

AGENDA

SPARTANBURG SANITARY SEWER DISTRICT COMMISSION

REGULAR MEETING

MEETING PLACE: 200 Commerce Street

Tuesday, September 24, 2024, 2:15 p.m.

This is a regular meeting of the Spartanburg Sanitary Sewer District Commission. Written notice of the date, time, and place for this meeting, along with the agenda, has been posted in the lobby and on the Spartanburg Water website, and copies have been forwarded to local and nearby news media (including Spartanburg Herald-Journal, The Spartan Weekly, Greenville News, The Greer Citizen, Hometown News, WSPA-TV 7, WYFF-TV 4, WLOS-TV 13, WHNS Fox Carolina, WORD News Radio, WOLT-FM Radio, Tribune Times, and the Times Examiner) at least 24 hours prior to this meeting.

- 1. CALL TO ORDER**
- 2. INVOCATION**
- 3. APPROVAL OF MINUTES OF REGULAR MEETING OF AUGUST 27, 2024**

OLD BUSINESS

- 4. SPARTANBURG SANITARY SEWER DISTRICT – DRAFT OF BYLAWS – SECOND READING**

The Commission has been provided with a final draft of the bylaws to review. These bylaws have been developed internally and vetted through proper legal counsel. These bylaws had their first review at the June 20, 2024 Commission meeting. This is the second required meeting and the Commission may choose to adopt the bylaws at this meeting, or decline to adopt the bylaws at this time.

AGENDA ITEMS 5-8 FINANCE AND PROCUREMENT

- 5. BOND REFUNDING ANALYSIS UPDATE AND DISCUSSION**

Management will provide the Commission with an overview of a bond refunding opportunity that has been discussed with First Tryon Advisors, financial advisor to Spartanburg Water. The bond refunding is related to the Sewer Revenue Bond(s) Series 2014A and 2014B as well as the refunding of General Obligation Bond Series 2013. The refunding would take advantage of lower market interest rates on \$33.8 Million in outstanding principal related to the 2014A&B's and \$3.45 Million in outstanding principal related to the GO Series 2013. The

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refunding would not change the maturity time-line schedule overall but is projected to save approximately \$2.43 Million in interest expense payments over the remaining 15 years of the issues. The General Obligation Bond Series 2013 would also be converted to Revenue Bonds during the refunding.

6. MONTHLY FINANCIAL REPORT

A financial summary of SSSD expenditures and revenues for the two-month period ending August 31, 2024, will be reviewed by the Chief Financial Officer.

7. RETIREES MEDICARE SUPPLEMENTAL 2025 RENEWAL

SSSD Retirees who are 65 and over, are currently covered by a group Medicare Supplemental Insurance Plan that includes a Prescription Drug Plan coverage. The retiree Medicare Supplemental coverage is currently provided by United American Insurance Company, and the plan is up for renewal in January, 2025. Hank Steinberg, of Marsh McLennan Agency, has obtained renewal pricing from United American.

There is no change in the Medicare Prescription Drug Plan coverage, but the Medicare Supplemental Health Plan cost has increased 2.94% year over year. The overall renewal pricing reflects a 1.48% increase in the retiree premiums for 2025.

	Proposed 2025 Monthly Premium	Current 2024 Monthly Premium	Increase
Medicare Supplemental Health Plan	\$210.00	\$204.00	2.94%
Prescription Drug Coverage	\$201.47	\$201.47	0.00%
Monthly Premium Per Retiree	\$411.47	\$405.47	1.48%

Funding for the retiree coverage is shared by Spartanburg Sanitary Sewer District (85%) and the retiree (15%) resulting in the following 2025 monthly cost allocation per retiree:

	Monthly Cost Allocation
Spartanburg Sanitary Sewer District (85%)	\$349.75
Retirees (15%)	<u>\$ 61.72</u>
	\$411.47

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The annual net cost is included in the SSSD operating budget in the Post-Employment Benefits budget line item. Management requests approval to renew over 65 retiree supplemental insurance coverage with United American.

8. RENEWAL OF HEALTH INSURANCE CONSULTING SERVICES

Steinburg and Associates was acquired by Marsh & McLennan Agency, effective September 1, 2022. Marsh & McLennan Agency provides oversight and guidance needed in connection with the business insurance/employee health and benefits solutions to organizations and individuals.

Their services include:

- design assistance with benefit plans
- identify cost savings and cost recoveries
- claim problem resolution
- negotiate the annual renewal
- assist with compliance and benefit laws
- coordinate RFP processes
- implementation of plan renewal
- semi-annual review and analysis of plan performance
- assist with benefit summaries for employee communication

Management requests Commission approval of the professional services agreement with Marsh & McLennan Agency for 2025 in the amount of \$30,000. There has not been an increase in professional service fees since 2015. The service agreement cost will be allocated as follows: SSSD (\$12,000) and SWS (\$18,000).

