

**MINUTES
WESTMINSTER CITY COUNCIL
Regular Scheduled Meeting
Tuesday, August 12, 2025**

The City Council of the City of Westminster met in a regularly scheduled meeting on Tuesday, August 12, 2025, at 6:00 pm at the Westminster Fire Department with Mayor Brian Ramey presiding. Those in attendance were:

Brian Ramey
Jimmy Powell

Audrey Reese
Dale Glymph

Daby Snipes
Ruth May

City Administrator, Kevin Bronson
Assistant City Administrator, Reagan Osbon
City Clerk, Kiley Carter
City Attorney, Keith Denny
Police Chief, Fred Miller
Utility Director, Scott Parris
Fire Chief, Michael Smith
Members of the public and press

Notice of the meeting and the agenda was posted on a window at the Fire Department and at westminstersc.org twenty-four hours prior to the meeting and all persons, organizations and local media requesting notification and the agenda were notified by email.

Call to Order

Mayor Ramey called the meeting to order at 6:00 pm.

Certification of Quorum

Kiley Carter certified a quorum.

Invocation and Pledge of Allegiance

Mrs. Audrey Reese led the Council in the invocation and the Pledge of All

Proclamation Celebrating the South Carolina State Champions 10 and Under Westminster Softball All-Star Team and the Oconee County Library

Mayor Ramey presented a proclamation to the 10 and under Westminster Softball All-Star Team accomplishments and to the Oconee County Library for planting the Victoria Oak tree.

Public Comments

None.

Comments from the Mayor and Council

- a. Mayor Ramey thanked Mrs. Reese for serving on the City Council.

Special Presentations

- 1) Piedmont Municipal Power Agency (PMPA) Contract Renewal
Kevin Bronson, City Administrator and Joel Ledbetter, General Manager of PMPA
 - a. Mr. Bronson presented the attached PowerPoint with Joel Ledbetter from PMPA available on the phone.
 - b. There was discussion about the City going out on their own VS. staying with PMPA.
 - c. Mr. Bronson explained the resolution for this that council will be voting on later tonight.

Upon a motion by Mrs. Reese and seconded by Mr. Glymph, there was a five-minute recess at 7:30 pm.

When the meeting resumed at 7:35 pm, Mr. Glymph asked Mr. Bronson if the city council needed to accept Mrs. Reese's resignation. Mr. Bronson turned it over to Mr. Denny who responded that no, the council does not need to accept her resignation. Mrs. Reese's resignation is enough since it has a definite date.

- 2) City of Westminster Water Treatment Process
Utilities Director Scott Paris
 - a. Mr. Parris presented the attached PowerPoint.
 - b. Mr. Parris stated that if the city were to do away with fluoride in the water, there would have to be a resolution to affirm this.
 - c. Mr. Parris recommends a public hearing before making any changes.
 - d. Mayor Ramey proposed that this public hearing be put on the agenda for the September council meeting.

Routine Business

- 1. Comments from Utility Director
 - a. Mr. Parris informed the Council that phase 1 of the SCIIP project is 85% complete. Contractors are ready to start phase 2. Mr. Parris explained how the

intersection at the redlight for Spinx and Ingles will be part of this phase 2. This intersection will be dug up completely. There will be a lot of coordination on the City's part to ensure this goes smoothly with the daily traffic. The RIA funding that the city is using for this, these funds must be spent by June 2026. Mr. Bronson stated that the city has a plan when this happens.

- b. Mr. Parris informed the council that Heirloom Farms water and sewer are complete, and this development is being finalized. He also stated that the sewer is in place on phase 2 in Coopers Mill. Water construction is starting here very soon.

2. Comments from the City Administrator

- a. Mr. Bronson told the council that there is a lot of progress that has been made at Horton Fields. The laying of sod will transform this field. Construction on the concession stands will start very soon. Mr. Bronson pointed out that the city has saved a lot of money by doing the water, sewer, and electricity themselves.
- b. Mr. Osbon provided an update on the streetscape project. On August 6, 2025 the City received authority to proceed with this project from the railroad. The City will proceed this week by issuing the bid. A timeline was provided on the agenda.
- c. Mr. Osbon provided a timeline of events coming up within Westminster.
 - Apple Festival- September 5-6
 - Bigfoot Festival- October 10-11
 - Boo on Main- October 31
 - Christmas Parade- December 5
 - The City will monitor progress for downtown streetscape in terms of how it will affect this.
 - Arbor Day- December 5
- d. Mr. Osbon spoke about the Hurricane Helene FEMA reimbursements. The City is currently working on getting funds back. We received approximately \$83,000 at the end of June for debris removal. We are expecting about \$223,000 coming back to us within the next few weeks. The City of Westminster is one of the first in the upstate to receive these funds.
- e. Mr. Osbon explained the issues the city has been having with their after hours call

service. There is an issue within Segra's coding and agreements with AT&T. The City and Segra are currently working on this issue.

- f. Mr. Osbon updated City Council on the new card payment capabilities that will soon be available for the Recreation department for admissions and concessions.
- g. Mr. Bronson spoke about the OJRSA adhoc reconstruction committee meeting that is August 14, 2025 @ 3:45 pm. All of the details will be in the upcoming admin report. He stated that decisions made from this will impact us within the next 12-24 months.
- h. Mr. Bronson turned it over to Chief Miller who introduced his new police officer, Gage Morris.

Consent Agenda

1. **Approval of June 17, 2025 Regular City Council Meeting Minutes**
2. **Approval of the July 18, 2025 Special Called City Council Meeting Minutes**
3. **Consideration of Second Reading of Ordinance 08-12-2025-01: AN ORDINANCE ANNEXING PROPERTY UNDER 100% ANNEXATION METHOD AND ASSIGNING ZONING CLASSIFICATION; AND OTHER MATTERS RELATED THERETO.**

129 Dewey Street (TMS # 567-01-02-009)

The City received an annexation covenant via utility service connection from the property owner on March 5, 2025. The Planning Commission considered the annexation and hosted a public hearing regarding the zoning classification on May 19, 2025. The Planning Commission recommends annexation of the property.

Contingent on annexation, the Planning Commission recommends the zoning classification of R-25 (Single Family Residential-25).

- Staff Recommendation: R-25
- Future Land Use: Medium Density
- Planning Commission Recommendation: R-25

City Council approved First Reading unanimously at the June 17, 2025 City Council Meeting. Staff recommends approval.

4. **Consideration of Second Reading of Ordinance 08-12-2025-02: AN ORDINANCE ANNEXING PROPERTY UNDER 100% ANNEXATION METHOD AND ASSIGNING ZONING CLASSIFICATION; AND OTHER MATTERS RELATED THERETO.**

615 West King Street (TMS # 249-00-02-006)

The City received an annexation covenant via utility service connection from the property owner on January 31, 2025. The Planning Commission considered the annexation and hosted a public hearing regarding the zoning classification on May 19, 2025. The Planning Commission recommends annexation of the property.

Contingent on annexation, the Planning Commission recommends the zoning classification of

GR (General Residential).

Upon a motion by Mrs. Reese and seconded by Mrs. Snipes, the *motion to approve the Consent Agenda* passed unanimously.

Member	Motion	Vote
Ramey		Yes
Glymph		Yes
Powell		Yes
Reese	Motion	Yes
May		Yes
Dunn		Absent
Snipes	Second	Yes

New Business

5. Consideration of First Reading of Ordinance 09-09-2025-01: AN ORDINANCE ANNEXING PROPERTY UNDER 100% ANNEXATION METHOD AND ASSIGNING ZONING CLASSIFICATION; AND OTHER MATTERS RELATED THERETO.

151 Standridge Drive (TMS # 243-00-06-004)

The City received an annexation covenant via utility service connection from the owner of 151 Standridge Drive on January 31, 2025. The Planning Commission considered the annexation and hosted a public hearing regarding the zoning classification on May 19, 2025. The Commission tabled the motion, and requested a presentation from City Attorney Keith Denny. The Commission reconsidered the annexation petition on June 16, 2025.

- a. Mayor Ramey stated that this is farm land and he sees no benefit to annexing this in.
- b. Mrs. Snipes asked why we would not do it since we have received a signed covenant.
- c. Mr. Bronson explained that the owner had to sign the covenant for the renters to get utilities. He then explained why we want this annexed in so badly. There is another annexation property contingent on this one being annexed in. These two properties need to be annexed in to help us get Orchard Park annexed in.
- d. Mrs. May asked if sewer if can be extended once someone is annexed in. Mr. Bronson explained that most of these stay septic if that's what they already are.
- e. Mayor Ramey asked what the benefit was to annexing in Orchard Park if there was no tax benefit. Mr. Bronson explained that there is no tax benefit, but if we annex in Orchard Park, that will help us get to other surrounding areas to annex in.
- f. If Orchard Park was annexed in, Blue Ridge will still service the electricity here. The City would receive a franchise fee. Our cops would then be able to respond to Orchard Park in the event of a shooting. We are now able to respond due to mutual agreements with the County, but when something happens, all mutual aid agreements are highly scrutinized.

Upon a motion by Mrs. Snipes and seconded by Mrs. May, the **motion to approve First Reading of Ordinance 09-09-2025-01: AN ORDINANCE ANNEXING PROPERTY UNDER 100% ANNEXATION METHOD AND ASSIGNING ZONING CLASSIFICATION; AND OTHER MATTERS RELATED THERETO** passed.

Member	Motion	Vote
Ramey		No
Glymph		No
Powell		Yes
Reese		Yes
May	Second	Yes
Dunn		Absent
Snipes	Motion	Yes

6. Consideration of First Reading of Ordinance 09-09-2025-02: AN ORDINANCE ANNEXING PROPERTY UNDER 100% ANNEXATION METHOD AND ASSIGNING ZONING CLASSIFICATION; AND OTHER MATTERS RELATED THERETO.

427 Hobson Street (TMS # 234-00-05-019)

The City received an annexation covenant via utility service connection from the owner of 427 Hobson Street on January 31, 2025. The Planning Commission considered the annexation and hosted a public hearing regarding the zoning classification on May 19, 2025.

The Planning Commission recommends annexation of the property.

Upon a motion by Mrs. Snipes and seconded by Mrs. Reese, the **motion to approve First Reading of Ordinance 09-09-2025-02: AN ORDINANCE ANNEXING PROPERTY UNDER 100% ANNEXATION METHOD AND ASSIGNING ZONING CLASSIFICATION; AND OTHER MATTERS RELATED THERETO** passed unanimously.

Member	Motion	Vote
Ramey		Yes
Glymph		Yes
Powell		Yes
Reese	Second	Yes
May		Yes
Dunn		Absent
Snipes	Motion	Yes

7. Consideration of First Reading of Ordinance 09-09-2025-03: AN ORDINANCE TO ASSIGN ZONING CLASSIFICATION OF RESIDENTIAL MULTI-FAMILY TO A CERTAIN PARCEL IN THE CITY OF WESTMINSTER.

