

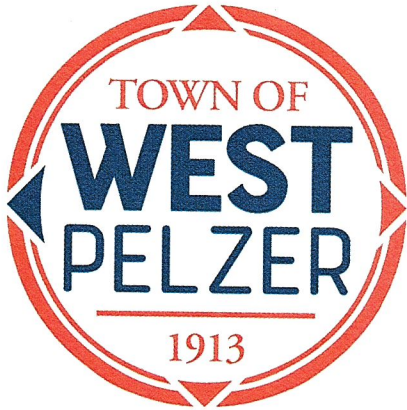
COUNCIL MEETING AGENDA

Tuesday April 23, 2024

6:00pm

West Pelzer Municipal Center
30 Main Street

- I. MOMENT OF SILENCE/REVERANCE
- II. PLEDGE OF ALLEGIANCE
- III. CALL TO ORDER
- IV. APPROVAL OF MEETING MINUTES
 - a) *March 12, 2024 Council Meeting*
- V. PRESENTATIONS AND REPORTS
 - a) *Paula Payton - Clerk's Report*
 - b) *Chief Stoller - Police Department Report*
- VI. CITIZEN COMMENTS (sign up required / max 3 minutes)
- VII. OLD BUSINESS
- VIII. NEW BUSINESS
 - a) *First Reading "Ordinance No. 2024-0423 An Ordinance Approving & Authorizing the Transfer & Sale of the Town of West Pelzer Water System to the Board of Commissioners of Public Works of the City of Greenville (Greenville Water)"*
- IX. COUNCIL COMMENTS
- X. EXECUTIVE SESSION
- XI. ADJOURNMENT



COUNCIL MEETING MINUTES

Tuesday April 23, 2024

6:00pm

West Pelzer Municipal Center
30 Main Street

Those present: Mayor Jim Riddle, Council Members Jeff Lee, Thomas Scarfo, Tim Williams and Johnny Rogers; Town Clerk Paula Payton, Chief Scott Stoller.

MOMENT OF SILENCE/REVERANCE

PLEDGE OF ALLEGIANCE

CALL TO ORDER – Mayor Riddle 6:02pm

APPROVAL OF MEETING MINUTES *March 12, 2024 Council Meeting*
Councilman Lee made a motion to approve, 2nd by Councilman Williams; all were in favor

PRESENTATIONS AND REPORTS

Paula Payton - Clerk's Report – see attached; introduction of Charlie Nix, new hire for maintenance position
Chief Stoller – Police Department Report – see attached

CITIZEN COMMENTS (sign up required / max 3 minutes)

OLD BUSINESS

NEW BUSINESS

First Reading “Ordinance No. 2024-0423 An Ordinance Approving & Authorizing the Transfer & Sale of the Town of West Pelzer Water System to the Board of Commissioners of Public Works of the City of Greenville (Greenville Water)”
Clerk's comments: first reading will require a motion, 2nd and vote by Council; a public hearing will be scheduled for May 14, 2024, this will be a time for the citizens to ask questions of the Town and Greenville Water. Greenville Water representative Steve Miller presented a slide show (see attached) that explained what this transfer would mean for the citizens. Councilman Lee made a motion to accept first reading, 2nd by Councilman Scarfo; all were in favor. Mayor Riddle added that the agreement would be available for public viewing at Town Hall, during normal business hours.

COUNCIL COMMENTS - None

EXECUTIVE SESSION - None

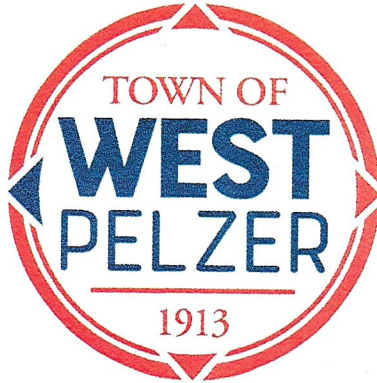
ADJOURNMENT

At 6:25pm Councilman Lee made a motion to adjourn, 2nd by Councilman Scarfo; all were in favor.