AGENDA ITEMS OPERATIONS

NONE

AGENDA ITEMS 9-18 ENGINEERING

**9. PROJECT SUMMARY – TRADITIONS SUBDIVISION CREEK CROSSING
REPAIR PROJECT**

The Traditions Subdivision Creek Crossing Repair Project is now complete. The project was installed by Payne, McGinn & Cummings, Inc. of Travelers Rest, SC. The scope of work completed included the replacement of the existing aerial pipeline crossing over Big Shoally Creek that was washed away during recent storms.

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The contractor completed the project for the contract price of \$202,850 and there were no change orders. The project was funded by the sewer capital fund.

The above is provided as information to the Commission.

10. OWNERSHIP AGREEMENT – CROSS CREEK SUBDIVISION

Pulte Home Company, LLC proposes to construct approximately 5,596 linear feet of 8-inch gravity sewer line to provide service to 151 residential lots in Cross Creek Subdivision located off South Sweetwater Hills Drive in Moore. The sewer line will connect to the existing SSSD infrastructure. The domestic waste will be treated at the South Tyger Regional Wastewater Treatment Facility. The developer will bear all costs.

The line will be constructed according to District-approved plans and specifications, with District inspection provided. The owner will provide all necessary right-of-way and easement agreements for this project.

The form of the agreement transferring ownership of the gravity sewer to the District has been reviewed by the District's attorney and executed by Pulte Home Company, LLC. Under the terms of the resolution adopted by the Commission on January 26, 2023, this agreement has been executed on behalf of the Commission by the Chief Executive Officer.

The above is provided as information to the Commission.

11. OWNERSHIP AGREEMENT – EL DORADO TOWNES

ROI Properties, LLC proposes to construct approximately 362 linear feet of 8-inch gravity sewer line to provide service to 29 residential lots in El Dorado Townes located off Barritt Avenue in the City of Spartanburg. The sewer line will connect to the existing SSSD infrastructure. The domestic waste will be treated at the A. Manning Lynch Wastewater Treatment Facility. The developer will bear all costs.

The line will be constructed according to District-approved plans and specifications, with District inspection provided. The owner will provide all necessary right-of-way and easement agreements for this project.

The form of the agreement transferring ownership of the gravity sewer to the District has been reviewed by the District's attorney and executed by ROI

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Properties, LLC. Under the terms of the resolution adopted by the Commission on January 26, 2023, this agreement has been executed on behalf of the Commission by the Chief Executive Officer.

The above is provided as information to the Commission.

12. OWNERSHIP AGREEMENT – LANDMARK COMMONS

Holly Drive Properties, Inc., proposes to construct approximately 2,800 linear feet of 8-inch gravity sewer line to provide service to 100 residential lots in Landmark Commons located off Springfield Road. The sewer line will connect to the existing SSSD infrastructure. The domestic waste will be treated at the A. Manning Wastewater Treatment Facility. The developer will bear all costs.

The line will be constructed according to District-approved plans and specifications, with District inspection provided. The owner will provide all necessary right-of-way and easement agreements for this project.

The form of the agreement transferring ownership of the gravity sewer to the District has been reviewed by the District's attorney and executed by Holly Drive Properties, Inc. Under the terms of the resolution adopted by the Commission on January 26, 2023, this agreement has been executed on behalf of the Commission by the Chief Executive Officer.

The above is provided as information to the Commission.

13. OWNERSHIP AGREEMENT – MAHAFFEY PLACE TOWNHOMES

Hayne Development, LLC proposes to construct approximately 1,522 linear feet of 8-inch gravity sewer line to provide service to 87 residential lots in Mahaffey Place Townhomes located off Hayne Street in Spartanburg. The sewer line will connect to the existing SSSD infrastructure. The domestic waste will be treated at the A. Manning Lynch Wastewater Treatment Facility. The developer will bear all costs.

The line will be constructed according to District-approved plans and specifications, with District inspection provided. The owner will provide all necessary right-of-way and easement agreements for this project.

The form of the agreement transferring ownership of the gravity sewer to the District has been reviewed by the District's attorney and executed by Hayne

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Development, LLC. Under the terms of the resolution adopted by the Commission on January 26, 2023, this agreement has been executed on behalf of the Commission by the Chief Executive Officer.

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14. OWNERSHIP AGREEMENT – MURPHY USA

Murphy USA proposes to construct approximately 138 linear feet of 8-inch gravity sewer line to provide service to one commercial lot for a gas station/convenient store located at 7801 Warren H. Abernathy Highway in Spartanburg. The sewer line will connect to the existing SSSD infrastructure. The domestic waste will be treated at the A. Manning Lynch Wastewater Treatment Facility. The developer will bear all costs.

