



Laurens County Water and Sewer Commission

Board of Commissioners Meeting

March 27, 2018

9:00am

Minutes

COMMISSIONERS PRESENT: Doug Hendrick (Municipal), Wofford Woods (I), Philip O'Dell (II), Jurell Byrd, Secretary (III), Bill Teague, Vice Chairman (IV), Susan Curry, Treasurer (V), John McMurray, (VI) and Ted Davenport, Chairman (VII)

STAFF: Jeff Field, Executive Director
Debbie Price, Executive Administrative Assistant
Angie Nelson, Director of Administration and Customer Service
Wendy Medlock, Director of Finance
KC Price, Engineering Manager
Damas Mattison, Regulatory Compliance and Operations Manager
Steve Griffin, Construction Manager

ATTORNEY: Allen M. Wham

PRESS: NA

Call to Order

Invocation

Approval of February 27, 2018 Minutes

Chairman Remarks

Executive Director Remarks

LCWSC Monthly Financial Summary

LCWSC Monthly Operations Summary

Executive Session

1. Contractual Matter with the City of Clinton related to Whitten Center Sewer Lift Station Project.
2. Legal advice or attorney client privilege related to property acquisition for the Mogul Sanitary Sewer Project.
3. Legal advice or attorney client privilege related to property acquisition for sanitary sewer system to serve Fountainbrook Phase IV development.

Upon returning to open session, the Commission may take whatever action deemed appropriate on matters discussed in executive session.

Old Business

1. Proposed Resolution to approve loan assistance agreement with SC State Revolving Loan Fund (SRF) for Whitten Center Sewer Lift Station Project.

Other Business

Adjourn

CALL TO ORDER

Chairman Davenport called the meeting to order at 9:03am in the board room of Laurens County Water and Sewer Commission.

Invocation was given by Commissioner McMurray

APPROVAL OF MINUTES

Chairman Davenport asked if there were any additions or corrections to the February 27, 2018 minutes, as submitted to the Commissioners.

Commissioner O'Dell MOVED *that the minutes be accepted as submitted*. MOTION SECONDED by Commissioner Byrd. MOTION CARRIED. AYES, 7; NAYS, 0

CHAIRMAN REMARKS

Chairman Davenport welcomed KC Price, Engineering Manager, Damas Mattison, Regulatory Compliance and Operations Manager and Steve Griffin, Construction Manager to the Commissioner Meeting.

EXECUTIVE DIRECTOR REMARKS

Mr. Field also welcomed Mr. Price, Mr. Mattison, and Mr. Griffin to the Commissioner meeting; they will be present at each meeting to report from their respective areas.

LCWSC MONTHLY FINANCIAL SUMMARY

The monthly financial summary was presented to the Commissioners. A copy of this summary can be found in the Commissioner Board packet.

As of February 28, 2018, LCWSC currently had a total of \$4,957,287 in cash for operating and reserve funds as compared to \$4,717,039 this time in FY17.

LCWSC MONTHLY OPERATIONS SUMMARY

The monthly operations summary was presented to the Commissioners. A copy of this summary can be found in the Commissioner Board packet.

Mr. Field discussed the work order summary. There were 125 new services installed as of February 28, 2018 with 16 new services in the month of February. 1 new sewer tap installed. There were 11 active service line leaks and 4 active main line leaks.

Mr. Mattison discussed water purchased. For the month of February, the total water loss was 20% of which 13% was unaccounted for through background leaks in the system. The rolling 12-month average for unaccounted water loss is 16.48%. The target is 18.00%.

EXECUTIVE SESSION

Commissioner McMurray MOVED that the ***Board of Commissioners go into Executive Session at 9:56am.*** MOTION SECONDED by Commissioner Hendrick.
MOTION CARRIED. AYES, 7; NAYS, 0

1. **Contractual Matter with the City of Clinton related to Whitten Center Sewer Lift Station Project**
2. **Legal advice or attorney client privilege related to property acquisition for the Mogul Sanitary Sewer Project**
3. **Legal advice or attorney client privilege related to property acquisition for sanitary sewer system to serve Fountainbrook Phase IV development**

Upon returning to open session, the Commission may take whatever action deemed appropriate on matters discussed in executive session.

Commissioner Hendrick MOVED that the ***Board of Commissioners come out of Executive Session at 11:09am.*** MOTION SECONDED by Commissioner O'Dell.
MOTION CARRIED. AYES, 7; NAYS, 0

1. **Legal advice or attorney client privilege related to property acquisition for the Mogul Sanitary Sewer Project**

Mr. Wham stated that as part of the Mogul Sanitary Sewer Project, LCWSC needs to acquire two easements through eminent domain to complete the project.

