the non-profit corporation, to inform the land trust of these developments, and to begin the process of seeking funds. Commissioner Sofield moved, seconded by Vice-Chairman Bannister, to approve the motion as summarized. The motion passed unanimously.

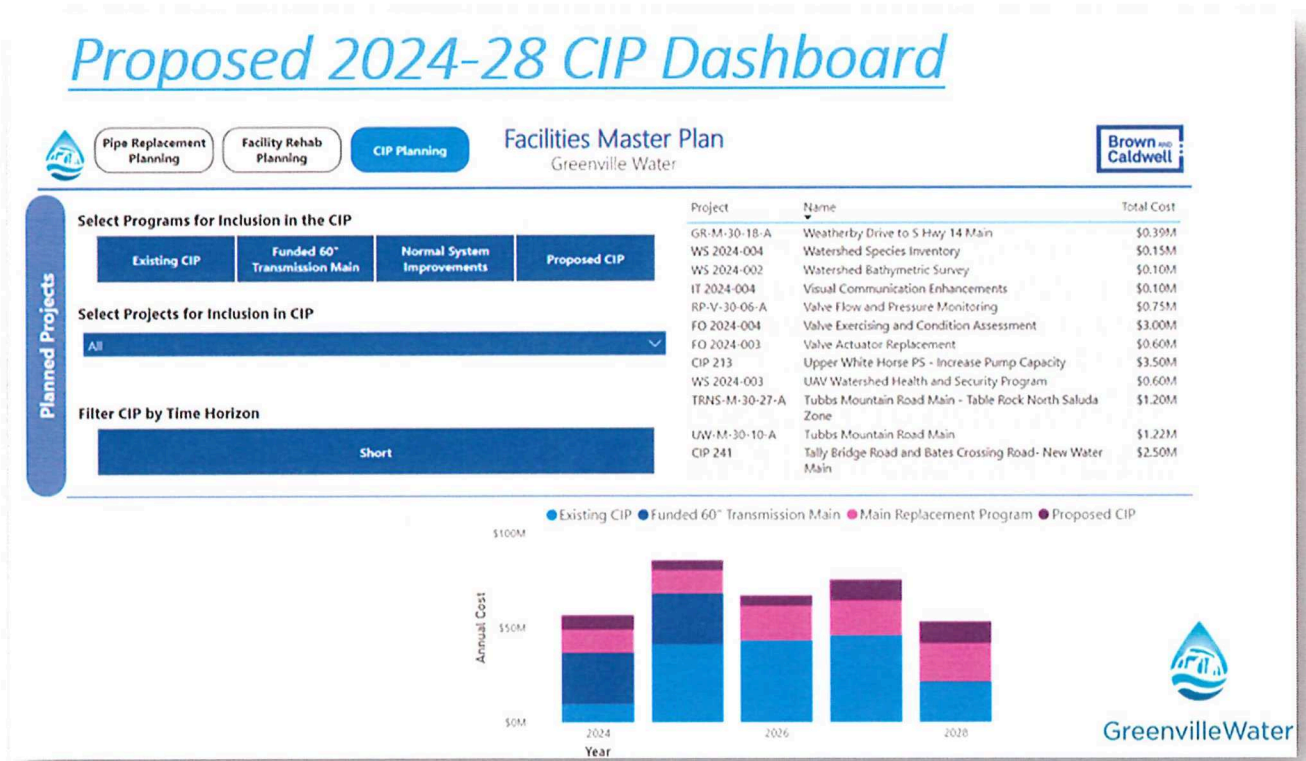
5. STRATEGIC PLANNING/CAPITAL IMPROVEMENT PROGRAM WORKSHOP

Chairman Kilgore welcomed staff to present for discussion the strategic planning and capital improvement program proposed for 2024 – 2028. Mr. Boss explained the discussion would include needs identified in the 2022 Facilities Master Plan, a preview of the five-year CIP, and funding source scenarios to support the system needs.

In an effort to ramp up main replacement, a main replacement program was presented. In the past, the normal system improvement program totaled \$6,000,000. Going forward, the normal system improvement program will total \$1,500,000, with the addition of a main replacement program funded at \$12,000,000 per year. This will be an ongoing program to replace aging distribution infrastructure. The focus will remain on small diameter galvanized mains (242 system miles) in neighborhoods. This pipe material accounts for less than 8% of the system yet demands a majority of Greenville Water's resources to repair leaks.

Each of the continuing and proposed 2024 capital projects were presented with a description, estimated cost, and requested funding. A list of project continuations and proposals for 2025-2028 were presented for information. Chief Financial Officer Phil Robey described the magnitude of the new master plan as significant. Many projects of the master plan were not included in the five-year CIP presented, such as the Adkins Plant expansion project, Phase 2 of the Adkins transmission main project, et cetera. Looking at the five-year horizon, as typically done, is not adequate to help understand the rate, debt and implications on reserves associated with this master plan. The time to figure out how to pay for these projects is now, not just in the five-year time horizon, but a ten-year time horizon. Mr. Robey explained the financial forecast presented was extended from five years to ten years using the master plan model produced by Brown and Caldwell, testing of scenarios and alternatives. Each scenario presented met the objectives of making sure financial targets established were obtained, minimization of the rate impacts to the greatest extent possible on customers, and execution of the proposed capital improvement program. Mr. Robey presented three alternatives to help demonstrate the impacts of what will need to be done to fund the options.

Director of Operational Technical Services Dr. Jane Arrington presented the proposed 2024-28 CIP Dashboard, a new tool developed in conjunction with the facilities master plan. The dashboard allows staff to take individual projects and programs in and out of the CIP and see the impact on the spending horizon. The dashboard is an interactive tool that helps to plan. The projection presented was a short, five-year term. Every project previously presented was lumped together as shown below:



Chairman Kilgore thanked staff for the information and asked that the Commissioners review the presentation and speak with staff concerning questions that arise. Mr. Boss added the information was provided in seeking guidance from the Commission regarding funding options. The 2024 Capital Improvement Budget will be presented for approval in a future meeting.

6. CHIEF EXECUTIVE REPORT

Mr. Boss informed the Commission that Staff had completed and submitted a grant application to South Carolina Rural Infrastructure Authority (SC RIA) for funds for a galvanized water main replacement project for the Mills Mill neighborhood. In this project 4,400 feet of existing water main will be replaced with ductile iron pipe to support better water quality, reduce maintenance, and provide fire fighting flows.

7.COMMISSION COMMENTS

No comments were presented.

8. ADJOURNMENT

There being no further business, the meeting was adjourned 9:40 a.m.



Phillip A. Kilgore, Chairman



Kimberly Haulter, Executive Assistant