



SOUTHERN LOWCOUNTRY REGIONAL BOARD MEETING

October 24, 2017 Minutes

Call to Order

Introduction and Roll Call

New Business:

1. Ed Saxson – Director Beaufort Jasper Water and Sewer Authority

Presentation - How do they handle growth?

1. Growth has to pay for growth. Existing customers (and existing rates) should not have to subsidize growth.
2. Currently service is provided in 900 square miles of the 1200 square miles that are located within Beaufort and Jasper Counties.
3. It costs them \$7.00 of Capital to generate \$1.00 of Revenue.
4. Currently there are 2500 miles of existing water pipe and 2000 miles of sewer pipe.
5. BJWSA is not engaged in a “build it and they will come” mentality.
6. BJWSA collects capacity fees from developers in order to help pay for expansion projects.
7. BJWSA seeks out Community Development Block Grants in conjunction with the Counties that they serve.
8. Front foot assessment program-
 - a. Allows a neighborhood to fund the installation of water and sewer extension projects internally to the development.
 - b. Will place an additional assessment on a real property tax bill to be collected over a 20 year period.
 - c. Have undertaken approximately 11 or 12 of these projects since its inception.
 - d. The cost to put water and sewer infrastructure in an already developed area is approximately double what it is to put in lines to an undeveloped area.

2. Brian - Beaufort Jasper Water Authority

BJWSA Capital Program

1. Covers growth needs for a projected 10 year period.
2. Also includes replacement of existing assets.
3. CIP is updated every 3 year (currently FY18-FY20).
4. BJWSA does try to anticipate where new growth is going to occur and place infrastructure before development because of significant difference in cost of developed vs undeveloped property.
5. Water line extensions are considered discretionary projects.
6. Projects like sewer lift station capacity are not considered discretionary but are more of a mandatory requirement.
7. BJWSA current CIP runs about \$10,000,000 per year (may be in excess of \$20/30MM but those are typically attributable to single large cost projects).

3. Jeff – Beaufort Jasper Water Sewer Authority

1. Infill plans to existing developed areas
 - a. Majority of the assets for BJWSA are donated by a developer up front.
 - b. BJWSA uses capacity fees from the developers to pay for the installation of new lines within new development.
 - c. Sewer lines typically run down the center of the street whereas water lines are run on the sides of the street.
 - d. Sewer lines are more costly to install because they have to be installed on grade.
2. Current 10 year plan is \$200,000,000 in planned capital projects.
 - a. BJWSA is willing to work with the Counties and Municipalities to develop their CIP plans for the future.
 - b. BJWSA have requested that all Southern Lowcountry entities forward priority investment plans for water and sewer projects for BJWSA to review in an attempt to incorporate them into their existing CIP plans if possible.

4. Mr. Rhett Lott - Director of Public Works Water and Sewer Connection for the City of Hardeeville

1. Majority of future need is going to be for future development.
 - a. Exit 3 – Located in the Perrysburg area.

- b. Currently served by water but not served by sewer.
- 2. Existing infrastructure is aging and will likely need to be addressed at in the future. Currently there are portions that are 30-40 years old.
 - a. All parties agreed it will be important to review BJWSA's currently adopted CIP plan.

5. Daniel Brower - Beaufort County Stormwater

- 1. Illicit discharge monitoring and enforcement
 - a. Affirmative obligation because of requirements for MS4 permit.
- 2. DHEC is the enforcement arm for failing systems once identified
 - a. If sewer is available to serve the property, the homeowner will be required to tap in to the existing system in order bring their property back into compliance.
 - b. If the property is not served by sewer, the property receives a 15 day notice requirement to bring their system into compliance of otherwise potentially face receiving a fine. A one-time pumping of the existing septic tank could bring the property back into compliance.

6. Brian McIlwee – Town of Bluffton

- a. Town of Bluffton has spent \$2,327,165 on CDBG grant matching funds in order to receive an additional \$2,122,680 in grant funds which have primarily been invested in the Buck-Island Simmonsville area. These funds came primarily from stormwater utility fees.
- b. Town of Bluffton recently passed a sewer connection policy
 - i. Calls for regional cooperation amongst Town, County and BJWSA.
 - ii. Updating Town ordinances to require mandatory connection within one year of sewer extension service becoming available.

7. Ms. Kim Fraser and Ms. Nia

- 1. Engineered septic systems
 - a. Permitted by SCDHEC
 - b. Are located above ground because of low-lying nature of the property where they are being installed.