

**MINUTES
REGULAR MEETING
FAIRFIELD JOINT WATER AND SEWER SYSTEM COMMISSION
MARCH 18, 2019**

Present: Roger A. Gaddy, Don Wood, Neil Robinson, Jason Taylor, Kyle Crager, Commissioners.

Others Present: C. D. Rhodes, Patti L. Davis, John Fantry, Davis Anderson, Ty Davenport, Chris Clauson, Brad Sanderson and Lisa Muzekari from Thomas & Hutton.

In accordance with the South Carolina Code of Laws, 1976, Section 30-4-80 (e), as amended, the following persons and/or organizations have been notified of the time, date and location of this meeting: The Independent Voice of Blythewood and Fairfield, The Country Chronicle and one hundred thirty one other individuals.

1. CALL TO ORDER

Chairman Gaddy called the Regular Meeting to order at 5:02 p.m.

2. APPROVAL OF AGENDA

Motion made by Vice Chair Robinson, properly seconded by Commissioner Taylor, to approve the agenda. ***The motion carried unanimously 5-0.***

3. APPROVAL OF MINUTES

Motion made by Vice Chair Robinson, properly seconded by Commissioner Crager, to approve the minutes of February 28, 2019. ***The motion carried unanimously 5-0.***

4. UPDATE ON APPLICATION FOR INCORPORATION - POPE FLYNN

Chairman Gaddy turned the meeting over to Mr. Rhodes, who reported that following the Organizational Meeting in February, the Application for Incorporation was filed for the Joint System with the Secretary of State's office; and the Certificate of Incorporation has now been received. Originals have been sent to both the Town and the County for their records, along with an original to be kept as a part of the Joint System's official record. The System is now a political subdivision of the State of South Carolina. The next step would be to get the By-Laws approved and, as needs arise over the next few months, deal with other procedural matters that a new corporate entity must perform, such as auditors, procurement and other policies and procedures.

5. APPROVAL OF BY-LAWS

Chairman Gaddy stated the By-Laws have been distributed and have been approved by the Town and the County. Motion made by Vice Chair Robinson, properly seconded by Commissioner Taylor, to approve the By-Laws as provided to the Commission. ***The motion carried unanimously 5-0.***

6. ENGAGEMENT LETTER FOR FJWSS LEGAL REPRESENTATION

Per Chairman Gaddy, Pope Flynn has represented the County and City with regard to the Joint System, which now needs to be approved to engage them for representation by the Commission. Per Mr. Rhodes, at this point in time, the Joint System is still in its beginning and has no revenue. The proposal is for Pope Flynn to continue to perform the same type of work which has been done on behalf of the Town and the County, including all the general counsel work needed to get up and running, under essentially the same arrangement as initially entered into with the Town and the County directly. This breaks down to the County paying 75% and the Town paying 25%, unless there is a different arrangement that the Commission would like to propose. In the future, at the direction of the Commission, the bills would then go to the Joint System directly. Motion made by Vice Chair Robinson, properly seconded by Commissioner Crager, to approve the Engagement Letter as proposed. ***The motion carried unanimously 5-0.***

7. ENGINEERING UPDATE - FAIRFIELD COUNTY

A. Thomas & Hutton: Brad Sanderson and Lisa Muzekari. Mr. Sanderson began the presentation with a brief update of what the firm has been working on along with Ty Davenport, Julius Weathers and Commissioner Taylor.

- I-77 Mega-Site: The site is roughly 1,544 acres and is County owned with 9.13M square feet of industrial development available. The firm has been attempting to get an overall development cost for the site, including site work, utilities, on and off-site roads with transportation routes, a possible new interchange, water storage and distribution, wastewater collection and treatment and route surveys. Part of the firm's scope has been to survey all of the possible utility routes to serve this site with water and sewer and also looking at any environmental impact and any needed easements. From a construction standpoint, the site does not have power, water, sewer and gas at the present time, and the firm is looking to answer the question of how to get started with construction without these utilities. From the planning standpoint, part of the scope has been how to get temporary utilities to the site. The firm is working with SCE&G and the Town of Winnsboro

for permanent power and natural gas to serve the site once someone locates. They are also working with Norfolk Southern and their engineering teams in Atlanta to find the best way to serve the site with rail.