The applicant requests rezoning of property located adjacent to 215 Lucky Street (also owned by the applicant) from R-20 to RMF. The request to rezone is to allow for additional apartment buildings, like those located at 215 Lucky Street.

- a. Mr. Osbon explained.

Upon a motion by Mrs. Reese and seconded by Mrs. Snipes, the **motion to approve First Reading of Ordinance 09-09-2025-03: AN ORDINANCE TO ASSIGN ZONING CLASSIFICATION OF RESIDENTIAL MULTI-FAMILY TO A CERTAIN PARCEL IN THE CITY OF WESTMINSTER** passed unanimously.

Member	Motion	Vote
Ramey		Yes
Glymph		Yes
Powell		Yes
Reese	Motion	Yes
May		Yes
Dunn		Absent
Snipes	Second	Yes

8. Consideration of Resolution 08-12-2025-01: A RESOLUTION APPROVING ADENDA TO THE CITY OF WESTMINSTER PERSONNEL POLICY HANDBOOK, OVERTIME AND CALL-BACK PAY FOR UTILITY CREWS AND DEATH IN THE LINE OF DUTY POLICIES.

City Staff has identified two personnel policy proposals to be considered by City Council to be added to the Employee Handbook: Line of Duty Death (LODD) Protocol and the Overtime and Callback Pay for Utility Employees.

- a. Mr. Bronson explained why both need to be added to the employee handbook.

Upon a motion by Mrs. Snipes and seconded by Mr. Glymph, the **motion to approve Resolution 08-12-2025-01: A RESOLUTION APPROVING ADENDA TO THE CITY OF WESTMINSTER PERSONNEL POLICY HANDBOOK, OVERTIME AND CALL-BACK PAY FOR UTILITY CREWS AND DEATH IN THE LINE OF DUTY POLICIES** passed unanimously.

Member	Motion	Vote
Ramey		Yes
Glymph	Second	Yes
Powell		Yes
Reese		Yes
May		Yes
Dunn		Absent
Snipes	Motion	Yes

9. Consideration of Resolution 08-12-2025-02: A RESOLUTION MAKING PROVISION FOR THE SIGNATURE AND ADOPTION OF THE OF CATAWBA PROJECT POWER SALES RENEWAL AGREEMENT IN SUBSTANTIALLY THE FORM PRESENTED; AND OTHER MATTERS RELATED THERETO.

Over the past two years, the Piedmont Municipal Power Agency (PMPA) has developed the Catawba Project Power Sales Renewal Agreement (CPPSRA). At its June 19, 2025 meeting, the PMPA Board approved the CPPSRA and set September 1, 2025 as the deadline for PMPA Participants to adopt the agreement.

- a. Mr. Bronson explained this by referencing his PowerPoint.

Upon a motion by Mrs. Reese and seconded by Mrs. Snipes, the **motion to approve Resolution 08-12-2025-02: A RESOLUTION MAKING PROVISION FOR THE SIGNATURE AND ADOPTION OF THE OF CATAWBA PROJECT POWER SALES RENEWAL AGREEMENT IN SUBSTANTIALLY THE FORM PRESENTED; AND OTHER MATTERS RELATED THERETO** passed unanimously.

Member	Motion	Vote
Ramey		Yes
Glymph		Yes
Powell		Yes
Reese	Motion	Yes
May		Yes
Dunn		Absent
Snipes	Second	Yes

10. Consideration of Water, Sewer, Electric, and Lighting Expenses at the Horton Outdoor Recreation Facility

The City of Westminster awarded the concession stand, pavilion, and restrooms at the Horton Outdoor Recreation Complex to AMW Construction, Inc. As a cost saving measure, the City is completing the service installation for the water, sewer, electric, and lighting outside of the scope of the awarded bid. Because this work is outside of the AMW Construction contract, staff requests the Council's approval to proceed. If approved, staff would bring before Council a budget amendment in

the coming January that reflects these changes. These items are proposed to be funded by the 2025 Combined Utility System Bond.

1) water line installation	\$ 65,000
2) sewer line installation	\$ 70,000
3) electric transformer	<u>\$ 25,000</u>
Total	\$160,000

- a. Mr. Bronson explained. He recommends using the bond to pay for this.

Upon a motion by Mr. Glymph and seconded by Mrs. Snipes the **motion to approve Consideration of Water, Sewer, Electric, and Lighting Expenses at the Horton Outdoor Recreation Facility** passed unanimously.

Member	Motion	Vote
Ramey		Yes
Glymph	Motion	Yes
Powell		Yes
Reese		Yes
May		Yes
Dunn		Absent
Snipes	Second	Yes

11. Presentation by Chief Fred Miller of South Carolina Opioid Recovery Grant and Consideration of Grant Fund Expenditures

Chief Fred Miller and the Westminster Police Department applied for and were awarded \$91,923.00 by the South Carolina Opioid Recovery Fund (SCORF). SCORF Grants are established by the state to give local agencies the resources to successfully fight opioid use and addiction in South Carolina.

The expenditures are as follows:

Item/Description	Price
Ford Responder Truck	\$53,333.00
Kubota RTV-X1140	\$24,012.00
Non-Consumable Items (Tents, Tables, Storage Containers, Etc.)	\$9,278.00
Consumable Items (Boxes, Bags, Sharps Containers, etc.)	\$3,150.00
Educational Supplies (Printed Media and Material for Distribution)	\$2,150.00
TOTAL	\$91,923.00

- a. Chief Miller explained with the PowerPoint attached.

Upon a motion by Mrs. Reese and seconded by Mrs. Snipes the **motion to approve South Carolina Opioid Recovery Grant and Consideration of Grant Fund Expenditures** passed unanimously.

Member	Motion	Vote
Ramey		Yes
Glymph		Yes
Powell		Yes
Reese	Motion	Yes
May		Yes
Dunn		Absent
Snipes	Second	Yes

12. Presentation and Consideration of Acceptance of Changes to the Commercial Building Improvement Grant (CBIG) by the Local Economic Development Corporation (LDC).

The Local Economic Development Corporation (LDC) recently made changes to the Commercial Building Improvement Grant. The grant now requires less match from building owners and more projects are eligible.

- a. Mr. Bronson explained what the LEDC is focused on. This committee is pleased with the changes mentioned. These were brought to council since LEDC is a continuation of this council.
- b. Mayor Ramey had the comments below about these changes:
 - a. Landscaping: Do not suggests use of anything that is not permanent (cross ties, flower beds). One could use concrete, stone, or rock that is permanent and will not become rotten.
 - b. Parking lot striping: Refinish the parking lot/ patch potholes to look better
- c. Mr. Bronson explained that the above suggestions should go back to the LEDC.
- d. City Council was unanimous to take this back to LEDC.

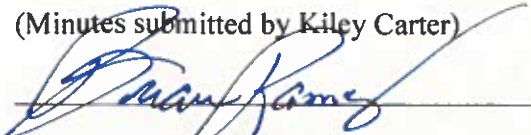
Upon a motion by Mrs. Reese and seconded by Mrs. Snipes the **motion to approve the changes above to go back to the LEDC committee** passed unanimously.

Member	Motion	Vote
Ramey		Yes
Glymph		Yes
Powell		Yes
Reese	Motion	Yes
May		Yes
Dunn		Absent
Snipes	Second	Yes

Adjourn

Upon a motion by Mrs. Reese and seconded by Mrs. May, the *motion to adjourn the meeting at 9:07 pm* passed unanimously.

(Minutes submitted by Kiley Carter)



Mayor Brian Kamey



Date

August 12, 2025
City Council briefing regarding the

Catawba Project Power Renewal Sales Agreement with

Piedmont Municipal Power Agency

Westminster, South Carolina



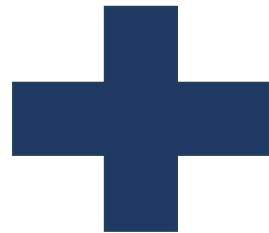
Westminster
SOUTH CAROLINA
Together We Grow

Let's recap the background information



Westminster
SOUTH CAROLINA

Together We Grow



Catawba Nuclear Station



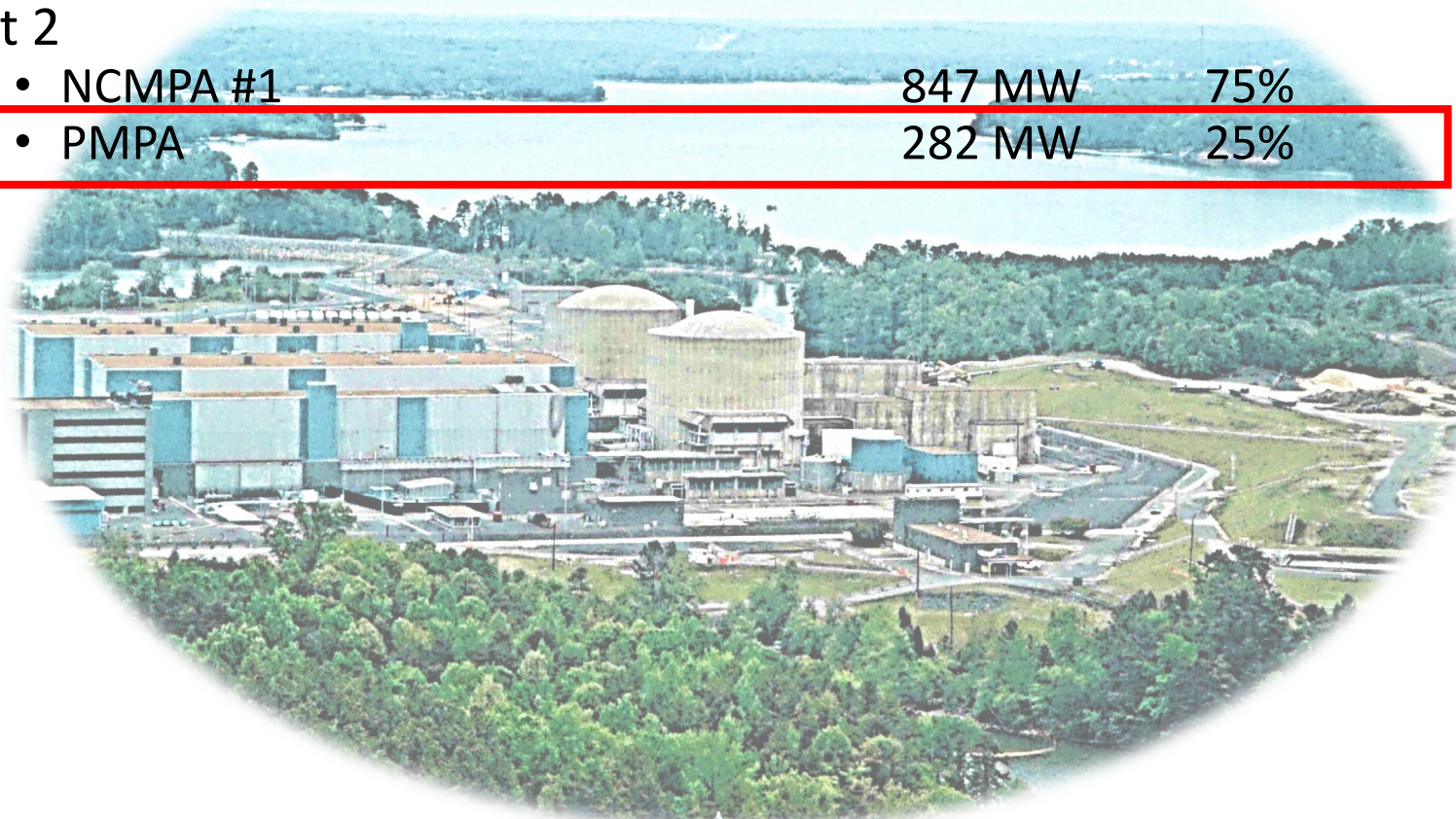
Current Ownership of Catawba

Unit 1

- | | | |
|-------------------------------|--------|-----|
| • NC Electric Membership Corp | 687 MW | 61% |
| • Duke Power | 442 MW | 39% |

