

**MINUTES OF WORKSHOP
HORRY COUNTY SOLID WASTE AUTHORITY, INC.
March 12, 2013**

The Horry County Solid Waste Authority, Inc. held a Workshop on Tuesday, March 12, 2013, at 3:00 P.M., at the Authority's Administrative Office, 1886 Highway 90, Conway, South Carolina. In accordance with the Freedom of Information Act, notices setting forth the date, time, and place of the meeting were mailed to the news media.

Present were the following Board Members: Danny J. Hardee, Chairman; James H. Cokley, Vice Chairman; Basem E. Hilal, Secretary; M. Lance Thompson, Board Treasurer; and Board Members J. Michael Campbell, Dan P. Gray and John R. Long, II.

Ex Officio Member Steve Gosnell was in attendance; however, Ex Officio Member Bill Graham was absent. Also in attendance were Horry County Council Member Gary Loftus, Mike Wooten from DDC Engineers, Joe Floyd and Britt Feldner from The Brigman Company and Andy Markunas and David Gilreath from Horry County Engineering. There were no members of the media in attendance.

The following individuals were also in attendance: Danny Knight, Executive Director; Esther Murphy, Director; Donna Crump, Director; Bill Hilling, Director and other staff to include Rodney Cannon, Jan Bitting, Mike Bessant, Bob Jacquette and Nannette Powell.

CALL TO ORDER

Chairman Hardee called the workshop to order and asked Rev. Cokley to render the invocation. Following the invocation, Mr. Hardee led the group in the Pledge of Allegiance. Chairman Hardee indicated the purpose of the workshop was to discuss proposed land use plans and agreements between the Solid Waste Authority and Horry County. He then asked Mr. Knight to begin the presentation.

PRESENTATION

PROPOSED LAND USE PLANS AND AGREEMENTS WITH HORRY COUNTY

Mr. Knight thanked the Board for their attendance and indicated it was important for the SWA Board to meet and discuss the A-2 Buist tract and plans for International Drive. He reminded the Board that whenever the SWA purchases or sells property, approval must first be received from County Council. Mr. Knight stated he was pleased with the proposal developed by SWA staff, County staff and the consultant team with regards to compensation and the utilization of SWA property. He commented that he wanted everyone to feel comfortable with the proposal and to ask questions and understand the project.

Mr. Knight reviewed the process to occur and stated after the proposal is presented today, it will be presented to the I&R Committee later this week and then presented to County Council. Chairman Hardee commented that this has been something that has been discussed for a long time and indicated this proposal could possibly help with regards to flow control, in that it allows very easy access to Highway 90 from Myrtle Beach. He then asked Mr. Mike Wooten to begin his presentation.

Mr. Wooten offered a brief presentation of the proposed plans for International Drive and generally reviewed the proposed road plan with the group. He stated the right-of-way issues have been settled; however, the wetland impacts are still outstanding. Mr. Wooten stated the wetland impacts would affect about 25 acres and stated this was the most optimal plan to minimize wetland impacts. Mr. Wooten indicated Mr. Floyd was charged with developing the mitigation necessary to construct the road. Mr. Wooten stated the road design is about 95% complete and stated the group was ready to begin the permitting stage once the design is finalized.

Mr. Wooten advised the group that in order to permit this road project, mitigation of the wetland impacts must occur. He stated that there are usually many ways to mitigate wetland impacts; however, at the current time there are no mitigation credits available in this zone of the state. Mr. Wooten stated Mr. Floyd had been researching opportunities that would benefit the SWA as well as the International Drive project at the same time. Mr. Wooten reviewed with the group a map detailing the A-2 Buist tract and a 27-acre tract owned by Riverstone Properties, LLC. He informed the Board there was an opportunity to purchase the 27-acre tract from Riverstone which would be beneficial in several aspects. First, Mr. Wooten stated, purchasing the property would allow for the creation and restoration of enough mitigation to almost completely offset the wetland mitigation needed for International Drive. Secondly, Mr. Wooten commented, the purchase would also provide the opportunity for the SWA to perform some tasks on the A-2 Buist property to include squaring up the property, create roadways, etc. Mr. Wooten indicated purchasing this 27-acre tract would be beneficial to both the SWA and the County because it offered the opportunity to mitigate the wetland impact faster and in a more cost effective manner. He explained to the group that the mitigation must be completed before Mr. Floyd can submit the permit application on the International Road project.

Mr. Wooten generally reviewed the proposed plan regarding the mitigation and the positive effects to be achieved regarding the SWA's A-2 Buist tract. Mr. Knight reminded the Board of discussions held approximately two years ago regarding the possible purchase of this property from Riverstone in order that all SWA property could be inside of an existing road network. Mr. Knight stated through Mr. Floyd's findings it was determined that the SWA could purchase this property, obtain the existing road network to benefit the SWA and also be a benefit to the International Drive project. Mr. Knight stated he and several others had recently traveled to Virginia to meet with Riverstone representatives regarding this matter.