- **Current Status:** The firm has been master planning the Mega-Site and the Weyerhaeuser Site (about 2,200 acres to the north). The geotechnical investigations are being completed for the Weyerhaeuser track, which includes a phase 1 ESA, wetlands protective species, geotechnical and cultural. Phase 1 was completed last week with no environmental concerns. The cultural report was also completed by SNME. There were no archeological issues with this parcel either. The Weyerhaeuser track looks good from the environmental standpoint. The geotechnical, wetlands and protective species are still underway for this tract. The geotechnical aspect is being looked at to further understand the rock and PWR elevations (partially weathered rock elevations) to be more certain of the costs if rock needs to be blasted or larger equipment is needed for PWR material. The sites are also being surveyed along with a boundary survey and a weather delineation survey. The boundary survey and the wetland delineation have been completed for the Mega-Site. Utility master planning is being done including temporary and permanent utilities. From the preliminary engineering design standpoint, this should be 30% for any of the options as we move forward, understanding challenges, easements and property acquisitions that might need to occur as the project moves forward. The firm is trying to find ways to shorten the time span for any potential industrial prospect.
- **Transportation:** There is over a mile of lead track from the existing rail to the site. If the site is served by rail, there could potentially be 50 ft of difference in elevation from a grading standpoint. Norfolk Southern has been contacted for their expertise in rail siding slopes. The site will also be served by Highway 34, and with the Weyerhaeuser track, by Highway 41. There have also been discussions about a possible new interchange. A point of access study is being performed by the firm along with meetings with DOT to provide the results of the study. Preliminarily, Mr. Sanderson feels it will be a diverging diamond interchange, and this will be discussed further with DOT. This, along with other options, will be kept in mind with any possible IJR (Interchange Justification Report) with DOT and FHWA. Chairman Gaddy inquired where the new interchange would be located. Per Mr. Sanderson, this would be located just north of Old Camden Road, which would be demolished. Chairman Gaddy stated this is fairly rough topography

and inquired if there is an estimate to do the grading, etc. Mr. Sanderson stated they do not have quite all the information needed to do the estimate, but they are close.

- Utility Planning: Ms. Lisa Muzekari reported this includes two different facets, temporary and permanent utility service. Temporary service would serve the Mega-Site during the construction effort. Permanent would be utilized once industry has located to the site and is in operation. Temporary service is needed for what is commonly called trailer city. A significant amount of workers will be on site to construct an industrial site of this magnitude; therefore, water and sewer service would need to be provided for the workers. From the water service standpoint, typically a temporary well could be drilled to provide water service; however, this would not be an option for the site. Water service is being evaluated for construction purposes only to be served by the Town of Ridgeway. Sewer service was evaluated to provide septic for the trailer city, but this is also not an option based upon the geotechnical reports that have been received. Therefore, a pump and haul situation would be needed. The trailers would be equipped with tanks to collect sewer and a provider would come in to pump and haul to an approved location. An actual permit would not be needed; however, this would involve DHEC from the approval standpoint. From the aspect of permanent utility service, initially water would be supplied by the Town of Winnsboro Water Treatment Plant. New distribution lines and an elevated storage tank would be needed to serve the Mega-Site. From a sewage standpoint, initial service would be provided with limited capacity by Town of Winnsboro. To accommodate the Mega-Site, new collection lines and a pump station would be proposed in order to get the sewer back to the Town of Winnsboro. A future waste water treatment plan would need to be constructed to accommodate the full build out of the Mega-Site and could accommodate other development as well. Waste load allocations were requested by the County and were obtained from DHEC for both Wateree and Broad River basins. Both have similar limits, with tertiary limits with a Class 1 reliability classification. What is being proposed and designed is an MBR waste water treatment plant, which is a membrane bioreactor plant that would be able to meet tertiary limits no matter the plant location. The location is still to be determined for maximal service to the Mega-Site and other development. Ms. Muzekari then showed slides with the utility routing depicting proposed sewer and water lines. The proposed site for the elevated water storage tank, the Mega-Site to

the south with the Weyerhaeuser site to the north and the proposed pump station were also shown. Water lines are proposed on Old Camden Road leading back to the water treatment plant as well as down Barber Road to connect to an existing 16 inch water line located at 34. For sewer, a pump station is proposed that would take the wastewater back to the Winnsboro wastewater treatment plant with a 16 inch line due to the fact there is not a line at present large enough to carry the flow to the plant. Another option is the potential to take the sewer from the Mega-Site down to a connection with Palmetto's plant. The preferred option would be to take as much wastewater as is allowed to the Winnsboro plant. The projected flow demands were shown. For industrial development flow demands, these are based on a typical flow per developed acre. The acreage total for the Mega-Site and Weyerhaeuser property would equal 2.203 with demand being 2.2M gallons per day. The Town of Winnsboro's current permitted capacity is 1.6, with allocated capacity at 1.313. DHEX takes into account construction permits that are submitted to them along with any other allocated capacity in terms of development industry, residential and commercial to come up with the allocated capacity. This would yield at the current time 287,000 gallons per day. In determining currently unused capacity, i.e. closed industry, there is approximately 255,000 gallons per day currently not being used, bringing the total revised remaining capacity of 542,000 gallons per day. This projected flow is based upon build out and using the 1,000 gallons per developed acre per day. This could change depending on the type of industry. Chairman Gaddy inquired if the sewer capacity is based on the amount of water used, as in the Town the citizens' sewer bills are directly related to the amount of water they use. Ms. Muzekari stated on the residential side it is, however, industrial could be different. A discharge questionnaire will be completed where industry would outline not only what their intended water use is projected to be, but also their projected wastewater. The questionnaire details domestic (restrooms, sinks, etc.) and process wastewater. This basically is a balance where evaporation would be taken into consideration.