Minutes prepared by:

Paula H. Payton, MMC, ABL

Town Clerk | Administrator



#gowest

www.westpelzer.com

To: Mayor Riddle and Council

From: Paula H. Payton, MMC, ABL

Subject: Clerk's Report

Date: April 2024

The following are updates and information related to activities in the Town of West Pelzer and/or upcoming events. Please contact me with any questions that you may have related to these items. ppayton@westpelzer.com or 864-947-6297 ext. 101

Administration

- O'Dell Community & Entrepreneur Center
 - Open every Tuesday, Wednesday and Thursday from 9am-3pm
 - Free Wireless Internet, Conference Table, Individual Desks, Whiteboard, Television for Presentations, Refrigerator, Microwave, fully ADA compliant
 - **The Senior Place – Meals on Wheels**
 - Food & activities are provided every Monday & Friday; 10am-2pm
 - Free; donations accepted
- SCDOT Update
 - April 4, 2024, we were notified that DOT plans to replace the ladder crosswalks for all four legs at the Main Street/Hindman Street/Spring Street intersection
 - Sidewalk repairs will continue as they are reported and scheduled

Finance

- March 2024 Budget
 - General Fund Income \$9,828.86 ~ Expense \$30,971.38
 - Water/Sewer Income \$51,521.86 ~ Expense \$38,313.78
 - Hospitality Tax Income \$2,521.04 ~ Expense \$2,152.64



To: Mayor Riddle and Council
From: Chief Scott Stoller
Subject: Police Department Report – March 2024
Date: April 2, 2024

The following are updates and information related to activities of the West Pelzer Police Department and/or upcoming events. Please contact me with any questions that you may have related to these items or anything else. I want your input!

chief@westpelzer.com or 864-947-6297 ext. 103

Crime Stats

- Reports- 4
- Arrests - 0
- Ordinance notices issued – 1 (grass, trash, junk cars, and other violations)
- Tickets - 16
- Warnings – 9
- Collisions - 1

Municipal Court – January 2024

- State Treasurer – 2115.37
- Victim fund – 195.99
- City General Fund – 1657.49

Updates

- Reminder: If anyone needs to reach an officer for general information, they can call 864-947-6297 opt 5. ***To make a report or request a response call Anderson County Dispatch 864-260-4444; If it is an emergency, please dial 911.***
- Our townwide cleanup is scheduled for the week of April 15, 2024. Please contact any of the officers or the front desk at the Municipal Center for bags and supplies. Please help us beautify our Town!
- We are now at our full staffing for our full-time officers. Sgt. Cassie Darnell is our newest officer. Sgt. Darnell previously work as a deputy for Anderson County for about four years, and is from the Pelzer/West Pelzer area.

ORDINANCE NO. 2024-0423
***AN ORDINANCE APPROVING AND AUTHORIZING THE TRANSFER AND
SALE OF THE TOWN OF WEST PELZER WATER SYSTEM TO THE BOARD OF
COMMISSIONERS OF PUBLIC WORKS OF THE CITY OF GREENVILLE
(GREENVILLE WATER)***

WHEREAS, Greenville Water is a board of commissioners of public works established August 1, 1918, pursuant to a referendum conducted by the City of Greenville, a municipal corporation of the State of South Carolina chartered on December 18, 1831, located in Greenville County, South Carolina, and owns and operates water infrastructure and provides water service to customers in both incorporated and unincorporated parts of Greenville County, among other geographical areas, including Anderson County; and

WHEREAS, West Pelzer is a municipal corporation that owns and operates a waterworks system and related assets, as more specifically set forth herein below, that is used to produce, process, and distribute water to customers in and around the Town of West Pelzer, South Carolina, in Anderson County; and

WHEREAS, concurrent with this agreement, management of West Pelzer and Greenville Water have negotiated a Utility Asset Purchase Agreement (“Purchase Agreement”), in which West Pelzer would grant Greenville Water the right to purchase the Water System under the terms and conditions stated therein; and