Unit 2

- | | | |
|------------|--------|-----|
| • NCMPA #1 | 847 MW | 75% |
| • PMPA | 282 MW | 25% |



Description of Catawba

- 2-Units: 2,258 MW
- Commercial Operation
 - Unit 1
 - Unit 2
- Original Cost: \$3.5B (\$1,500/kW)
- Extended License:
 - December 5, 2043
- Jointly owned by NC Municipal Power Agency No. 1, NC Electric Membership Corporation, Piedmont Municipal Power Agency, and Duke Power.

PMPA's Power Supply Resources & Diversity



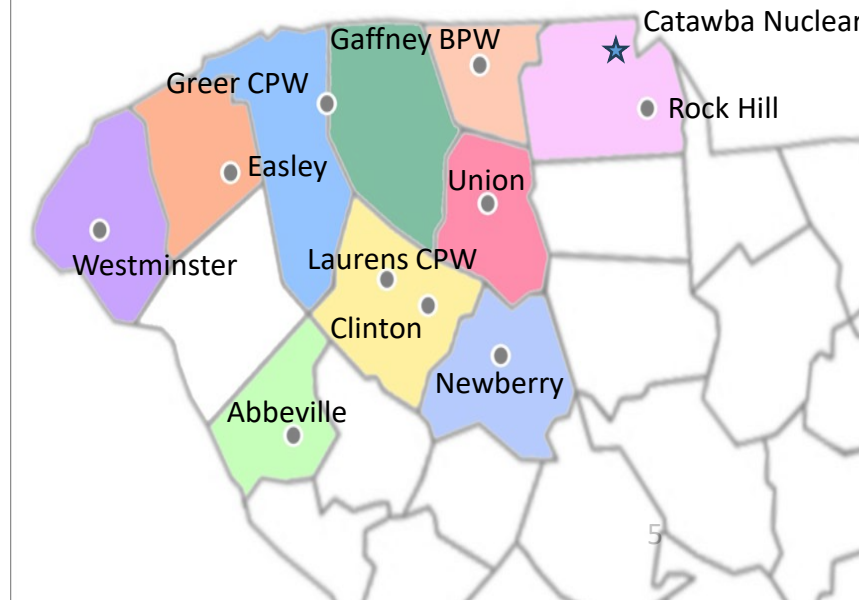
- PMPA's Ownership in Catawba Ownership in Unit #2
 - 277.2 MW
- Supplemental capacity & energy from Santee Cooper – through 2028/2029
- Backstand energy – market purchases through The Energy Authority (TEA)
- Allocations from the Southeastern Power Administration (SEPA)
- Other small purchases and Member City generation



PMPA



- PMPA is a Joint Action Agency; one of 42 in the country
 - Piedmont Municipal Power Agency (PMPA) is a joint action agency formed by ten municipal electric utilities in the northwest section of South Carolina. The Agency provides wholesale electric services to its Members primarily through a 25% ownership interest in unit 2 of the Catawba Nuclear Station (Catawba), located in York County, South Carolina.
 - In August 1980 Westminster entered a contract to participate in the PMPA joint action agency with nine other members
- Westminster's Contractual Obligations
 - 1) Catawba Project Power Sales Agreement (CPPSA)
 - 2) Supplemental Power Sales Agreement (SPSA)





Catawba Project Power Sales Agreement (CPPSA) – a timeline

- Original CPPSA signed in 1980
- Expires 2035
- The current license to operate for Catawba ends in 2043
 - Duke Energy has indicated it will apply for an additional 20 years on the license to operate. If approved by the Federal Energy Regulatory Commission (FERC), the life of the plant will extend to 2063.

Supplemental Power Sales Agreement (SPSA)



- In 1980 Westminster entered into the SPSA as a companion agreement to the CPPSA.
- In 2018 Westminster provided a ten-year notice to exit the SPSA.
 - Rock Hill and Greer served notice the same year.
 - The original term of the SPSA was set to expire in 2035 – along with the CPPSA.
 - In 2019 the remaining seven participants provided the notice to exit the SPSA.
- ➔ • **Westminster must have new agreement(s) in place to cover the activities in the SPSA before its conclusion on *December 31, 2028*.**
- PMPA is currently working on a new SPSA for all interested participants. No participant is required to enter a new SPSA with PMPA and some members likely will not.
- ➔ • **Westminster must decide if it will participate in the new CPPSA before it can consider whether to join a new SPSA.**

Electric Rate Increase - rationale

- Nearly flat revenue stream, nearly flat customer base
- Personnel, operational and debt service cost increases
- PMPA Lawsuit settlement
 - Rock Hill and Greer alleged mis-billings over \$150,000,000
 - Settlement agreement reached in November 2023
 - \$55 million (\$10 million paid from working capital / \$45 million bond financed)
 - Bond closed April 29, 2024
 - \$43,570 May – December 2024
 - \$63,500 per year 2025-2034
 - \$1,218,460 balloon payment in 2035 (owed when the bond matures)*
 - 10-year installment of \$121,846

Westminster's portion of the bond debt

*Future relicensing of Catawba (extending its operational life from 2042 to 2062) may allow for the decommissioning expenses to be amortized over an additional 20 years. This may save enough to cover the balloon payments.



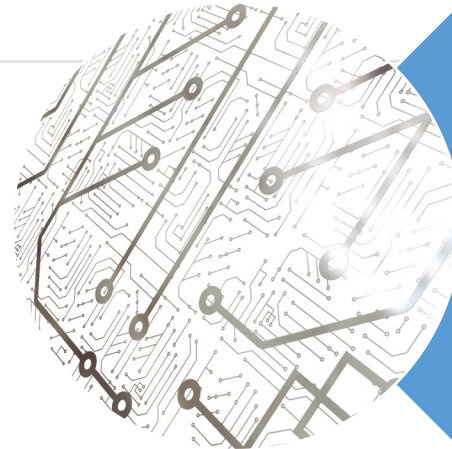
Utility Administration

	2021	2022	2023	2024	2025
	Actual	Actual	Actual	Actual	Budgeted
150 UTILITY ADMINISTRATION					
00100 Personal Services	\$ 218,400	\$ 239,989	\$ 373,027	\$ 480,816	\$ 545,605
00200 Commodities	\$ 54,602	\$ 93,660	\$ 125,477	\$ 85,876	\$ 74,700
00300 Contractual Services	\$ 697,664	\$ 677,126	\$ 805,322	\$ 1,134,004	\$ 718,821
00600 Capital Outlay	\$ 200	\$ 50,552	\$ (241,161)	\$ -	\$ -
00407 Miscellaneous & other		\$ (5,439)	\$ -	\$ -	\$ -
Total UTILITY ADMINISTRATION	\$ 970,866	\$ 1,055,889	\$ 1,062,666	\$ 1,700,696	\$ 1,339,126

Electric Division

	2021	2022	2023	2024	2025
	Actual	Actual	Actual	Actual	Budgeted
250 ELECTRIC					
00100 Personal Services	\$ 283,973	\$ 349,045	\$ 406,502	\$ 327,629	\$ 381,260
00200 Commodities	\$ 191,484	\$ 245,919	\$ 218,363	\$ (102,981)	\$ 280,500
00300 Contractual Services	\$ 2,463,101	\$ 2,479,860	\$ 2,629,710	\$ 3,224,036	\$ 2,829,452
00600 Capital Outlay	\$ 494,389	\$ 187,030	\$ 103,135	\$ 98,591	\$ 137,500
Total ELECTRIC	\$ 3,432,946	\$ 3,261,853	\$ 3,357,710	\$ 3,547,275	\$ 3,628,712

What does it take?



Operations and Maintenance

- staffing
- equipment
- engineering
- materials (poles, transformer, lines, parts)
- meter reading and billing, collections

Small and scrappy



- Westminster is a consistent 2-2.5 MW per month user
 - For July 2025 used 3.053 MW with a Peak of over 6.2 MW on July 28 at 4:00 pm (the July 2025 heat wave)
 - Westminster has PMPA capacity of 5.1 MW
- The February 2025 action by City Council to sell 1,674 MW of Westminster’s “excess capacity” (energy capacity that Westminster has not historically used) with other PMPA Participants 50 MW

Establishing Participant’s Catawba Shares (Post 2035) – Example Base-load Requirements (ILLUSTRATIVE - Using Actual 2023 Loads*)

Participant	Megawatts (MW)	
	Original Participant's Catawba Share	Base-Load Requirements
Abbeville	7.4	
Clinton	21.7	
Easley	36.7	
Gaffney	27.8	
Greer	25.9	
Laurens	18.0	
Newberry	29.0	
Rock Hill	77.7	
Union	27.8	
Westminster	5.1	2.3
Total	277.2	206.8

** Illustrative using actual 2023 loads. Proposed Amended and Restated CPPSA would utilize actual 2028 Participant loads.*



A brief look at the state of energy 2025

Macro view of the electricity market in South Carolina



- Projections for electricity show demand exceeding supply in the next five to ten years.
 - This is called a *Capacity-short Market*
 - *In a Capacity-short Market availability surpasses affordability as a driver in decision making*

McGuireWoods



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South Carolina's Energy Security Act Encourages Development of New Generating Resources to Address Unprecedented Economic Growth in the State

May 30, 2025

On May 12, 2025, South Carolina Gov. Henry McMaster signed the South Carolina Energy Security Act (Act 41) into law. The significant, wide-ranging energy legislation is the result of bipartisan efforts to holistically address the unprecedented economic growth and corresponding generation needs of the state. The 72-page law seeks to achieve this goal through measures including provisions impacting South Carolina ratemaking, integrated resource planning, facilitation of new generation, expanded policy support for advanced nuclear resources, energy efficiency initiatives, new economic development rate design framework, and refinements to the existing regulatory process and state energy policy. Some of the law's key provisions are described below.