- Future considerations for the Joint System: At Thomas & Hutton, a pretty significant master planning effort is being done for the County. Beyond this, the following are future considerations:
 - A. The process of developing the preliminary engineering report for the proposed wastewater treatment plan is being done to take the additional flow, and the NPDES permit will need to be obtained. A DHEC application will be needed to formally apply

for the permit to actually be able to discharge into the selected receiving stream. The permit can be held and the allocated capacity will already be there in the receiving stream.

- B. Modify the 208 Plan. This is the planning tool that DHEC and the COG use to make sure sewer is planned accordingly in terms of who will provide service and by what means along with outlining the service areas. This will need to include the joint system along with a proposed wastewater treatment plant. The current 208 plan indicates growth would be expected in the County and that a new plant will most likely be needed. The PER that is being currently developed for the wastewater treatment plan can be the basis for that modification. The joint system can be acknowledged in the 208 plan now that it is a legal entity.
- C. Develop water and sewer ordinances associated with the joint system.
- D. Once industry is on board with the new wastewater done, pretreatment plan will need to be developed and approved through DHEC for the plant to be able to accept industrial discharges.

Cost estimates will be provided in the future for planning purposes, including the proposed wastewater treatment plan at an initial flow of 2 MGD for an MBR plant with a reliability classification of 1. Chairman Gaddy inquired if the plans will include the ability to increase the capacity. Per Ms. Muzekari, the initial design is being based on construction of 2 MGD with expansion capability to 4. Most of the initial work would be done during the 2 MGD construction and design phase with easy expansion to go to 4. With the initial permit, recommendations would be to go to 4 MGD. Chairman Gaddy inquired if we are certain streams are available to accommodate, and per Ms. Muzekari, DHEC will not issue a waste load allocation if it is not feasible, and the County obtained the waste load allocations last spring.

Chairman Gaddy then asked if there were any comments or questions from the public. Mr. Randy Bright had a few questions. Chairman Gaddy requested a copy of the slides, and the Secretary will send this out to all members.

- B. Review of Existing Systems:** Mr. Taylor introduced Ty Davenport, Economic Director, and Chris Clauson, Community Development Director for the County. Mr. Davenport, with the help of Mr. Clauson, presented maps depicting the current lines; however, these maps are dated 2008.

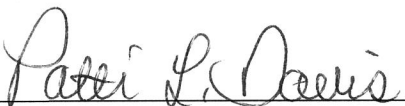
One of the big challenges is to bring these maps up-to-date. The maps were put together for the comprehensive plan in 2010. This, however, is a good starting point of what we currently have and what is needed. Commission Taylor envisioned looking at the county as a whole with existing systems, the capacity of the systems, rate structures and how we can assist going forward with growth, interconnecting or just providing the water/sewer service more rationally throughout the County. Areas will be targeted for expansion to encourage growth. Mr. Clauson did reach out to the Rural Water Association to inquire what mapping would cost, and they will need more data to move forward. They do have a GIS mapping team available. Commission Taylor also pointed out that The State Newspaper has run articles lately with the State of South Carolina pushing hard to move from small individual systems to more regional systems. Mr. Davenport stated we are in a good position because Winnsboro provides clean, safe water. Commissioner Taylor stated when looking over the maps, it becomes very clear there is not much infrastructure to the Mega-Site and surrounding area. These are assets that are not being utilized at the present time.

8. EXECUTIVE SESSION (SUBSEQUENT TO EXECUTIVE SESSION, COMMISSION MAY TAKE ACTION ON MATTERS DISCUSSED IN EXECUTIVE SESSION.)


Executive Session was not needed. Per Mr. Rhodes, at some point the Commission will need to talk through policies, procedures, regulations, etc. that will need to be developed; however, this is premature at the present time. Mr. Rhodes will develop a comprehensive list in the near future with priority items. In addition, there should be more information to be shared from the engineering standpoint; therefore, the next meeting will be as originally stated, April 17, 2019, at 5:00 p.m.

9. ADJOURNMENT

At 6:00 p.m., the Regular Meeting was adjourned by motion of Vice Chair Robinson and second by Commissioner Taylor. ***The motion carried unanimously 5-0.***



 PATTI L. DAVIS
 SECRETARY



 ROGER A. GADDY
 CHAIRMAN