WHEREAS, it is the mutual desire of West Pelzer and Greenville Water to enter into this Purchase Agreement for services to be provided by Greenville Water with respect to the ownership, operation, maintenance, and repair of the waterworks system currently owned and operated by West Pelzer, pursuant to the terms and conditions of this Purchase Agreement pending approval of said Purchase Agreement by the Town of West Pelzer and the finalization of same; and

WHEREAS, the Mayor and Town Council of West Pelzer will, prior to final reading of this ordinance, conduct a Public Hearing seeking public input concerning the above referenced transfer of assets from the Town to Greenville Water; and

WHEREAS, the Mayor and Council believe it to be in the best interest of West Pelzer, both financially and environmentally, to transfer the West Pelzer waterworks system to Greenville Water according to the terms, conditions, and considerations as set forth in the proposed Purchase Agreement; and

WHEREAS, this ordinance requires two separate readings for final passage and adoption;
and

WHEREAS, the terms and consideration of and for the Purchase Agreement are substantially agreed upon but that certain particulars and figures in the agreement will not be known because they cannot be calculated with certainty until the date and time of the final reading and perhaps thereafter.

NOW THEREFORE, BE IT ORDAINED by the Mayor and Council of the Town of West Pelzer, South Carolina:

That the above referenced Purchase Agreement approving and authorizing the transfer and sale of the Town of West Pelzer Water System to Greenville Water is hereby approved and authorized according to the terms and conditions set forth in the attached Purchase Agreement between Greenville Water and the Town;

That the Mayor and Town Clerk of the Town of West Pelzer are hereby authorized to negotiate and execute the above referenced Purchase Agreement on behalf of the Town of West Pelzer.

First Reading: 4-23-2024
Public Hearing: _____
Second Reading: _____

Mayor James R. Riddle, Sr.

Town Clerk Paula H. Payton, MMC

PUBLIC NOTICE

West Pelzer Town Council will hold a Public Hearing
Tuesday May 14, 2024, at 6pm,
regarding the transfer and sale of the
Town of West Pelzer Water System
to the
Board of Commissioners of Public Works of the City of Greenville
(Greenville Water).

The Public Hearing will be held as part of the scheduled meeting of
the West Pelzer Town Council.

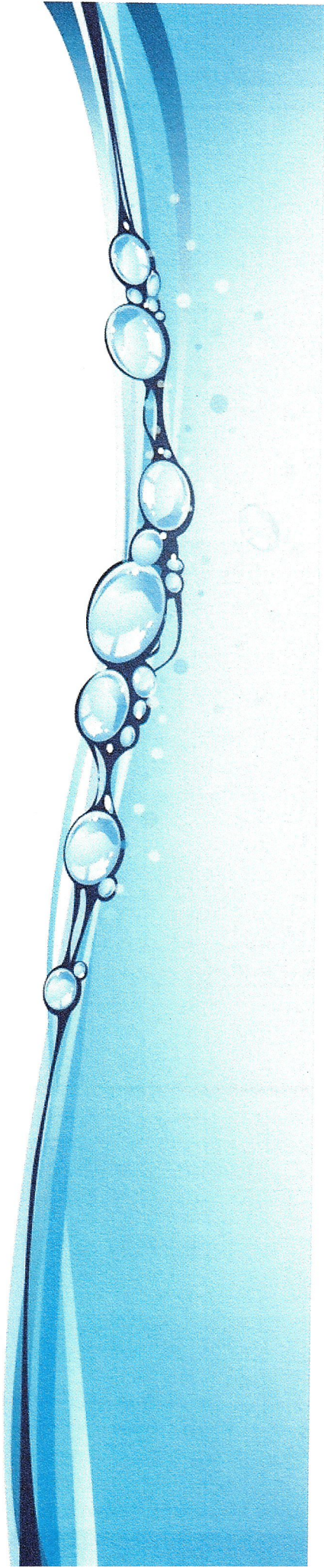
**West Pelzer Municipal Center
30 Main Street
West Pelzer, South Carolina.**