Modernizing Electric Utility Base Ratemaking Process

Modeled after South Carolina's existing Natural Gas Rate Stabilization Act, the Electric Rate Stabilization (eRSA) provisions of Act 41 allow an electric utility to elect to have its rates

PEOPLE +

PRACTICES +



Power Supply is a long-term game

Urgent Need for Resources Over 10-Year Horizon

The North American Electric Reliability Corporation (NERC) projects explosive growth in electricity demand—driven by data centers, electrification of industry and transportation—while significant generator retirements are underway. The report warns that over half of the continent faces elevated or high risk of energy shortfalls over the next 5–10 years.⁽¹⁾

FERC's Long-Term Regional Transmission Planning Rule

The Federal Energy Regulatory Commission (FERC) now requires 20-year regional transmission planning to anticipate long-term needs. Plans must include multiple scenarios, transparent cost allocation, and consideration of grid-enhancing technologies.⁽²⁾

Electricity Demand Forecasts: Growth Ahead

According to ICF, U.S. electricity demand is expected to increase 25% by 2030 and 78% by 2050, with peak demand rising 14% by 2030 and 54% by 2050. These projections stress the need for a diverse energy mix and enhanced demand-side strategies.⁽³⁾

(1) <https://www.publicpower.org/periodical/article/urgent-need-resources-over-10-year-horizon-electricity-demand-growth-accelerates-nec>.

(2) <https://www.publicpower.org/periodical/article/finding-pieces-resource-adequacy-puzzle?utm>

(3) <https://www.publicpower.org/periodical/article/electricity-demand-expected-grow-25-2030-icf?utm>



ELECTRICITY MARKETS Electricity Demand Expected to Grow 25% By 2030: ICF

May 20, 2025 Paul Ciampoli

Home / periodical / article / Electricity Demand Expected to Grow 25% By 2030: ICF

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ICF, a global consulting and technology services provider, on May 20 released a new report that reveals how electricity demand and usage will grow over the next 25 years, where it will grow, and the potential impacts on the reliability and affordability of electricity in the United States.

Key findings of the report include:

- U.S. electricity demand is expected to grow 25% by 2030 and 78% by 2050.
- U.S. peak electricity demand is expected to grow 14% by 2030 and 54% through 2050.
- Residential retail rates could increase between 15% and 40% by 2030, depending on the local market.

"These findings reveal a dramatic increase in electricity demand, far outpacing historical trends over the past two decades and even last year's projections by ICF, highlighting how rapidly the energy landscape is evolving," ICF said.

AI, cloud-based services, and cryptocurrencies are driving demand for new data centers and computing power, plus, consumers and businesses are increasingly choosing electric vehicles, heat pumps, and other electrified products, it said.



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RELIABILITY Urgent Need for Resources Over 10-Year Horizon as Electricity Demand Growth Accelerates: NERC

December 17, 2024 Paul Ciampoli

Home / periodical / article / Urgent Need for Resources Over 10-Year Horizon as Electricity Demand Growth Accelerates: NERC

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Trends identified in the North American Electric Reliability Corporation's 2024 Long-Term Reliability Assessment highlight critical reliability challenges that industry is facing over the next 10 years: satisfying escalating energy growth, managing generator retirements and removing barriers to resource and transmission development, NERC said on Dec. 17.

As a result, well over half of the continent is at elevated or high risk of energy shortfalls over the next 5 to 10 years, it said in releasing the LTRA.

While generator retirement plans continue over the next 10 years, electricity demand and energy growth are climbing rapidly. New data centers, which have the potential to consume enormous amounts of power and can be built relatively quickly, are driving much of the explosive demand growth, NERC said.



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ELECTRICITY MARKETS

PJM Long-Term Load Forecast Report Predicts Significant Increase in Electricity Demand

January 30, 2025 Paul Ciampoli

Home / periodical / article / PJM Long-Term Load Forecast Report Predicts Significant Increase in Electricity Demand

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The PJM Interconnection's 2025 long-term load forecast report predicts significant growth in electricity demand over a 20-year planning horizon, PJM said.

According to the [forecast](#), released Jan. 24, PJM expects its summer peak to climb about 70,000 MW, to 220,000 MW over the next 15 years. The record summer peak for the PJM footprint occurred in 2006 at 165,563 MW.

While winter peaks will remain slightly lower, the 2025 Long-Term Load Forecast shows winter closing the gap in peak electricity use, estimated at 210,000 MW by 2039. PJM's record-high winter peak occurred this month, when PJM served a preliminary load of approximately 145,000 MW on the morning of Jan. 22, according to preliminary load estimates. Current generating capacity in PJM is about 183,000 MW.

"This forecast captures the dramatic increases in future energy demand, as evidenced by the last two years when data center development has grown exponentially," said Aftab Khan, Executive Vice President, Operations, Planning & Security.

This year, PJM extended the forecast horizon from 15 to 20 years in keeping with the new Order 1920 long-



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**Why consider
adopting a new CPPSA
agreement 10 years
before the current one
expires?**



Why renew?

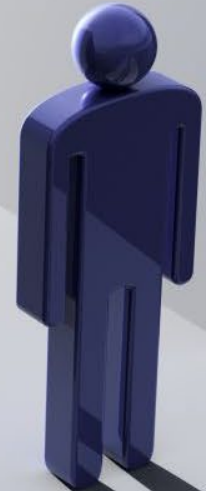
- PMPA is looking for certainty from its Participants
 - This is needed to determine the amount of energy and capacity PMPA needs to secure for its contracts with providers
 - Expectations are Duke will secure relicensing for the Catawba Nuclear Station
 - Current license expires 2043
 - Relicensing (if approved) will extend to 2063
 - While PMPA is 25% owner of Catawba Nuclear Station Unit 2, it must have plans for what to do with its portion of output from Catawba for the life of the plant



Why renew?...continued

 • The existing Supplemental Agreement is set to expire:

- **Westminster** (+ Rock Hill and Greer) **December 31, 2028**
- All others (7 participants) – December 31, 2029
- This creates a misalignment of contractual agreements for the Participants of PMPA
- Additionally:
 - Efforts to secure new Supplemental Agreements for the period (2028/2029 thru 2034) is problematic due to the short timeframe
 - Most providers want/require long term contracts – i.e. 20 years+
- One contract under consideration between PMPA and a third party for Supplemental needs contemplates a term from 2029-2043
 - The current Catawba Project Power Sales Agreement concludes sooner than this proposal contemplates, the term is too short to be attractive to the market



What's in the new agreement?

The Catawba Project Power Sales Renewal Agreement



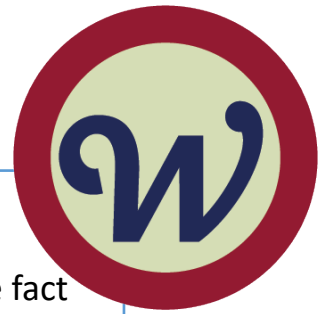
PMPA's Enabling Legislation was amended allowing for a contract for an additional 50 years. The CPPSRA accommodates this change.

When the existing CPPSA was written the Catawba Nuclear Station was not yet completed so there are several references to the plant being constructed, date of commercial operation, etc. All this language has been updated or removed.

The existing CPPSA was written in conjunction with the existing Supplemental Power Sales Agreement, so the two Agreements are significantly intertwined. The CPPSRA "unwinds" these two agreements so that the CPPSRA can stand on its own.

The existing CPPSA references the Interconnection Agreement (IA) throughout the document. The IA was terminated in 2006 and replaced with other agreements, namely McGuire Reliability Exchange and the Joint Ownership Support Agreement (JOSA). Some sections of the IA survived its termination, so language was incorporated recognizing the terminated IA and the sections that survived.

CPPSRA begins August 1, 2035, at the termination of the existing CPPSA.



Section 1 - Definitions

- Updated the definitions that are used throughout the document to recognize the cancellation of the IA and the fact that Catawba is an operating generating station.
- Some definitions were added recognizing that the SPPSA will terminate prior to the termination of the existing CPPSA and recognizing that other agreements have been entered since the execution of the CPPSA concerning Catawba and McGuire.

Section 2 – Term of Agreement

- Extends the term of the agreement until July 31, 2085 (a 50 year extension) but shall terminate when the entire Catawba Nuclear Station, both Units 1 and 2, have ceased operations and are retired from service, and all PMPA's obligations and liabilities, including outstanding bonds, and obligations under the Operating Agreement have either performed or paid or provided for.
- Specifies Conditions Precedent to the CPPSA Extension becoming effective
 - Resolution by Participant governing body
 - Opinion of legal counsel addressing items in Exhibit C
- Clarifies and strengthen Participants obligation for decommissioning of Catawba.



Section 3 – Financing,
Operations and
Maintenance of Catawba

- Removes reference to Acquisition and Construction of Catawba and strictly focuses on Financing, Operations and Maintenance of Catawba.
- Removes reference to receipt of Preliminary Engineering Report for Catawba project.

Section 4 – Sales and
Purchase of Participant's
Share of Catawba Project
Output

- CPPSA was executed with Preliminary Catawba Shares in Exhibit A. This Agreement defines the Participant's allocation of Catawba which is shown in Exhibit A. Participant's share remains unchanged from its current share.
- Moves Tax Covenant on the use of Catawba Project Output from Section 4 to Section 14.



Section 5 – Annual Catawba
Budget and Billing
Statement; Payments by the
Participant

- Updates and modernizes the presentation of the Catawba Budget to participants.
- Specifies that by the 15th of each month PMPA will provide a Billing Statement to the Participant in a form similar to Exhibit B of the CPPSRA. Specifies the items to be included in the Billing Statement Participants will receive.
- Modernizes payments of PMPA Power Invoices and due dates.
- Clarifies section 5(h) as to when Final Accounting will occur.

Sections 6, 7, 8, 9 and 10

- Minimal to no changes in each section.
- Minimal changes include changing reference from Interconnection Agreement to Join Ownership Support Agreement (JOSA).



Section 11 – Sale of Excess Participant’s Remarketed Catawba Capacity and Energy and Sale of Surplus Energy

- Incorporates language of policy adopted at April 2024 Board meeting.
- Expands on and clarifies process to sell Remarketed Catawba Capacity and Energy.
- Defines disposition of surplus energy revenues after termination of SPSA.
- Gives Participant the right to market its Remarketed Catawba Capacity and Energy, or Participant can request that PMPA market.
- All costs associated with PMPA marketing Participant’s Remarketed Catawba Capacity and Energy, including any Private Business Use remediation (Section 14), are the sole responsibility of the Participant.
- Proceeds from marketing the Participant’s Remarketed Catawba Capacity and Energy will be credited to the Participant in the monthly Billing Statement.
- Any sales or marketing do not affect the voting rights of the Participant.
- Participant is not relieved of ultimate financial responsibility of Remarketed Catawba Capacity and Energy.

