

**REPORT OF  
CORPORATE PLANNING COMMITTEE MEETING**

**October 18, 2017**

A meeting of the Corporate Planning Committee was held on October 18, 2017, at 11:00 A.M. at the Authority's Administrative Office in Conway, South Carolina. In accordance with SWA policy, notices setting forth the date, time and place of meeting were mailed to the news media.

Present were Committee Chairman Pam Creech and Committee Members Lance Thompson, Bo Ives and Mike Campbell. Also in attendance were Board Member Sam Johnson, Executive Director Danny Knight, Directors Esther Murphy, Jan Bitting, Mike Bessant and Bill Hilling, HR Manager Nannette Powell, Cecil Terry and Fred Richardson, Chief Executive Officer of Grand Strand Water and Sewer Authority.

Committee Chairman Creech called the meeting to order. Mr. Ives rendered the invocation. Mr. Thompson led the group in the Pledge of Allegiance.

Chairman Creech asked for an approval of the Agenda.

**Mr. Ives moved that the Agenda be amended to allow Mr. Richardson to speak first under the Disposition of SWA Property portion of the Agenda. There was a second by Mr. Campbell and the Motion was approved.**

**Chairman Creech moved to approve the amended Agenda. There was a second by Mr. Thompson and the Motion was carried.**

**Disposition of SWA Property**

Mr. Knight stated that the SWA Board had a recommendation to transfer a piece of property to Grand Strand Water & Sewer Authority (GSW&SA) for a certain amount and the SWA Board had some questions about the well and how it worked. Mr. Knight requested that Mr. Fred Richardson come to this meeting to answer the questions about the property and how the wells worked. Mr. Richardson explained that in the 1980's, all the drinking water in Horry County was from well water. As the County grew the water table, several hundred feet down, was being depleted. Mr. Richardson said Myrtle Beach then changed from well water to treated water with their water treatment plant. He sated GSW&SA built a water treatment plant in Bull Creek, which distributes water throughout Horry County except for Myrtle and North Myrtle Beach. Mr. Richardson explained that GSW&SA pumps approximately 65–70 million gallons of water a day during the summer time and approximately 30 million gallons during the off season. He commented that GSW&SA developed technology that allows them to take the water during the off seasons and place it in wells within the community. Mr. Richardson said this water does not mix with the existing ground water but forms a "bubble" that pushes the ground water out and stores the additional water. He said this allows GSW&SA to save money by not having to have

additional capacity at the plant and they don't have to add additional pipe lines to where they need the water. Mr. Richardson indicated in the summer time when the additional water is needed GSW&SA is able to pump the water back out of the "bubbles" to where it is needed. There was general questions and discussion on how the "bubbles" work.

Ms. Creech asked the following four (4) questions of Mr. Richardson.

1. Will GSW&SA be losing a well with the paving of International Drive?
2. Can the property location on International Drive be moved?
3. Is there any liability to the SWA concerning ground water at this location and the Landfill?
4. Can GSW&SA obtain another appraisal that was not completed "in-house" for the requested property?

Mr. Richardson stated that they will not be losing a well but this property will allow them to create the "bubble" to store water on that property. Mr. Richardson stated that he could check on having the property location moved back from the road front if the SWA Board wanted to have it moved and that he could request a hold harmless agreement from their attorney. Mr. Richardson stated that he had no problems getting a formal appraisal. Mr. Ives asked is there a need for a buffer if this property is transferred to GSW&SA? Mr. Richardson stated that there will not be a requirement for a buffer. Mr. Richardson stated that he will get back with the SWA Board with the requested information.

Ms. Creech indicated that if the SWA decides to sell the property on 701 North that the SWA Board needs to allocate where the proceeds from the sale will be utilized. She stated if there is not a need for the funds, that the SWA should discuss not selling the property due to current land prices increasing. Mr. Knight indicated that the SWA was in the process of receiving an outside appraisal for this property and he hoped to have it by the Board Meeting next week. Ms. Creech discussed the types of appraisal that may be obtained and stated that the SWA should make sure that any appraisal requested is based on the developmental purpose for the use of the property. Mr. Ives reminded the Committee that property owned by the SWA is an asset and the SWA Board should consider this asset when looking to sell property. He said it should be determined is it in the best interest to sell the property or keep it because of its value or future potential value. Mr. Thompson stated that he agreed with Mr. Ives and he would be more in favor when looking to sell SWA property that the SWA sell to another entity that will help save residents money versus selling to a developer that is looking to turn it into a profit. Mr. Campbell asked if the SWA had a need for the money from the sale of the property on 701 North? Mr. Knight stated that the MRF had a need for additional storage which will be two to three hundred thousand dollars. Mr. Knight stated that if the SWA were to sell property where the previous MRF was located that the proceeds should be used at the current MRF for storage and new technology. Mr. Campbell stated that he agreed that the MRF needed the additional storage and said he believes that the SWA should move forward on looking at selling the 701 North property. Ms. Creech inquired about the Riverstone property adjacent to the MRF and Mr. Knight stated that Riverstone has never gotten back with the SWA on our request to purchase some of the adjacent property. There was general discussion on where the SWA could expand the MRF with our current property.

Due to technical difficulties with the video recording, the meeting was briefly paused. Because of this issue, the remainder of the meeting was not video recorded.

### **SWA Property Usage Policy**

Ms. Creech discussed the usage of SWA property and the information that staff prepared on possible liability when the public is using SWA property. There was general discussion on the issues the SWA staff has previously had with trespassers on SWA property and other liability issues that could occur with the public having access to SWA property such as bringing other family members onto the property during horseback riding, etc.

**Mr. Ives made a Motion to develop a guideline that stated no private use of SWA property.** Mr. Campbell asked to amend the motion to include no private or recreational use of SWA property. **Mr. Ives restated this Motion to develop a guideline stating no private use of SWA property to include no private or recreational use of SWA property. There was a second by Mr. Campbell and the Motion was carried.**

### **Update on Charleston County**

Mr. Knight informed the Committee that he had received a visit from Mr. C. Brantley Moody, Chairman of the Charleston Solid Waste Committee and that he advised Mr. Knight that Charleston County had run into problems with soil conditions with their MRF construction. He said with these issues the completion date of the Charleston MRF has been pushed out by six (6) months. There was general discussion on this issue and Mr. Knight informed the Committee that he would keep them updated on any additional information from Charleston. Mr. Ives asked will the Horry County's I&R Committee be updated again on the Charleston agreement and Mr. Knight informed him that the staff would be at the October 31<sup>st</sup> meeting to give the Committee an update.

### **Solid Waste Management Plan**

Mr. Knight informed the Committee that the first Solid Waste Management Plan meeting will be held on Tuesday, October 24<sup>th</sup> at 10:30 AM, should any Board Member want to attend. He reviewed with the Committee an article from the Sun News on FEMA rejecting appeals regarding hurricane and wildfire debris. Mr. Knight indicated that this article shows the need for someone to help oversee future projects where FEMA is involved and illustrates how important it is to have all documentation completed properly.

### **Farmer's Market**

Mr. Ives stated that he had spoken with Ms. Bitting recently concerning a farmer's market that could do well located at The Store. He asked staff to consider the possibility having some type of farmers market for the public. Mr. Knight stated that staff would look into what could be available at The Store.

There being no further business, the meeting was adjourned at approximately 11:45 A.M.