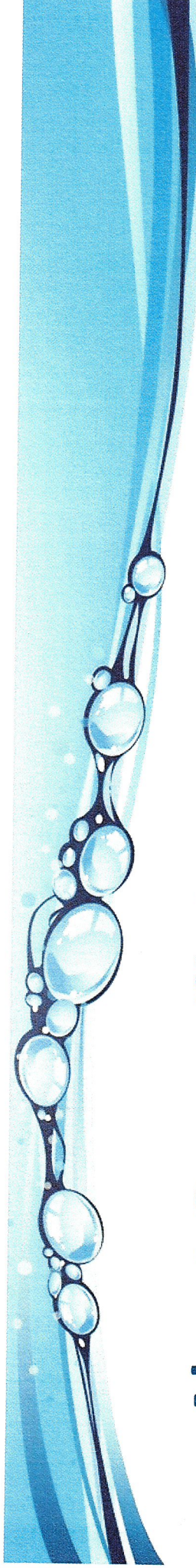


Town of West Pelzer

Council Meeting

April 23, 2024

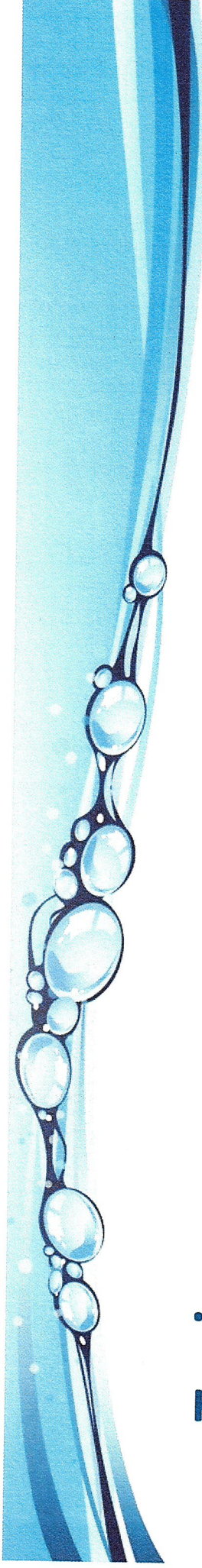




About Greenville Water

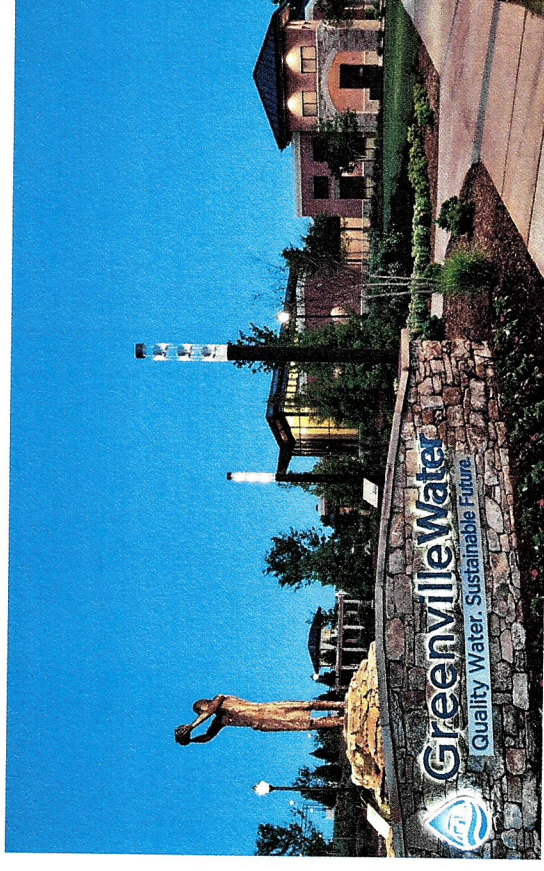
- Largest Water Utility in South Carolina
 - Regional Utility
 - Commission by the State of SC
 - 796+ Square Mile Service Area
- Triple AAA Bond Rating
- Owns Entire Watershed of Over 30k Acres
 - 100% Forested, 100+ Miles of Permanent Streams
 - Black Bear, Peregrine Falcon (Federally Endangered)
- 194,000 Accounts
 - Growth 425 Accounts/mo.
 - Bill for Water, Sewer, and Sanitation