Sections 12 and 13 – Obligations in Event of Default and Rights of Duke Hereunder

- No changes.



Section 14 – Issuance of Bonds for Renewals, Etc., and for Refunding; Tax Covenants

- Tax Covenants originally in Section 4 of CPPSA were moved to Section 14 of CPPSRA and expanded.
- Participant acknowledges that certain uses of the Catawba Project Output can cause PMPA’s tax-exempt municipal bonds to be considered taxable. Typically, a sale of Catawba Project Output to a taxable entity.
- PMPA has a limited amount of Catawba Project Output that can be sold to taxable entities without affecting PMPA’s tax-exempt status. That amount changes yearly based on PMPA’s level of outstanding debt. That amount is defined in Section 14 as “Total Aggregate Allowed Use”.
- Section 14 allocates “Total Aggregate Allowed Use” to each Participant based on allocated Catawba share in CPPSA.
- To the extent a Participant’s sale of excess Catawba capacity causes PMPA’s bonds to become taxable and causes PMPA to incur remediation cost to the IRS, and that Participant has exceeded its allocated portion of “Total Aggregate Allow Use”, that Participant is responsible for its portion of the remediation cost incurred by PMPA.
- Provides timeline for notification of Participant’s propose sale of Remarketed Catawba Capacity and Energy to PMPA and PMPA’s notifications to Participant concerning remediation cost.



Section 15 –
Consulting
Engineer

- No changes.

Sections 16
and 17

- No changes.
- Section 16 ensures that if any Participant negotiates a CPPSRA that is different from any other Participant, the other Participants have a right to incorporate those changes into their Agreements if they choose.

Section 18 –
Relationship
to Other
Instruments

- No changes.

Section 19 –
Notices and
Computations
of Time

- Updates and expands means of notification.

Sections 20
through 23

- No changes.



Exhibit A -
Participant's Catawba
Allocation Percentage

- Modified by removing each Participant Catawba Share percentage and lists only the Participants share.

Exhibit B – Billing
Statement

- An example of Participant's Catawba Billing Statement under the new Agreement.

Exhibit C – Opinions to be delivered by Participants to PMPA covering the following:



- The Participant is validly existing as a body politic and corporate of the State with the power to enter into the Catawba Project Power Sales Renewal Agreement and to perform the agreements on its part contained therein.
- The execution, delivery and performance of the Catawba Project Power Sales Renewal Agreement by the Participant has been duly authorized by all necessary action of the Participant.
- The Catawba Project Power Sales Renewal Agreement has been duly authorized, executed, and delivered by the Participant and constitutes a valid and binding agreement of the Participant, enforceable against the Participant in accordance with its terms, except as may be limited by bankruptcy, insolvency, reorganization, and other similar laws affecting creditors' rights generally, and by equitable principles, whether considered at law or in equity.
- No consents or approvals of, and no filings with, any governmental authority are necessary for the execution and delivery of the Catawba Project Power Sales Renewal Agreement by the Participant and the performance by the Participant of its obligations thereunder.
- The execution and delivery of the Catawba Project Power Sales Renewal Agreement by the Participant and the performance by the Participant of its obligations thereunder do not (a) violate any law applicable to the Participant or (b) violate any court order by which the Participant is bound or (c) constitute a breach or default under any contract or agreement by which the Participant is bound

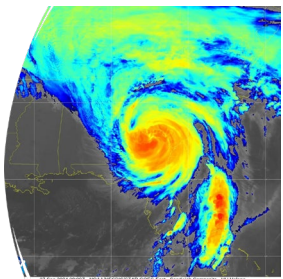


Decision considerations

Westminster's local service provision



- For many years, minimal maintenance on the Westminster electric system – causing frequent outages, long restoration times
- In the last 5 years, maintenance has been a priority
 - ROW maintenance, clearing of vegetation
 - New and newer equipment
 - Well-trained, knowledgeable staff
 - Pole replacements
 - Squirrel guards
 - Engineering enhancements
- Have turned the corner on maintenance and are now into enhancements
 - adds to reliability, responsiveness and keeps cost under control
- Effective stewardship of Westminster's system increases the return on its PMPA membership (or any energy provider)
- Autonomy in how the local electric system is utilized
- Historically high cost for Westminster customers when other providers have been lower cost to customers of nearby electric utilities
- The City Council is responsible for rates – no one likes to raise rates even when the cost of business increases
- When storms or hurricanes show up – we must respond



Decision considerations



Westminster has a storied history with PMPA

1. Complex contractual agreements that are interrelated, designed for long-term security – has, at times, made Westminster and its customers feel “trapped”
2. Among the PMPA Participants – threats of lawsuits, settlement of lawsuits, rumors of lawsuits
3. The PMPA Participants are diverse communities, large, small, slow growing, fast growing, some with large industrial customers, some without, et cetera
 - A. Westminster’s costs are tied to the conditions of PMPA Participants and PMPA itself
 - Debt service, lawsuit settlements, changing energy needs

Decision considerations



To continue to be an electric service provider:

1. Westminster must have a source of energy, if it does not continue with PMPA, it must arrange for an alternative “all requirements” services
 - There is no guarantee that another approach will save money
2. Must continue to maintain the electric system – there are costs associated with operating, maintaining and implementing enhancements
3. Must navigate the complexity of energy production and delivery
 - Macro and micro environmental considerations
 - Political considerations
 - Growth across the state of South Carolina, the Upstate, Oconee County, Westminster City
 - Technological changes that affect energy needs
 - Supply chain
 - Other considerations

Decision Considerations

Power Supply is a long-term game

Urgent Need for Resources Over 10-Year Horizon

The North American Electric Reliability Corporation (NERC) projects explosive growth in electricity demand—driven by data centers, electrification of industry and transportation—while significant generator retirements are underway. The report warns that over half of the continent faces elevated or high risk of energy shortfalls over the next 5–10 years.⁽¹⁾

FERC's Long-Term Regional Transmission Planning Rule

The Federal Energy Regulatory Commission (FERC) now requires 20-year regional transmission planning to anticipate long-term needs. Plans must include multiple scenarios, transparent cost allocation, and consideration of grid-enhancing technologies.⁽²⁾

Electricity Demand Forecasts: Growth Ahead

According to ICF, U.S. electricity demand is expected to increase 25% by 2030 and 78% by 2050, with peak demand rising 14% by 2030 and 54% by 2050. These projections stress the need for a diverse energy mix and enhanced demand-side strategies.⁽³⁾

(1) <https://www.publicpower.org/periodical/article/urgent-need-resources-over-10-year-horizon-electricity-demand-growth-accelerates-nerc>

(2) <https://www.publicpower.org/periodical/article/finding-pieces-resource-adequacy-puzzle?utm>

(3) <https://www.publicpower.org/periodical/article/electricity-demand-expected-grow-25-2030-icf?utm>

Marco view of the electricity market in South Carolina

- Projections for electricity show demand exceeding supply in the next five to ten years.
 - This is called a *Capacity-short Market*
 - *In a Capacity-short Market availability surpasses affordability as a driver in decision making*



McGuireWoods



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South Carolina's Energy Security Act Encourages Development of New Generating Resources to Address Unprecedented Economic Growth in the State

May 30, 2025

On May 12, 2025, South Carolina Gov. Henry McMaster signed the South Carolina Energy Security Act (Act 41) into law. The significant, wide-ranging energy legislation is the result of bipartisan efforts to holistically address the unprecedented economic growth and corresponding generation needs of the state. The 72-page law seeks to achieve this goal through measures including provisions impacting South Carolina ratemaking, integrated resource planning, facilitation of new generation, expanded policy support for advanced nuclear resources, energy efficiency initiatives, new economic development rate design framework, and refinements to the existing regulatory process and state energy policy. Some of the law's key provisions are described below.

PEOPLE +

PRACTICES +

Modernizing Electric Utility Base Ratemaking Process

Modeled after South Carolina's existing Natural Gas Rate Stabilization Act, the Electric Rate Stabilization (eRSA) provisions of Act 41 allow an electric utility to elect to have its rates

Weighing the options



1. Contractual Obligations through PMPA

Westminster is bound by PMPA's **Catawba Project Power Sales Agreement (CPPSA)**, which requires purchasing nearly all wholesale electricity from PMPA until the agreement ends (2035). This prevents the city from independently shopping for lower-cost or alternative power on the open market.

2. Limited Direct Market Access

Because PMPA aggregates purchases for all member cities, Westminster cannot independently buy or sell electricity directly in the wholesale market (e.g., PJM, MISO, or SEEM). All transactions must flow through PMPA.

3. Infrastructure Dependence

Transmission lines, substations, and generation assets tied to PMPA's portfolio (including the Catawba Nuclear Station) are outside Westminster's ownership. This reliance limits the city's ability to diversify sources or use third-party renewable projects without PMPA's coordination.

Weighing the options



4. State and Federal Regulatory Constraints

South Carolina's laws, federal FERC rules, and PMPA's bylaws define how and from whom Westminster can buy power. Even if a cheaper renewable project becomes available locally, these rules may require PMPA's approval before participation.

5. Small-Scale Purchasing Power

Westminster's load is small compared to large investor-owned utilities (IOUs). Without PMPA, Westminster would likely pay higher rates per megawatt-hour in the open market due to limited buying volume and weaker negotiating leverage.

6. Exposure to Market Volatility if Acting Alone

The open market can experience dramatic price swings during peak demand, weather events, or fuel supply disruptions. PMPA's pooled resources help buffer Westminster from these risks—but also limit flexibility to capture potential short-term savings.

Pros and Cons



Constraint	Pros of Staying with PMPA	Cons of Staying with PMPA
Contractual Obligations (PMPA Agreement)	Stable, predictable rates Long-term supply security	No independent buying flexibility
Limited Direct Market Access	Simplified operations Lower admin costs	Can't capture cheaper spot-market deals
Infrastructure Dependence	Shared infrastructure Lower capital costs	Limited say in infrastructure upgrades
Regulatory Constraints	Regulatory compliance handled by PMPA	Slow to adopt local renewable projects
Small-Scale Purchasing Power	Pooled buying power lowers rates	Dependent on PMPA's overall portfolio
Market Volatility if Alone	Risk-sharing during market swings	Missed potential short-term savings



Decision Point(s)

Continue to provide electric service?

Are there other options to PMPA?

Continue with PMPA by signing the Catawba project power sales renewal agreement?



The End.