Mr. Wooten indicated the following steps were necessary to facilitate the process:

1. Receive approval from SWA Board.
2. Presentation to I&R Committee for input and approval.
3. Presentation to County Council for approval and resolution to SWA to purchase property.

Mr. Wooten reiterated that the property would be used for wetland restoration and required mitigation for wetland impacts of International Drive project. He indicated Horry County would provide the SWA with payment and in-kind services for facilitation of the project and asked Mr. Gosnell to discuss these services.

Mr. Gosnell reviewed the proposed plan to compensate the SWA for allowing the County to utilize the property for mitigation purposes. He stated the County would reimburse the SWA the cost to purchase the 27-acre parcel from Riverstone. In addition, he stated, Horry County

Public Works would provide labor, equipment and materials for wetland restoration and internal road network improvements to the A-2 Buist tract. Mr. Gosnell stated the combination of in-kind services and payment to SWA was estimated at \$800,000. Mr. Gosnell stated this land use plan was the only option at this time to allow the International Drive project to move forward.

Mr. Gray commented that the SWA would incur the expense of purchasing the property, but would receive full compensation for the property purchase. Mr. Gosnell indicated that was correct and stated in addition, Horry County would assist the SWA with road improvements and in-kind services, up to \$800,000. Mr. Gosnell indicated the in-kind services would include relocation of the road, re-establishment and restoration of the wetland for the mitigation plan, etc. Mr. Knight stated this work would assist the SWA with plans on connecting the A-2 Buist tract to the landfill tract, as had been discussed in the past. Mr. Gray asked if the connectivity between the A-2 Buist tract and the landfill property would be completed through this process. Mr. Gosnell stated there were a couple of large wetlands to be addressed before that could occur. Mr. Gray commented that the SWA would most likely have to fund a portion of the connectivity project and Mr. Knight indicated that was correct. Mr. Floyd commented that the biggest challenge to the connectivity of the two SWA parcels was crossing the east prong of Sterritt Swamp. He indicated the most predictable approach would be to bridge that area. Mr. Floyd commented that this proposal would favorably influence the SWA's plans regarding the connectivity of the A-2 Buist tract and the landfill. General discussion ensued regarding the connectivity of the two SWA parcels.

Mr. Campbell asked about the value of the 27-acre parcel. Mr. Gosnell indicated the property was valued at \$5,400 per acre, which equates to about \$147,000 for the 27-acre tract.

Mr. Thompson asked Mr. Wooten if he indicated the property would almost account for the mitigation needs. Mr. Wooten stated that was correct. Mr. Thompson inquired as to how the balance would be covered. Mr. Wooten stated that the project would be only a few credits shy, based on Mr. Floyd's very conservative approach and indicated when the application is submitted the would utilize a very liberal approach. Mr. Wooten indicated he believed that through the negotiation process with the Corp the balance would be worked out.

Mr. Long asked if there were any red-cockaded woodpeckers on the 27-acre Riverstone property. Mr. Floyd indicated there were not. Mr. Wooten stated the Riverstone group was excellent at managing the property.

Mr. Gosnell again stated this land use plan was the best option at this time to allow the International Drive project to move forward. Mr. Floyd concurred and stated if the Board valued the International Drive project moving forward, this was the only opportunity to do so. Mr. Gray commented on the many peripheral benefits to the public to be achieved through the completion of the International Drive project.

Chairman Hardee asked Mr. Loftus if he wanted to make any comments and Mr. Loftus indicated he thought the conversation was going well.

Mr. Gray moved to accept the recommendations put forth by Mr. Knight and Mr. Wooten. Rev. Cokley seconded the Motion and it was unanimously carried.

Mr. Gosnell stated County staff would develop an intergovernmental agreement to outline the terms of the agreement between the SWA and the County. He indicated the proposal would be presented to the I&R Committee on Thursday, March 14th with the intent for the County to approve the resolution on April 2, 2013.

MOTION TO ADJOURN

There being no further business to come before the Board, **Mr. Hilal moved, seconded by Mr. Long to adjourn the meeting. The Motion was carried** and the Workshop was adjourned at 3:40P.M.

Minutes approved on March 26, 2013.

HORRY COUNTY SOLID WASTE AUTHORITY, INC.

BY: _____(L. S.)
Danny J. Hardee, Chairman

ATTEST:

_____(L. S.)
Basem E. Hilal, Secretary

_____(L. S.)
J. Michael Campbell

_____(L. S.)
James H. Cokley

_____(L. S.)
Dan P. Gray

_____(L. S.)
John R. Long II

_____(L. S.)
M. Lance Thompson