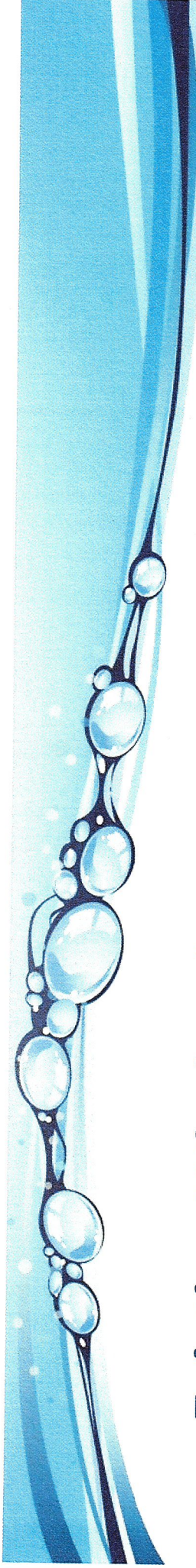




Topics

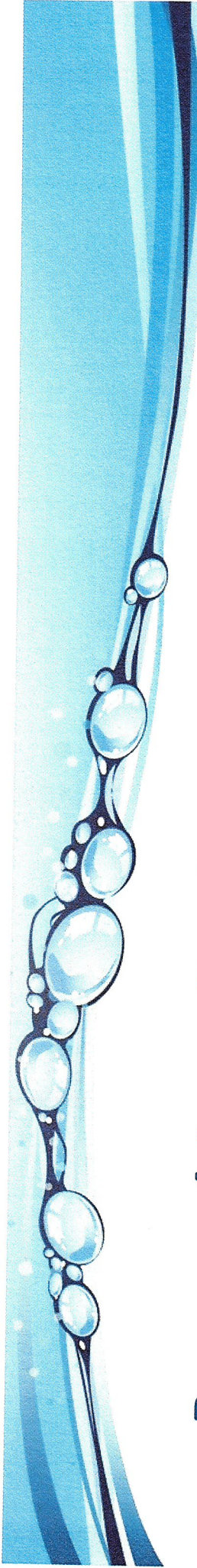
- Current Buy-in Agreement
- Proposed Utility Asset Purchase Agreement Overview
- How do West Pelzer Water Rates Compare to Greenville Water Rates?
- Communication to Residents
- Next Steps





Existing Wholesale Agreement Overview

- Currently operate under 2015 agreement
- 150,000 GPD at \$0.96 per 1,000 gals
 - \$1.83 surcharge multiplier of daily usage >150 kgal
- \$1,073.31 Base Fee/Mo.



Proposed Asset Purchase Agreement Overview

- Similar to recent purchases
- GW is currently operating West Pelzer water system
- Town will terminate its water supply service and end wholesale purchasing of water
- GW will become the retail water supplier and operator
- Town will transfer all water-related assets
- GW would acquire system in as-is condition