Fluoride in Westminster's Water Supply

Utilities Director
Scott Parris, PE

Introduction

Water fluoridation began in the 1940s to combat tooth decay.

New scientific evidence and ethical concerns have emerged.

Generally, the global community is moving away from public water fluoridation.

What is Water Fluoridation?



INDUSTRIAL-GRADE FLUORIDE (E.G.,
HEXAFLUOROSILICIC ACID) IS ADDED TO
DRINKING WATER



AIMS TO REDUCE CAVITIES

Why Are Some Moving Away?



WIDESPREAD ACCESS TO
FLUORIDE FROM OTHER
SOURCES



IMPROVED DENTAL
CARE AND HYGIENE



BETTER OVERALL
NUTRITION

Legal & Regulatory Movements

RFK Jr. & Children's Health Defense filed a lawsuit vs EPA



Argued fluoride is a neurotoxin under Toxic Substance Control Act



A US District Court in California ruled in favor of the plaintiffs, and directed the EPA to review its Fluoride policies in 2024



The EPA is appealing the decision, but still reviewed its policies



The EPA's 2024 review flagged safety concerns about Fluoride in public drinking water, but still recommends it.

Secretary of Health and Human Services RFK Jr. is in favor of removing fluoride from drinking water, but this is not the agency's official position.

Scientific and Health Concerns Over Fluoride

Association between fluoride greater than the suggested level and suppressed development in children (Green et al., 2019, NIH)

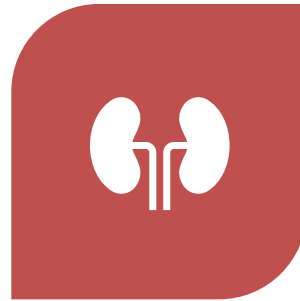
Thyroid/endocrine disruption (Peckham et al., 2015)

Bone toxicity & skeletal fluorosis (WHO, 2010)

Ethical and Dosage Concerns



HEALTH MEDICATION
VIA PUBLIC UTILITIES



HIGHER RISK FOR
INFANTS, ELDERLY,
KIDNEY PATIENTS



LOW LEVEL EXPOSURES
CAN HAVE NEGATIVE
IMPACTS ON HEALTH

Local Impact

Current fluoride level:
~0.7 ppm (As
recommended by the
EPA)

About \$20,000
annually in City Funds
towards Fluoride

Public Figures & Organizations Opposed



RFK Jr., Children's
Health Defense



Dr. Paul Connett,
Fluoride Action
Network



The Lancet Public
Health Journal



Environmental
Working Group

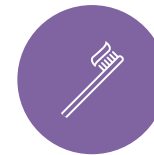
Public Figures & Organizations In Support



EPA, HHS, CDC



SC DES



American Dental
Association

**Recommendations
of Staff**

Recommend to remove
fluoride in the Treatment
Process.

- Utilities Director Scott Parris
- Water and Sewer Supervisor Chris Todd
- Water Treatment Plant Supervisor Josh Lee
- Civil Engineer Troy Rozier



Council Considerations



Does City Council have interest in considering removing fluoride at the next City Council meeting on September 9?



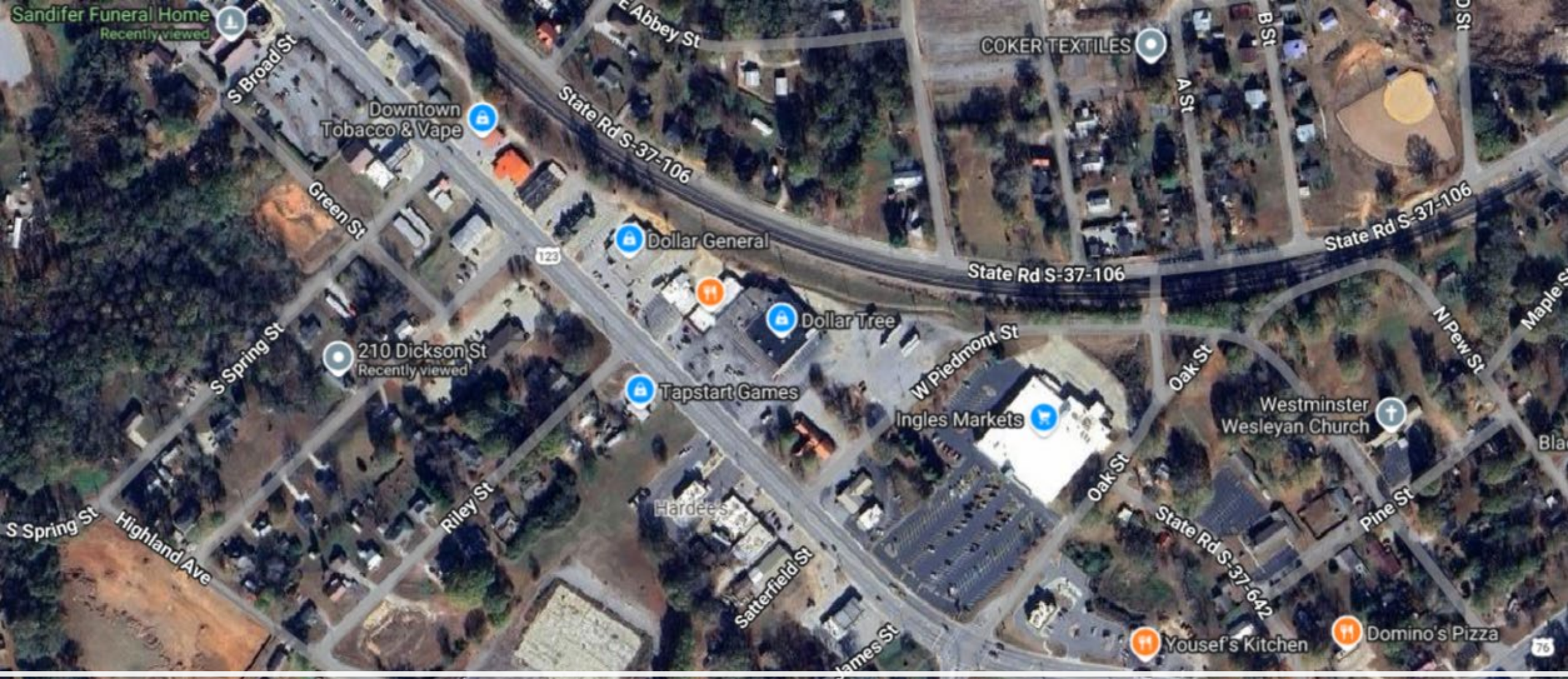
If so, would City Council like a standalone public hearing?



What questions do you have?

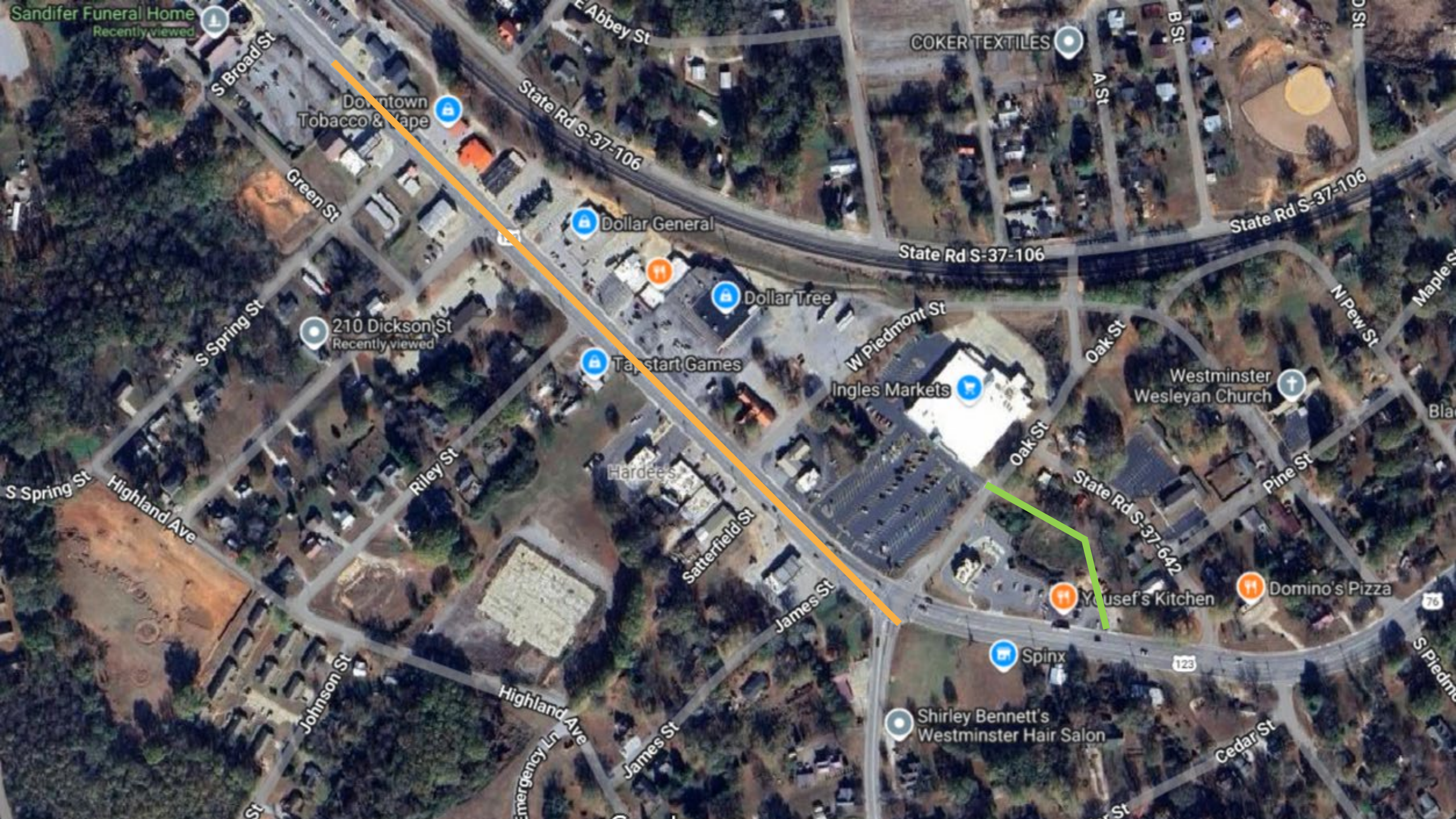
References

- Green et al., JAMA Pediatrics, 2019
- Till et al., Environment Int., 2020
- CHD vs. EPA court filings
- CDC, WHO reports
- Fluoride Action Network



SCIIP Phase II Sewer Improvements





Sandifer Funeral Home
Recently viewed

Downtown
Tobacco & Pipe

210 Dickson St
Recently viewed

COKER TEXTILES

Dollar General

Dollar Tree

Tapstart Games

Ingles Markets

Hardees

Satterfield St

Westminster
Wesleyan Church

State Rd S-37-642

Yousef's Kitchen

Domino's Pizza

Spinx

Shirley Bennett's
Westminister Hair Salon

S Broad St

Green St

S Spring St

Highland Ave

Johnson St

Highland Ave

James St

E Abbey St

State Rd S-37-106

State Rd S-37-106

W Piedmont St

Oak St

Pine St

Cedar St

123

76

S Piedmont St

PART 2:

- About 2-3 Months
- Approx. 1013' of 8" Line
- Depths range from 6 to 10.5 feet
- New line to replace old line
- Significant Impact to Traffic (will coordinate with SDOC, Law Enforcement, and Emergency Services)
- All work within right-of-way and Oak St
- Will impact HWY 24 to Sandifer Funeral Home

PART 1:

- About 1-2 Months
- Approx. 529' of 8" Line
- Depths range from 6 to 10 feet
- New line to replace old line
- Some minor impacts to Oak Street
- All work within right-of-way and Oak St.