The line will be constructed according to District-approved plans and specifications, with District inspection provided. The owner will provide all necessary right-of-way and easement agreements for this project.

The form of the agreement transferring ownership of the gravity sewer to the District has been reviewed by the District's attorney and executed by Murphy USA. Under the terms of the resolution adopted by the Commission on January 26, 2023, this agreement has been executed on behalf of the Commission by the Chief Executive Officer.

The above is provided as information to the Commission.

15. OWNERSHIP AGREEMENT – POWDER BRANCH TOWNS

SHD Reidville SFA II, LLC proposes to construct approximately 1,469 linear feet of 8-inch gravity sewer line to provide service to 47 residential lots in Powder Branch Towns located off Chestnut Street in Reidville. The sewer line will connect to the existing SSSD infrastructure. The domestic waste will be treated at the South Tyger River Regional Wastewater Treatment Facility. SSSD will participate in the off-site sewer construction cost in accordance with the Sewer Extension Policy adopted January 26, 2023.

The line will be constructed according to District-approved plans and specifications, with District inspection provided. The owner will provide all necessary right-of-way and easement agreements for this project.

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The form of the agreement transferring ownership of the gravity sewer to the District has been reviewed by the District’s attorney and executed by SHD Reidville SFA II, LLC. Under the terms of the resolution adopted by the Commission on January 26, 2023, this agreement has been executed on behalf of the Commission by the Chief Executive Officer.

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16. OWNERSHIP AGREEMENT – PROJECT CORE ERP 4A BALLPARK

Morgan & Henry JOF ESA II, LLC proposes to construct approximately 642 linear feet of 8-inch gravity sewer line to provide service to one commercial lots in Project Core Ballpark located off South Daniel Morgan Avenue. The sewer line will connect to the existing SSSD infrastructure. The domestic waste will be treated at the A. Manning Lynch Wastewater Treatment Facility. The developer will bear all costs.

The line will be constructed according to District-approved plans and specifications, with District inspection provided. The owner will provide all necessary right-of-way and easement agreements for this project.

The form of the agreement transferring ownership of the gravity sewer to the District has been reviewed by the District’s attorney and executed by Morgan & Henry JOF ESA II, LLC. Under the terms of the resolution adopted by the Commission on January 26, 2023, this agreement has been executed on behalf of the Commission by the Chief Executive Officer.

The above is provided as information to the Commission.

17. OWNERSHIP AGREEMENT – SPARROW CREEK

Pulte Home Company, LLC proposes to construct approximately 8,075 linear feet of 8-inch gravity sewer line and approximately 205 linear feet of 16-inch gravity sewer line that will be to re-route our existing 15-inch Fawn Branch interceptor, for a bridge across the creek that runs through the site. This will provide service to 201 residential lots in Sparrow Creek located off Old Furnace Road in Boiling Springs. The sewer line will connect to the existing SSSD infrastructure. The domestic waste will be treated at the A. Manning Lynch Wastewater Treatment Facility. The developer will bear all costs.

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The line will be constructed according to District-approved plans and specifications, with District inspection provided. The owner will provide all necessary right-of-way and easement agreements for this project.

The form of the agreement transferring ownership of the gravity sewer to the District has been reviewed by the District’s attorney and executed by Pulte Home Company LLC. Under the terms of the resolution adopted by the Commission on January 26, 2023, this agreement has been executed on behalf of the Commission by the Chief Executive Officer.

The above is provided as information to the Commission.

18. OWNERSHIP AGREEMENT – TANNER ESTATES

Ray and Sons Investments, LLC proposes to construct approximately 160 linear feet of 8-inch gravity sewer line to provide service to 6 residential lots in Tanner Estates located off Upper Beaver Creek Drive and East Blackstock Road. The sewer line will connect to the existing SSSD infrastructure. The domestic waste will be treated at the A. Manning Lynch Wastewater Treatment Facility. The developer will bear all costs.

The line will be constructed according to District-approved plans and specifications, with District inspection provided. The owner will provide all necessary right-of-way and easement agreements for this project.

The form of the agreement transferring ownership of the gravity sewer to the District has been reviewed by the District’s attorney and executed by Ray and Sons Investments, LLC. Under the terms of the resolution adopted by the Commission on January 26, 2023, this agreement has been executed on behalf of the Commission by the Chief Executive Officer.

The above is provided as information to the Commission.

19. CHIEF EXECUTIVE OFFICER REPORT

20. REFERRALS

21. ADJOURNMENT