UTILITY ASSET PURCHASE AGREEMENT

BETWEEN

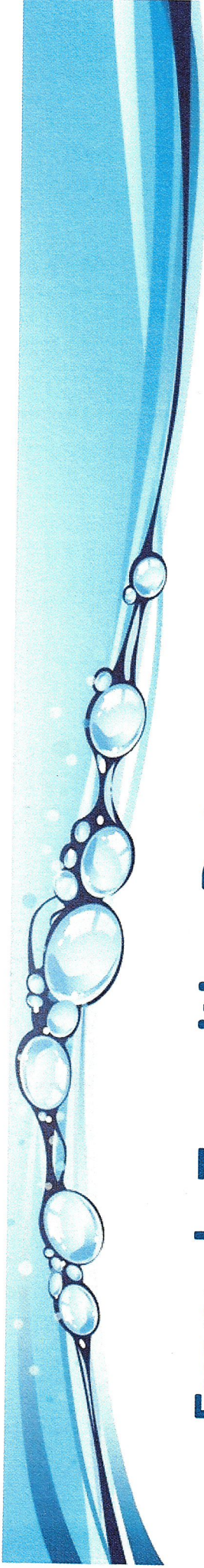
THE BOARD OF COMMISSIONERS OF PUBLIC WORKS OF
THE CITY OF GREENVILLE, A MUNICIPALITY

AND

THE TOWN OF WEST PELZER, A MUNICIPALITY

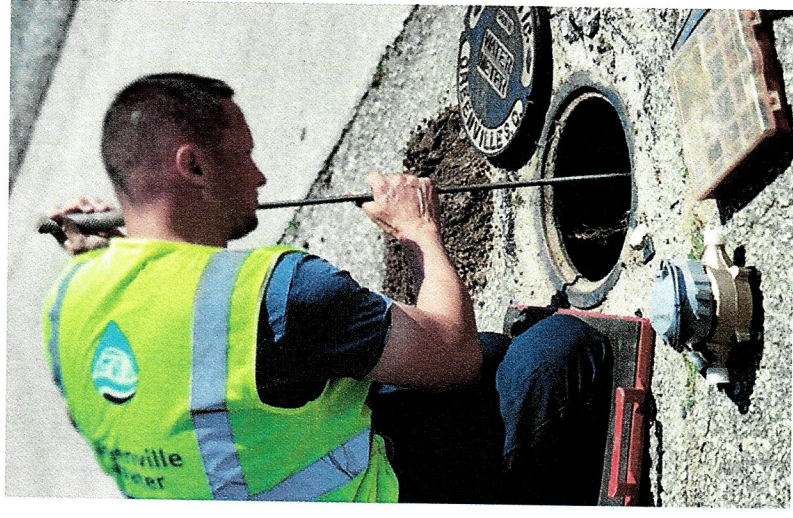
THIS AGREEMENT IS SUBJECT TO ARBITRATION PURSUANT TO THE
FEDERAL ARBITRATION ACT, 9 U.S.C. § 1 ET SEQ. OR, IN THE ABSENCE OF A
FINDING OF INTERSTATE COMMERCE, PURSUANT TO S.C. CODE ANNOTATED
§ 15-48-10 ET SEQ.

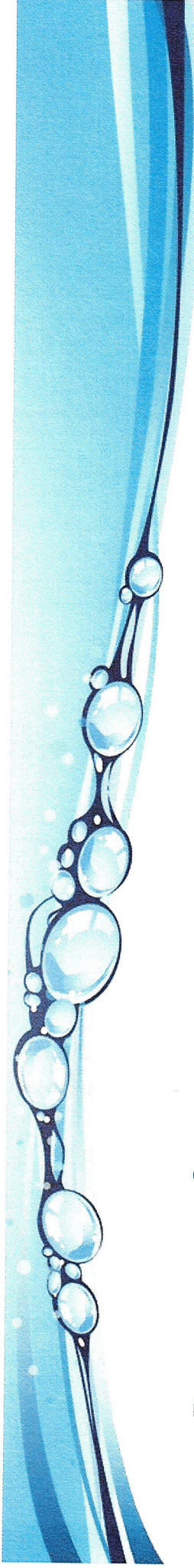
DRAFT



Example Transition Dates

- **June 11:** GW would acquire final West Pelzer bill read
- **June 11:** Start read for GW billing
- **July 11:** This would be the 2nd read for GW billing
- **July 15:** First direct GW bills sent
- **August 5:** First GW bills due