General Notes

- All locations and times are approximate. Delays are possible.
- Grant funded through SCIIIP: \$2,094,690
- Traffic impacts will be minimized wherever possible
- Work to be completed by LW, Inc.



Westminster
TOGETHER WE GROW

CITY OF WESTMINSTER

**Commercial Building Improvement
Grant Program**

APPLICATION AND AGREEMENT

City of Westminster
100 E. Windsor Street
PO Box 399
Westminster, South Carolina
www.westminstersc.org

City of Westminster Commercial Building Improvement Grant Program

The City of Westminster, in its continuing effort to support the development of the Downtown Business District, and enhance commercial activity has created a Commercial Building Improvement Grant Program. The Commercial Building Improvement Grant Program will encourage economic growth and help create a more inviting character for the downtown area. The following outlines the details of the Commercial Building Improvement Grant Program.

Program Oversight and Funding

The City of Westminster Local Development Corporation (LDC) is responsible for administering the Commercial Building Improvement Grant Program, intended to stimulate improvements to the exterior or interior of commercial buildings in the Downtown Business District, in commercial corridors located along major state highways, or commercial structures that are reasonably expected to provide an increase in commerce within the City limits.

The funding of this program is provided through the City of Westminster and the LDC. All activities relating to the funding of improvement projects will be reported to the Westminster City Council.

Project Categories

Each project will fall into one of three categories. Applicants should exercise best judgement when categorizing their project as part of the application and will be subject to review by City of Westminster and the LDC. If a project is categorized incorrectly on the application, a representative from the City or LDC will contact the applicant to notify them and make the appropriate changes to the correct category.

Category I: Small and Cosmetic Projects

- **Purpose:** This category is intended to support minor exterior improvements that are primarily cosmetic or decorative in nature and do not involve structural changes.
- **Eligible Projects May Include:** Landscaping enhancements (e.g., flowerbeds, tree planting, irrigation installation or upgrades), exterior cleaning or painting, decorative features, and other non-structural improvements that enhance curb appeal.
- **Maintenance Requirement for Repeat Applicants:** Applicants who receive funding in this category for multiple years must demonstrate that previously funded projects have been reasonably maintained. For example, a flowerbed installed with CBIG funding in a prior year must be kept in good condition (i.e., not overgrown, neglected, or unsightly) and must comply with all applicable City codes to remain eligible for future funding.
- **Grant Amount:** 75% of project cost up to \$2,000.00

Category II: Modest Structural Improvements

- **Purpose:** This category is intended to assist with moderate exterior improvements that involve minor structural changes or repairs to key building elements and surrounding areas.
- **Eligible Projects May Include:** Replacement or modification of doors and windows, installation or repair of awnings, architectural enhancements (e.g., trim, cornices, facade features), roof repairs (non-structural), and parking lot restriping or similar surface-level improvements.

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- Grant Amount: 60% of project cost up to \$7,500.00

Category III: Significant Structural Improvements, Code Compliance, and Utility Work

- Purpose: This category is intended to support substantial improvements necessary for the structural integrity, safety, and functionality of a commercial property. These projects often address building code compliance, major repairs, or essential utility upgrades.
- Eligible Projects May Include: Structural repairs (e.g., foundation, framing), flooring replacement related to building integrity or safety, plumbing and drainage system improvements, electrical upgrades, and remediation of major code violations or life-safety issues.
- Grant Amount: 60% up to \$10,000.00.

Project Categorization Appeal:

Applicants who disagree with the categorization of the project made by staff may appeal to the LDC to recategorize the project at the time of LDC review of the grant application. Appellants will carry the burden of proof in demonstrating why the project should be recategorized. During such appeals the LDC shall hear from the appellant first, followed by staff, and shall have the opportunity to ask questions and discuss. A majority vote is required to recategorize a project.

Grant Amount Fund Disbursement

Grants may be awarded up to 50% of the total project with a maximum amount of \$5,000 per property per year. *(For example, if total project costs are \$11,000 the applicant is to match 50% (which would be \$5,500) the LDC will award 50% of the project cost (\$5,500) but will not exceed \$5,000.)* Projects must begin within 45 days of grant approval and be completed within six (6) months of start date. The grantee will be reimbursed after completion and inspection. No work completed prior to receipt and approval of the application is eligible.

Eligible Properties and Applicants

1. Eligibility is limited to buildings or structures located within the downtown business district, commercial corridors located along major state highways or commercial structures that are reasonably expected to provide an increase in commerce within the City limits.
2. Owners or tenants may apply for the grants; however, a letter of consent from the property owner is required.
3. Businesses whose existing use is allowable by the City's current codes and regulations. The LDC reserves the right to deny funding to applicants who are delinquent on payment of fines or fees.
4. The Property must be subject to the 6% assessment and the property must be subject to property taxes under the current levy. Tax exempt properties are not eligible.
- 4.5. Each property shall be eligible for up to one project per category per year. Each property shall not be awarded more than \$10,000 in CBIG funds across all categories and projects in a year. A year shall be construed to begin on January 1 and end on December 31.

Eligible and Ineligible Improvements

Eligible expenditures shall include expenses detailed below: Improvements must be consistent with recommendations set forth in the City of Westminster Comprehensive Plan. Unless otherwise approved, all work shall be completed by a licensed contractor, legally operating in the City. Applicants should contact the City for assistance with permitting and business licensing. Contractors must supply a detailed written estimate to accompany the application. In some cases, self-contracted projects may be approved. These projects will require an itemized list of materials. Reimbursement of self-contracted labor costs are subject to approval. Murals or large displays of public arts shall not be funded.

1. ~~Examples of eligible improvements include:~~
 - ~~a. Removing of false façades~~
 - ~~b. Cleaning of brickwork, which includes chemical stripping, water wash, or scraping.~~
 - ~~c. Exterior painting or surface treatment~~

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- d.—Interior work for code requirements ADA/DHEC
- e.—Repair/replacement of windows and doors
- f.—Installation of canvas awnings
- g.—Decorative awnings
- h.—Structural repair/roof repair
- i.—Drainage
- j.—Underground Utilities
- k.—Historical reconstructions and replacement of original architectural details
- l.—Window and/or door replacements or modifications
- m.—Storefront enhancements
- n.—Outdoor patios and decks
- o.—Exterior wall lighting
- p.—Decorative post lighting and architectural features
- q.—Electrical improvements interior and/or exterior to meet building code
- r.—Plumbing improvements interior and/or exterior to meet building code

2.—Examples of **ineligible** improvements include:

- a.—Sandblasting
- b.—Demolition of historic features
- c.—Illuminated Signs
- d.—Parking Lot improvements

Time Expectations

Project must begin within 45 days of grant approval and be completed within six (6) months of approval and will be reimbursed after final inspection. A reasonable extension may be granted, based upon the good faith efforts of the applicant, through written notification to the City Administrator. Work must not be started by or on behalf of the applicant prior to the date of the grant award.

Guidelines

1. All proposals shall meet the zoning, building, and fire code requirements of the City.
2. Top priority will be given to projects which make a highly visible contribution to revitalization of commercial structures.
3. Colors should be chosen to coordinate with neighboring buildings.
4. Retention and repair of existing cornices is strongly encouraged wherever possible.
5. Side elevations and rear façades should be treated as seriously as main façades. The development of rear or side entrances with appropriate design is encouraged.
6. Applicants are responsible for all aspects of the project, any relationships with contractors and suppliers, and securing all necessary City permit approvals before the project begins.

Application Deadline

Applications accepted on a rolling basis and considered as funding is available.

Application Process

1. Applicant submits the application and attaches the following information:
 - A minimum of two (2) photographs of existing building façade
 - Photos, plans, or sketches of proposed improvements
 - Quotes, fee proposal, and any other back up that supports the proposed budget
 - Owner's permission, if applicant is not the owner
 - Business Type
 - Rent/Lease Agreement
2. Owner/tenant submits the Application to the City Administrator or their designee.

3. The LDC considers the application. The LDC reserves the right to deny an application. A notification letter is sent to the applicant stating whether the project has been accepted as described in the application, accepted with conditions, or rejected. If the application is rejected, it may be resubmitted with modifications within 30 days.
4. The Commercial Building Improvement Grant Agreement is upon approval and prior to beginning work. Parties in the agreement will be the applicant, building owner (if other than applicant), and the City Administrator, who is authorized to sign on behalf of the City.
5. Any changes to the approved design must be submitted for consideration.
6. Upon project completion, copies of all of the applicant's dated statements or invoices shall be submitted to the City Administrator.
7. A representative of the LDC and/or a city representative will inspect the completed work, Grant funds are dispersed to the applicant.

Grant Policy

The LDC will not use race, sex, age, or religion as grounds for refusing a grant to an eligible applicant.

Grant recipients will agree to place a *City of Westminster Commercial Building Improvement Grant Recipient* sign at the construction site, during the time of improvements and in their storefront window for 180 days after the completion of the project.

More Information

More information may be obtained: or have questions about the Commercial Building Improvement Grant Program, please contact the Westminster City Clerk:

- by phone at (864).647.3202 3212
- by email at: info@westminsterse.org rosbon@westminstersc.org
- by mail at City of Westminster, PO Box 399, Westminster, SC 29693
- in person at City Hall, 100 E. Windsor Street
- online at www.westminstersc.org



City of Westminster
Commercial Building Improvement Grant Program
Application

Designated Property

Address: _____

Applicant Information

Applicant Name: _____ Phone: _____

Mailing address: _____

City, State, Zip: _____

Applicant Relationship to Designated Property:

Own Rent Other

\$ _____ Rent/Lease

New or Existing Business

Owner Information (if different from applicant)

(A letter of consent from the property owner is required.)