Resolution 1: The landowners are David and Alice Cleveland, tax map number 157-00-00-012. This resolution will authorize LCWSC's Executive Director, attorneys and/or staff to offer to the landowner just compensation in exchange for conveyance of a sewer line easement across their property. The easement will contain approximately 28,049 square feet. If the landowner does

not accept within seven days of the offer being made, an action is authorized for acquisition of the easement by eminent domain. Just compensation will be determined by the appraisal but will not exceed \$20,000.

Commissioner Curry MOVED *that the Eminent Domain Resolution for tax map number 157-00-00-012 be approved as submitted.* MOTION SECONDED by Commissioner Woods. MOTION CARRIED. AYES, 7; NAYS, 0

Resolution 2: This resolution will authorize LCWSC's Executive Director, attorneys and/or staff to offer to the landowner of the estate of Hazel M. Owings, tax map number 157-00-00-013 just compensation in exchange for conveyance of a sewer line easement across their property. The easement contains approximately 15,353 square feet. Just compensation will be determined by appraisal but will not exceed \$15,000. If the landowner does not accept the offer within seven days, an action will be authorized for acquisition of the property by eminent domain.

Commissioner McMurray MOVED *that the Eminent Domain Resolution for tax map number 157-00-00-013 be approved as submitted.* MOTION SECONDED by Commissioner Byrd. MOTION CARRIED. AYES, 7; NAYS, 0

2. Legal advice or attorney client privilege related to property acquisition for sanitary sewer system to serve Fountainbrooke Phase IV development.

Mr. Wham stated that as part of the Fountainbrooke Phase IV Project, LCWSC has determined the need to acquire an easement through eminent domain.

Resolution: This resolution will authorize LCWSC's Executive Director, attorneys and/or staff to offer to the landowner of the estate of Pierce and Catherine Leake, tax map number 093-00-00-017 just compensation in exchange for conveyance of a sewer line easement across their property. Just compensation for the property is \$1,150, based upon an appraisal by Valbridge Property Advisors. The easement includes 30 feet permanent right-of-way containing approximately 0.137 acres and 20 feet temporary right-of-way containing approximately 0.089 acres. If the landowner does not accept the offer within seven days, an action will be authorized for acquisition of the property by eminent domain.

Commissioner Hendrick MOVED *that the Eminent Domain Resolution for tax map number 093-00-00-017 be approved as submitted.* MOTION SECONDED by Commissioner Teague. MOTION CARRIED. AYES, 7; NAYS, 0

Old Business

1. Proposed Resolution to approve loan assistance agreement with SC State Revolving Loan Fund (SRF) for Whitten Center Sewer Lift Station Project

Mr. Field stated that LCWSC has applied to the South Carolina Department of Health and Environmental control for loan assistance through the South Carolina Water Quality Revolving Fund Authority.

LCWSC needs to adopt a resolution authorizing LCWSC to borrow funds, for the estimated cost for construction of \$748,000. These funds will not accrue interest and the principal will be forgiven.

LCWSC has been approved to receive the loan assistance contingent upon compliance with all terms and requirements. The City of Clinton will assume ownership and undertake control of the project one year after the project is completed and in operation.

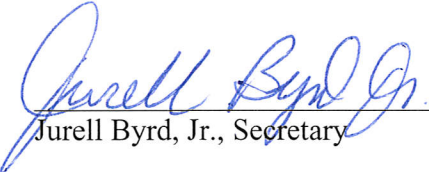
Commissioner Woods MOVED *that the Resolution to approve loan assistance with the SC Revolving Loan Fund for the Whitten Center Sewer Lift Station Project be approved as submitted.* MOTION SECONDED by Commissioner O'Dell.
MOTION CARRIED. AYES, 7; NAYS, 0

Adjourn

Commissioner Hendrick MOVED that the *Board of Commissioners meeting be adjourned.*
MOTION SECONDED by Commissioner Byrd. MOTION CARRIED. AYES, 7; NAYS, 0

There being no further business the Commission adjourned at 11:25 am.

I certify that the above Minutes accurately reflect the business conducted at the Commission meeting on March 27, 2018 and that the minutes were approved at the meeting held April 24, 2018.


Jurell Byrd, Jr., Secretary