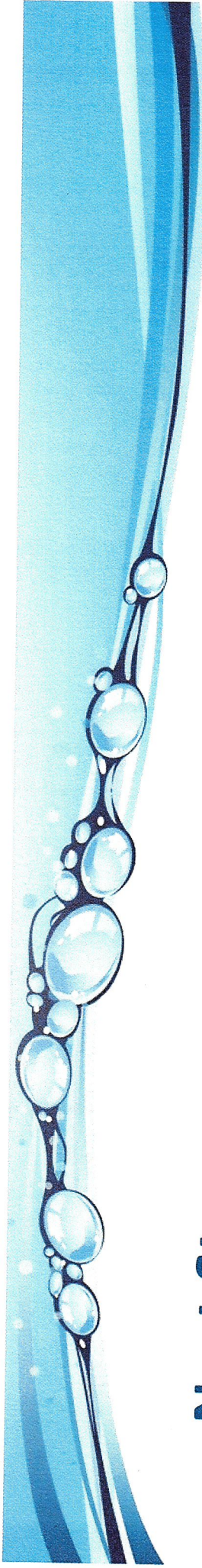




Proposed Customer Communication Plan

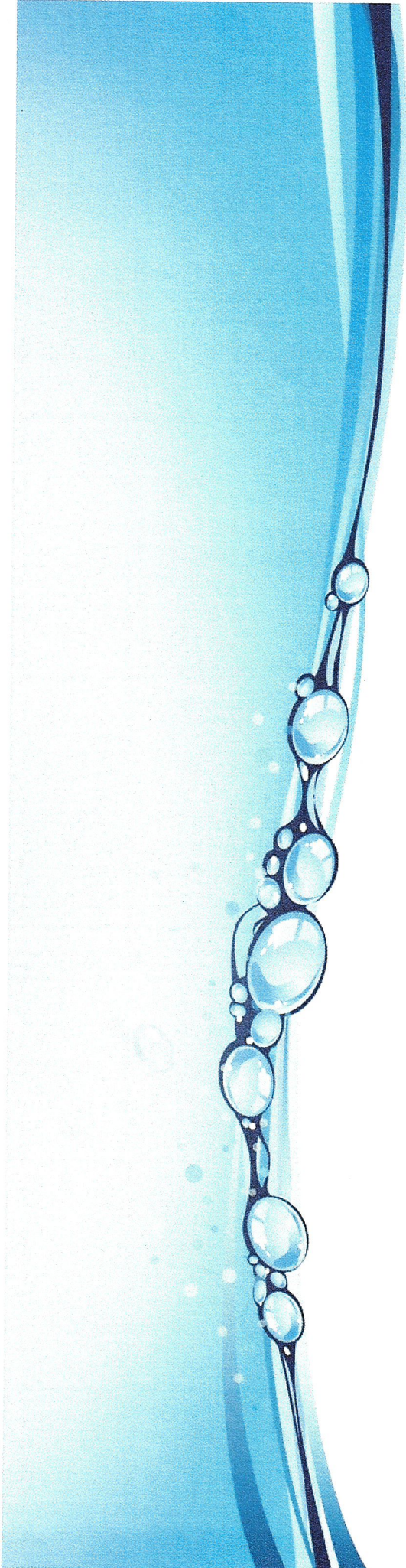
- Joint welcome letter from GW CEO and WP Mayor
 - Partnership ensures long-term viability and sustainability of the West Pelzer water system
 - Transition of Customer Billing w/dates
 - Payment options and GW contact information
- Informational Flyer
 - Similar information for WP Town Hall
- Customers would receive 1st GW bill on July 15th





Next Steps

- Finalize and Execute Asset Purchase Agreement
 - Closing date TBD
- Communication Plan
- Customers would receive 1st GW bill on July 15th
 - For usage period June 11 through July 11
 - First GW bills due August 5th



Questions

Steve Miller

(864) 241-6119

smiller@greenvillewater.com