Owner Name: _____ Phone: _____

Address: _____

City/State/Zip: _____

Scope of Proposed Project Include a summary of the building's current condition, areas to be improved and how, as well as any proposed materials or colors. (Attach additional sheets if necessary)

City of Westminster
Commercial Building Improvement Grant Program
Page 2

Community Benefit: Include a brief explanation as to how the project will increase commerce and enhance economic growth for the City of Westminster and the community. (Attach additional sheets if necessary)

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Financial Information

Project Category:

- Category I: Small and Cosmetic Projects (7.5% cost share up to \$2,000)
- Category II: Moderate Structural Improvements (60% cost share up to \$7,500)
- Category III: Significant Structural Improvements, Code Compliance, and Utility Work (60% cost share up to \$10,000)

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Estimated Project Cost: \$ _____
(Attach an itemized budget.)

Grant money applied for: \$ _____
(~~Maximum 50% of total cost – maximum \$5,000~~ Grant amount shall not exceed the respective category funding maximum or cost share)

Other grants amount awarded this year: \$ _____
(Each property shall be eligible for up to \$10,000 per year across all CBIG projects)

Application Check List

- _____ Application must be complete
- _____ Budget summary/Cost estimate attached
- _____ Letter of consent from property owner (if leasing/renting)
- _____ Architectural sketch of proposed project (if necessary)
- _____ A minimum of two (2) photographs of building with existing conditions
- _____ Paint and awning samples (if applicable)
- _____ City permits applied for (if applicable)

I agree to comply with the guidelines and standards of the City of Westminster Commercial Building Improvement Grant Program and I understand that this is a voluntary program, under which the City has the right to approve or deny any project or proposal or portions thereof.

Applicant's Signature _____ Date _____

Submit application to:

City of Westminster
PO Box 399
100 E. Windsor Street
Westminster, SC 29693

For additional information, contact:

~~City Clerk~~Assistant City Administrator
864-647-~~3202~~ 3212
info@westminsterse.org rosbon@westminstersc.org

Grant Committee Use:

Date Received: _____ Date Reviewed: _____

Application: _____ Granted _____ Denied

Comments _____

City of Westminster

Commercial Building Improvement Grant Agreement

THIS AGREEMENT is entered into this ____ day of _____, _____, by and between the CITY OF WESTMINSTER (City) and _____ (Grantee), whose address is _____.

WHEREAS the City has approved a façade improvement grant to Grantee subject to the execution of this Agreement, and Grantee desires to accept the grant and to abide by the terms of this Agreement, and

WHEREAS the City has approved a grant in an amount not to exceed ~~Three Thousand and No/100 Dollars (\$5,000.00)~~ ~~Ten Thousand and No/100 Dollars \$10,000.00~~ for commercial building improvements at _____, Westminster, South Carolina,

NOW THEREFORE, the parties agree as follows:

- 1. Grantee reaffirms that all information provided to the City in its Commercial Building Improvement Grant Application is correct and accurate.
2. Grantee has read and agrees to abide by the provisions and requirements of the City of Westminster Commercial Building Improvement Grant Program.
3. All work performed by Grantee will be consistent with the approval by the City. If Grantee desires to make any changes in the project, Grantee will obtain written approval from the City before implementing such changes. Grantee understands that the City is not required to approve any changes.
4. Grantee agrees to complete the improvements within six (6) months from the date of this Agreement and understands that failure to complete the improvements within such period will result in forfeiture of the grant.
5. Grantee understands that the grant will be paid to Grantee only upon completion of the work, submission of all dated statements or invoices to the City, and approval by the City of the completed work.
6. Grantee will notify the City immediately if Grantee's interest in the subject property changes in any way. This Agreement is not assignable by Grantee without prior written approval of the City, which will not be unreasonably withheld.
7. Grantee hereby grants to the City the right to use pictures, renderings, or descriptions of the work for any and all promotional purposes desired by the City.

IN WITNESS WHEREOF, the parties have signed this Agreement on the day and year first written above.

WITNESSES FOR THE CITY

CITY OF WESTMINSTER

By: _____

WITNESSES FOR THE GRANTEE

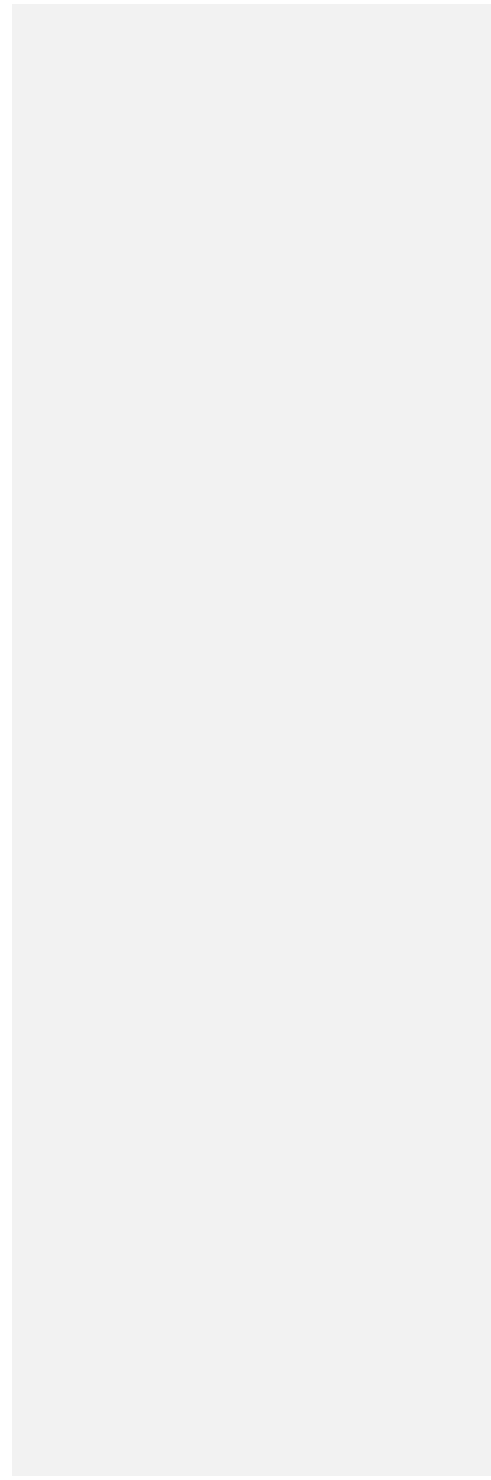
WITNESSES FOR OWNER

GRANTEE

By: _____

OWNER (if other than Grantee)

By: _____





Westminster
SOUTH CAROLINA

Together We Grow

**Oconee County Opioid Recovery Grant
presented by Westminster Police Chief Fred Miller**



Purpose of the Grant

The opioid epidemic is not confined to Oconee County but is a global crisis. It's a problem that affects us all. Therefore, the purpose of this grant application is to provide support for treatment, prevention, and other strategies on a local scale.

The South Carolina Opioid Recovery Fund Board (SCORF Board) was created by the South Carolina Opioid Recovery Act, SC Code §11-58-10 *et seq.*, to administer and distribute the South Carolina Opioid Recovery Fund in accordance with the terms of settlement agreements resulting from *In re South Carolina Opioid Litigation*. Money from the South Carolina Opioid Recovery Fund will be distributed by the SCORF Board to help address and remediate the impact of the opioid epidemic in South Carolina.



Source of the Grant Funds

The South Carolina Opioid Recovery Fund shall receive money from certain opioid-related settlements entered into by the State of South Carolina and its participating political subdivisions pursuant to the terms of an agreement between the Attorney General and the participating political subdivisions. The Attorney General and participating political subdivisions may direct funds from future opioid-related settlements or judgments to the South Carolina Opioid Recovery Fund. Which was approved by Governor McMaster on May 23, 2022



Oconee County Opioid Recovery Funds

The Oconee County Opioid Recovery Funds are guaranteed political sub-funds that are managed by the South Carolina Opioid Recovery Fund (SCORF) Board. The Board was created by legislation as a requirement of the South Carolina Opioid Settlement Allocation Agreement to manage and disperse funds to eligible entities.

The Westminster Police Department is proud to announce that it was awarded - \$91,923

This is a fully funded grant, there is not a match.



Mission for the Grant Funds

1. Provide educational and resource materials to our citizens who are, or may be, struggling with addiction. Utilize a full-time community officer for public outreach and education within our three schools and the community in the area regarding pill take-back programs and opioid education. Create and implement a pill take-back program for WPD and routinely distribute Naloxone to our homeless population on an as-needed basis.
2. Provide treatment **and/or** recovery support through various non-governmental treatment facilities located within Oconee County.
3. Assist and guide eligible candidates to the best fitting treatment facility in order to eradicate our affected community members of an opioid dependency.
4. Partnering strategy with OCSO and the pill take-back program to extend the reach of the initiative into smaller jurisdictions.
5. Place secure pill collection containers at target locations (Senior Center, City Hall, and Police Department)



Mission for the Grant Funds, continued

6. Utilize advertising in the form of tents, banners, and signage to engage the public's interest in the pill take back program with WPD. Use sharps containers at our local "Soup Kitchen" (Dot's Kitchen) to collect unwanted syringes, along with tactically placed pamphlets in the same location to encourage participation from the homeless population.
7. Partner with local festival boards and the Oconee Chamber of Commerce to include the pill take-back initiative during the Apple Festival and the Bigfoot Festival, which are held annually.
8. Use the new baseball field/ facility to increase visibility of the opioid crisis with advertising and pill take-back initiatives during baseball tournaments.
9. Startup monthly handouts of Naloxone (Narcan) to our hard-to-reach homeless encampments within Westminster by use of an off-road machine. Utilize an off-road machine to access hard-to-reach areas of the city during an overdose response and/or overdose death investigation.

Westminster Police Department's approach



The WPD is committed to enhancing the quality of life for all residents and addressing the challenges that come with the growing impact of the opioid epidemic in our community.

Rather than respond solely with enforcement the WPD is adopting a compassionate and proactive approach. We believe that access to proper supplies, education, and community-based resources can create a meaningful, long-term impact on reducing opioid misuse and improving public safety.

To support this effort, the funding will be used for critical tools, including,

- Educational materials about substance abuse prevention and recovery,
- On-site pill take-back solutions
- Naloxone (Narcan) for overdose response,
- Secure medication collection bins,
- And other related resources.

We have developed a comprehensive, multi-faceted strategy to address these challenges—one rooted in prevention, outreach, and partnership. With the right support, we are confident in our ability to build a safer, healthier community for all.



Expenditure Details

• Ford F-150 or Chev Silverado	\$53,333
• Kubota RTV-X1140 Crew Cab Diesel	\$24,012
• Non-Consumable Items (tents, tables, storage containers, etc.)	\$ 9,278
• Consumable Items (boxes, bags, sharps containers, etc.)	\$ 3,150
• Educational Supplies (printed media and materials for distribution)	<u>\$ 2,150</u>
Total:	\$91,923



The End.